



SOUTHERN DOWNS REGIONAL COUNCIL GENERAL MEETING OF COUNCIL

Dear Councillors

Your attendance is hereby requested at the General Meeting of Council to be held in the Council Chambers, Southern Downs Regional Council, 64 Fitzroy Street, Warwick on **Wednesday, 23 August 2017 at 9.00AM.**

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

David Keenan

CHIEF EXECUTIVE OFFICER

17 August 2017

Attendance

10:00am Casual for a Cause Presentation to Tom Sullivan, The Clontarf Foundation

2:00pm Suzanne Wishart, LGAQ

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1. PRAYER & CONDOLENCES

2. ATTENDANCE

3. APOLOGIES

4. READING AND CONFIRMATION OF MINUTES

4.1 General Council Meeting - 26 July 2017

Recommendation

THAT the minutes of the General Council Meeting held on Wednesday 26 July 2017 be adopted.

4.2 Special Council Meeting - 14 August 2017


Recommendation

THAT the minutes of the Special Council Meeting held on Monday 14 August 2017 be adopted.

5. ACTIONS FROM COUNCIL MEETINGS

5.1 Actions from Previous Council Meeting

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 23 August 2017
	Chief Executive Officer	File Ref: 13.42

Recommendation

THAT Council receive the report and note the contents.


Report


The purpose of this report is to provide a summary of Actions resulting from resolutions from the July 2017 General Council Meeting.

A copy of the Actions report is attached.

Attachments

1. Actions from July 2017 General Meeting [View](#)

<div>  <div> ACTIONS FROM PREVIOUS GENERAL COUNCIL MEETING <div> Date From: 26/07/2017 Date To: 26/07/2017 </div> </div> </div>					
MEETING DATE	ITEM NUMBER	AGENDA ITEM	ACTION OFFICER	ACTION TO DATE	COMPLETED
26 July 2017	3.1	Apology - Cr Gow	David Keenan	08 Aug 2017 - 11:48 AM - Marion Seymour Noted	8/08/2017
26 July 2017	5.1	Actions from Previous Council Meeting	David Keenan	08 Aug 2017 - 11:51 AM - Marion Seymour Noted	8/08/2017
26 July 2017	7.1	Meyorel Minute - July 2017	Tracy Dobie	08 Aug 2017 - 11:51 AM - Marion Seymour Noted	8/08/2017
26 July 2017	8.1	Correspondence	David Keenan	08 Aug 2017 - 11:52 AM - Marion Seymour Noted	8/08/2017
26 July 2017	10.1	Financial Report as at 30 June 2017	Andrew Page	08 Aug 2017 - 11:53 AM - Marion Seymour Noted	8/08/2017
26 July 2017	10.2	Quarterly Human Resources Report	David Keenan	08 Aug 2017 - 11:53 AM - Marion Seymour Noted	8/08/2017
26 July 2017	10.3	Policy Review - PL-HR003 Work Health & Safety Policy	Brook March	08 Aug 2017 - 12:08 PM - Marion Seymour Policy updated on Council's Websites	8/08/2017
26 July 2017	10.4	Adoption of Southern Downs Tourism Strategy	Scott Templeman	08 Aug 2017 - 12:09 PM - Marion Seymour Draft Strategy placed on public exhibition until 16 August - further report to August General Meeting	8/08/2017
26 July 2017	10.5	Inquiry into the Australian Government's Role in the Development of Cities	David Keenan	08 Aug 2017 - 12:10 PM - Marion Seymour Submission lodged 28 July 2017	8/08/2017
26 July 2017	10.6	Regional Promotion, Tourism and the Arts Advisory Committee Meeting Minutes	Scott Templeman	08 Aug 2017 - 12:10 PM - Marion Seymour Noted	8/08/2017
26 July 2017	12.6	Material Change of Use - Jellham Pty Ltd T/A EXTECH, Cunningham Highway, Karara	Clancy Sloan	16 Aug 2017 - 10:33 AM - Allison Bilbrough Decision Notice mailed to applicant	27/07/2017
26 July 2017	11.1	Engineering Services Department Monthly Report	Peter See	08 Aug 2017 - 12:06 PM - Barb Fagan Noted	27/07/2017
26 July 2017	11.2	Buildings Asset and Services Management Plan	Michael Bell	09 Aug 2017 - 12:07 PM - Barb Fagan	27/07/2017




ACTIONS FROM PREVIOUS GENERAL COUNCIL MEETING

Date From: 26/07/2017

Date To: 26/07/2017

				Noted, referred to a Briefing Session	
26 July 2017	11.3	Youth Development Officers Report - Youth Action Plan 2017/2018 and Youth Council Models	Michael Bell	09 Aug 2017 - 12:18 PM - Barb Fagan Noted	27/07/2017
26 July 2017	11.4	Warwick Aerodrome Memorial Request	Michael Bell	09 Aug 2017 - 12:08 PM - Barb Fagan Noted	27/07/2017
26 July 2017	12.1	New Fees and Charges - Planning Act 2016	Annette Doherty	16 Aug 2017 - 10:31 AM - Allison Bilbrough Monthly memo sent to PCC, MF&IT to action in accordance with Council Resolution	27/07/2017
26 July 2017	12.2	Waste Contracts and Waste Reduction and Recycling Plan	Darryl Brooks	16 Aug 2017 - 10:39 AM - Allison Bilbrough Monthly Memo sent to MES & EC to action per Council Resolution	28/07/2017
26 July 2017	12.3	Operational Plan Quarterly Review - April to June 2017	Peter Gribbin	16 Aug 2017 - 10:40 AM - Allison Bilbrough Monthly Memo sent to MCS to note Council Resolution	27/07/2017
26 July 2017	12.4	Major Amendment to Southern Downs Planning Scheme - Proposed Rezoning of 22 and 22A South Street, Allora	Annette Doherty	16 Aug 2017 - 10:41 AM - Allison Bilbrough Monthly Memo sent to PCC to action per Council Resolution	27/07/2017
26 July 2017	12.5	Quarterly Report on Development Approvals for April to June 2017	Tonya Collier	16 Aug 2017 - 10:46 AM - Allison Bilbrough Council Resolution noted	28/07/2017
26 July 2017	12.7	Wallangarra Urban Design Project	Annette Doherty	16 Aug 2017 - 10:42 AM - Allison Bilbrough Monthly Memo sent to MCS & PCC to action per Council Resolution. Copy mailed to Tenterfield Shire Council and Wallangarra Progress Association	28/07/2017
26 July 2017	15.1	Nepal Fellowship Project	David Keenan	08 Aug 2017 - 12:11 PM - Marion Seymour Letter of interest submitted 1 August 2017	8/08/2017
26 July 2017	15.2	Correspondence from Cycling Queensland	David Keenan	08 Aug 2017 - 12:12 PM - Marion Seymour Noted	8/08/2017
26 July 2017	15.3	Correspondence from Derek Jones	David Keenan	08 Aug 2017 - 12:13 PM - Marion Seymour Noted	8/08/2017
26 July 2017	15.4	Rezoning 22 and 22A South Street and 20 Herbert Street, Allora	David Keenan	16 Aug 2017 - 10:43 AM - Allison Bilbrough Monthly Memo sent to PCC to action per Council Resolution	27/07/2017


<div>  ACTIONS FROM PREVIOUS GENERAL COUNCIL MEETING <div> Date From: 26/07/2017 Date To: 26/07/2017 </div> </div>					
26 July 2017	16.1	Chief Executive Officer Annual Performance Agreement	Tracy Dobie	08 Aug 2017 - 12:13 PM - Marion Seymour Noted	8/08/2017
26 July 2017	16.2	Wallangarra Water Treatment Plant Budget	Renee Wallace	09 Aug 2017 - 12:17 PM - Barb Fagan Noted	27/07/2017
26 July 2017	16.3	Economic Development Advisory Committee Meeting Minutes 29 June 2017	Scott Templeman	08 Aug 2017 - 12:13 PM - Marion Seymour Noted	8/08/2017
26 July 2017	16.4	Connolly Dam - Expression of Interest	Andrew Page	17 Aug 2017 - 10:52 AM - Marion Seymour Expressions of Interest called 17 August 2017	17/08/2017
26 July 2017	16.5	Emu Swamp Dam Stage One (1) Report Release	Michael Bell	09 Aug 2017 - 12:16 PM - Barb Fagan Noted Workshop held at the Stanthorpe Civic Centre on the 31 July 2017	27/07/2017
26 July 2017	16.6	Works for Queensland (W4Q Funding Program 2017 - 2019)	Jason Aspinell	16 Aug 2017 - 10:44 AM - Allison Bilbrough Monthly Memo sent to MCS & GGO to action per Council Resolution	27/07/2017
26 July 2017	16.7	Get Playing Places and Spaces funding program	Peter Gribbin	16 Aug 2017 - 10:45 AM - Allison Bilbrough Monthly Memo sent to MCS to action per Council Resolution	27/07/2017

6. DECLARATIONS OF CONFLICTS OF INTEREST

7. MAYORAL MINUTE

7.1 Mayoral Minute - August 2017

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 23 August 2017
	Mayor	ECM Function No/s:

Recommendation

THAT Council receive the Mayoral Minute for August 2017.

Report

There have been many professional highlights for me this last month with the Federal Government Building Better Regions grant for the joint John Dee and SDRC project; national television coverage of Jumpers and Jazz in July Festival; the Primary Producers Forum in Stanthorpe; and the commencement of the Highways Taskforce in conjunction with our neighbouring Councils; to name just a few. But the standout for me was the DAF Awards Day and Ag Science Expo at the Hermitage Research Facility near Warwick.

The day comprised an awards ceremony, a tour of the Hermitage Research Facility and a 'Science Show' Alley. The awards ceremony was for the Schools Plant Science Competition and the theme this year was 'The Dirt on Soils'. Over 14,000 students from across Australia took part in the competition this year and there were close to two hundred students and guests present to receive awards and take part in the day.

The keynote speakers were Costa Georgiadis from the ABC's Gardening Australia Program and Professor Neal Menzies, Head of UQ's School of Agriculture and Food Sciences. Guest speakers were Associate Professor Andrew Borrell, the Hermitage Centre Leader; Garry Fullelove, DAF General Manager Crop and Food Science; and Miss Sophia McQueen a Year 10 student from Ormiston College and the Paul Johnston Memorial Senior Science Award Winner for 2017.

The speakers were inspirational and their subject matter very relevant to the Southern Downs with agriculture being our largest industry. While the topic was predominantly soil: as in soil health, the importance of soil in agriculture and soil research; a key theme was waste management. It was sobering to hear that in Australia over 50% of agricultural products end up as waste; and that nitrogen, so essential to agriculture has polluted all our waterways. As a Council we have recently resolved to totally revamp our waste management strategy and look at how we reduce waste on the Southern Downs. When Costa Georgiadis told the assembled school students that they had to think about how they could make better use their wee and poo, it received gales of laughter. Most people don't realise of course that the Southern Downs Regional Council already has effluent reuse programs in place that are making effective use of these waste products.

The projects submitted by students were innovative, challenging of current practices, and focusing on ensuring sustainability of agriculture into the future. When it was my turn to speak I stated that in my opinion and from a Local Government perspective, the seven most dangerous words are "we

have always done it this way". This brought cheers from the students, who truly understand the importance of looking at how we can undertake our roles more effectively and efficiently. While recently I heard some residents of the Southern Downs use phrases such as 'let's keep the status quo' or 'why fix it if it's not broken'; the speakers and school children at the Hermitage Awards Day showed me that if we don't continually innovate and adapt we will become extinct.


Attachments

Nil

8. READING AND CONSIDERATION OF CORRESPONDENCE

8.1 Correspondence

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 23 August 2017
	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 Main Roads, Road Safety and Ports and Minister for Energy, Biofuels and Water Supply** advising that Council's applications for funding under the Queensland Government's Cycle Network Local Government Grants Program had been approved for design and construction of Park Road shared use bridge and Glen Aplin shared path (copy attached).

Action: Referred to Engineering Department.

2. **Granite Belt Community Association Inc.** raising concerns over Council's Code of Conduct Policy and Media Relations Policy, together with response from the Chief Executive Officer dated 25 July 2017 (copies attached).

Action: Noted

3. **Minister for Health and Minister for Ambulance Services** in relation to Council's submission to the Healthy Futures Commission (copy attached).

Action: Noted

4. **Council letter to Stephen Tancred** requesting advice on lobbying status and advice on members of Growers Group (copy attached).

Action: Noted

5. **Stanthorpe Community Reference Panel** regarding confirmation of non-lobbyist status (copy attached).

Action: Noted

6. **Minister for Employment and Industrial Relations, Minister for Racing and Minister for Multicultural Affairs** as requested by Council regarding the expression of interest process for the Harness and Greyhound Racing Facility (copy attached).

Action: Noted.

7. **Southern Downs Residents Action Group** email requesting Council defer a decision regarding rezoning at South and Herbert Street, Allora until the investigation instigated by Council in relation to activities at that location is completed (copy attached).

Action: Noted

8. **Minister for Education and Minister for Tourism, Major Events and the Commonwealth Games** advising that following a review of the outcomes from the community consultation on the viability of the Tannymorel State School, and as there are no future enrolments identified at the School, a decision was made to close the School from 20 July 2017 (copy attached).

Action: Noted

Attachments

1. Minister for Main Roads, Road Safety and Ports and Minister for Energy, Biofuels and Water Supply [View](#)
2. Granite Belt Community Association [View](#)
3. Response to Granite Belt Community Association [View](#)
4. Minister for Health and Minister for Ambulance Services [View](#)
5. Council letter to Stephen Tancred [View](#)
6. Stanthorpe Community Reference Panel [View](#)
7. Minister for Employment and Industrial Relations, Minister for Racing and Minister for Multicultural Affairs [View](#)
8. Southern Downs Residents Action Group [View](#)
9. Minister for Education and Minister for Tourism, Major Events and the Commonwealth Games [View](#)

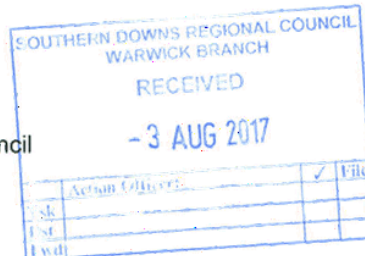


Minister for Main Roads, Road Safety and Ports and
Minister for Energy, Biofuels and Water Supply

Our ref: MC97517

17 JUL 2017

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



1 William Street Brisbane 4000
GPO Box 2644 Brisbane
Queensland 4001 Australia
Telephone +61 7 3719 7300
Email mainroads@ministerial.qld.gov.au
Website www.tmr.qld.gov.au

Dear Councillor Dobie

I am pleased to advise your applications for funding through the Queensland Government's Cycle Network Local Government Grants program (the program) have been approved for the projects below:

Project Name	Cycle Grant (ex. GST)
Park Road Shared Use Bridge (Warwick) Design and Construction	\$150,000
Glen Aplin Shared Path Upgrade Design and Construction	\$ 62,500
TOTAL	\$ 212,500

The Queensland Government is committed to getting more people cycling more often across Queensland.

The projects will complete missing links in the Downs South West Principal Cycle Network Plan. Delivering the Principal Cycle Network will help make cycling in Queensland safer, better connected and a more attractive transport choice.

Officers from the Department of Transport and Main Roads will be in contact with council officers to progress the signing of a legally binding funding agreement, which details the arrangement under which we will jointly fund the agreed projects.

I look forward to continuing our joint efforts to deliver a high quality cycle network in the Southern Downs region and get more people cycling more often.

Yours sincerely

MARK BAILEY MP
Minister for Main Roads, Road Safety and Ports and
Minister for Energy, Biofuels and Water Supply

Southern Downs Regional Council



DOC0252201

Reverend Alan Colyer
.9 Maria Court
Stanthorpe QLD 4380

18 July 2017

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

SOUTHERN DOWNS REGIONAL COUNCIL			
STANTHORPE BRANCH			
RECEIVED			
20 JUL 2017			
Action Officer		✓	File
Tsk			
Det			
Env			

Dear Mr Keenan

I am writing to you on behalf of a number of our members who have raised concerns over the Councils Code of Conduct Policy and Media relations Policy (5.1.2 – Public Comment by Staff) stating:

“Council staff, their spouses and close relatives, should refrain from providing personal public comment on council operations, policy or decisions, including on social media channels such as facebook, You Tube, twitter, Instagram, linkedin, and other forms including blogs, video photo posting sites, forums and online chat services, in line with council’s Code of Conduct Policy and Media Relations Policy.”

To help clarify this policy can you please answer the following questions:

1. What constitutes close relatives?
2. How will all staffs spouses and close relatives be monitored, and does SDRC have the names of all of these people or are they just targeting certain people?
3. Breach of privacy is an issue, should council disclose the names of all the sites they are monitoring?
4. Do Council have the legal right to monitor comments on closed or private groups?
5. Under the Constitution citizens have the right to freedom of speech. How can Council caution spouses and close relatives of staff for commenting on social media?
6. Council policy in Code of Conduct 5.2.2.1 customer service – customers have the right to complain or criticize council on any community council issue without fear of being personally attacked or condemned by the CEO to other members of the community. Does this apply to spouses and close relatives of staff members or are they not classed as customers?
7. Who judges what comments are negative and derogatory, is there a guideline in place?

Southern Downs Regional Council

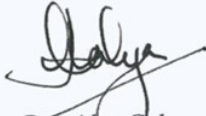


DOC0251377

8. How can staff be disciplined for comments made by others than themselves, is this legal?

I look forward to your earliest response to all the above questions. I also request that this letter is lodged in incoming council correspondence. Many of our members are personally concerned by all that we have raised.

I remain,
Yours sincerely

A handwritten signature in dark ink, appearing to read 'Alan Olyer', with a long horizontal stroke extending to the right.

Rev Alan Olyer
President
Granite Belt Community Association Inc



TD:MES

25 July 2017

Mr Alan Colyer
President
Granite Belt Community Association Inc
9 Maria Court
STANTHORPE QLD 4380

Please address all
communications to:

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

mail@sdrcl.qld.gov.au
www.sdrcl.qld.gov.au

abn 59 786 792 651

Warwick Office
64 Fitzroy Street
Warwick Qld 4370

Stanthorpe Office
61 Marsh Street
Stanthorpe Qld 4380

t 1300 MYSDRC
(1300 697 372)

f 07 4661 0333

Dear Mr Colyer

Thank you for your correspondence dated 18 July 2017. In relation to the Southern Downs Regional Council's Code of Conduct Policy and the Media Relations Policy, each of these policies were presented to General Meetings of Council.

In relation to the queries raised by yourself or your members the following comments are put forward;

1. Under the Southern Downs Regional Council Enterprise Bargaining Agreement close relatives are defined as follows: wife, father, brother, step-brother, daughters, grandfather, step-father, de facto wife, mother, sister, step-sister, sons, grandmother, step-daughter, husband, father-in-law, half-brother, brother-in-law, son-in-law, grandchildren, step-son, de facto husband, mother-in-law, half-sister, sister-in-law, daughter-in-law and step-mother. This listing may be altered subject to the renegotiations that are about to occur around a new agreement.
2. Council staff are not monitoring any people, rather Council officers tend to receive feedback from the community about individuals who consistently criticise the Mayor and Councillors and Council operations. At times, the Media Officer will note comments made on the local media websites. Council does not have a list of names, nor does Council target specific people.
3. As indicated Council is not monitoring any websites.
4. As indicated Council is not monitoring any closed or private groups. Are there closed or private groups that Council should be aware of?
5. Council has a number of policies that relate to conditions of employment. Both the Code of Conduct and the Media Relations Policy are examples of these conditions. This is not uncommon, for example at APN the following elements of the Continuous Disclosure Policy (2015) apply:

Confidentiality

APN Staff and associated parties of any APN Entity (such as consultants, financial advisers, lawyers, accountants, auditors, investment banks, etc.) are not permitted to comment publicly on matters confidential to an APN Entity. Any information which is not in the public domain should be treated by APN Staff and associated parties of APN Entities as confidential until it is publicly released, and must not be disclosed to anyone who does not have a legitimate business reason to know that information, including family members, relatives, business or social

acquaintances. APN Staff should seek advice from Compliance and, where relevant, external advisers to determine whether sufficient confidentiality undertakings from third parties are in effect, or are required, before any disclosure of information is made.

Media and social media

In order to minimise the risk of inconsistent communications, and to reduce the risk of inadvertent disclosures of price sensitive information, only the board of the relevant APN Entity and persons expressly authorised by that board are authorised to comment publicly on APN Entities' operations or contact or speak to the media. No other APN Staff should contact or speak to the media unless expressly authorised to do so by the board of the relevant APN. Entity or persons expressly authorised by that board, and if contacted by a member of the media for comment on any issue relating to APN, APN Staff should immediately refer the request to Executive Management. APN staff should ensure that all proposed public comments are consistent with the disclosure requirements of this policy. In addition, APN Staff must not discuss or post information on any social networking site, blog, chatroom or internet site relating to the business affairs of any APN Entity (or its securities) obtained as a result of their role in the APN Group, without prior approval from the board of the relevant APN Entity or persons authorised by that board.

It is noted that the Continuous Disclosure Policy forms part of the employment conditions.

6. Council's Code of Conduct states, "Customers have a right to complain to or criticise Council" this is acknowledged and would relate to the services provided by Council and the decisions made by Council. The Chief Executive Officer has not personally attacked or condemned members of the community. As indicated, the spouses and close relatives of employees are covered by a number of policies, some of which relate to employment conditions.

7. In relation to ascertaining whether comments are negative or derogatory in nature, the 5.1.2.5 Public Comment on Council Business states the following:

Furthermore, employees also need to be aware that insulting and threatening comments about Council or another employee sent from the employee's home computer and out of work hours may constitute serious misconduct and lead to dismissal.

In all instances a common sense approach is undertaken, with input from the Human Resources Department provided, given that this is the area responsible for employee behaviour.

8. In relation to the discipline actions for staff these are detailed in the Code of Conduct, namely:

5.5 Breaches of the Code of Conduct

Council expects all employees whilst engaged in official duties, to ensure they demonstrate the basic standards of acceptable conduct as enshrined in this Code. All employees have the responsibility to comply with this Code of Conduct and all other policies which Council implements and/or varies from time to time.

A breach of the Code of Conduct damages business effectiveness, public perception of Council and interpersonal work relationships. Any act or lack of

action by an employee of Council that contravenes this Code may result in Council taking disciplinary action against that employee, and which may include dismissal. All suspected breaches will be dealt with on a case by case basis.

Suspected Misconduct must be referred to the Chief Executive Officer, and the Chief Executive Officer has a duty to notify the Crime and Corruption Commission (CCC) of the suspected Misconduct.

In cases where a suspected breach of this Code is under investigation, and if the Chief Executive Officer deems it appropriate, any employee suspected of a breach of this Code may be suspended from duty on full pay until such time as the investigation has been completed.

All disciplinary action taken by Council against an employee for found breaches of this Code will be in accordance with Councils Disciplinary Guidelines and in compliance with Council's obligations pursuant to Chapter 8, Part 3 of the Local Government Regulation 2012.

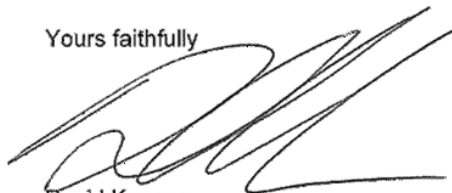
There has not been the need to discipline staff for the actions of others as of yet and it is Council's hope that this will not occur.

It is noted that many of the questions asked by you or your organisation relate to the use of social media. The overuse of the various social media platforms by people susceptible to addictive behaviour is becoming a real issue for a number of organisations, as these people (referred to as trolls) seek to embarrass, insult, shame or humiliate people working in the public sector. This is often done in both the public environment and more commonly in private environments, often without any substance or evidence. It is also obviously an issue for these people as well as they distance themselves from friends and family, and in some cases reality.

A copy of your letter and this response will be presented to the August General Meeting as part of inward and outward correspondence

Should you require further information or clarification, please feel free to contact me directly.

Yours faithfully



David Keenan
Chief Executive Officer



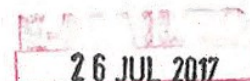
Minister for Health and
Minister for Ambulance Services
Member for Woodridge

C-ECTF-17/3095

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Email health@ministerial.qld.gov.au
Website www.health.qld.gov.au

Mr David Keenan
Chief Executive Officer
Southern Downs Regional Council

Email: David.Keenan@sdrcl.qld.gov.au



Dear Mr Keenan

Thank you for your email in relation to the Healthy Futures Commission. I apologise for the delay in responding.

I appreciate the Southern Downs Regional Council's support for the introduction of the Healthy Futures Commission Queensland Bill 2017. I commend you for the active role the Council has taken in initiatives to reduce overweight and obesity. Your collaboration with YMCA Brisbane and the programs you are delivering to support healthy choices are a valuable contribution to encouraging healthy lifestyle choices in your community. The Healthy Futures Commission presents an opportunity to build on the great work you are doing.

I requested that the Department of Health retain your correspondence regarding the Healthy Futures Commission and to pass this on once the Commission is established. Your suggestion and initial proposal for public art and education is being retained for this purpose. As you requested, the proposal is for internal consideration only.

The Healthy Futures Commission Queensland Bill 2017 is currently before Parliament and is expected to be passed before the end of 2017. The Commission is likely to be operational in the first half of 2018 following passage of the Bill, appointment of the Board and recruitment of staff.

Thank you again for bringing this matter to my attention.

Yours sincerely

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

CAMERON DICK MP
Minister for Health
Minister for Ambulance Services



DK:MES

7 August 2017

Mr Stephen Tancred
PO Box 476
STANTHORPE QLD 4380

stephen@orchardservices.com.au

Please address all
communications to:

The Chief Executive Officer
Southern Downs

Regional Council
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Warwick Qld 4370

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

abr 59 786 792 651

Warwick Office

64 Fitzroy Street
Warwick Qld 4370

Stanthorpe Office

61 Marsh Street
Stanthorpe Qld 4380

t 1300 MY SDR
(1300 697 372)

f 07 4661 0333

Dear Stephen

Following various correspondence and your presentation at the recent engagement session held on 31 July 2017 at the Stanthorpe Civic Centre with key community stakeholders to discuss the Emu Swamp Dam Case Study Stage 1 Final Report, the question has arisen as to whether you could be defined as a lobbyist, in accordance with the *Integrity Act 2009*, and whether you act on behalf of the Stanthorpe Community Reference Panel or the growers group.

Chapter 4 of the *Integrity Act 2009* covers the regulation of lobbying activities - the link below is included for your reference:

<https://www.legislation.qld.gov.au/LEGISLTN/CURRENT/I/IntegrityA09.pdf>

If you are in fact acting as a lobbyist, can you advise whether you undertake that role in an honorary capacity or are being paid?

From a review of all the reports and information on the proposed Emu Swamp Dam project, there has been no clear indication of who in fact are members of the growers group. It would be useful if those details were provided to Council to enable a thorough understanding of which growers are part of that group.

I look forward to your advice regarding the above issues.

Yours faithfully



David Keenan
Chief Executive Officer

STANTHORPE COMMUNITY REFERENCE PANEL INC

c/o The Secretary
144 Schumann Lane
THULIMBAH QLD 4376

9th August 2017

Mr D. Keenan
Chief Executive Officer
Southern Downs Regional Council
PO Box 26
WARWICK, Q4370

Confirmation of non-lobbyist status

Dear David,

I am in receipt of your emailed letter of 7th August titled *Stephen Tancred re Lobbyist & Growers Group Details*.

Thank you for your interest in my activities. I understand the importance of probity in all interactions with Council and welcome the opportunity to advise you of my personal and community representation position.

I have read the relevant sections of the Queensland Integrity Act (2009) and can confirm that I am not a lobbyist for the Stanthorpe Community Reference Panel or any other entity, business, individual, group or organisation. I base this on my interpretation of the Act's;

Section 41.

- (1) & (2) there is no 3rd party client
- (2) no fee or other reward has been offered, accepted or expected
- (3) the Stanthorpe Community Reference Panel is a non-profit entity as defined by 41 (5).

Section 42

- (2) Any contact to date with Federal, State or Local government has been an activity that has fallen under sections a), b), c), d), f), g). These are defined as not lobbying activities.

A normal meeting of the Stanthorpe Community Reference Panel was held on 8th August 2017 and the position of the 25 Panel members present was canvassed. I can report that all members present confirmed that they had not received any fee or other reward in the past, presently or plan to in the future from the Stanthorpe Community Reference Panel or from any individual, organisation, business, entity or group of people (other than re-imbursement for any direct costs incurred). The one exception being the Panel's secretary who receives a modest remuneration for secretarial services.

I can also report that no members present had any knowledge of any other past or present members of the Stanthorpe Community Reference Panel that have received any fee or other reward in the past by Stanthorpe Community Reference Panel, or any individual, organisation, business, entity or group of people (other than re-imbursement for any direct costs incurred).

The two exceptions being the panel Secretary, and a facilitator that was paid by the State Government in the early years of the Panel's operation.

I will be seeking similar information from the all members of the Reference Panel that were not in attendance at our recent meeting. If there are any members of the Panel that could be categorised as a lobbyist I will advise you immediately.

Your letter advises that the question of the possibility of me being categorised as a lobbyist arose after my presentation at the public engagement session held 31 July 2017 in Stanthorpe. I have received strong positive feedback from many of the people who attended that session for the quality of the two questions I asked. I have taken your letter as possible further affirmation of the high standard of my participation, however as advised above it was just on a voluntary and amateur basis as the chair of a community organisation, and not as a professional.

In your letter of the 7th you asked about the existence and membership of 'the growers group'. I have no knowledge of any growers group that exists with respect to the Emu Swamp Dam or any water issues in the Region, other than the Stanthorpe Effluent Water Users group. As these growers are all clients of the Councils you will be aware of that group's membership. I have never met with or represented the Stanthorpe Effluent Water Users group, although I do know most of its members. Its chairperson sits on the Stanthorpe Community Reference Panel.

There are many other grower groups that have members in the Region. These include; Apple and Pear Australia Limited, Australian Strawberry Runner Growers, Ausveg, DAFF Young Farmers Group, Growcom, Summerfruit Australia, Traprock Fruit, Queensland Strawberry Growers Association and the Queensland Wine Industry Association. Many of these have representation on the Stanthorpe Community Reference Panel. I have interacted with many of these on a professional level for over 30 years. But at no stage have I represented any of them in activities regards water policy or water security in the Region.

As you are aware the Stanthorpe Community Reference Panel was created by Council and the State Government to advise and assist Local, State and the Federal Government on water issues in the Region. Prior to my recent chairmanship it has been chaired by two previous Mayors, an acting Mayor and/or a Councillor. It has been active in water policy issues in the Region for over 15 years and as a broad based community organisation it will continue to assist and advise on water reform and future water security for urban, rural, environmental and indigenous purposes. I am proud to be associated with the Panel on a voluntary basis.

As my non-lobbyist status is now not in doubt I will take the opportunity to advise the individual Councillors and Mayor of this so that my communication and interaction with them can continue in the manner it has been; open, informative, frank and transparent.

Could you please enter this letter into official incoming SDRC correspondence?

Best regards,

Stephen Tancred

Chairman
Stanthorpe Community Reference Panel



DK:MES

28 July 2017

The Hon Grace MP
Minister for Employment and Industrial Relations, Minister for Racing and Minister for
Multicultural Affairs
1 William Street
BRISBANE QLD 4000

Please address all
communications to:

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

mail@sdrc.qld.gov.au
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64 Fitzroy Street
Warwick Qld 4370

Stanthorpe Office

61 Marsh Street
Stanthorpe Qld 4380

t 1300 MY SDRC
(1300 697 372)

f 07 4661 0333

Dear Minister Grace

employmentIR@ministerial.qld.gov.au

Re: Expression of Interest Process for Harness and Greyhound Racing Facility

At the Southern Downs Regional Council General Meeting held 26 July 2017, the Council resolved that correspondence be sent to the Minister for Racing, outlining concerns with the management of the Expression of Interest for the locating of the proposed Harness and Greyhound Racing Facility. This direction from Council arose from discussion relating to correspondence that has been sent to the Chairman of Racing Queensland regarding the process.

As indicated Southern Downs Regional Council recently participated in an Expression of Interest process auspiced by Racing Queensland and facilitated through their consultant Mr Matthew Buckley from Acorrp Consulting.

A site at Allora, which is an existing racing training track for thoroughbreds, was nominated by Southern Downs Regional Council staff and this location was endorsed by Council at a General Meeting. Council staff completed the response to the Expression of Interest via the consultants.

On 13 July, Council learnt through an article published in the Southern Free Times and written by Mr Jeremy Sollars, that it had not been successful with the Allora site. Council staff were somewhat surprised that they had not been contacted in relation to the outcome by any parties, rather the advice was via a newspaper article.

A call was made to the consultant to seek clarification. The following feedback was provided in an email from the consultant (Thu 13/07/2017 11:52am):

I write to formally advise that the properties submitted by SDRC have not been shortlisted by RQ. On behalf of RQ, I would like to thank you for your interest and the submission made. I understand that an article has appeared in the local paper advising the SDRC options were not selected which is unfortunate and I apologise that you were not formally notified before it has appeared in the press. I confirm that I spoke with Jeremy Sollars who was making enquiries with concerns Council may have been over spending monies. My responses to him were designed to quash those concerns and my statements rather than informing your community you were not selected. Regardless, you should have been advised directly and not have heard through the media and for this I again apologise. Kind regards

Council is concerned with two aspects of the Expression of Interest process. Firstly, Council was disappointed that it did not receive formal and direct feedback from the consultant managing the process and the outcome. Council appreciates the apology from the consultant, but believes that there is a defined relationship between the person or organisation managing the Expression of Interest process and the respondent, which should exclude third parties such as the media.

Secondly, Council remains concerned that the consultant was given the false impression by Mr Sollars of the Southern Free Times that Council is not managing its finances correctly, as this is not the case. Over the past two and a half years the financial position of the Southern Downs Regional Council has improved significantly, and will continue to improve into the future. Council is concerned that these inappropriate comments by Mr Sollars could have influenced the outcome of the Expression of Interest process.


Southern Downs Regional Council would ask Racing Queensland to reconsider the Allora site, only if the processes allow for this re-evaluation to occur.

It is noted that the level of scrutiny over projects, such as the proposed Harness and Greyhound Racing facility is high, and that it important that all processes should reflect the highest levels of integrity.

Please find attached a copy of the article authored by Mr Sollars and the letter sent to Mr Wilson.

Should you require further information or clarification please feel free to contact me directly

Yours faithfully



David Keenan
Chief Executive Officer

Encs

ahead is solely a State Government one, but councillors agreed to write to the government with their concerns.

They contend that the proposed site in a remote corner of the nearly 2000-acre Cherrabah Development that are located in close proximity to this road".

The 22 lots are understood to be a possible future residential subdivision near the entrance to Cherrabah.

The proposed workforce would include a quarry manager/site senior executive, two full-time plant operators and an office/sales manager.

A public notice about the mining Real Estate Development Resort Co Ltd.

Comment was sought from Joy View for this story but none was received by time of printing.

West of range out of racing shortlist

By Jeremy Sollars

The Southern Downs Regional Council and Cherrabah Homestead Resort east of Warwick have both been unsuccessful in making the shortlist for new harness and greyhound racing facilities in regional Queensland.

As reported previously in the Free Times, Racing Queensland earlier this year called for expressions of interest (EOIs) for potential locations for new harness and greyhound racing facilities in non-metropolitan areas.

Both the council and Cherrabah submitted EOIs - with the council's suggested location being the old Allora Racecourse - but a consultant for Racing Queensland has confirmed to the Free Times neither has made the shortlist.

Matt Buckley of corporate project consultancy ACORPP - which handled assessment of the EOIs on behalf of Racing Queensland - this week said shortlisted locations did not include any sites "west of the range", including the Allora Racecourse and Cherrabah, "as they fall outside of the preferred locality, and other options are currently being pursued". He also said locations put forward in Toowoomba "were also excluded".

Mr Buckley told the Free Times last month it was Racing Queensland's "intent to work with the local community wherever the new facilities are located".

"They (Racing Queensland) have a significant budget to invest which will be of significant benefit to the community which secures this infrastructure".

The final shortlist of potential locations has not yet been publicly released by ACORPP.

A spokesman for the Southern Downs Regional Council said no comment could be made at this stage as "council has not been contacted regarding the Racing Queensland EOI process".

Comment was sought from the China-based owners of Cherrabah Homestead Resort but no response was available by the time of printing this week.



Greyhound and harness racing won't be making an appearance around here anytime soon.

CONDAMINE
SPORTS CLUB



DK:MES

14 July 2017

Please address all
communications to:
The Chief Executive Officer
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Regional Council
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Warwick Qld 4370

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Warwick Office
64 Fitzroy Street
Warwick Qld 4370

Stanthorpe Office
61 Marsh Street
Stanthorpe Qld 4380

t 1300 MYSDRC
(1300 697 372)

f 07 4661 0333

Mr Steve Wilson
Chair
Racing Queensland
PO Box 63
SANDGATE QLD 4017

swilson@racingqueensland.com.au

Dear Sir

Re: Expression of Interest – Harness and Greyhound Racing Track Requirements

Council recently submitted an Expression of Interest for Racing Queensland's Harness and Greyhound Racing Track Requirement through Australian Corporate Property and Projects (ACORPP).

Council was extremely disappointed to learn, via main stream media, that the properties submitted in its Expression of Interest had not been shortlisted by Racing Queensland. Such advice was subsequently provided from ACORPP via email following a call to the Director seeking confirmation or otherwise.

Yours faithfully



David Keenan
Chief Executive Officer

From: SD Range <sdrange@mail.com>
Sent: Tuesday, 15 August 2017 10:26 AM
To: Tracy Dobie; Marion Seymour; Jo McNally; Cameron Gow; Rod Kelly; Marika McNichol; Neil Meiklejohn; Vic Pennisi; Yve Stocks; Sheryl Windle; General Enquiries; General Enquiries
Cc: aubrobhan@gmail.com; leanerose@yahoo.com.au; chieftua@gmail.com; agtraining@bigpond.com; malcolmmackellar@aapt.net.au; jgreene-galloway@bigpond.com; southerndowns@lnpq.org.au; Jeremy Sollars; sophie lester; southern downs; David.Littleproud.MP@aph.gov.au
Categories: Sent to ECM

Good morning,

We are corresponding today to request that the following be tabled in correspondence at the next general meeting of the Southern Downs Regional Council on 23 August 2017.

Councillors,

The members of the Southern Downs Residents Action Group (RAnGe) wish to request that council defer the decision to be made at the 23 August meeting regarding "Grainx" rezoning at South Street and Herbert Street, Allora, until the investigation instigated by council in relation to activities at that location is completed.

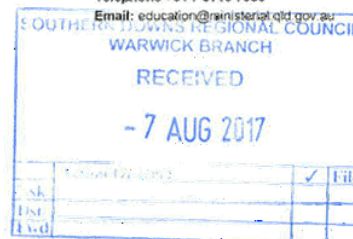
In asking this, we refer to a recent deferral by council, in relation to the Leslie Memorial Gates, due to possible heritage council action. We regard this as a similar situation if not a greater reason for deferring the vote/decision.

Andrew Gale
Secretary
Southern Downs Residents Action Group Inc.



Minister for Education and
Minister for Tourism, Major Events
and the Commonwealth Games

1WS
1 William Street Brisbane 4000
PO Box 15033 City East
Queensland 4002 Australia
Telephone +61 7 3719 7530
Email: education@minister.qld.gov.au



31 JUL 2017

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

Dear Cr Dobie

Thank you for your letter on behalf of the Southern Downs Regional Council regarding the future viability of Tannymorel State School. I am writing regarding the outcomes of the community consultation process recently conducted in the Tannymorel community.

The outcomes of this consultation have been reviewed by the Department of Education and Training, and as there are no future enrolments identified at Tannymorel State School, the community has indicated there is no expectation for the school to remain open into the future.

As such, I have made the decision to permanently close Tannymorel State School from 20 July 2017.

Should you wish to discuss this matter further, I invite you to contact my Chief of Staff, Mr Matthew Jutsum, on telephone 3719 7530.

I would like to take this opportunity to thank you for supporting the community during the consultation process and also for the support provided to the Darling Downs South West Regional Office during this time.

Yours sincerely

KATE JONES MP
Minister for Education and
Minister for Tourism, Major Events
and the Commonwealth Games

Ref: 17/35588

Southern Downs Regional Council



DOC0263279


9. RECEPTION AND READING OF PETITIONS AND JOINT LETTERS

Nil

10. EXECUTIVE

10.1 Financial Report as at 31 July 2017

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 23 August 2017
	Manager Finance & Information Technology	ECM Function No/s: 12.13

Recommendation

THAT Council receive and note the Financial Report as at 31 July 2017.

Report

Council's operating performance against forecast shows that the net operating position (before capital items) is \$26.7m.

The general rates, fire levy and waste utility charges have been raised for all of the financial year. The water and wastewater utility charges will be raised later in the year at six monthly intervals.

Income Statement

Total operating revenue of \$31.0m has been received for the month of July and capital revenue of \$36k has been received for the year.

Overall operating expenditure to date is \$4.3m.

Capital Works in Progress

Capital works expenditure to 31 July 2017 is \$0.8m which is 3.5% of the capital works budget of \$23.3m. Due to the end of financial year processing the carryover budget for capital works has not yet been finalised.

Year to date capital expenditure by area is as follows:

	Approved Annual Budget	Carryover & Amendments	Total Budget	YTD Expenditure	% Spent	Committed	Spent & Committed	% Spent & Committed
Land & Land Improvements	-	-	-	620	-	5,785	6,405	-
Buildings	436,000	-	436,000	9,003	2.1%	97,242	106,245	24.4%
Plant & Equipment	3,679,000	-	3,679,000	35,443	1.0%	1,064,385	1,099,828	29.9%
Roads, Drains & Bridges	7,848,846	522,400	8,371,246	567,776	6.8%	720,140	1,287,915	15.4%
Water	4,962,450	-	4,962,450	150,520	3.0%	3,732,484	3,883,004	78.2%
Wastewater	3,165,000	-	3,165,000	3,586	0.1%	1,016,862	1,020,448	32.2%
Other Assets	2,649,000	-	2,649,000	41,368	1.6%	71,580	112,948	4.3%
Total	22,740,296	522,400	23,262,696	808,316	3.5%	6,708,478	7,516,794	32.3%

Budget Implications

As this is the first month in the financial year the figures have been distorted due to the timing of budgets in comparison to actuals. The first quarter budget review will occur in September 2017 when any remaining distortions will be addressed.

Policy Consideration

Operational Plan 2017/18

Review and update of the 10 year Financial Plan

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

Community Engagement

Nil

Legislation/Local Law

Local Government Act 2009 and Local Government Regulation 2012

Options

1. Receive and note the Financial Report as at 31 July 2017.
2. Not receive and note the Financial Report as at 31 July 2017.

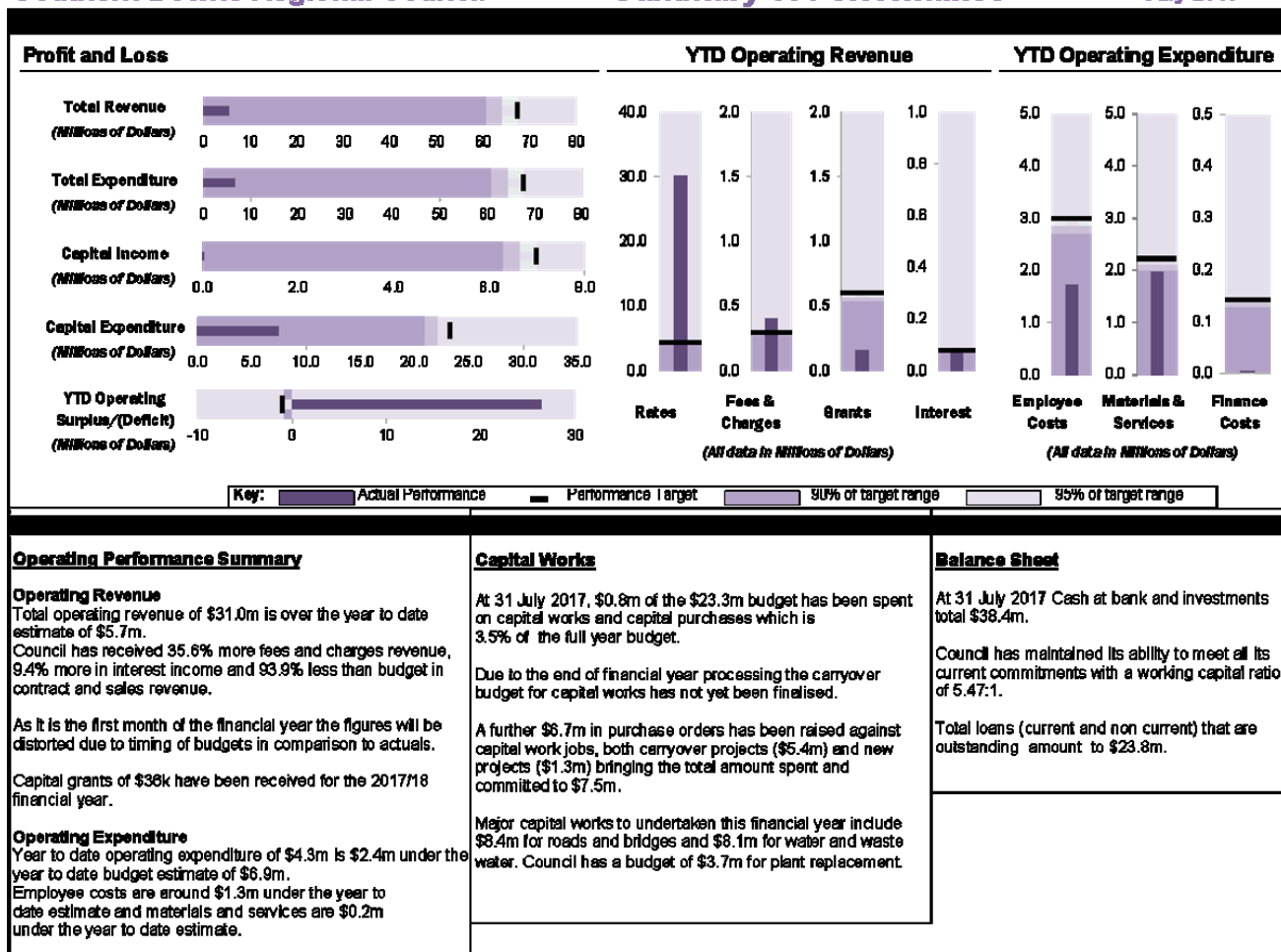
Attachments

1. Financial Report as at 31 July 2017 [View](#)
2. Investment Register [View](#)

Southern Downs Regional Council

Summary of Performance

July 2017



Southern Downs Regional Council Income Statement July 2017

Unaudited 2017 Actual \$		Annual 2018 Budget \$	Phased 2018 YTD Budget \$	Phased 2018 YTD Actual \$
	Revenue from ordinary activities			
29,960,772	General Rates	30,631,070	2,554,236	26,047,233
282,464	Rural fire brigade levy	282,569	23,547	282,939
24,173,601	Utility Rates and Charges	24,677,600	2,056,467	4,320,039
(1,618,631)	Less Discounts	(1,869,160)	(155,763)	(409,881)
(591,198)	Rates on Council properties	(563,013)	(46,918)	(63,273)
52,207,008		53,179,066	4,431,589	30,177,059
4,420,231	Fees and Charges	3,581,174	298,431	404,327
1,476,960	Interest	957,500	79,792	87,292
5,261,559	Contract & Sales Revenue	2,312,750	192,729	11,670
953,923	Rent and Other Income	683,199	57,100	141,222
11,003,454	Government Grants and Subsidies	7,264,231	600,769	164,925
75,323,134	Total Operating Revenue	67,979,920	5,660,410	30,986,695
	Expenses from ordinary activities			
21,056,138	Employee Costs	26,024,606	2,991,722	1,739,494
24,076,735	Materials and Services	24,626,773	2,224,880	1,985,576
14,552,469	Depreciation and Amortisation	15,308,662	1,321,824	559,827
2,174,676	Finance Costs	1,701,870	141,822	5,558
61,860,018	Total Operating Expenses	67,661,910	6,680,249	4,290,454
13,463,116	Operating Surplus/(Deficit) before capital items	318,011	(1,019,839)	26,696,240
	Other Capital Amounts			
9,431,591	Capital Grants, Contributions and Donations	7,103,148	12,500	36,080
(4,375,822)	Other capital income and (expenses)	(120,000)	(10,000)	-
18,518,886	Net Result Surplus/(Deficit)	7,301,159	(1,017,339)	26,732,320

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 July 2017

Unaudited 2017 Actual \$		Annual 2018 Budget \$	Phased 2018 YTD Actual \$
	Current Assets		
25,448,369	Cash assets & Investments	21,633,000	38,423,452
3,205,373	Receivables (includes Rates & Utilities receivable)	5,563,000	38,598,031
697,650	Assets held for sale	1,000,000	135,000
265,798	Inventories	536,000	369,844
31,617,192		28,732,000	77,526,327
	Non-Current Assets		
946,000	Investment Property	794,000	794,000
721,743,783	Property, plant and equipment	754,941,000	715,885,796
275,395	Other Financial Assets	275,000	188,905
19,058,954	Capital works in progress	-	31,135,958
1,403,290	Intangible Assets	1,400,000	1,106,641
743,427,422		757,410,000	749,111,300
775,044,614	TOTAL ASSETS	786,142,000	826,637,627
	Current Liabilities		
3,843,545	Creditors and other payables	6,386,000	5,586,757
7,120,132	Provisions	4,215,000	6,788,855
2,005,578	Interest bearing liabilities	1,635,000	1,879,995
12,969,255		12,236,000	14,255,608
	Non-Current Liabilities		
25,878,224	Interest bearing liabilities	20,030,000	21,873,265
3,858,167	Provisions	5,303,000	5,046,621
29,736,391		25,333,000	26,919,886
42,705,646	TOTAL LIABILITIES	37,569,000	41,175,493
732,338,968	NET COMMUNITY ASSETS	748,573,000	785,462,133
	Community Equity		
182,723,268	Asset Revaluation Reserve	178,847,000	185,167,056
549,615,700	Retained surplus	569,726,000	593,621,901
732,338,968	TOTAL COMMUNITY EQUITY	748,573,000	778,788,957

Balance Sheet

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

-

Key Ratios	Budget	YTD Actual	On Target?	Key Ratios	Budget	YTD Actual	On Target?
Working Capital Ratio (Current Assets / Current Liabilities)	2.35 : 1	5.44 : 1	✓	Interest Coverage Ratio (Net Interest Expense / Total Operating Revenue) (%)	1.09%	0.20%	✓
Target Ratio	> 1:1	> 1:1		Target Ratio Upper Limit (%)	10.0%	10.0%	
This is an indicator of the management of working capital (short term financial capital). Measures the extent to which a Council has liquid assets available to meet short term financial obligations.				This ratio indicates the extent to which a Council's operating revenues are committed to interest expenses. As principal repayments are not operating expenses, this ratio demonstrates the extent to which operating revenues are being used to meet the financing charges associated with debt servicing obligations.			
Operating Surplus Ratio (Net Operating Surplus / Total Operating Revenue) (%)	10.7%	86.3%	✓	Asset Sustainability Ratio (Capital Expenditure on the Replacement of Assets (renewals) / Depreciation Expense)	152.0%	1342.7%	✓
Target Ratio	0.0% to 15.0%	> 0.0% to 15.0%		Target Ratio Lower Limit (%)	> 90%	> 90%	
This is an indicator of the extent to which revenues raised cover operational expenses only or are available for capital funding purposes.				This is an approximation of the extent to which the infrastructure assets managed by the Council are being replaced as these reach the end of their useful lives. Depreciation expense represents an estimate of the extent to which the infrastructure assets have been consumed in a period. Capital expenditure on renewals (replacing assets that the Council already has) is an indicator of the extent to which the infrastructure assets are being replaced.			
A positive ratio indicates the percentage of total rates available to help fund proposed capital expenditure. If the relevant amount is not required for this purpose in a particular year, it can be held for future capital expenditure needs by either increasing financial assets or preferably, where possible, reducing debt.				Comments on Ratio Results.			
Net Financial Liabilities Ratio (Total Liabilities - Current Assets) / Total Operating Revenue	28.5%	-117.3%	✓	The reported ratios are taken from the Department of Local Government guidelines on sustainable financial management. When looking at ratios it is important to acknowledge that they represent a snapshot in time and that anomalies in the reported results are not taken in isolation. The targets are those provided by the Department as a preferred range and results outside those ranges will require further consideration.			
Target Ratio Upper Limit (%)	<=60%	<=60%		Whilst changes to the legislation have amended the required ratios, the ratios listed will continue to be reported on.			
This is an indicator of the extent to which the net financial liabilities of a Council can be serviced by its operating revenues.				The Asset Sustainability Ratio is under the target lower limit as there has not been a full year of activity for assets.			
A positive value of less than 60 per cent is the benchmark as determined by the Department of Local Government. It indicates that Council has the capacity to fund liabilities and to have the capacity to increase its loan borrowings. A positive value greater than 60 per cent but less than a 100% indicates that Council has the capacity to fund liabilities but has limited capacity to increase its loan borrowings.							
A ratio less than zero (negative) indicates that current assets exceed total liabilities and; therefore, Council has the capacity to increase its loan borrowings.							

INVESTMENTS REGISTER

as at 31 July 2017


<u>CASH MANAGEMENT</u>				10.30am CALL ACCOUNT			
<u>LAST MONTH</u> (30 June 2017)				<u>PRINCIPAL</u>	<u>INTEREST RATE</u>		
	GENERAL	QTC SDRC Acct		\$ 9,562,870.01	2.34%		
<u>\$ 9,446,000.31</u>	TOTAL	QTC		<u>\$ 9,562,870.01</u>			
<u>BANK BILLS AND BCD</u>							
<u>DATE</u>	<u>DESCRIPTION</u>	<u>PRINCIPAL</u>	<u>INTEREST RATE</u>	<u>MATURITY DATE</u>	<u>DAYS</u>		
16-Feb-17	WESTPAC	\$ 3,000,000.00	2.60%	15-Aug-17	180		
22-Feb-17	BANK OF QLD	\$ 3,000,000.00	2.65%	17-Aug-17	175		
26-Apr-17	NAB	\$ 3,000,000.00	2.55%	24-Aug-17	120		
10-May-17	WESTPAC	\$ 3,000,000.00	2.50%	10-Aug-17	92		
1-Jun-17	SUNCORP	\$ 3,000,000.00	2.60%	22-Nov-17	174		
20-Jun-17	BANK OF QLD	\$ 3,000,000.00	2.60%	29-Nov-17	162		
28-Jun-17	QCCU	\$ 2,000,000.00	2.65%	27-Sep-17	91		
28-Jun-17	QCCU	\$ 3,000,000.00	2.65%	25-Oct-17	119		
28-Jun-17	BANK OF QLD	\$ 2,000,000.00	2.65%	20-Dec-17	175		
18-Jul-17	BANK OF QLD	\$ 3,000,000.00	2.50%	16-Nov-17	121		
<u>\$ 31,000,000.00</u>	TOTAL	<u>\$ 28,000,000.00</u>					
<u>\$ 40,446,000.31</u>	GRAND TOTAL		<u>\$ 37,562,870.01</u>				
				Weighted Average	2.58%		
				BBSW 90 day rate	1.69%		

<u>FUNDS BREAKDOWN</u>			
	<u>FUND</u>	<u>PRINCIPAL</u>	
\$ 40,446,000.31	GENERAL	\$ 37,562,870.01	
\$ -	RESERVE	\$ -	
\$ -	TRUST	\$ -	
<u>\$ 40,446,000.31</u>	GRAND TOTAL	<u>\$ 37,562,870.01</u>	

<u>INSTITUTION BREAKDOWN</u>				(30% MAXIMUM AT ANY ONE INSTITUTION EXCLUDING QTC)			
	<u>INSTITUTION</u>			<u>PRINCIPAL</u>			
\$ -	CBA	0%		\$ -			
\$ -	BENDIGO	0%		\$ -			
\$ 6,000,000.00	WESTPAC	16%		\$ 6,000,000.00			
\$ 3,000,000.00	SUNCORP	8%		\$ 3,000,000.00			
\$ 6,000,000.00	QCCU	13%		\$ 5,000,000.00			
\$ -	HERITAGE	0%		\$ -			
\$ 11,000,000.00	BANK OF QLD	29%		\$ 11,000,000.00			
\$ 9,446,000.31	QTC	26%		\$ 9,562,870.01			
\$ 3,000,000.00	NAB	8%		\$ 3,000,000.00			
\$ -	CITIBANK	0%		\$ -			
\$ -	BANK WEST	0%		\$ -			
		100%			\$ 37,562,870.01		
<u>\$ 40,446,000.31</u>	GRAND TOTAL			<u>\$ 37,562,870.01</u>			

10.2 121st LGAQ Annual Conference

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 23 August 2017
	Chief Executive Officer	File Ref:

Recommendation

THAT Council:-

1. Endorse the attendance of the Mayor and another nominated Councillor at the 121st LGAQ Annual Conference.
2. Submit the attached Motions to LGAQ for inclusion in the 2017 Annual Conference Agenda:-
 - a. Review of the Definition for 'Intensive Animal Husbandry' under the Planning Regulation 2017
 - b. Water Catchment Planning
 - c. River Trusts
 - d. Status of Farming Properties
3. Consider eligible Councillors for "Elected Member Long Service Certificates".

Report

Council has received Conference information on the LGAQ 121st Annual Conference which is to be held from 16 - 18 October 2017 at the Gladstone Entertainment Convention Centre. A copy of the Conference Program is attached.

Council's LGAQ membership subscription entitles Council to be represented at the Conference by two delegates.

Should Council wish to send other elected members, the early bird registration fee is \$1430 (incl GST) per person. The early bird cut-off date for registration is 8 September 2017. Registrations after that day increase to \$1630 (incl GST).

Motions for Consideration

Any Motions that Council would like to be considered for inclusion in the Agenda for the Conference are required to be submitted to LGAQ no later than 25 August 2017. Any Motions that are submitted for inclusion with the Conference Agenda must be approved by Council.

The Motion must include the following details:-

- Motion
- Background
- What are the impacts (positive or negative) on local government?

- What is the desired outcome sought?

At the Briefing Session held on 14 August 2017, Council considered the following proposed Motions for inclusion in the Agenda for the Conference:-

1. Review of the Definition for 'Intensive Animal Husbandry' under the Planning Regulation 2017
2. Water Catchment Planning
3. River Trusts
4. Status of Farming Properties

Elected Member Professional Development

There is the opportunity for Councillors to attend one of the following accredited training courses offered at the Conference:-

- Land Use Planning for Elected Members
- Effective Decision Making for Elected Members
- Rates & Charges for Elected members
- Manage Conflict for Elected Members

Further details on each course, including costs, are outlined in the Program.

Certificates of Service

Elected members are entitled to receive Certificates of Service for:-

- Service for 15 years or more
- Extended Service for the following minimum additional period of service:
 - 5 years where the elected member retires or resigns
 - 10 years for a service member

In ascertaining the period of an elected member's service it is not necessary for the service to be continuous and it is not necessary that service be with the Council making requests.

Certificates can be presented at the Conference Dinner or at a Council Meeting.

Advice is sought on whether any Councillors were currently eligible for Certificates of Service.

Budget Implications

Budget allocation has been made for this Conference.

Policy Consideration

Nil

Community Engagement

Nil

Legislation/Local Law

Nil

Options

1. Nominate an additional Councillor to attend the Conference with the Mayor.
2. Not nominate an additional Councillor to attend the Conference with the Mayor.
3. Consider any possible further motions for inclusion in the Conference Agenda.
4. Amend the proposed motions for inclusion in the Conference Agenda.
5. Not submit any motions for inclusion on the Conference Agenda.
6. Consider eligible Councillors for Elected Members Long Service Certificates.

Attachments

1. LGAQ Conference Program [View](#)
2. Notice of Motion - Review of the Definition for 'Intensive Animal Husbandry' under the Planning Regulation 2017 [View](#)
3. Notice of Motion - Water Catchment Planning [View](#)
4. Notice of Motion - River Trusts [View](#)
5. Notice of Motion - Status of Farming Properties [View](#)



121ST LGAQ ANNUAL CONFERENCE

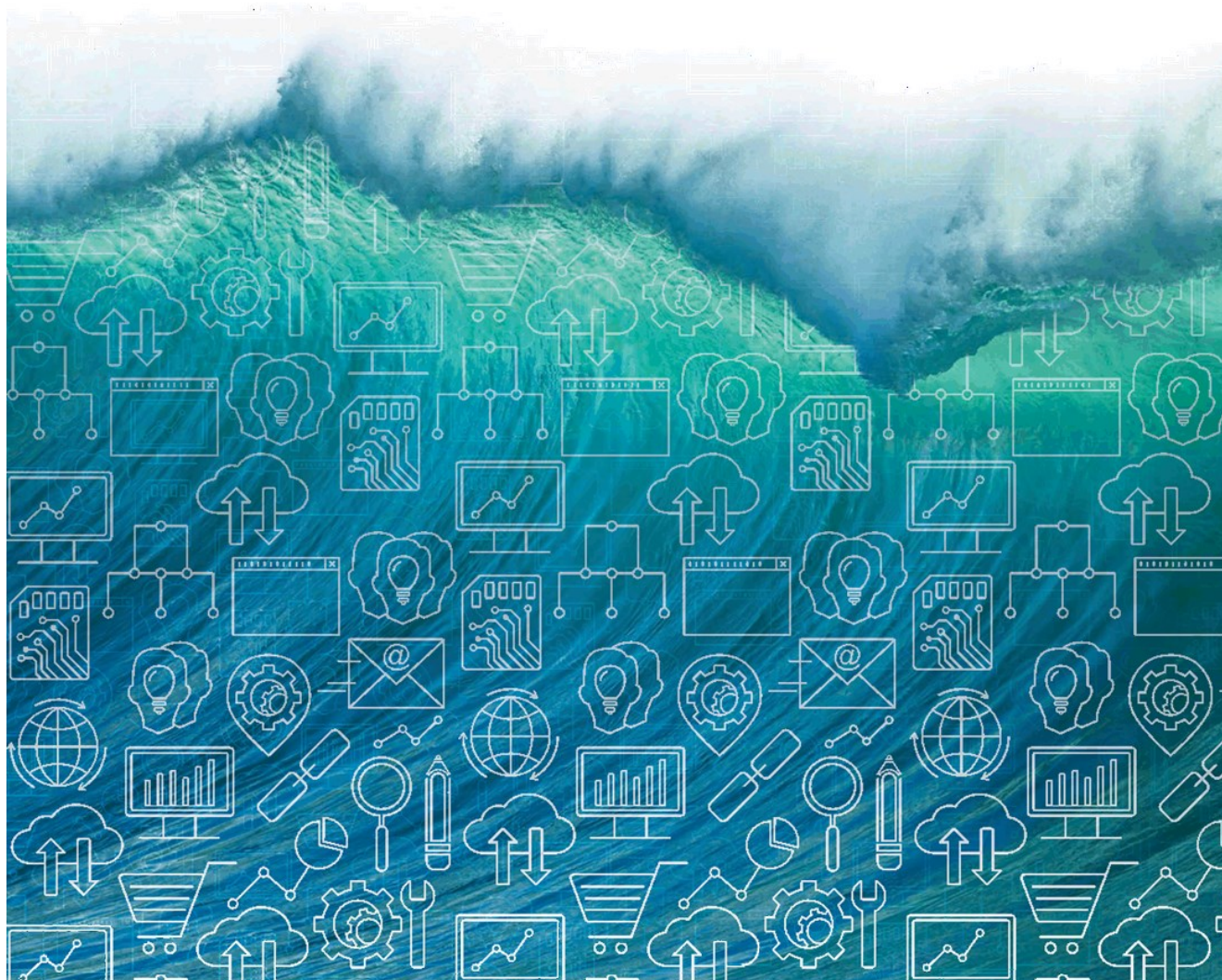
WAVES OF **CHANGE** OCEANS OF OPPORTUNITY

GLADSTONE
ENTERTAINMENT
CONVENTION CENTRE

**56 GOONDOON ST
GLADSTONE**

16-18 OCTOBER 2017

🐦 📺 #LGAQ2017





SUNDAY 15 OCTOBER 2017

12.00pm – 5.00pm

Policy Executive Meeting

2.00pm – 5.00pm

Registration

Delegates, observers, trade, corporate and accompanying persons

Gladstone Entertainment Convention Centre
55 Goondoon Street, Gladstone

4.00pm – 4.30pm

Trade and Sponsor Briefing

MONDAY 16 OCTOBER 2017

8.30am – 5.00pm

Registration

Delegates, observers, trade, corporate and accompanying persons

Gladstone Entertainment Convention Centre
55 Goondoon Street, Gladstone

9.00am – 4.30pm

Media and Comms Forum

9.00am – 4.30pm

Professional Development Streams

8.45am – 10.45am

DestinationQ Tourism Series – Working together to grow Queensland Jobs

10.45am – 11.50am

Morning Tea

12.45pm – 2.00pm

Lunch

2.00pm – 4.00pm

Regional Roads and Transport Group Assembly

2.00pm – 5.00pm

Indigenous Leaders Forum

4.30pm – 5.00pm

First Time Delegate Briefing

5.30pm – 7.30pm	Welcoming Ceremony Gladstone Entertainment Convention Centre 56 Goondoon Street, Gladstone
5.30pm	Opening Act - Cosentino Experience for yourself the jaw-dropping talents of visual artist, Cosentino, in a spellbinding performance that pushes the boundaries of the possible. Cosentino's powerful presence and riveting showcase thrills audiences worldwide, making him one of Australia's most sought after international exports and the most viewed Australian magician ever.
5.40pm	Welcome to Country Richard Johnson Gooreng Gooreng Elder Port Curtis Coral Coast Traditional Owners made up of the Taribelang Bunda, Gurang, Byellee, and Gooreng Gooreng Language Groups
5.45pm	Welcome to Gladstone Cr Matt Burnett <i>Mayor – Gladstone Regional Council</i>
5.50pm	Response Mayor Mark Jamieson <i>President, LGAQ</i>
5.55pm	Sponsor Address Tim Fynes-Clinton <i>Managing Partner, King & Company</i>
6.00pm	2017 LGAQ Journalism Award Now in its sixth year of inception the LGAQ Regional Journalism Award is dedicated to showcasing excellence in reporting in regional Queensland. Aimed at highlighting the importance of rigorous reporting and analysis of government business decisions affecting Queensland communities, the award honours the memory of ABC journalists John Bean, Paul Lockyer and Gary Ticehurst. Listen to the official announcement of the 2017 winner, who will receive a \$15,000 prize.
6.10pm – 7.30pm	Networking Drinks Trade Exhibition

TUESDAY 17 OCTOBER 2017 MEMBER COUNCIL DAY

8:00am	Registration Delegates, observers, trade, corporate and accompanying persons Gladstone Entertainment Convention Centre 56 Goondoon Street, Gladstone
8:30am	Security Briefing Master of Ceremonies – Mr Tim Cox, Journalist
8:31am	Call to Order by the President
8:33am	Presentation of Policy Executive
8:45am	Official Opening His Excellency the Honourable Paul de Jersey AC Governor of Queensland
8:52am	Presidential Address Mayor Mark Jamieson <i>President, LGAQ</i>
9:15am	Keynote Address: Peter Lewis <i>Executive Director, Essential – Media Consultancy</i>
10:00am	Morning Tea
10:30am	Panel Session: Council Show Cases
Digital Start Ups	
Ipswich CC operates the FireStation 101 Innovation Hub. Each year they run a hackathon using a range of open government data. Sadly, not much Queensland data – but they have some good stories about how data from different sources can come together to provide unique and valuable insights and new learnings. http://firestation101.com.au/ipswich-govhack/	
Economic Development/Tourism	
Scenic Rim 'Eat Local Week' provides an opportunity for local businesses to showcase the diversity of local produce, and is an initiative that drives positive tourism outcomes. Over \$1m was generated in economic activity across 84 events attracting 23,000 people and was showcased on Landline last year. http://www.abc.net.au/landline/content/2016/s4497729.htm	

10:30am	Panel Session: Council Show Cases (Continued)
	Rural Library Excellence
	<p>Tammy Hickey has worked at Cunnamulla Library for 6 years and previously worked as an admin/ tutor/ teacher aid at Cunnamulla State School for nine years, which put her in very good stead for her current position. Since being in this position, Tammy has partnered with a range of organisations to create many award winning programs, including an After School Reading Club which won the Queensland Public Libraries Association 2013 Big Ideas Award and a Glamour Photo Good Behaviour Initiative which was the winner of multiple awards in 2015 and 2016. Tammy manages three libraries within the Paroo Shire with Cunnamulla Library being the largest. Outside of work Tammy is a wildlife carer and has quite a menagerie of animals. Among them are two tawny frogmouth owls (which she hand feeds), a kangaroo, seven cats, two German Shepherd dogs and a horse. Tammy often has people come into the library to drop off dinner (mice etc.) for the tawnies. She loves her animals and her family, but her whole family knows the animals really are her number one priority!</p>
	Lockhart River Aboriginal Council – Establishing small business opportunities in the community
	<p>To promote economic development within the community through the establishment of localised small businesses, Council embarked on a program to assist workers performing work for council to utilise the skills applied in the performance of the work to set up their own business. The first "cab off the rank" was to assist a local grader operator to start his own construction and roadworks business by providing him guaranteed work during the formative period of the business, access to council equipment on a commercial basis and on-going business management assistance to meet the various governance requirements of owning and operating a small business.</p> <p>Council will continue to look to host new service deliveries on behalf of other spheres of government and provide these services to the community with the goal of transitioning this capability that currently only resides in Council within the community into locally owned and operated small business.</p>
11:55am	Sponsor Address: Telstra
12:00pm	<p>Keynote Address: A Global Consulting firm perspective on opportunities for councils to save money and improve performance</p> <p>Marck Stepniak <i>Partner, McKinsey & Company</i></p>
12:30pm	Lunch
1:30pm	<p>Keynote Address: How Data Analytics and Artificial Intelligence is Changing Local Government</p> <p>Simon Giles, <i>Global Cities Lead, Accenture, London</i> Geoff Barr, <i>Chief Evangelist Amazon Web Services (AWS), Seattle</i></p>



2.00pm	Launch of LG Sherlock – The Sherlock Team
2.20pm	Council Forums <i>Analytics & Intuition and Big Data & Advocacy for Communities of all Sizes</i> <i>(Councils can self select to any session – indicative grouping only)</i> Small – Rural, Remote & Indigenous Councils Medium – Resources & Regional Councils Large – SEQ & Coastal Councils
3.45pm	Sponsor Address: Energy Queensland Ltd
3.50pm	LGM/LGW Member Update
4.10pm	Local Government Remuneration and Discipline Tribunal Update Mr Col Meng <i>Chair, Local Government Remuneration and Discipline Tribunal</i>
4.30pm	Keynote Address: Good morning Mr Mandela Ms Zelda la Grange Former Presidential Aide to Nelson Mandela <i>Appears by arrangement with Great Expectation Speakers and Trainers</i>
5.00pm	Program Concludes
6.30pm for 7.00pm	Gala Dinner PCYC, 53 Yarroon Street, Gladstone <i>Gala Dinner. Hosted by Hastings Deering</i> Disco Revolution [Boogie Wonderland] <i>Immerse yourself in the sequin studded, satin-lined high glamour and finery of the Disco Revolution, the LGAQ's 2017 Boogie Wonderland Gala.</i> Dress: GOLD GLAMOUR <i>Strut your way into a 70's disco modern infusion of light, colour and sound and delight your senses with an exclusive appearance by Australia's Queen of Disco, the legendary Ms Marcia Hines.</i> <i>Supported by a stunning array of acrial artists.</i> <i>Marcia Hines delivers a raw, exciting, and unmissable performance of the music that speaks to every generation</i>
11.30pm	Dinner Concludes



WEDNESDAY 18 OCTOBER 2017 YOUR COUNCIL DAY

8.30am	Conference Resumes – housekeeping
8.35am	Cost-Sharing MOU Signing In 2000, the LGAQ and the then Department of Main Roads consolidated cost-sharing practices into a single, consistent, state-wide agreement. Following a major review over a two-year period, a new Memorandum of Understanding (MOU) that builds upon the previous agreement has been finalised. This new MOU, which builds upon the foundations of the Roads and Transport Alliance, places greater emphasis on reaching agreement at the local level when determining cost-sharing arrangements for infrastructure located in state-controlled road corridors.
9.45am	AGM/Motions (Debate)
10.00am	State Government Update Hon Mark Furner MP <i>Minister for Local Government and Minister for Aboriginal and Torres Strait Islander Partnerships</i>
10.20am	Morning Tea
10.40am	State Opposition Update Mr Andrew Powell MP <i>Shadow Minister for Transport, Main Roads and Local Government</i>
11.00am	Sponsor Address: Powerlink
11.05am	Debate
12.10pm	Tourism Address Hon Kate Jones MP <i>Minister for Education and Minister for Tourism, Major Events and the Commonwealth Games</i>
12.30pm	Lunch

1.30pm	Sponsor Address: Queensland Treasury Corporation
1.35pm	Peak Services Update Mr Brent Roeman, <i>Managing Director</i>
1.55pm	Debate
3.45pm	Keynote Address: What's On Your Bucket List? Mr Seb Terry <i>Appears by arrangement with Great Expectation Speakers and Trainers</i>
4.30pm	Plenary Concludes



ELECTED MEMBER PROFESSIONAL DEVELOPMENT OPPORTUNITIES

Elected members who choose to attend professional development workshops, have the option to undertake assessment and gain accreditation towards that unit/s from the LGA50712 Diploma of Local Government (Elected Members).

For further information or to book any of the courses listed, please contact our Members' Hotline on 1300 542 700 or email training@lgaq.asn.au

LGAQ'S ACCREDITED TRAINING COURSES ELECTED MEMBER PROFESSIONAL DEVELOPMENT	2017 DATES - TIMES	INVESTMENT PER PERSON (AUDITABLE)
<p>LAND USE PLANNING FOR ELECTED MEMBERS</p> <p>Land use planning is a function of local government that places one of the greatest demands upon elected members and can be one of the most difficult areas to deal with.</p> <ul style="list-style-type: none"> • Understand the purpose of land planning • Identify relevant legislation and understand its impact • Identify and understand local and regional planning instruments and issues • Define the role of elected members in land use planning • Understand the planning and development process 	<p>Date: Monday 16 October</p> <p>Time: 9.00am-4.30pm</p>	<p>\$880.00 pp</p> <p>\$220.00 pp (assessment)</p>
<p>EFFECTIVE DECISION MAKING FOR ELECTED MEMBERS</p> <p>This workshop focuses on decision making processes and the capabilities required by those in positions of authority within council. It recognises the impact of personal and community influences upon councillors when making clear and strong decisions.</p> <ul style="list-style-type: none"> • Research factors impacting on problems • Develop a range of options • Evaluate options in relation to a range of factors • Effectively implement decisions 	<p>Date: Monday 16 October</p> <p>Time: 9.00am-4.30pm</p>	<p>\$530.00 pp</p> <p>\$220.00 pp (assessment)</p>
<p>RATES & CHARGES FOR ELECTED MEMBERS</p> <p>In making changes to rating provisions, councils must bear in mind legislative and regulatory requirements as well as existing council policies. Understand the principles and processes in levying rates and charges.</p> <ul style="list-style-type: none"> • Identify major legislative and policy provisions impacting on rates • Understand rating structure options • Evaluate rating options 	<p>Date: Monday 16 October</p> <p>Time: 9.00am-4.30pm</p>	<p>\$530.00 pp</p> <p>\$220.00 pp (assessment)</p>
<p>MANAGE CONFLICT FOR ELECTED MEMBERS</p> <p>Identify common communication roadblocks, the sources of conflicts within the council and develop techniques for resolving conflict situations.</p> <ul style="list-style-type: none"> • Assess the potential for conflict • Consider the conflict situation • Identify existing conflict • Carry out strategies to resolve conflict 	<p>Date: Monday 16 October</p> <p>Time: 9.00am-4.30pm</p>	<p>\$530.00 pp</p> <p>\$220.00 pp (assessment)</p>

DESTINATIONQ TOURISM SERIES

WORKING TOGETHER TO GROW QUEENSLAND JOBS

Monday, 16th October 2017

8.45am – 10.45am

**DestinationQ Tourism Series – Working together
to grow Queensland Jobs**

Don't miss the opportunity to learn about how the tourism industry and all levels of government can work together to drive increased visitation and expenditure to help grow Queensland's \$25 billion tourism industry.

The session will focus on how collaboration between and across all levels of government and the tourism industry can help:

- develop and deliver new tourism experiences;
- encourage and leverage investment in infrastructure; and

- support business innovation and resilience to grow jobs and regional economics.

You can also hear updates from and engage with the DestinationQ partners: the Queensland Department of Tourism, Major Events, Small Business and the Commonwealth Games; Tourism and Events Queensland; and the Queensland Tourism Industry Council. Guest speakers will also participate in an interactive panel session to share their thoughts on key industry trends and opportunities, as well as their insights about successful products and projects.



COUNCIL FORUMS

Monday, 16th October 2017

2:00pm – 5:00pm

Indigenous Leaders Forum

Hosts: Cr Alf Lacey (Mayor, Palm Island Aboriginal Shire Council) and Cr Fred Gela (Mayor, Torres Strait Island Regional Council)

Since 2011, the Indigenous Leaders Forum has been a valuable way for Aboriginal and Torres Strait Islander councils to come together to discuss specific challenges and to put forward issues they would like the LGAQ to assist them in addressing.

The Forum is held twice-yearly.

Wednesday, 18 October 2017

2:00pm – 3:30pm

Council Forums

Come and join with your council peers in one of three forums to discuss, share and debate key issues.

This year, these forums will be hosted by the LGAQ Policy Executive members. Join your local government colleagues in discussing the great debate about the value of big data and how it works to support local innovation to deliver solutions for local communities. The session will also provide an opportunity to discuss common issues and interests and emerging policy priorities that the LGAQ will be considering with the upcoming State Government Election. We encourage you to use the opportunity to talk to your Policy Executive members about how the LGAQ can better support your council in achieving its objectives for your communities.

Groups have been labelled based to reflect the scale of operations but are not exclusive or rigid in their definition. Please register for the forum that you believe will most interest your council – if you can't decide you are welcome to send delegates to separate forums.

Delegates/observers are welcome to attend any one of the forums:

SMALL:

RURAL AND REMOTE COUNCILS

Hosts: Cr Belinda Murphy, Cr Rob Chandler

INDIGENOUS COUNCILS

Hosts: Cr Alf Lacey and Cr Fred Gela

MEDIUM:

RESOURCE & REGIONAL COUNCILS

Hosts: Cr Anne Baker, Cr Ray Brown, Cr Cameron O'Neil, Cr Jack Dempsey, Cr Matt Burnett

LARGE:

COASTAL COUNCILS

Hosts: Cr Jenny Hill, Cr Bob Manning

SOUTH EAST QUEENSLAND COUNCILS

Hosts: Cr Matthew Bourke, Cr Mike Charlton, Cr Karen Williams

KEYNOTE SPEAKER PROFILES





HIS EXCELLENCY THE HONOURABLE PAUL DE JERSEY AC GOVERNOR OF QUEENSLAND

Kaye and Paul de Jersey are dedicated long-standing Queenslanders.

The Governor was born in Brisbane in 1948, the third son of school teacher parents Ronald and Moya (both now deceased).

His Excellency won a Commonwealth Scholarship to The University of Queensland, and graduated with degrees in Arts in 1969 and Laws (with Honours) in 1971. Also in December 1971, the Governor married Kaye Brown. His Excellency and Mrs de Jersey have three children and three grandchildren.

The Governor was called to the Bar at the end of 1971 and was appointed as Her Majesty's Counsel (QC) in 1981.

The Governor was appointed as a Judge of the Supreme Court of Queensland in 1985, when aged 36 years, becoming the 17th Chief Justice of Queensland on 17 February 1998, and served in that role for more than 16 years until 8 July 2014.

In recognition of his contribution to the Australian community, the Governor was appointed a Companion of the Order of Australia in 2000, and awarded a Centenary Medal in 2003. He holds honorary doctorates from The University of Queensland (2000) and the University of Southern Queensland (2008), and Griffith University (2014).

His Excellency was appointed the 26th Governor of Queensland on 29 July 2014.



MAYOR MARK JAMIESON PRESIDENT LGAQ

First elected in 2012, Mayor Mark Jamieson is currently serving his second term as mayor of Sunshine Coast Regional Council. During his first term, Mayor Jamieson led the development of a 20 year blueprint for a new economy for the Sunshine Coast, as well as the implementation of a new planning scheme.

Prior to his election as Mayor in 2012, Mark Jamieson enjoyed an extensive career in

chief executive and senior leadership roles in the private sector, with both strategic and operational responsibilities for customer satisfaction, staff development, business performance and shareholder growth.

Mayor Mark Jamieson was elected as president of the Local Government Association of Queensland at the 120th LGAQ Annual Conference and will hold the position until 2020.



PETER LEWIS

EXECUTIVE DIRECTOR, ESSENTIAL

Peter has been a Director of Essential since 1999, and has over 20 years' experience in public affairs and media.

He has driven groundbreaking projects such as the successful Every Australian Counts campaign to gain bipartisan support for

the National Disability Insurance Scheme.

Peter provides regular public and media commentary on key issues, especially around the insights from our exclusive Essential Report.



MR COL MENG

CHAIR

LOCAL GOVERNMENT REMUNERATION AND DISCIPLINE TRIBUNAL

**COLIN (COL) MENG - MEMBER (1 JULY 2014 TO 30 JUNE 2015)
AND CHAIRPERSON (1 JULY 2015 TO 30 JUNE 2018)**

Col Meng served as Mayor of Mackay Regional Council for a four-year term from 2008 to 2012 then as Queensland Boundaries Commissioner overseeing the de-amalgamation process of four local governments during 2013.

Mr Meng was Chair of Mackay Hospital and Health Service until June 2016, and has extensive local government, board and business experience in the Mackay region.

Col Meng was raised and educated in the Mackay region and has extensive involvement in a range of community organisations. He is a Past President of the Mackay Chamber of Commerce and the Mackay Golf Club and was Chairman of the Mackay Regional Area Consultative Committee for seven years.

Mr Meng has been a longstanding Member of the Australian Institute of Company Directors and the Australian Institute of Management. He brings to the Tribunal extensive knowledge of and experience in local government, community affairs, public administration, public sector ethics and public finance.

Mr Meng assumed the role of Chairperson on 1 July 2015.

Col Meng has been a member of Rotary for 40 years and is presently doing his third term as President.

Mr Meng is also back as President of Mackay Golf Club after 15 years.

MS ZELDA LA GRANGE

FORMER PRESIDENTIAL AIDE TO NELSON MANDELA



Zelda la Grange was born in apartheid South Africa. After her secondary education, she completed a 3-year National Diploma. She started her career in 1992 at the Department of State Expenditure, and in 1994 applied for a job in the Office of the first democratic Presidency.

In 1999, President Mandela hand-picked her from his personal staff to remain in his services beyond retirement.

Together with Professor Jakes Gerwel, Zelda was the only other founding staff member of the post-Presidential Office of Mr Nelson Mandela from where the Nelson Mandela Foundation was established.

Zelda served President Mandela in various capacities over 19 years including Executive Personal Assistant, Spokesperson, Manager of Stakeholder relations, Aide-de-camp and Manager of his private office until his death on 5 December 2013.

Zelda has been awarded by a number of organisations for her dedication and service to the late Nelson Mandela. She currently serves as the Patron for the First for Women Foundation, non-executive Director of the non-profit organisation Healing Hands, and annually acts as a co-ordinator of Bikers for Mandela Day through which she pays tribute and disseminates the lessons learnt from her former boss in

a charitable way. She is also a part-time employee of the Foundation for Professional Development where she presents leadership training. Zelda continues to inspire people through her speaking by sharing her life experiences.

On June 19th 2014 she published her memoirs entitled "Good Morning, Mr Mandela". It is a story of love and hope in which Zelda shares her life, and how serving Nelson Mandela for 19 years has had an impact on her life. She inspires through storytelling, and shares some of the most private and public moments during her time at the side of the international statesman.

In December 2014, her book was announced to be the 'Best Seller of the Year' in South Africa, and in 2015 in Brazil, with a population of over 200 million people, the book reached the top 10 best seller list. The book has been translated into ten languages and is distributed in 15 countries, in addition to all the Commonwealth nations.

In February 2016 New York based Maven Pictures' Trudie Styler, Celine Rattray and Jacqui Lewis obtained the rights of "Good Morning, Mr Mandela" for adaptation into film.



HON MARK FURNER MP

MINISTER FOR LOCAL GOVERNMENT AND MINISTER FOR ABORIGINAL AND TORRES STRAIT ISLANDER PARTNERSHIPS

Mark Furner has dedicated his adult life to serving local communities.

A husband, father of three, and grandfather of two, Mark cut his teeth as a truck driver before standing up for the rights of his fellow workers as an organiser with the Transport Workers Union.

The son of a nurse and a Queensland police officer, Mark moved from Chermide to Pine Rivers in the 1970s and has been a strong community voice in the local area and has been heavily involved in fundraising and volunteering ever since.

In 2007, Mark was elected to the Australian Senate where he served until June 2014.

During that time Mark sat on many parliamentary committees including Law Enforcement, Health & Aging, and Economics. Mark was also privileged to lead a delegation to Afghanistan as chair of the Defence Sub-Committee.

At the 2015 State election, Mark was elected to represent the people of Ferny Grove in the Queensland Parliament. In February 2017, he was promoted to the Cabinet and is currently the Minister for Local Government and Aboriginal and Torres Strait Islander Partnerships.

Since then Mark has toured around Queensland visiting councils from Charleville to the Torres Strait, and has seen firsthand both the challenges and success stories that are unique to local government in this state.



MR ANDREW POWELL MP

SHADOW MINISTER FOR TRANSPORT, MAIN ROADS AND LOCAL GOVERNMENT



Andrew is committed to the Sunshine Coast and Moreton Bay regions because, let's face it, it's the best place in Queensland to live and work. And Andrew is determined, with your help, to keep it that way. It's why he lives here, in Palmwoods, with his wife Taryn and their five children and why he's worked hard over the past eight years as your member of parliament delivering for our amazing communities.

Andrew was born in Melbourne and spent his childhood moving between Brisbane, Melbourne and Sydney until his family finally settled in Burpengary. He completed secondary school at Redcliffe and gained degrees in Science and Arts at the University of Queensland.

He kicked off his career with the Defence Department in Canberra and, after a short time working overseas, returned to Queensland where he worked for the Department of the Premier and Cabinet and the Department of Child Safety. An increasing frustration with how our taxes were being spent, how government policy was being developed and delivered, and a sense that the Glass House electorate was missing out drove him to have a go at politics.

Andrew has had some fantastic roles since including a term as Minister for Environment and his current duties as Shadow Minister for Transport and Main Roads and Shadow Minister for Local Government, but nothing

beats being the Member for Glass House. Together with the community Andrew has delivered improvements such as:

- a new overtaking lane and safety improvements on the D'Aguilar Highway;
- new traffic lights at Reed Street and Steve Irwin Way, Glasshouse Mountains;
- a new concrete bridge over the Mary River at Conondale;
- increased financial support for local schools, sporting and community groups;
- the installation of flashing school zone safety lights at many local schools; and
- improved local frontline services including a new police station at Maleny, additional police on the beat in Woodford, Palmwoods and Maleny and reductions in dental and surgery waiting lists.

But the job's not done and Andrew's as keen as ever to keep on delivering for our communities in the great Glass House electorate.



HON KATE JONES MP

MINISTER FOR EDUCATION AND MINISTER FOR TOURISM, MAJOR EVENTS AND THE COMMONWEALTH GAMES

Kate Jones is the Minister for Education and Minister for Tourism, Major Events and the Commonwealth Games in the Queensland Government.

Kate is passionate about ensuring access to quality education for everyone, no matter where they live.

She also stands with Queensland's tourism industry to attract a greater share of visitors and secure the best major events for the Queensland community.

Kate was elected to the seat of Ashgrove in 2015, having previously held the seat

between 2006 and 2012 and served as Minister for Environment and Natural Resources in the Bligh Government.

Kate worked as an advisor in the Beattie Government before entering parliament.

She attended Kelvin Grove State High School and completed a Bachelor of Arts in Politics and Journalism at the Queensland University of Technology and a Masters in Environmental Law at Australian National University.

Kate lives in Ashgrove with her husband, Paul, and their two children.



MR BRENT REEMAN

MANAGING DIRECTOR AND CEO, PEAK SERVICES



Brent Reeman is the Managing Director and CEO of Peak Services, the new consolidated business for the five commercial entities of the Local Government Association of Queensland (LGAQ).

Peak Services is the entity formed to bring together Local Buy, Propel Partnerships, Resolute Information Technology, LGAQ Total Solutions and Local Government Infrastructure Services to improve service delivery to local government customers and their communities through solutions that are smart, efficient and cost-effective.

Prior to the launch of Peak in July 2017, Brent was the General Manager - Advance of the LGAQ, following his commencement with the organisation as Director - Business Enterprises in 2006. Over the past decade Brent has been responsible for

strategic direction and oversight of LGAQ's commercial operations including the three insurance schemes that make up Local Government Mutual Services. Over this time Brent has serviced as a director or board member of each entity and represented the interest of the LGAQ as the shareholder.

Brent previously held a similar position with the Australian Industry Group for six years and has a background in strategy, general management and business development with large multi-national industrial companies including Brambles, CHEP Australia and Crown Materials Handling. Over his career he has served on a number of State Government boards and committees including the Queensland Workplace Health and Safety board and the State Disaster Management Group.





MR SEBASTIAN (SEB) TERRY

Known worldwide for pursuing an incredible list of 100 Things that he wants to achieve before he dies, Sebastian Terry's story is surprisingly not about a bucket list. It's about something more far reaching; permission, choice, growth and connection.

Affected by a curious mind and the death of a close friend, Sebastian experienced a moment in his life where he asked himself a simple question; 'Am I happy?' The answer was NO and so he decided to pen down a list of 100 Things that he'd always wanted to achieve.

Following his heart and armed with nothing but a list, Sebastian's incredible story has grown from an entertaining tale of adventure into a global philanthropic movement that engages a growing tribe of hundreds of thousands to not just set meaningful goals, but pull the trigger and achieve them - all whilst helping others do the same.

"I thought initially that it would take me 100 Things to reach a state of fulfilment but it's taken me 72 things to realise that 'ticks' are just the beginning. The key to growth and happiness is finding out who you are on

a primal level and then being that person, each and every day."

Turned into a bestselling book ('100 Things'), a Discovery Channel documentary ('100 things to do before you die') and most recently a US-based reality TV show ('100 Things) where Sebastian travels the world helping complete strangers achieve their specific dreams, 100 Things inspires people and organisations to gain perspective, think big and be the best they can be on every level so that others can follow suit.

From marrying a stranger in Las Vegas, delivering a baby in Canada and even representing the Mauritian national rugby team at the African Championships (they won!), Sebastian's most profound moment was when he was first contacted by a suicidal stranger who needed help.

100 Things is no longer about one person, it's about everyone.

Guaranteed to make you laugh, cry and inspire motivation, the 100 Things keynote is like no other and will re-engage, connect and inspire your organisation to move forward as one.

CONFERENCE REGISTRATION (GST INCL)

Early Bird Registration – prior to and including 8 September 2017

Council or State Government observer	\$ 1430.00
5 or more observers from one council/Government department	\$ 1320.00
Corporate (Private Sector)	\$ 2860.00

After 8 September 2017

Council or State Government observer	\$ 1630.00
5 or more observers from one council/Government department	\$ 1500.00
Corporate (Private Sector)	\$ 3100.00

Early Bird One Day Registration – prior to and including 8 September 2017

Council or State Government observer	\$ 660.00
Corporate (Private Sector)	\$ 1100.00

After 8 September 2017

Council or State Government observer	\$ 770.00
Corporate (Private Sector)	\$ 1500.00

FUNCTIONS

Welcoming Ceremony (accompanying persons, day registrations and additional trade exhibitors)	\$ 50.00
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Dinner Gala Dinner – Wednesday evening (17 October 2017)	\$ 150.00
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Please note that the Welcoming Ceremony on the Monday evening is included in the conference fee for delegates, observers and corporates attending the full three days of conference.

Accompanying persons are welcome to attend the Welcoming Ceremony and Gala Dinner.

Register via links below or online at www.lgaq.asn.au under the Events Tab 121th LGAQ Annual Conference.

ANNUAL CONFERENCE REGISTRATION – [CLICK HERE](#)

Please refer to registration cancellation policies on www.lgaq.asn.au when making your registration.

LGAQ ANNUAL CONFERENCE MOTION – 2017

Submitting council / organisation	
Southern Downs Regional Council	
Date of council / organisation resolution	LGAQ Policy Executive district
23 August 2017	4
Number and title of motion	Review of the definition for 'Intensive animal industry' under the <i>Planning Regulation 2017</i>
Motion	THAT LGAQ lobby the DILGP to review the definition for 'Intensive animal industry' under the <i>Planning Regulation 2017</i> to ensure the definition captures only those operations that are intensive in nature.
Background	<p>In accordance with section 7 of the <i>Planning Regulation 2017</i>, the land use terms used in a planning scheme must only be those stated in defined in Schedule 3. The use terms include Intensive animal industry, which is defined under Schedule 24 of the Regulation as follows:</p> <p><i>Intensive animal industry -</i></p> <p>(a) means the use of premises for -</p> <p>(i) the intensive production of animals or animal products, in an enclosure, that requires food and water to be provided mechanically or by hand; or</p> <p>(ii) storing and packing feed and produce, if the use is ancillary to the use in subparagraph (i); but</p> <p>(b) does not include the cultivation of aquatic animals.</p> <p><i>Examples of intensive animal industry -</i> feedlot, piggery, poultry and egg production</p> <p>While the intent of this definition is to capture those operations where animals are kept in pens, yards and sheds and prevented, or significantly restricted, from grazing, the definition extends beyond these 'intensive' operations and includes much more 'extensive' operations.</p> <p>Southern Downs Regional Council has recently had to consider the aptness of the definition in the context of a development application for a small scale (3000 chickens) egg farm, where the chickens would roam freely and be housed at night in caravan coops which are transported around the paddock. While initially this proposed development appears to be Animal husbandry, on further analysis it was determined the use was an Intensive animal industry because the hens could not be sustained on grazing alone and relied on grain.</p> <p>If animals are fed and watered mechanically or by hand and kept in an enclosure, the use falls within the 'intensive animal industry' definition.</p> <p>The ordinary meaning of 'enclosure' (from the Macquarie Dictionary) is:</p> <p>1. the act of enclosing. 2. the separation and appropriation of land, especially of common land, by means of a fence. 3. a tract of land surrounded by a fence. 4. that which encloses, as a fence or wall.</p> <p>A fenced paddock is within the meaning of 'enclosure', therefore any reference to 'enclosure' within the definition of 'Intensive animal industry' is of little use in distinguishing between Intensive animal industries and Animal husbandry (i.e. producing animals or animal products on native or improved pastures or vegetation).</p> <p>Therefore, whether an operation is an Intensive animal industry rests on whether food and water are to be provided mechanically or by hand.</p> <p>The use of water troughs, bores or windmills qualifies as the mechanical provision of water, and therefore is not useful in differentiating between Intensive animal</p>

LGAQ ANNUAL CONFERENCE MOTION – 2017

	<p>Industries and Animal husbandry.</p> <p>Most animals require supplementary feeding of some type. This may only be necessary during winter or drought, but nonetheless most stock are unlikely to be sustained (or at least flourish) on grazing alone. Therefore, the feeding of animals by mechanical means or by hand is also not a good indicator of whether or not an operation is intensive in nature.</p> <p>Many animal grazing operations could meet the definition for Intensive animal industry, instead of being defined as Animal husbandry as has traditionally occurred. This has major implications for a range of animal grazing operations across Queensland, and uses which have traditionally been considered Animal husbandry could be challenged.</p> <p>Intensive animal industries are subject to planning controls because of the potential environmental impacts and impacts on the community. It is the concentration of animals that results in the need for planning control. It is not appropriate to use the source of feed and water to determine whether or not an operation is an Intensive animal industry.</p>
<p>What is the desired outcome sought?</p> <p>What are the impacts (positive or negative) on local government?</p>	<p>The definition for 'Intensive animal industry' is to be amended to ensure only those operations where animals are kept in an intensive environment are captured by this definition.</p> <p>The current definition captures operations that would be more appropriately defined as 'Animal husbandry', resulting in local governments having to either assess development applications that would not otherwise be required, or consider assessment benchmarks that are not appropriate to the proposal at hand</p>
LGAQ comment	

LGAQ ANNUAL CONFERENCE MOTION – 2017

Submitting council / organisation	
Southern Downs Regional Council	
Date of council / organisation resolution	LGAQ Policy Executive district
	4
Number and title of motion	Water Catchment Planning
Motion	That the State Government consider a formalisation of local government's involvement in catchment planning in relation to surface and underground water management.
Background	<p>Local governments have, in the past, been engaged in a haphazard manner by the State government in relation to all aspects of water planning and catchment management. Most recently, Southern Downs Regional Council has had to advocate to become involved in the consultation process for the Regional Operational Plans for the Border Rivers Catchment and the Moonsee Catchment. Given the important role local government plays in relation to the supply of domestic water outside of the Unity Water System and the role local government has in the management of bulk water resources such as dams and off-stream storages, it is submitted that local government representatives should have a higher degree of formalised input into this level of planning.</p> <p>This would include advice on the implementation or removal of moratoriums for overflow water as well as formalised input into the conversion of licences into volumetric allocations as well as better management of localised catchments.</p>
<p>What is the desired outcome sought?</p> <p>What are the impacts (positive or negative) on local government?</p>	<p>The desired outcome is a higher level of involvement from local government in the allocation of water resources across their districts, increased responsibility in relation to matching future strategic community plans to allow the optimal utilisation or conservation of water resources</p> <p>The impacts are likely to be positive in that there will be higher water strategic planning and a better use of resources which is consistent with the state government's Bulk Water Statement that was released earlier this year.</p>
LGAQ comment	

LGAQ ANNUAL CONFERENCE MOTION – 2017


Submitting council / organisation	
Southern Downs Regional Council	
Date of council / organisation resolution	LGAQ Policy Executive district
	4
Number and title of motion	River Trusts
Motion	That the State Government consider either the abandonment of River Trusts or the reallocation of the resources currently committed to River Trusts being transferred to local government authorities.
Background	<p>Southern Downs Regional Council finds it difficult to forecast the level of resources required by the two River Trusts that operate within its municipal area. It is noted that each of the River Trusts are required under legislation to prepare strategic plans, however many of the River Trusts across the State have not undertaken a revision of their plans for over a decade.</p> <p>It is Council's assertion that either the River Trusts should be fully supported by the State government and compelled to undertake strategic plans that have the capacity to be resourced by local governments in a manner that is consistent with long term financial planning, or their functions and responsibilities should be reassigned to local government or an appropriate State Government Department or agency.</p>
What is the desired outcome sought?	Southern Downs Regional Council is seeking the effective use of funds and resources to support the different waterways within the Southern Downs and across the State. As indicated above, it is about a coordination of resources and strategic planning to deliver benefits to the broader community.
What are the impacts (positive or negative) on local government?	
LGAQ comment	

LGAQ ANNUAL CONFERENCE MOTION – 2017

Submitting council / organisation	
Southern Downs Regional Council	
Date of council / organisation resolution	LGAQ Policy Executive district
	4
Number and title of motion	Status of Farming Properties
Motion	The Department of Natural Resources and Mines review the turnover threshold levels for granting a property primary production status and gaining a valuation concession.
Background	The current required turnover threshold is an average of \$5,500 annual turnover for a minimum three year. It is felt this is much too low for granting primary production status. ATO has a different threshold, but it was noted this is for taxation purposes only and is more complex depending on the persons individual circumstances. (It should be noted that if a property owner cannot show the turnover required, they can still be granted a primary production status if they have primary production infrastructure on their property worth more than \$50,000).
What is the desired outcome sought? What are the impacts (positive or negative) on local government?	Southern Downs Regional Council is seeking clarification for all local government authorities in relation to what defines primary production status which then leads to a valuation concession. The positive impacts include the greater recognition of agriculture in the local economy.
LGAQ comment	

10.3 Revaluation of Assets Policy

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 23 August 2017
	Manager Finance & Information Technology	ECM Function No/s:

Recommendation

THAT Council adopt the attached Revaluation of Assets Policy PL-FS078.

Report

As discussed at the 7 August 2017 Briefing Session, Council staff has identified this Policy being required to help meet the operational needs of Council.

Budget Implications

Nil

Policy Consideration

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

Community Engagement

Nil

Legislation/Local Law

Nil

Options

1. Council adopts the Revaluation of Assets Policy – PL-FS078.
2. Council does not adopt the Revaluation of Assets Policy – PL-FS078.

Attachments

1. Draft Revaluation of Assets Policy [View](#)



Revaluation of Assets Policy

Policy Number:	PL-FS078
Department:	Executive Services
Section:	Finance
Responsible Manager:	Manager Finance & Information Technology
Date Adopted:	TBA
Date to be Reviewed:	TBA
Date Reviewed:	N/A
Date Rescinded:	N/A

REVISION RECORD

Date	Version	Revision description

Revaluation of Assets Policy

Policy no: PL-FS078

Updated: 4 August 2017

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1 Policy Background

A policy is required to ensure that information relating to assets continues to satisfy the criterion of relevance. It is necessary that periodic revaluations be performed. Determining the frequency of valuations depends on striking a balance between having relevant and timely information and the cost of obtaining such information. It is appropriate in the circumstances to provide for periodic comprehensive revaluations combined with interim desktop reviews.

2 Purpose

The purpose of this policy is to provide a framework for valuing non-current assets.

3 Scope

This policy applies to the Managers and the Finance Staff responsible for the accounting for Non-Current Assets, i.e. Property, Plant & Equipment.

4 Legislative Context

- *Local Government Regulation 2012 – Section 177*

A Local government's general purpose financial statements must be prepared in compliance with the following document (each prescribed accounting standard) published by the Australian Accounting Standards Board:

- a) Australian Accounting Standards.

AASB 13	Fair Value Measurement
AASB 116	Property, Plant & Equipment
AASB 5	Assets held for sale
AASB 140	Investment properties
AASB 117	Leases
AASB 136	Impairment

5 Policy Details

5.1 Frequency of Comprehensive Revaluations

Council is required to perform comprehensive revaluations at least once every five years. However more frequent comprehensive revaluations of those assets which experience significant or volatile changes in fair value should occur. If any such change exists, the assets and the entire class to which the asset belongs should be revalued. The concept of materiality contained in AASP 1031 *Materiality* should be considered in determining whether the change is significant or volatile and

Revaluation of Assets Policy

Policy no: PL-FS078

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whether only those material assets in the class should be revalued.

AASB 116 *Property, Plant and Equipment* (AASB 116) requires revaluations to be undertaken with sufficient regularity to ensure that the carry amount of an asset does not differ materially from that which would be determined using fair value at the reporting date. The Standard suggest that comprehensive revaluations every three or five years may be sufficient for non-current assets that experience only insignificant changes in fair value.

5.2 Interim Revaluations

To maintain the value of assets in current terms, interim revaluations of assets measured at fair value should be performed on an annual basis.

These interim valuations should use relevant Australian Bureau of Statistics price indices or other reliable measures that can be used to estimate the current values of major asset classes. Council will only account for the impact of revaluation if the cumulative change in the index is 5% or greater (either positive or negative) or there is a major variation within the asset class on individual assets.

Example: The change in the Implicit Price deflator for a particular type of assets in the current year is 3%. The change in the previous year was 3%, therefore the index was not applied. The cumulative change over the past two years is 6%, therefore an index of 6% will be applied in the current year. However, use of indices may be limited by the availability and timeliness of an index appropriate to a particular type of asset.

Indices should take into account not only the effect of specific or general price levels, but also technological change, where possible. A general price index may take account of the effects of inflation on asset prices, but not of obsolescence.

CPI is not an appropriate index for the interim revaluation of non-current physical assets.

5.3 Accounting for Revaluation Increments and Decrements

Revaluation increments and decrements must be accounted for in accordance with AASB 116. The application of fair value concepts is accounted for in accordance with AASB 13.

5.4 Specific Revaluation Issues

The Local Government Act does not prescribe a generic asset revaluation threshold limit. Sampling techniques may be used to revalue classes of assets from both interim and comprehensive valuations. Sampling techniques are to be statistically valid.

5.5 Asset Revaluation Thresholds

This policy does not mandate a generic asset revaluation threshold limit.

5.6 Sampling Techniques

Sampling techniques may be used to revalue classes of assets for both interim and comprehensive valuations, ensuring that sampling techniques are statistically valid.

5.7 Intangible Assets

If an intangible asset is revalued, only accumulated amortization at the date of the revaluation is restated proportionately with the change in the gross carry amount of the assets so that the carrying amount of the assets after revaluation equals its revalued amounts.

If an intangible asset (which has never been revalued) in a class of revalued intangible assets cannot be revalued because there is no active market for the asset, the asset is to be carried at its cost less any accumulated amortization or impairment losses.

If the fair value of a revalued intangible asset can no longer be determined by reference to an active market, the carrying amount of the asset is to be its revalued amount at the date of the last revaluation by reference to the active market less any subsequent accumulated amortization and any subsequent impairment losses.

The fact that an active market no longer exists for a revalued intangible asset may indicate that the asset may be impaired and that it needs to be tested in accordance with AASB 136 *Impairment of Assets*.

If the fair value of the asset can be determined by reference to an active market at a subsequent measurement date, the revaluation model is applied from that date.

5.8 Disclosure

The following disclosures shall be made in the financial statement in respect of asset revaluations:

- The net amount of asset revaluation increments less decrements for each class of non-current assets;
- The date of the last comprehensive valuation;
- Whether that valuation was made internally or by an independent external party;
- The method and significant assumptions underlying the valuation; and
- Details of the basis on which interim revaluations are made.

6 Definitions

Nil

7 Related Documents

Nil

Revaluation of Assets Policy

Policy no: PL-FS078


Updated: 4 August 2017

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10.4 Adoption of the Southern Downs Tourism Strategy

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 23 August 2017
	Manager Economic Development & Tourism	ECM Function No/s:

Recommendation

THAT Council adopt the attached Southern Downs Regional Council Tourism Strategy.

Report

At the July 2017 General Meeting Council considered the adoption of a draft Tourism Strategy. At that meeting Council requested that the draft Tourism Strategy be open for public comment for a period of two weeks, ending on 9 August 2017. The draft Tourism Strategy was placed on the Council Website, the tourism sector was notified of this through an industry newsletter, and a press release was issued to engage the wider community. There were no submissions made for or against the Strategy.

Tourism is an important sector in the economy of the Southern Downs Region. It provides approximately 1000 jobs and contributes more than \$100m in turnover.

To ensure the Tourism sector remains strong and continues to grow, the Economic Development and Tourism Unit has developed a Tourism Strategy. This Strategy will provide direction for the Southern Downs Regional Council and for the operators in the sector over the next three years. It is a high-level document that is supported by a comprehensive work plan, which will be undertaken by the Officers in the Economic Development and Tourism Department.

There are five targets by which the Strategy and associated work plan will be measured. They are:

1. **Increase population by 10% by 2020** – Currently at 35,854 with an aim of 39,500
2. **Increase total visitors by 10% by 2020 or by 25% by 2027** – Currently at 787,000 with an aim of 866,000 by 2020 and 984,000 by 2027
3. **Increase average nights by 50% by 2027** – Currently at 1,081,000 with an aim of 1,621,500 by 2027
4. **Increase job numbers in the sector by 10% by 2027** – Currently 910 with an aim of 1,001 by 2027
5. **Increase investment in the sector** – Currently there are 430 businesses identifying as part of the tourism sector. Through actions in this Strategy, SDRC aims to attract more investment in both increasing the capacity of existing businesses or in attracting new businesses.

To achieve these targets the Tourism Strategy has five Strategic Priorities:

1. Facilitate and Develop Quality Products, Events and Experiences
2. Invest in Infrastructure
3. Enhance Regional Promotion
4. Build a Skilled Workforce
5. Build Effective Industry Partnerships

Every action in the Economic Development and Tourism Department's work plan falls under at least one of the Strategic Priorities. Every one of the Strategic Priorities will, in some way, contribute to the achievement of the Targets. The Tourism Strategy is clear in its intent and execution and will ensure that the tourism sector remains strong and grows.

This Tourism Strategy has been developed in concert with the Regional Promotions, Tourism and the Arts Advisory Committee, and Council. The input from both has been invaluable and their recommendations have been incorporated into the final document.

Budget Implications

The Tourism section of the Economic Development and Tourism Department has been developed to fund the activities required to deliver the outcomes described in the Tourism Strategy.

Policy Consideration

This Tourism Strategy achieves outcomes in the Corporate Plan 2014 – 2019 Revised Edition under sections 4.1, 4.4, 4.5, 4.7, 4.8, 5.1, 5.2, 5.3

Community Engagement

The Regional Promotion, Tourism and the Arts Advisory Committee provided significant input into the development of the Tourism Strategy.

The Tourism Strategy was placed on the Council website for two weeks, ending on 9 August 2017. The tourism sector was notified that the Strategy was available via an industry newsletter and the wider community were made aware via a press release. There were no submissions made for or against the strategy.

Legislation/Local Law

Nil

Options

1. Adopt the Strategy as presented by Council Officers
2. Adopt the Strategy with amendments
3. Reject the Strategy

Attachments

1. Draft Southern Downs Tourism Strategy [View](#)

TOURISM STRATEGY 2017 – 2020

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SUMMARY

Tourism plays a vital role in the regional economy of the Southern Downs and Granite Belt. The Region's mosaic of unique communities, scenic rural landscapes, adventure activities, National Parks, vineyards and wineries, and its rich tapestry of heritage and culture and diverse range of events, together provide a strong basis to build a vibrant tourism industry.

Southern Downs Regional Council (SDRC) identifies the significant effect tourism has in creating jobs, sustaining communities, attracting investment and increasing its resident base. The visitor economy (whether it be recreational tourism, visiting friends and relative (VFR) or business travellers) is 'new money' contributed to the local economy which supports jobs, educational and recreational infrastructure services, real estate value and the provision of services, facilities and activities in the community.

To support higher levels of visitation and repeat visitation to the Southern Downs and Granite Belt Region it is important for all those stakeholders involved in the tourism industry to collaborate, as well as encourage higher levels of service within the sector. It is the responsibility of all those involved in the sector to:

- Develop and consistently promote a unique market positioning and brand for the Southern Downs and Granite Belt region
- Develop product and experiences to match visitor demand and improve seasonal dispersal
- Commit to ongoing skills development and training

- Support new and existing events to revitalise the visitor experience
- Develop a visitor service excellence culture
- Determine and promote the value of the visitor economy to the community
- Support the development and assessment of new tourism proposals and applications where possible

To ensure that the Southern Downs and Granite Belt Region grows its share of the tourism and visitor market there needs to be a strong focus on encouraging and attracting visitors through effective marketing and positioning of the Region and its attractions, product development, signature events, and investment in tourism infrastructure throughout the Region.

The Region needs to support the promotion and implementation of priorities of Southern Queensland Country Tourism, as well as actively contribute to the broader objectives of Tourism and Events Queensland. It is important that the Southern Downs Regional Council, in undertaking activities associated with the visitor economy, develop and consistently promote a unique market positioning and brand for the Southern Downs and Granite Belt.

Additionally there is the necessity to develop product and experiences to match visitor demand and improve seasonal dispersal of visitors. This renewal may come through greater engagement with operators and through the review of existing events and the attraction of new events. It is vital that the different stakeholders in the sector work together to investigate the attraction of new major events worthy of further development, including sporting, cultural, food and agricultural events and conferences. Additionally, support needs to be provided to existing events to ensure that the reputation of the Region as an owner of major events is maintained.

There is always the opportunity for the Region to better utilise its existing infrastructure to attract and retain visitors to increase localised expenditure. Ongoing support for the development and maintenance of recreational, arts and cultural facilities, essential for supporting and promoting the liveability and attractiveness of the Region to visitors, is an important commitment of Council.

For example, it is envisaged that upgrades to streetscapes in Stanthorpe, Killarney and Allora will facilitate a more pleasant visitor experience, whilst the provision of water and sewer to Morgan Park will allow the motorsport and horse related clubs to accommodate more people at events that offer a higher quality of service and amenities. It is important that infrastructure is maximised to ensure the highest possible yield from visitors.

In the future it will be important that consideration is given to the development and implementation of a visitor service excellence culture. As the Region attracts more visitors from a diversity of locations in the future, it will be important to ensure that customer service is of the highest level and exceeds visitors' expectations.

This Strategy demonstrates Southern Downs Regional Council's commitment to capitalise on the significant benefits of the tourism industry in enhancing liveability, attracting investment, increasing our skilled workforce and welcoming more visitors to the region.

OUR TARGETS

Growth in population, visitor numbers, average nights and job numbers and investment across the tourism sector are the key priorities of this Strategy. The following targets are measurable goals that the Strategic Priorities identified in the document aim to achieve.

1. **Increase population by 10% by 2020** – Currently at 35,854 with an aim of 39,500
2. **Increase total visitors by 10% by 2020 or by 25% by 2027** – Currently at 787,000 with an aim of 866,000 by 2020 and 984,000 by 2027
3. **Increase average nights by 50% by 2027** – Currently at 1,081,000 with an aim of 1,621,500 by 2027
4. **Increase job numbers in the sector by 10% by 2027** – Currently 910 with an aim of 1,001 by 2027
5. **Increase investment in the sector** – Currently there are 430 businesses identifying as part of the tourism sector. Through actions in this Strategy, SDRC aims to attract more investment in both increasing the capacity of existing businesses or in attracting new businesses.

OUR STRATEGIC PRIORITIES

1. FACILITATE AND DEVELOP QUALITY PRODUCTS, EVENTS AND EXPERIENCES

The Southern Downs and Granite Belt offers a solid variety of tourism products, events and experiences across four primary product sectors: events, nature-based active, wine and local flavours and heritage and culture. Growth in visitor numbers and expenditure in the Region is dependent on ensuring the Region's tourism product continues to mature. Attention needs to focus on those niche product sectors that are true to the inherent attributes and strengths of the Region and have the potential to drive new demand.

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
- Promote events as an integral part of the visitor experience
- Attract new events in niche markets - eg: conferences and business meetings, weddings, vintage car clubs, mountain biking, cycling, paddock to plate etc
- Support the industry by offering access to Council funding programs
- Work with industry to encourage targeted investment to strengthen event infrastructure

IMPROVE CUSTOMER FOCUSED SERVICE CULTURE

- Work with businesses to provide assistance and encourage participation in Seven Day Trading in Warwick and Stanthorpe
- Work with operators to offer programs and workshops to improve customer experiences
- Encourage the development of food and beverage providers' quality, opening hours and variety

2. INVEST IN INFRASTRUCTURE

At the junction of three major national highways, the Southern Downs and Granite Belt Region is easily accessible to visitors. Ensuring the transport and community infrastructure in the region is modern and high quality is vital in strengthening visitor access, investment and genuine tourism growth.

IMPROVE TRANSPORT AND TRAVEL TO AND THROUGH THE REGION

- Advocate for improved access to the region by working with State and Commonwealth Government to continually improve highway networks and rail access
- Strengthen existing strategic partnership with Brisbane West Wellcamp Airport
- Encourage movement through the region by promoting Tourist Drives
- Prioritise investment in regional roads and access

STRENGTHEN SENSE OF PLACE & COMMUNITY INFRASTRUCTURE

- Develop a region wide signage strategy and rollout
- Protect the integrity of the region's natural assets through developing appropriate land-use planning and local laws
- Invest in community infrastructure and maintain existing facilities, with a focus on improving event facilities
- Deliver major streetscape beautification projects in Allora, Killarney and Stanthorpe
- Deliver a WIFI project in Warwick and Stanthorpe CBDs and rollout

3. ENHANCE REGIONAL PROMOTION

Promoting the Southern Downs and Granite Belt requires an integrated approach that highlights the unique identities of local areas while creating a greater level of awareness of the Region. It is essential for SDRC to work closely with the Regional Tourism Organisation (RTO), Southern Queensland Country, to position and promote the brand in an effective manner to the wider domestic market.

STRENGTHEN TRIP PLANNING TOOLS

- Develop consolidated marketing materials for the entire region including an annual visitor guide, website, information sheets and visitor maps
- Develop a unified destination message that all operators can utilise and embrace

DELIVER MARKETING ACTIVITIES

- Participate in RTO marketing activities and leverage thematic marketing campaigns relating to the wider RTO region
- Work with the RTO and local industry organisations to develop Southern Downs and Granite Belt marketing campaigns to target specific market segments, ensuring the activities implemented by each organisation reinforce each other
- Increase online presence of Southern Downs and Granite Belt brand

DELIVER VISITOR SERVICES

- Operate two accredited Visitor Information Services
- Seek to install or link product or experiences to the Visitor Information Centre

4. BUILD A SKILLED WORKFORCE

SDRC aims to strengthen the skills and experience of its tourism workforce and increase the business capabilities of operators to ensure the industry can meet the growing demands of visitors.

BUILD THE CAPABILITIES OF TOURISM BUSINESSES

- Facilitate access to a programme of appropriate training and professional development, through SDRC, Southern Queensland Country Tourism, Tourism and Events Queensland or other training programs offered by State and Commonwealth Government
- Facilitate access to funding programs offered by State and Commonwealth Government
- Increase the digital capabilities of tourism businesses

STRENGTHEN INDUSTRY PATHWAYS FOR STUDENTS & NEW WORKERS

- Strengthen partnership with Queensland College of Wine Tourism (QCWT) and TAFE Queensland South West and support their current and expanded programs
- Work with job placement agencies to develop workforce
- Work with industry on addressing workforce skills gaps
- Seek to attract new resident workers

5. BUILD EFFECTIVE INDUSTRY PARTNERSHIPS

SDRC aims to build effective leadership by continuing to develop meaningful partnerships with local stakeholders and the wider tourism sector while ensuring its commitment to strategic planning remains central to its operations.

DEVELOP A COMMITMENT TO STRATEGIC PLANNING

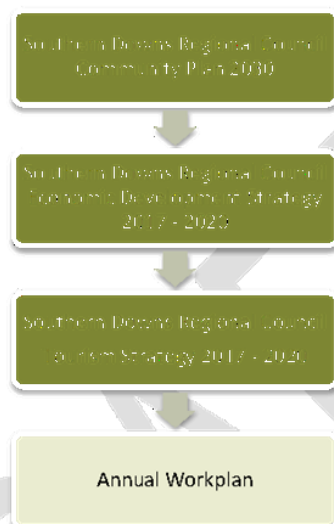
- Develop a commitment to strategic planning and review, ensuring the Strategy is reviewed annually and the related Work Plan is reviewed quarterly by the Tourism Advisory Committee
- Develop intelligence systems that will ensure the industry has a current understanding of industry performance, market trends and funding opportunities
- Continue to access the expertise and counsel of the Tourism Advisory Committee

WORK ALONGSIDE INDUSTRY

- Develop a networking and communications strategy for the local tourism industry
- Develop strong working relationships with Southern Queensland Country Tourism
- Encourage the participation in local tourism action groups, support existing groups and create mechanisms to enhance collaboration
- Investigate potential funding options and organisational structures
- Communicate the value of the visitor economy to the Southern Downs and Granite Belt community


PLANNING AND POLICY

This Strategy will be implemented by the Economic Development and Tourism Unit and is underpinned by an annual workplan.



10.5 Southern Downs Saleyards Advisory Committee Minutes

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 23 August 2017
	Manager Finance & Information Technology	ECM Function No/s:

Recommendation

THAT Council receive the minutes of the Southern Downs Saleyards Advisory Committee Meeting held on the 4 August 2017.

Report

The Southern Downs Saleyards Advisory Committee met on 4 August 2017. Attached to this report are the minutes of that meeting.

Budget Implications

Nil

Policy Consideration

Nil

Community Engagement

Nil

Legislation/Local Law

Nil

Options

1. Council receive the Minutes of the Saleyards Advisory Committee meeting held on 4 August 2017.
2. Council does not receive the Minutes of the Saleyards Advisory Committee meeting held on 4 August 2017.

Attachments

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



MINUTES OF THE SALEYARDS ADVISORY COMMITTEE

Held in the Warwick Committee Room on

Friday 4 August at 9.00am

ORDER OF BUSINESS:

1. PRESENT.....	3
2. APOLOGIES AND CONFIRMATION OF MINUTES OF PREVIOUS MEETING AND SPECIAL MEETING.....	3
3. MATTERS ARISING FROM PREVIOUS MINUTES	3
4. FINANCIAL REPORT 2016/2017	3
5. CURRENT PROJECTS AND COMPLETED MAINTENANCE	4
6. EXPRESSION OF INTEREST	4
7. EU ACCREDITATION	5
8. GENERAL BUSINESS.....	5
9. FUTURE MEETINGS.....	5
10. CLOSURE	5

1. PRESENT

Cr Jo McNally, Cr Rod Kelly, David McIvor (Chairman), Blake Doro, Les Fraser, Graham Kirkland

Observers

Mayor Tracy Doble, David Keenan (Chief Executive Officer), Andrew Page (Manager Finance and Information Technology), Helen Gross (Financial Services Coordinator), John Bourke (Acting Saleyards Superintendent), Leanne Limacher (Minute Secretary),

2. APOLOGIES

Andrew Williams

David McIvor welcomed Blake Doro to the Committee.

CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

Moved Cr Rod Kelly

Seconded Graham Kirkland

THAT the minutes of the Warwick Saleyards Advisory Committee held on 17 March 2017 and 5 May 2017 be adopted.

Carried

3. MATTERS ARISING FROM PREVIOUS MINUTES

Further clarification was requested regarding the holding fees.

It was advised that these were use of infrastructure fees, not holding fees.

The Manager Finance and IT explained that the fee had been previously discussed and lowered as a consequence of these discussions at the Committee meeting on 17th March.

4. FINANCIAL REPORT 2016/2017

The financial report for the period ending 30 June 2017 was presented for information.

The CEO advised that the profits are to be placed in a restricted cash reserve for saleyards use only.

Les Fraser offered congratulations to the Financial Services Coordinator for supplying the financial report and making the saleyards financial position clear to the committee members.

5. CURRENT PROJECTS AND COMPLETED MAINTENANCE

The Acting Saleyards Superintendent informed the Committee that the construction of the new walkways has now been completed by Thompson Longhorn and due for an official opening next week.

The old wooden rails within the sheepyards are being replaced.

6. EXPRESSIONS OF INTEREST (EOI) TO OUTSOURCE SALEYARDS

The Manager Finance & IT stated that there were a number of Expressions of Interest received.

The CEO identified that there were three options for consideration:

1. Ask for a refined tender;
2. Offer another EOI;
3. Leave as is.

Mayor Dobie has received letters expressing concern that the fees will increase if Saleyards are leased out and preference will be given to one agent.

The CEO reinforced that Council will set the fees as per the current arrangement in place with other Council contracts. The CEO also advised that it is up to the Committee to advise Council what to do with regards to the EOI.

It was raised as to what Council wants as an end result of this process?

The CEO responded that Council must review all services with the aim of getting best value for ratepayers.

Or Kelly suggested that throughput must be increased to cover costs, perhaps by more feature sales?

It was noted that at the present site the chances of increasing throughput are slim. Existing traffic management issues will take available space away for extra holding pens. More holding facilities are needed especially if the sheep market improves.

The CEO informed the Committee that there are no funds available to pay for new yards. External funding would need to be explored for any future development of the Saleyards operations.

It was suggested that the identification of a potential site should be investigated so when funding is made available this opportunity can be explored.

Or McNally said that we must think of the future as the current site has been outgrown.

The question arose whether online selling is going to take business away in the future.

Or McNally stated that not all farmers are fulltime and online selling is attractive to them.

It was agreed that farming land will decrease over time too and that the increase of feedlots will have an impact. Cattle going to feedlots usually bypass saleyards.

Mayor Dobie questioned whether sales could be conducted more often.

The Chair suggested that the Committee investigate this opportunity prior to any decision being made. The chair also proposed that everyone read the EOI and meet again in 3 weeks to discuss in more depth.

7. EUROPEAN UNION (EU) ACCREDITATION

The Financial Services Coordinator advised that the Management Plan has commenced and is well on track for completion by the end of the year.

8. GENERAL BUSINESS

The Financial Services Coordinator stated that the Mayor and some Councillors will be attending the saleyards on the 9th of August for the official opening of the new walkways. The Mayor will sell the first pen.

Graham Kirkland raised the issue of wet yards affecting the presentation of the cattle. He requested that due consideration is given to a trial removing the rails and installing gates to allow water to flow through.

The Acting Saleyards Superintendent agreed that there is no drainage on the flat pens and that shade from the walkways covers pens 51 to 60 making the ground remain wet for longer.

The Manager Finance & IT advised that there has been a Workplace Health and Safety Audit conducted recently and this report will be tabled at a later date.

The CEO reminded everyone that there is no smoking allowed on Council premises. This is a legislative requirement and Council has to enforce this.

The Financial Services Coordinator asked if it could be brought up at an Agent's meeting.

Blake Doro asked if there were sufficient "No Smoking" signs at the Saleyards.

The CEO suggested obtaining extra signs from Workplace Health and Safety staff within the Council.

Cr Kelly welcomed Blake Doro to the Committee.

9. FUTURE MEETINGS

It is proposed to have the next meeting in approximately three weeks' time.

13. CLOSURE


As there was no further business the meeting closed at 10.18am.

Warwick Saleyards
Income and Expenses 2016/17

	Actual	Forecast Budget	Variance		Original Budget	Notes
Revenue						
Cattle	414,971	405,000	9,971		423,800	
Sheep	73,072	71,500	1,572		50,030	
Private Weighs	12,266	12,000	266		14,430	
Tranship/Holding/Feeding Fees	8,582	8,500	82		14,260	
Agent Permits	36,296	36,296	- 1		40,840	
Truck Wash	148,261	150,000	- 1,739		142,240	
Other Saleyard Fees	4,731	5,000	- 269		-	Store, horse and stud sale fees
Infrastructure Replacement Levy	56,709	56,920	- 211		56,920	
Other Revenue	22,369	21,800	569		25,356	NVD Processing and sale of NLIS tags
Total Revenue	777,256	767,016	10,240		767,876	
Expenses						
Contracts & Services	18,554	20,840	- 2,286		37,790	
Wages & Allowance	202,579	179,240	23,339		241,000	
Energy Costs	23,843	21,461	2,382		26,020	
Materials General	37,540	38,700	- 1,160		52,910	
Other Materials & Services	22,478	22,500	- 22		8,000	
Office Expenses	1,576	1,770	- 194		920	
Plant Expenses	642	800	- 158		-	
Repairs & Maintenance	3,107	3,300	- 193		-	
Plant Hire	50,159	54,326	- 4,167		40,000	
Employee Internal Charge	65,923	73,314	- 7,391		90,600	
Rates Internal Charge	39,015	-	39,015		31,580	
Depreciation	46,842	46,826	16		44,592	
Standing Charges					5,870	
Total Expenses	512,258	463,077	49,181		579,282	
Saleyards Profit	264,998	303,939	- 38,941		188,594	

10.6 Council Operations over the 2017 Christmas / New Year Period

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 23 August 2017
	Manager Human Resources	ECM Function No/s:

Recommendation

THAT:-

1. Council Offices and Libraries remain open and work crews continue to operate over the 2017 Christmas/New Year period (excluding statutory public holidays).
2. Council staff be provided with the option to either take leave or continue to work over this period.

Report

Usual practice of Southern Downs Regional Council ('SDRC') is that Council Offices and Libraries close and the majority of work crews cease operations over the Christmas/New Year period. Essential services are still maintained by skeleton work crews and on-call staff operate to ensure that the community are still well serviced. Council staff access leave entitlements during the closedown period (excluding statutory public holidays).

It is proposed that consideration be given to Council Offices and Libraries remaining open and work crews continuing to operate over the Christmas/New Year period. There would be a minimum number of staff required for coverage within the Community Contact and Library areas. Work crews would need to be reorganised to ensure continuity of works projects.

Council staff would be provided with the option of either taking leave or continuing to work over the Christmas/New Year period.

Budget Implications

Nil

Policy Consideration

Nil

Community Engagement

Nil

Legislation/Local Law

Nil

Options

1. Council Offices and Libraries remain open and work crews continue to operate over the 2017 Christmas/New Year period (excluding statutory public holidays). Council staff be provided with the option to either take leave or continue to work over this period.
2. Council Offices and Libraries close and the majority of work crews cease operation from 12.00noon on Friday 22 December 2017 and recommence on Tuesday 2 January 2018.


Attachments

Nil

11. ENGINEERING SERVICES DEPARTMENT REPORTS

11.1 Engineering Services Department Monthly Report

Document Information

 Southern Downs <small>REGIONAL COUNCIL</small>	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 23 August 2017
	Director Engineering Services	ECM Function No/s: 04.15.01

Recommendation

THAT Council receive the Engineering Services Department Monthly Report.

Report

The following is provided for the information of Councillors.

2016/17 PROJECT STATUS REPORT

Community Services & Major Projects

Community Services Projects	Status	Next Milestone Target Date	Risk & Mitigation	PM	Project Tracking (Green – On Target) (Orange – Minor Slippage) (Red – Off Target)
Community Health & Wellbeing	Continue 10 week “Winter is Coming” programs.	End of program 25/08/2017 Date to be set for debrief	Nil	HMC R and PB	Youth Development Officer has tendered their resignation. The resignation date is around the date of PC and may impact on this timeline.
Reach Your Peak	<ul style="list-style-type: none"> Meeting held in June with David Fraser on new model regarding training, education, employment for young people. Provided David with key community contacts, assisting with community networking 	Follow up meeting to be held in August	Nil	HMC R and PB	
Seniors Month	<ul style="list-style-type: none"> Calendar of events 	Seniors Expo 24/08/2017	Nil	PB	

(August) and Seniors Expo (24 August)	completed • Arrangements being made for seniors expo				
Disability Action Week	• Promotion commenced • Expo stall holder registration form and expo flyer on website	Develop media plan 8/08/17 Disability Action Week Expo 7/09/2017	Nil	PB	
Young Leaders	• Trivia Night planning continuing • Trivia Night flyer and promotional material developed and distributed • Taking registrations	Trivia night 12/08/2017	Nil	HMR	
Youth Action Policy and Plan	• Research completed on youth council – two models developed for Council consideration • Youth Action Policy approved by Council at July General Meeting	Develop youth models with a view to implementing for 3 rd quarter 2017/18	Nil	HMR	Youth Development Officer has tendered their resignation. The resignation date is around the date of PC and may impact on this timeline.
Grant Applications	Status	Next Milestone Target Date	Risk & Mitigation	PM	Project Tracking
Warwick Aerodrome – Construct Glider Strip	Funding application being drafted	Funding round closes 11/08/2017	Funding: grant may not be approved	ZD	
Initiation/Procurement Phase	Status	Next Milestone Target Date	Risk & Mitigation	PM	Project Tracking
Stanthorpe Administration Building – Equitable Access	Project Management Plan approved	Project planning and design 11/08/2017	Quality: Obtain specialist advice Scope: Obtain specialist advice Timing: Council meetings may need to be temporarily relocated	AJ	
Warwick Town Hall – Fire Detection System	Qld Fire & Emergency Services provided recommendations . RFQ being finalised	Issue RFQ 11/08/2017	Timing: schedule works around Town Hall bookings Quality: ensure works comply with Heritage Exemption Certificate	AJ	
Construction Phase	Status	Next Milestone Target Date	Risk & Mitigation	PM	Project Tracking
Pioneer Park	Building approval	Construction start date	Delay: Inclement	ZD	Delay in construction

Swanfels Shelter Rebuild	issued. Timber delivered to site. Specialised galvanised brackets manufactured.	14/08/2017 Photo onsite with Mayor and All Trades Queensland 15/08/2017	weather may delay works Community – Risk of high level of community involvement Mitigation through engagement session late June		start date due to All Trades Queensland availability.
Asset Management Plan – Buildings	Buildings AMP Improvement Plan recommendations endorsed at July Council Meeting	Buildings Asset & Services Management Plan and Buildings Hierarchy referred to second Briefing Session in August		MB	Referred to August briefing session
Allora Streetscape	Rotunda being manufactured Council's Design area drafting footpath, kerb and channel works. Soil test arranged, RFQ being drafted for concrete works	Shelter disassembly 04/09/2017 Rotunda install 08/09/2017 Final design for kerb and channel due 11/08/2017	Delay: Inclement weather may delay works – schedule works for winter Delay: Unavailability of contractors – utilise Council staff where possible	AJ	Rotunda manufacturing delayed by two weeks. Works Department not available to complete concrete works. Contracts to be issued.
Connolly Dam Toilets	Base, frame and trusses of ablution block completed at manufacturer's warehouse. Wiring underway. Quotes being sought for off grid solar power and remaining plumbing components. Water tank, pump and UV filter ordered.	Building and plumbing approval 07/08/2017	Water contamination – use experienced contractors, install environmentally appropriate systems Delay: Inclement weather may delay works – schedule works for winter	ZD	Contract awarded, less water treatment plant and power. Contract award 80% of grant funding. Risk that balance of components will be in excess of grant funding. Approx. \$30k additional required for solar works to ensure power is provided to site.
Emu Swamp Dam Feasibility	Report presented at July General Meeting Public consultation held 31/07/2017	Application to Federal Government being considered for options identified in Feasibility Report	Time: Risk if no decision is made by Council. Mitigation: Officers already in discussion with DEWS.	MB	Risk to time due to ongoing debate on GHD report and need to have works completed by June 2018.
Short Street Depot Relocation	Interim Certificate of Classification issued. Disabled access works completed but need adjustment.	Crib room disabled access to be rectified 11/08/2017	Delay: Inclement weather may delay works – schedule works for winter	ZD	Delay of two weeks for practical completion of crib room and ablution facilities
Town Hall Toilets Decommissioning	State Heritage officers recommended that the toilets not	Qld Heritage Council to make final decision on 24/08/2017	Community disapproval: Feedback encouraged, limited	ZD	Heritage Exemption Certificate application suspended. Awaiting

	be included in the Heritage listing.		response received Delay: Heritage Exemption Certificate required prior to commencing – application suspended Delay: Inclement weather may delay works – schedule works for winter		heritage Council decision 24 August.
Warwick Water Treatment Plant Water Clarifier	Contractor in procurement stage, RFI's being addressed	Site possession late August 2017	Water supply contamination: Use experienced contractors, no connection to water supply until all tests successful Funding: Unsuitable material may be struck onsite, requiring variations Delay: Unsuitable material may be struck onsite, inclement weather may delay works	AJ	
Completed Projects					
Flood Mitigation Gauges					

Works Construction, Workshop & Assets

Initiation/Procurement Phase	Status	Next Milestone Target Date	PM	Project risks (For Grants more than \$500,000) & Comments
Schnitzerling St Upgrade (TEC - \$350,000; \$250,000 grants from State - W4Q)	Design completed. Application for Ergon & Telstra relocation works completed. Requested Ergon Energy to complete all power relocation works by September 2017. Storm water pits & pipes ordered & delivered on 10/8/2017.	Commencing stormwater works in mid-September 2017.	NK/PC	<ol style="list-style-type: none"> 1. Relocation of power pole may take 3 -4 months from date of application. The application was lodged in early May 2017. To reduce impacts, intersections works (power pole located at the intersection) will be carried out at last. Also Project Team will follow up with Ergon energy. 2. Allocation may not be adequate to complete works as the submission assumed no works to existing pavement & lesser allocation for relocation of services. The soil test reveals that rehabilitation works required for existing pavement. To reduce construction

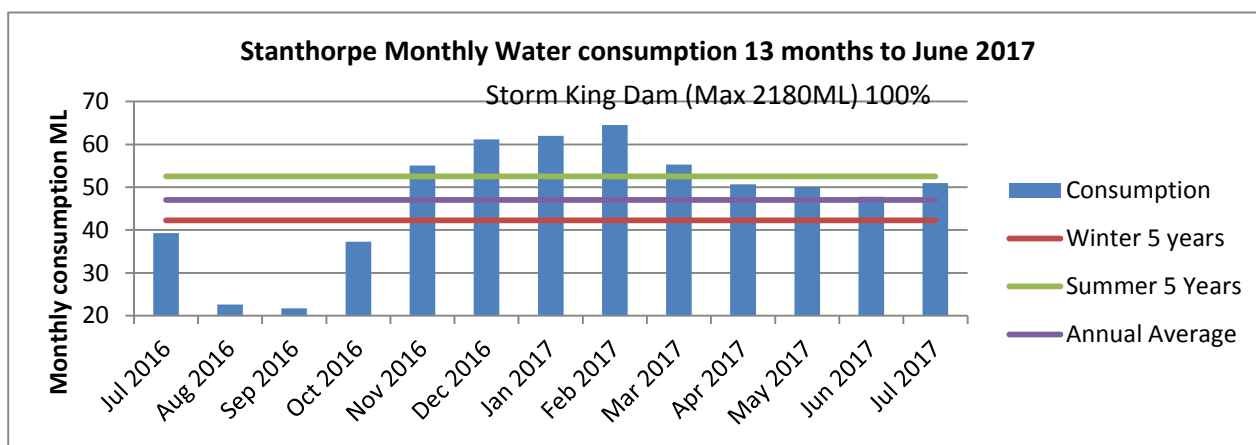
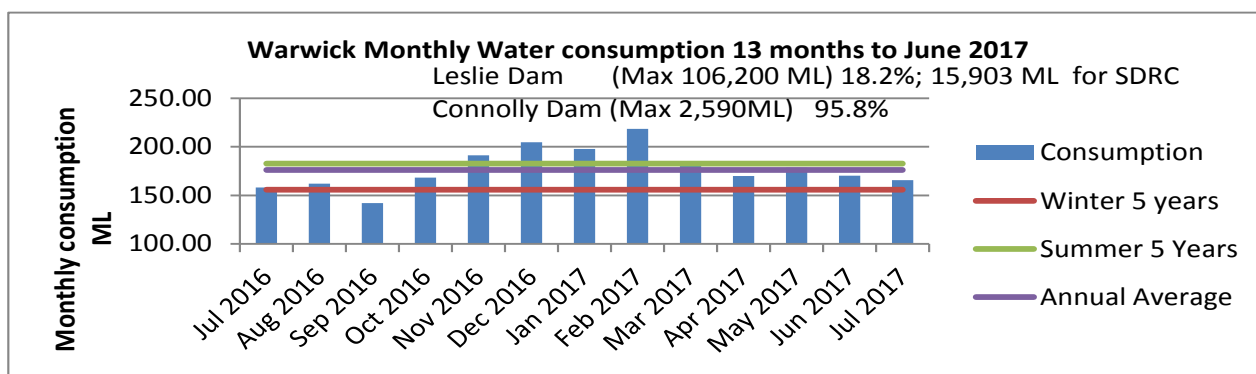
				costs approximately 2.4m width of existing pavement & existing Kerb & channel will not be rehabilitated or reconstructed. Also storm water works will be carried out along Schnitzerling Street only (not cross Mc Evoy St & Railway line).
Killarney Streetscapes (\$100,000 grants from State - W4Q)	Draft scoping completed & additional funds required to complete all works. Community consultation took place on 12/7/2017. Feedback from the community was positive.	Revised plans to be shown to community mid-August 2017.	NK/RB	Allocation is inadequate to complete the full scope of works & require additional funds of \$90,000 to complete full scope of works. Council to approve the additional funds \$90,000 or to reduce the scope of works to one side with additional funds of \$40,000.
Blackspot 16/17 - Connolly Dam Rd	Design in progress.	Delay in finalising design & could take another few weeks to complete. Andrew will be busy with TMP preparation for Commonwealth games.	NK/AM/MH	Design & scoping to be completed in time to complete works by October 17. Unless design is finalised by August this project can't be completed in time.
Thanes Ck culvert reconstruction	Design finalised & draft tender documents received.	Complete design & tender documents by mid-September 2017.	NK	Budget not allocated for this project. The culvert is currently propped & to be constructed urgently. Budget amendment required.
Construction Phase	Status	Next Milestone Target Date	PM	
Resheeting Stage 1	In progress			
Kenilworth St Upgrade (TEC - \$2,1000,000; \$840,00 grants from State - Grants and Subsidies program)	Storm water works almost completed. LHS Pavement and K & C works completed RHS pavement and K & C completed from CH 700 - 840 m. Pavement works from Ch 10-700 m on RHS in progress. Sealing scheduled to take place on 10/8/2017	Complete sealing RHS side by late August 2017.	PC	<ol style="list-style-type: none"> 1. Potential unsuitable soil to be removed & drainage layer to be provided (cost implications). 2. Potential defects on asphalt surface due to cutter get trapped underneath the asphalt layer. To reduce the impact asphalt to be laid 5 to 6 weeks after the completion of sealing works. 3. Minor delay in relocation power pole at Old Stanthorpe Rd intersection. This will

				not impact the road works & it is anticipated that relocation works will be completed by August 2017.
Blackspot 16/17 - Old Stanthorpe Rd	Old Stanthorpe Rd, MT Tully Rd, Eukey Rd/ Sugarloaf Rd/ MT Tully Rd intersection works in progress.	Longs Lane works commencing in late July 2017. SDRC sought approval to complete black spot works by October 2017.	PC	Flood damage works & RMPC contract works have delayed blackspot works.
Blackspot 16/17 - Longs lane	In progress	Complete works by early September 2017.	HT	
Completed Projects				
Boxs Rd bridge Replacement				
Connells Bridge Rd Bridge Replacement				
Blackspot 16/17 - MT Tully Rd & Eukey Rd/ Sugarloaf Rd/ MT Tully Rd				
R2R Old Stanthorpe safety improvements (CH 15.44-16.48 km)				

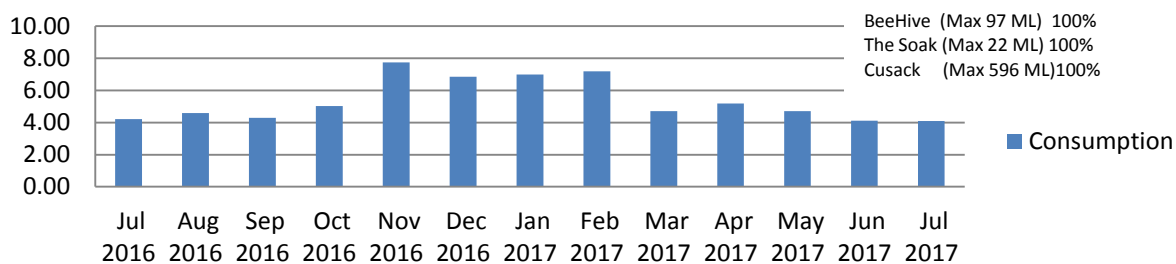
WATER & WASTEWATER

Water & Wastewater Report as at 31 July 2017

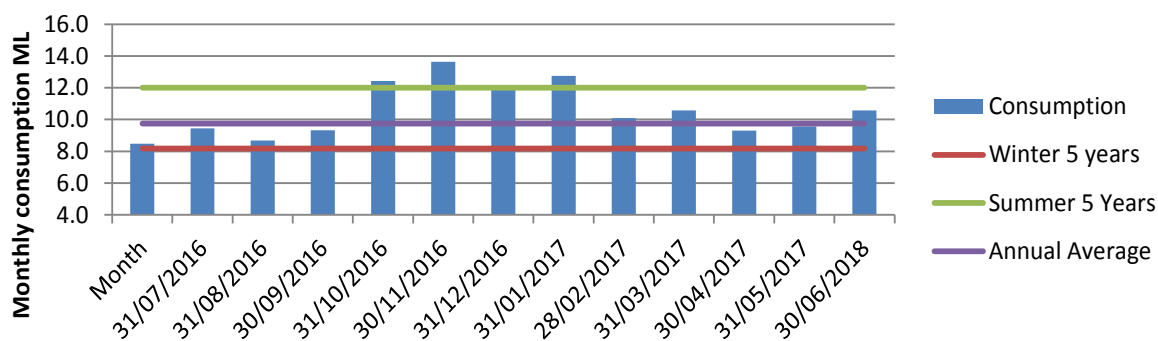
Monthly Water Consumptions Graphs



Wallangarra Monthly Water consumption 13 months to June 2017

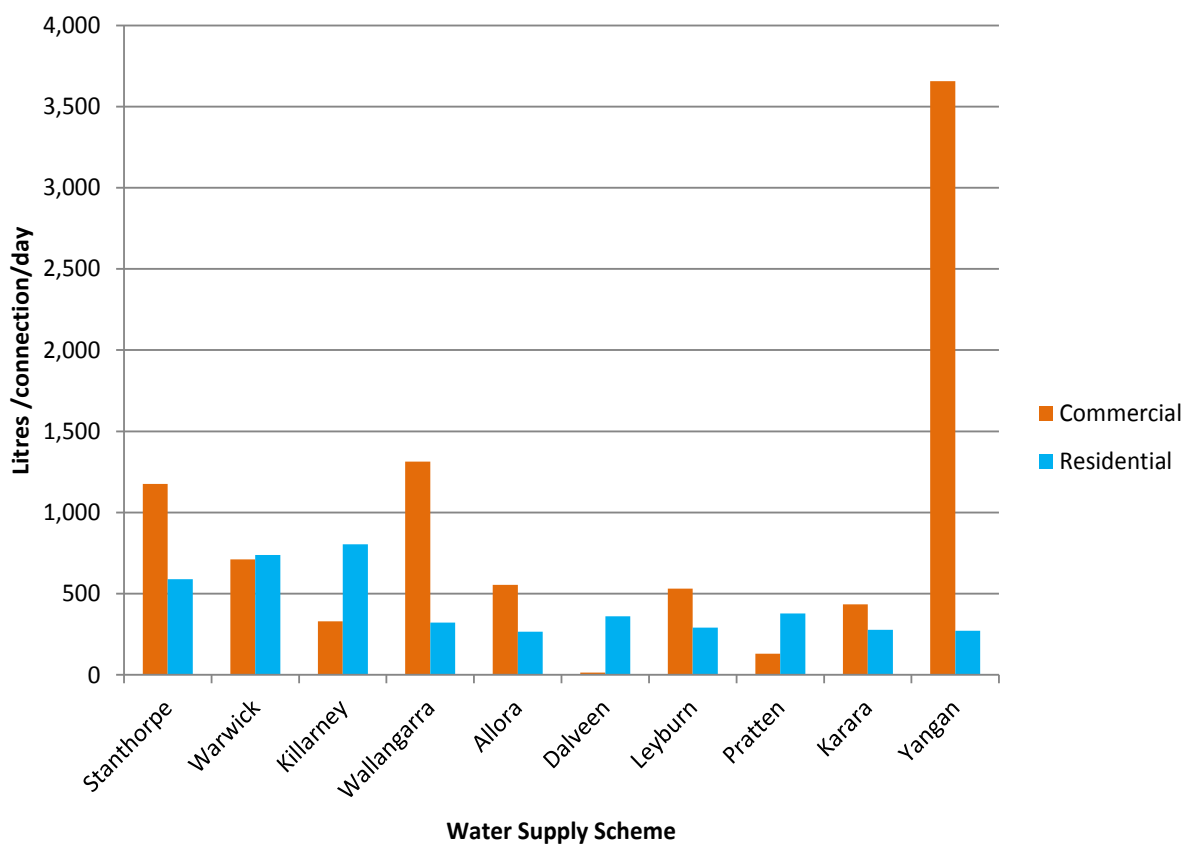


Killarney Monthly Water consumption 13 months to June 2017



Avg Daily Consumption per Connection June 2017

(based on March 2017 meter readings)



Budget Implications

Nil

Policy Consideration

Nil

Community Engagement

Nil

Legislation/Local Law

Nil

Options


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

Attachments

Nil

11.2 Warwick Aerodrome - CASA Surveillance Report

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 23 August 2017
	Manager Community Services and Major Projects	ECM Function No/s: 05.44.02

Recommendation

THAT Council resolve to:

1. Note and endorse the contents of the Civil Aviation Safety Authority's Surveillance report dated 11 July 2017 and therefore;
2. Secure the Warwick aerodrome in accordance with the Manual of Standards 139 – Aerodromes by locking the current gates by a keyed system;
3. Investigate allocating funds in a future quarterly review or budget to allow access into the facility via automated key pad operated gates;
4. Note the existing taxiway is covered by a “grandfather” clause until such times as Council makes modifications to the aerodrome;
5. Seek to design and construct a compliant gliding strip in accordance with CASA standards when funds become available;
6. Not related to the CASA report, note submissions around landing fees and further clarify the definition of landing fees as being “Aircraft (including gliders) will be charged for each arrival or full stop landing. Touch and go landings will not incur a fee unless the aircraft is visiting from another airfield and completes more than one touch and go.”
7. Explore opportunities to bring in more revenue to offset the cost of running the facility. These revenue sources may be non-aviation related (e.g. vehicle events or testing).
8. Note the previous resolution of Council around the unit price setting for Avgas and allow officers to adjust this price within reason.
9. Endorse that for the Warwick Aerodrome, Airside shall be defined as Lot 18, SP287038, 111 Massie Bony Mountain Road, Massie.

Report

On 11 February 2011, the Warwick aerodrome was “registered” with the Civil Aviation Safety Authority (“CASA”) as per a direction from Council. As a result of this registration, Council as the aerodrome operator must ensure that the facility is operated in accordance with the *Manual of Standards 139 – Aerodromes*.

On 29 January 2014, Council resolved to:

1. Approve the installation and management of an aviation fuel facility at Warwick Aerodrome to encourage the growth of business in the aerodrome precinct with the recovery of the cost of the facility to occur through an on cost on fuel sales over a five year period.
2. Train staff to run such a facility with the cost of staff time to be recovered through an on cost on fuel sales after the first 12 months of operation.
3. Receive a summary on recouping the costs of installation on a quarterly basis.

On 3 July 2017, CASA conducted a comprehensive aviation industry level 2 surveillance of the aerodrome pursuant to section 9(1)(f) of the *Civil Aviation Act 1998 (Cwlth)*.

On 7 July 2017, Council held a community engagement session with users of the aerodrome at the Town Hall to discuss a number of items of concern. These included securing the aerodrome facility, airside, the taxiway, aerodrome categories, landing fees, land use issues and the avgas price.

On 11 July 2017, CASA wrote to Council and in their report identified the following observations.

1. *Although the aerodrome was surrounded by a mesh fence of good standard, it was noted that a gate to secure the aerodrome movement area was not closed. This presents the risk that animals, and un-authorised persons and vehicles could have uncontrolled access to the movement area.*
2. *The Council permits the continued use of the legacy, non-compliant taxiway. There is no limitation on use of this taxiway, nor other mitigation measures, such as:*
 - *No restriction on the use of the taxiway to hangar users/approved visitors only;*
 - *No taxiway strength or wingspan limitation markings on the pavement to compliment the taxiway MAG entry sign (from apron, and from RWY 27 THR.*
 - *No enforced restrictions on the parking of vehicles in front (airside) of hangars (within the taxiway strip); and*
 - *No advice or notation in AIP ERSa of any limitations on the use of the taxiway.*
3. *Council currently permits glider operations at the Warwick aerodrome within the runway strip for the main runway, however, there are no markers provided to mark the glider runway strips.*

Attached to item three (3) above, CASA also issued Council with a Non Compliance Notice (“NCN”), which required Council to respond to the item and indicate a proposed remedial action.

On 13 July 2017, Mr Kelvin Hutchinson wrote to Council in response to the engagement session held on 7 July 2017. In that correspondence, Mr Hutchinson suggested:

1. Alternatives to locking the gates, namely, the provision a key pad activated sliding gate at Council’s expense;
2. Airside generally following the property alignment, however, not agreeing that a fence at this same location;
3. That Council consult with the group prior to making any decision about the taxiway;
4. Maintain a “registered” aerodrome;
5. Would like to see the annual landing fee fixed for five (5) years and the fee to apply to a user, not an aircraft;
6. Would like the Avgas price reviewed.

On 15 July 2017, Mr Ivor Harris wrote to Council. In that correspondence, Mr Harris has suggested:

1. That Council consider an alternative landing fee for gliders;
2. That the aerodrome should only be established as an Aircraft Land Area (“ALA”);

On 17 July 2017, Council responded to the NCN and informed CASA that due to the cost to rectify, Council would develop a project management plan that would articulate Council’s approach to this item bearing in mind the cost and time limitations that were in place.

Within the Manual of Standards 139 – Aerodromes (January 2017), more specifically s. 10 it states the following;

“10.2.7 Birds or Animals on, or in the Vicinity of, the Movement Area

10.2.7.1 *The inspection must include:*

(a) the condition of aerodrome fencing, particularly in critical areas;”

“10.2.10 Aerodrome Fencing

10.2.10.1 *The inspection must check for damaged fences, open gates and signs of attempted entry by either animals or humans.*

Within the *Civil Aviation Safety Regulation 1998 (Cwlth)*, more specifically s. 139.705 Definitions of this Subpart, it defines that “*airside of an aerodrome has the same meaning as airside of an airport in the Airports Act 1996.*”

Under the *Airports Act 1996 (Cwlth)*, it defines airside meaning “*the part the airport grounds, and the part of the airport buildings, to which the non-travelling public does not have free access.*”

Budget Implications

Approximately \$150k to design and construct a compliant glider runway.

Approximately \$10k - \$15k to install a key pad activated sliding gate.

Policy Consideration

Previous Council resolution

Community Engagement

User Group Meeting of 7 July 2017

Legislation/Local Law

Manual of Standard 139 – Aerodromes

Options

Adopt the officer’s recommendations;

Amend the officer’s recommendations;


Do not adopt the officer’s recommendations.

Attachments

1. Civil Aviation Safety Authority Surveillance Report dated 11 July 2017 (Excluded from agenda - Provided under separate cover)[View](#)
2. Letter from Mr Kelvin Hutchinson (Excluded from agenda - Provided under separate cover)[View](#)
3. Letter from Mr Ivor Harris dated 15 July 2017. (Excluded from agenda - Provided under separate cover)[View](#)

11.3 Grants to Community Policy Amendment

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 23 August 2017
	Community Services Coordinator	ECM Function No/s: 15.45

Recommendation

THAT Council amend the Grants to Community Policy (PL-ES075) as attached.

Report

Council adopted the Grants to Community Policy (PL-ES075) at the General Council Meeting held on 28 June 2017. This Policy included the grant streams of:

- (a) Sport & Recreation Grant;
- (b) Community Grant;
- (c) Events Grant;
- (d) Fast Grant; and
- (e) Regional Arts Development Fund.

The Regional Arts Development Fund (RADF) is a partnership between State and Local Governments which invests in quality arts and cultural experiences across Queensland based on locally determined priorities. Whilst included in the Policy, the RADF was not intended to be included in the Grants to Community Policy, thereby preventing organizations from accessing both community grants and RADF funding.

As a result, the Grants to Community Policy has been amended to remove RADF as a funding stream under this Policy to avoid any confusion.

Budget Implications

Nil

Policy Consideration

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

Community Engagement

Nil

Legislation/Local Law

As outlined in the draft policy.

Options

1. Approve amendments to Grants to Community Policy (PL-ES075);
2. Do not approve amendments to Grants to Community Policy (PL-ES075).

Attachments

1. Grants to Community Policy (PL-ES075) [View](#)



Grants to Community Policy

Policy Number:	PL-ES075 Policy Number to be inserted by Governance
Department:	Community Services & Major Projects
Section:	Community Services
Responsible Manager:	Manager Community Services & Major Projects
Date Adopted:	14 June 2017
Date to be Reviewed:	July 2018
Date Reviewed:	Insert Date reviewed (if applicable)
Date Rescinded:	Insert Date rescinded (if applicable)

REVISION RECORD

Date	Version	Revision description
August June 2017	1	Remove Regional Arts Development Fund from policy Grants to Community Policy

Grants to Community Policy

Policy no: PL-ES075 ~~Policy Number~~

Updated: August ~~June~~ 2017

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Grants to Community Policy

Policy no: ~~Policy Number~~ PL-ES075

Updated: ~~June~~ August 2017

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Grants to Community Policy

Policy no: ~~Policy Number~~ PL-ES075

Updated: ~~June~~ August 2017

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Grants to Community Policy

Policy no: ~~Policy Number~~ PL-ES075

Updated: ~~June~~ August 2017

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1 Purpose

The purpose of the Grants to Community Policy is to provide Council with one policy that encompasses all the funding available through Council to the communities of the Southern Downs region.

The policy will provide the foundation for Southern Downs Regional Council to deliver funding to community members and not-for-profit community organisations in an open, fair, equitable and transparent manner.

2 Scope

This policy applies primarily to the following Grants to Community and is to be read in conjunction with the attached Grants to Community Guidelines:

- (a) Sport & Recreation Grant ("SRG");
- (b) Community Grant ("CG");
- (c) Events Grant ("EG"); and
- ~~(d) Fast Grant ("FG"); and~~
- ~~(e)(d) Regional Arts Development Fund ("RADF").~~

In addition, the following will be briefly addressed:

- ~~(f)(e)~~ Major Event Sponsorship;
- ~~(f)~~ Annual Operational Funding Recipients; and
- ~~(g)~~ Regional Arts Development Fund ("RADF"); and
- (h) Council as an Auspicing Organisation.

This policy does not apply to River Improvement Trusts.

3 Legislative Context

Local Government Regulation 2012, Part 5

Section 194 Grants to Community Organisations

A local government may give a grant to a community organisation only –

- (a) *If the local government is satisfied –*
 - (i) *the grant will be used for a purpose that is in the public interest; and*
 - (ii) *the community organisation meets the criteria stated in the local government's community grants policy.*

Section 195 Community Grants Policy

A local government must prepare and adopt a policy about local government grants to community organisations (a community grants policy), which includes the criteria for a community organisation to be eligible for a grant from the local government.

4 Policy Details

The purpose of the Grants to Community - Funding Streams is to offer financial assistance to community members and not-for-profit community organisations for their facilities and activities.

This policy is to be read in conjunction with the attached Grants to Community Guidelines.

4.1 Governance

The governance of Grants to Community is undertaken by Council staff in accordance with the Grants to Community Policy and Grants to Community Guidelines.

4.2 Grants to Community – Funding Streams

Council offers the following Grants to Community Funding Streams:

- Sport & Recreation Grant;
- Community Grant;
- Events Grant; and
- ~~Regional Arts Development Fund (RADE); and~~
- Fast Grant.

4.3 Grants to Community Guidelines

The Guideline is a detailed document outlining all aspects of Council's Grants to Community and has been written with the applicant in mind to provide them with clear and concise guidance throughout the application process.

Section 1 to Section ~~7-6~~ of the Guidelines is designed to provide applicants with an overview of what is generic across all of Council's Grants to Community:

Section 1	Funding Streams & Funding Pool Rounds
Section 2	Funding Rounds
Section 32	Dos & Don'ts / Hints & Tips
Section 34	Applicant Support
Section 45	In-Eligible Criteria
Section 56	Eligible Criteria
Section 67	Application Process

Section ~~8-7~~ to Section ~~42-10~~ outlines the specific requirements for each Funding Stream so the applicant clearly understands which Funding Stream is the most suitable for their project.

Section ~~78~~ Sport & Recreation Grant

Section ~~88~~ Community Grant

Section ~~910~~ Events Grant

Section ~~1044~~ Fast Grant

~~Section 12~~ Regional Arts Development Fund (RADF)

Section ~~113~~ and Section ~~124~~ contain the Grants to Community Glossary of Terms and Frequently Asked Questions.

4.4 Grants to Community – Assessors & Decision Makers

The Grants to Community Funding Stream application assessors and decision makers are:

Funding Streams	Decision Makers
Sport & Recreation Grant	Mayor & Councillors
Community Grant	Mayor & Councillors
Events Grant	Mayor & Councillors
Fast Grant	Under Delegation by the CEO
Regional Arts Development Fund (RADF)	RADF Reference Group, Mayor & Councillors in accordance with the RADF and State Funding Guidelines

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4.5 Size of Grants

The maximum grant available for each Funding Stream is noted below; however, the average grant awarded may be less. Council is not able to be the sole funder for every project and has the discretion to offer applicants partial funding.

Funding Stream	Maximum Grant Available
Sport & Recreation Grant	Capped at \$10,000
Community Grant	Capped at \$10,000
Events Grant	Capped at \$10,000
Fast Grants	Capped at \$1,000
Regional Arts Development Fund	Not-Capped

4.6 Type of Grant

The Grants to Community Funding Streams are offered as continuing programs in that there will be annual funding rounds. New, emerging and/or established community not-for-profit organisations are encouraged to apply.

4.7 Promotion

The Grants to Community Funding Streams will be promoted using a combination of one or more of the following approaches:

- Online information & documents on the Southern Downs Regional Council (SDRC) grants page and via the scrolling banner;
- Media releases & advertisements in Daily News, Border Post and Southern Free Times including the Council News page;
- Community Information sessions;
- Community Contact Centres' TV;
- Telephone 'on-hold' message;
- Facebook;
- Community Contact Centres; and
- Internal Council Newsletter and Intranet.

4.8 Policy Outcomes

The outcomes of this policy include:

- Achieving the objectives of Council's Corporate Plan 2014-2019 (as amended) and Community Plan 2030 (as amended).
- Providing community organisations with financial support to meet identified community need and providing benefit to the broader Southern Downs region.
- Developing vibrant, engaged and more resilient communities.
- Providing a standard approach and framework to establish community partnerships.
- Distributing funds in an equitable, transparent and sustainable manner.

4.9 Dealing with Performance Issues

Grant recipients may fail to deliver on aspects of their Funding Agreement for a range of reasons. In such instances following interventions may occur:

- Request the funding be returned; or
- Place the applicant on the not-acquitted list and, until the full acquittal is received, the applicant remains on the list indefinitely.

4.10 Record Keeping

The Grants to Community records are managed by the relevant Community Services personnel. All records are electronically filed into Council's ECM Records Management System. All documents relevant to Grants to Community need to be stored by Council for at least seven (7) years.

Accurate record keeping tracks the interactions between Council and each unique grant applicant throughout the entire grant process.

4.11 Grants to Community Review

Review of the new Grants to Community needs to initially occur after each Grants to Community round closes and be based on *what worked? What didn't work? What would we do differently next time?* This should be ongoing until two or three rounds have closed.

After each of the above reviews all Grants to Community governing documents should be updated to reflect the lessons learned in an endeavour to continuously improve Council's Grants to Community.

Subsequently, the established Grants to Community should be reviewed annually.

Achievements and implementation will be evaluated as follows:

- Council staff will be responsible for reviewing the Grants to Community lessons learned and implementing any improvements approved by Council's senior management.
- ~~Depending on the reviewed improvements required, the implementation of them for RADF will need to be approved by the RADF Reference Panel and subsequently by Arts Queensland.~~
- Should Policy amendments be required a Report will be presented to Council for consideration.
- It is envisaged that whilst reporting, monitoring and assessment data will be used, the review may also seek information from key stakeholders.

4.12 Major Event Sponsorship

Council supports a number of Major Events and Festivals in the Region. This support falls outside the remit of this policy. The Major Events and Festivals are supported by the Southern Downs Regional Council under strict contractual conditions and have a proven and significant impact on the regional economy.

Organisations that are supported by Council through the Major Event Sponsorship are not eligible to apply for Council's Grants to Community.

4.13 Operational Funding Recipients

Organisations that receive annual operational funding from Council are not eligible to apply for the Grants to Community, ~~with the exception of the Regional Arts Development Fund (RADF), should the operational funding recipient be eligible as a prospective applicant.~~

4.14 Regional Arts Development Fund

The Regional Arts Development Fund (RADF) is a partnership between State and Local Governments which invests in quality arts and cultural experiences across Queensland based on locally determined priorities.

Organisations that are supported by Council through the Major Event Sponsorship are ~~eligible~~ eligible to apply for RADF funding.

~~Organisations~~Organisations that receive annual operational funding ~~from~~ from Council are eligible to apply for RADF funding.

Organisations that receive Grants to Community funding from Council are eligible to apply for RADF funding.

4.14.15 Council as an Auspicing Organisation

In the event Council is approached by an individual or organisation to be their Auspicing Organisation for a purpose outside of Councils Grants to Community, they are to be directed to Council's Corporate Services Department.

5 Definitions

Section ~~4.3~~ 11 of the attached Guidelines includes the Grants to Community Glossary of Terms.

6 Related Documents


- Grants to Community – Guidelines
- RADF Guidelines
- SDRC Community Plan 2030
- SDRC Corporate Plan 2014 – 2019

7 References

- Local Government Act 2009;
- Local Government Regulation 2012;

11.4 Buildings Asset and Services Management Plan

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 23 August 2017
	Manager Community Services and Major Projects	ECM Function No/s: 05.68.01

Recommendation

THAT Council

1. Adopt the Buildings Asset and Services Management Plan ("BASMP"), June 2017, Rev.V0.6;
2. Adopt the Building Hierarchy 2017 V1.9; and
3. Note and endorse the recommendations made under s. 7 Improvement Plan of the Buildings Asset and Services Management Plan ("BASMP"), June 2017, Rev.V0.6.

Report

At the General Council Meeting held on 22 March 2017, Council moved to endorse the Asset Management Strategy ("AMS"), March 2017, V1.0.

The purpose of the AMS is to translate the strategic intent of Council's Asset Management Policy ("AMP") into an integrated, actionable and achievable program of work to optimise the delivery of Council's asset based services. Further, it sets out a comprehensive and achievable plan for dealing with the issues identified in the Asset Management Maturity Assessment.

The objectives of the AMS are:

- a. Implement an effective, Council-wide asset management governance framework that is aligned with good industry practice.
- b. Support decision making at all levels with fit-for-purpose asset information management systems and data.
- c. Deliver asset-based services at the lowest possible whole-of-life cost to meet specified levels of service while adequately controlling for risk.

In response to the AMS, Council engaged CT Management Group to develop a building hierarchy and BASMP of its built assets. The outcome of that review and development of the BASMP is attached.

This report has previously gone to the General Council Meeting on the 26 July 2017 and Council Briefing Session on the 14 August 2017.

Budget Implications

Based on the number of built assets and the findings contained within the BASMP, Council currently underspends both in capital and maintenance on this asset class. The forecast figures will be included in capital works program which will be funded through a restricted cash reserve.

Policy Consideration

Asset Management Policy 2016

Community Engagement

A copy will be presented to the Audit & Risk Management Committee

Legislation/Local Law

Local Government Act 2009


Local Government Regulation 2012

Options

1. THAT Council:
 - a. Adopt the Buildings Asset and Services Management Plan ("BASMP"), June 2017, Rev.V0.6;
 - b. Adopt the Building Hierarchy 2017 V1.9; and
 - c. Note and endorse the recommendations made under s. 7 Improvement Plan of the Buildings Asset and Services Management Plan ("BASMP"), June 2017, Rev.V0.6
2. THAT Council does not:
 - a. Adopt the Buildings Asset and Services Management Plan ("BASMP"), June 2017, Rev.V0.6;
 - b. Adopt the Building Hierarchy 2017 V1.9; and
 - c. Note and endorse the recommendations made under s. 7 Improvement Plan of the Buildings Asset and Services Management Plan ("BASMP"), June 2017, Rev.V0.6

Attachments

1. Building Asset and Services Management Plan ("BASMP"), June 2017 Rev.V0.6
(Excluded from agenda - Provided under separate cover)[View](#)
2. Building Hierarchy 2017 V1.9[View](#)



Southern Downs
REGIONAL COUNCIL

SDC PROPOSED BUILDING HIERARCHY TAB 1.3

		UTILISATION	OCCUPANCY	IMPACT	HERITAGE SIGNIFICANCE	HIERARCHY	
OCCUPIED BUILDINGS	SDC PROPOSED BUILDING HIERARCHY TAB 1.3	Typical Utilisation 1 = Full Day 2 = Short Visit	Usage = Days of use X Typical visit duration	Average full days per 10 days occupancy or days of use 1 = 25 to 40 days of use 2 = 20 to 24 days of use or > 10 short visits 3 = 6 to 10 days of use or < 10 short visits 4 = < 6 days of use	Impact on the community and the building 1 = Major Impact 2 = Moderate Impact 3 = Minor Impact 4 = No Impact	Heritage Significance to the Community 1 = High 2 = Moderate 3 = Low 4 = No Heritage Value	Level 1 Buildings = 1 to 10 Level 2 Buildings = 11 to 20 Level 3 Buildings = 21 to 30 Level 4 Buildings = 31 to 40 Level 5 Buildings = 41 to 50
NON-OCCUPIED BUILDINGS Operational Buildings (e.g. Plant Rooms, Pump Stations etc)	SDC PROPOSED BUILDING HIERARCHY TAB 1.3	Typical operational duration 1 = 24 hours 2 = 12 hours 3 = 6 hours 4 = 3 hours 5 = 1 hour 6 = 30 minutes 7 = 15 minutes 8 = 5 minutes 9 = 1 minute 10 = 30 seconds 11 = 15 seconds 12 = 5 seconds 13 = 1 second 14 = 0.5 seconds 15 = 0.1 seconds	Usage = Days of use X Typical visit duration	Impact on the community and the building 1 = Major Impact 2 = Moderate Impact 3 = Minor Impact 4 = No Impact	Heritage Significance to the Community 1 = High 2 = Moderate 3 = Low 4 = No Heritage Value	Level 1 Buildings = 1 to 10 Level 2 Buildings = 11 to 20 Level 3 Buildings = 21 to 30 Level 4 Buildings = 31 to 40 Level 5 Buildings = 41 to 50	

Building ID	Building	Location	Street Address	Suburb/Town	Postal Code	Building Type	Building Use	Building Use	Building Use	Building Use	Building Use	Building Use	Building Use	Building Use	Building Use	Building Use
APV2016_002	Shelter	Cemetery	148 Allora - Clifton Road	ALLORA	5	Cemeteries	3	0.3	0.9	1	2	2	5.9	Level 4		
APV2016_003	Shed	Cemetery	148 Allora - Clifton Road	ALLORA	9	Cemeteries	9	0.9	0.9	1	1	0	2.9	Level 5		
APV2016_005	Shelter	P. L. Travers Park	76 Herbert Street	ALLORA	1	Minor Structures	4	0.3	1.2	1	3	0	5.2	Level 4		
APV2016_006	Pump Station		Bradfield Road / New England Highway	ALLORA	6	Water	2	2	4	0	2	0	6	Level 4		
APV2016_010	Transfer Awning	Waste Facility	Burgess Road	ALLORA	1	Waste	5	0.3	1.5	2	2	0	5.5	Level 4		
APV2016_011	Office	Waste Facility	Burgess Road	ALLORA	1	Waste	5	1	5	1	3	0	9	Level 3		
APV2016_101	Shower Block	Saleyards	191 McEvoy Street	WARWICK	4	Amenities	4	0.3	1.2	2	4	0	7.2	Level 3		
APV2016_015	Shelter with table	Emu Vale Park	Yangan-Killarney Rd	EMU VALE	1	Minor Structures	9	0.9	0.9	1	1	0	2.9	Level 5		
APV2016_016	Picnic shelter	Old railway building	Toowoomba - Karara Road	KARARA	6	Minor Structures	2	0.3	0.6	1	1	1	3.6	Level 5		
APV2016_017	Water treatment shed	Rail Corridor Access	Unnamed Road In Rail Corridor	KARARA	6	Water	5	2	10	0	2	0	12	Level 2		
APV2016_019	Toilet (colourbond)	Cemetery	Backhouse Road	KILLARNEY	3	Cemeteries	4	0.3	1.2	1	2	0	4.2	Level 4		
APV2016_020	Shelter	Cemetery	Backhouse Road	KILLARNEY	3	Cemeteries	3	0.3	0.9	1	3	0	4.9	Level 4		
APV2016_021	Transfer Awning	Waste Facility	Killarney - Barlowe Gate Road	KILLARNEY	1	Waste	5	0.3	1.5	2	2	0	5.5	Level 4		
APV2016_022	Office	Waste Facility	Killarney - Barlowe Gate Road	KILLARNEY	2	Waste	5	1	5	1	3	0	9	Level 3		
APV2016_024	Toilets	Waste Facility	Killarney - Barlowe Gate Road	KILLARNEY	1	Waste	5	0.3	1.5	2	2	0	5.5	Level 4		
APV2016_025	Laboratory	Water Treatment Plant	Spring Creek Road	KILLARNEY	1	Water	5	2	10	1	5	0	14	Level 1		
APV2016_026	Pump Shed	Water treatment Plant building	Spring Creek Road	KILLARNEY	1	Water	5	2	10	0	3	0	13	Level 1		
APV2016_027	Pump Shed 2	Water treatment Plant building	Spring Creek Road	KILLARNEY	1	Water	5	2	10	0	3	0	13	Level 1		
B00002	Toilets (Colourbond)	Jim Mitchell Park	McCooker Drive	DALVEEN	3	Amenities	5	0.3	1.5	2	4	0	7.5	Level 3		
APV2016_032	Water Pump shed	Donald St	Donald Street	LEYBURN	9	Water	5	2	10	0	3	0	13	Level 1		
APV2016_033	Transfer Awning	Waste transfer station	Donovan Road	LEYBURN	1	Waste	5	0.3	1.5	2	2	0	5.5	Level 4		
APV2016_034	Shelter	Cemetery	Layman - Cunningham Road	LEYBURN	1	Cemeteries	9	0.9	0.9	1	3	0	4.9	Level 4		
B00246	Indoor rec & aquatic centre	Recreation Centre	29 Palmerin Street	WARWICK	3	Sport/Recreational	5	1	5	5	3	0	13	Level 1		
B00291	Toilets	Victoria Park	Wallace Street	WARWICK	5	Amenities	5	0.9	1.5	2	4	0	7.5	Level 3		
APV2016_038	Water Pump shed	Warwick St	Warwick Street	LEYBURN	3	Water	5	2	10	0	3	0	13	Level 1		
APV2016_039	Gate Office	Waste Facility	White Road	MARYVALE	2	Waste	5	1	5	1	3	0	9	Level 3		

Item 11.4 Buildings Asset and Services Management Plan
Attachment 2: Building Hierarchy 2017 V1.9

Location Code	Building	Location	Street Address	Suburb/Town	Overall Building Condition	Watermark Classification	State	Structure	Value	Quantity	Community Asset	Domestic Structure	Information	Priority Level
APV2016_043	Transfer Aving	Waste Facility	Leyburn - Cunningham Road	SPRATTEN	2	Waste	5	0.3	1.5	2	2	0	5.5	Level 4
APV2016_044	Gate Office	Waste Facility	Leyburn - Cunningham Road	SPRATTEN	2	Waste	5	1	5	1	3	0	9	Level 3
APV2016_056	Office & garage	Eden Gardens Cemetery	Willi Street	ROSENTHAL HEIGHTS	5	Cemeteries	5	1	5	2	2	0	9	Level 3
APV2016_057	Old Cemetery Residence	Eden Gardens Cemetery	Willi Street	ROSENTHAL HEIGHTS	8	Accommodation	5	1	5	1	2	0	8	Level 3
APV2016_058	Toilet	Eden Gardens Cemetery	Willi Street	ROSENTHAL HEIGHTS	7	Cemeteries	5	0.3	1.5	1	1	0	3.5	Level 5
APV2016_059	Garage	Eden Gardens Cemetery	Willi Street	ROSENTHAL HEIGHTS	7	Cemeteries	2	0.3	0.6	1	1	0	2.6	Level 6
APV2016_060	Truck Garage	Eden Gardens Cemetery	Willi Street	ROSENTHAL HEIGHTS	4	Cemeteries	2	0.3	0.6	1	1	0	2.6	Level 6
APV2016_061	Concrete Block Gas Shed	Connolly Dam	1010 Connolly Dam Road	SILVERWOOD	6	Water	1	0.3	0.9	0	1	0	1.3	Level 5
APV2016_062	Corrugated Iron Shed	Connolly Dam	1010 Connolly Dam Road	SILVERWOOD	7	Water	2	0.3	0.6	1	1	0	2.6	Level 5
300086	Toilet Block Central	Leslie Park	Fitroy Street	WARWICK	5	Amenities	5	0.3	1.5	2	4	0	7.5	Level 3
300115	Toilet Block	Jackie Howe Park	Jackie Howe Drive	WARWICK	4	Amenities	5	0.3	1.5	2	4	0	7.5	Level 3
APV2016_077	Pump Shed	Mount Tabor	3 Malinda Road	SLADEVALE	3	Water	5	2	30	0	3	0	13	Level 1
300564	YMCA Centre	YMCA Centre	Talc Street	STANTHORPE	5	Sport/Recreational	5	1	5	4	4	0	13	Level 1
APV2016_080	Dwelling		17 Cornubium Street	STANTHORPE	5	Accommodation	5	1	5	1	2	0	8	Level 3
APV2016_081	Shed	Car park behind Admin	52A Lock Street	STANTHORPE	5	Minor Structures	3	0.3	0.9	1	1	0	2.9	Level 5
APV2016_082	Hall	Fred Rogers Comp	Eulley Road	STORM KING	5	Sport/Recreational	2	1	2	5	2	0	7	Level 3
300570	Aerobics Room	YMCA Centre	Talc Street	STANTHORPE	3	Sport/Recreational	5	0.3	1.5	4	4	0	9.5	Level 3
APV2016_084	Accommodation 1	Fred Rogers Comp	Eulley Road	STORM KING	5	Sport/Recreational	2	1	2	2	2	0	6	Level 4
APV2016_085	Dormitory & Food Hall	Fred Rogers Comp	Eulley Road	STORM KING	5	Sport/Recreational	2	1	2	2	2	0	6	Level 4
300113	Soccer Clubhouse	Henry Joppich Park	Parker Street	WARWICK	8	Sport/Recreational	2	0.3	1.2	2	2	0	5.2	Level 4
300122	Toilets (Concrete)	Rotary Park	Helene Street	WARWICK	2	Amenities	5	0.3	1.5	2	4	0	7.5	Level 3
APV2016_083	Touist Info	Touist Info	New England Highway	WALLAGARRA	4	Civic Buildings	5	0.3	1.5	1	3	0	5.5	Level 4
300169	Toilets (Colorbond)	Apex Park	New England Highway	ALLORA	2	Amenities	5	0.3	1.5	2	4	0	7.5	Level 3
APV2016_109	Pumpstation	Rowland Street Pumpstation	21 A Rowland Street	WARWICK	2	Water	5	2	30	0	3	0	13	Level 1
300201	Toilets (Colourbond)	Browns Falls Park	Spring Creek Road	KILLARNEY	1	Amenities	5	0.3	1.5	2	4	0	7.5	Level 3
APV2016_108	Youthspace Stage	Leslie Park	Fitroy Street	WARWICK	1	Cultural	5	0.3	1.5	2	2	0	5.5	Level 4
APV2016_109	Shade structure	Leslie Park	Fitroy Street	WARWICK	5	Minor Structures	5	0.3	1.5	2	3	0	6.5	Level 4
APV2016_110	Playground Shade Structure	Leslie Park	Fitroy Street	WARWICK	2	Minor Structures	5	0.3	1.5	2	3	0	6.5	Level 4
APV2016_111	Pumproom and shed	Freestone Rd Reservoir	Freestone Road	WARWICK	1	Water	5	2	10	0	3	0	13	Level 1
APV2016_112	Pumproom and shed	Freestone Rd Reservoir	Freestone Road	WARWICK	4	Water	5	2	30	0	3	0	13	Level 1
APV2016_118	Picnic Shelter 1	Willi Street Roadside Parkland	Willi Street	ROSENTHAL HEIGHTS	4	Minor Structures	2	0.3	0.6	1	1	0	2.6	Level 5
APV2016_234	Pump Station	Connolly Dam	Connolly Dam Road	SILVERWOOD	4	Water	5	2	30	0	3	0	13	Level 1
APV2016-127	Shelter	Stuart Henry Park	20a Warwick St	ALLORA	3	Minor Structures	5	0.3	0.9	2	3	0	5.9	Level 4
APV2016-128	Shade Shelter 1/2	Aquatic	35 Raff Street	ALLORA	3	Minor Structures	3	0.3	0.9	2	3	0	5.9	Level 4
APV2016-129	Shade Shelter 2/2	Aquatic	35 Raff Street	ALLORA	3	Minor Structures	3	0.3	0.9	2	3	0	5.9	Level 4
APV2016-130	BBQ Shelter (Playground)	Queens Park	Peak Road	WARWICK	3	Minor Structures	3	0.3	0.9	2	2	0	4.9	Level 4
APV2016-131	Shelter 1	Mile End Park	Tooth Street	WARWICK	2	Minor Structures	3	0.3	0.9	1	2	0	3.9	Level 5
APV2016-132	Shelter 2	Mile End Park	Tooth Street	WARWICK	2	Minor Structures	3	0.3	0.9	1	2	0	3.9	Level 5
APV2016-133	BBQ shelter	Stuart Henry Park	20a Warwick St	ALLORA	1	Minor Structures	3	0.3	0.9	1	2	0	3.9	Level 5
APV2016-134	Pump Shed	Watson Oval - Roadside AFL	Jackie Howe Drive	WARWICK	1	Minor Structures	3	0.3	0.9	0	3	0	3.9	Level 5
APV2016-137	Reuse Pump Shed	STP	Wentworth Street	WARWICK	3	Wastewater	5	2	10	0	3	0	13	Level 1
APV2016-138	Shed (attached to control bldg)	WVTP	Wentworth Street	WARWICK	2	Wastewater	5	2	30	0	3	0	13	Level 1
APV2016-140	Fuel Store	WVTP	Glen Road	WARWICK	6	Water	4	0.3	1.2	1	2	0	4.2	Level 4
APV2016-142	Shelter Steel (Playground)	Queens Park	Peak Road	WARWICK	7	Minor Structures	5	0.3	1.5	1	2	0	4.5	Level 4
APV2016-143	Shelter 2	Australiana Park	Wallace Street	WARWICK	5	Minor Structures	4	0.3	1.2	1	2	0	4.2	Level 4
APV2016-144	Shelter 3	Australiana Park	Wallace Street	WARWICK	5	Minor Structures	4	0.3	1.2	1	2	0	4.2	Level 4
APV2016-145	Shelter 4	Australiana Park	Wallace Street	WARWICK	5	Minor Structures	4	0.3	1.2	1	2	0	4.2	Level 4
APV2016-146	Shelter 5	Australiana Park	Wallace Street	WARWICK	5	Minor Structures	4	0.3	1.2	1	2	0	4.2	Level 4
APV2016-147	Shelter 6	Australiana Park	Wallace Street	WARWICK	5	Minor Structures	4	0.3	1.2	1	2	0	4.2	Level 4
APV2016-148	Gate Office	Waste Transfer station	Donovan Road	LEYBURN	2	Waste	5	1	5	1	3	0	9	Level 3
APV2016-153	Cattery	Pound	Wentworth Street	WARWICK	1	Animal Control	5	2	10	0	3	0	13	Level 1
APV2016-155	Picnic Shelter 2	Industrial Park	140-142 McEvoy Street	WARWICK	5	Minor Structures	3	0.3	0.9	1	1	0	2.9	Level 5
APV2016-156	Picnic Shelter 3	Industrial Park	140-142 McEvoy Street	WARWICK	5	Minor Structures	3	0.3	0.9	1	1	0	2.9	Level 5
APV2016-157	Picnic Shelter 4	Industrial Park	140-142 McEvoy Street	WARWICK	5	Minor Structures	3	0.3	0.9	1	1	0	2.9	Level 5
APV2016-158	Picnic Shelter 5	Industrial Park	140-142 McEvoy Street	WARWICK	5	Minor Structures	3	0.3	0.9	1	1	0	2.9	Level 5
APV2016-159	Picnic Shelter 6	Industrial Park	140-142 McEvoy Street	WARWICK	5	Minor Structures	3	0.3	0.9	1	1	0	2.9	Level 5
APV2016-160	Double Bay Store Shed	Saleyards	191 McEvoy Street	WARWICK	1	Saleyards	2	1	2	5	2	0	9	Level 3
APV2016-161	Shelter	Miller Vale Park	Maryvale Road	MARYVALE	4	Minor Structures	3	0.3	0.9	1	2	0	3.9	Level 5
APV2016-163	Picnic Shelter 1/2	Apex Park	New England Highway	ALLORA	5	Minor Structures	4	0.3	1.2	1	2	0	4.2	Level 4
APV2016-164	Picnic Shelter 2/2	Apex Park	New England Highway	ALLORA	5	Minor Structures	4	0.3	1.2	1	2	0	4.2	Level 4
APV2016-165	Shelter 1	Bridge Park	Tummalville Road	LEYBURN	3	Minor Structures	3	0.3	0.9	1	2	0	3.9	Level 5
APV2016-166	Shelter 2	Bridge Park	Tummalville Road	LEYBURN	3	Minor Structures	3	0.3	0.9	1	2	0	3.9	Level 5
300202	Admin building	Depot	11 Depot Road	WARWICK	5	Depots	5	1	5	4	4	0	13	Level 1
APV2016-171	Picnic Shelter 2	Willi Street Roadside Parkland	Willi Street	ROSENTHAL HEIGHTS	4	Minor Structures	3	0.3	0.9	1	1	0	2.9	Level 5

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Location	Building	Location	Street of Use	Street of Use	Overall Building Condition	Category & Sub-category	Size	Duration	Cost	Frequency	Community Unit	Domestic Sub-category	Information	Priority Level
APV2016-174	Store Shed & Lean to	Pound	Wentworth Street	WARWICK	1	Animal Control	5	0.3	1.5	1	2	0	4.5	Level 4
APV2016-175	Pump Station		2 Wallace Street	WARWICK	2	Water	5	2	30	0	5	0	13	Level 1
APV2016-176	Store Shed (JJ Richards)	Waste Facility	Old Stanthorpe Road	MORGAN PARK	2	Waste	2	0.3	0.6	1	1	0	2.6	Level 5
800206	Toilets	Ovation Street Road Reserve	Grafton Street	WARWICK	2	Amenities	5	0.5	1.5	2	4	0	7.5	Level 3
APV2016-181	Develving Shed	WWTP	Wentworth Street	WARWICK	1	Wastewater	5	2	10	0	3	0	13	Level 1
APV2016-182	Shade Sail	Apec Park	New England Highway	ALLORA	6	Minor Structures	5	0.3	1.5	2	2	0	5.5	Level 4
APV2016-184	High-bay Shed	WWTP	Wentworth Street	WARWICK	1	Wastewater	5	0.3	1.5	1	3	0	5.5	Level 4
APV2016-187	Workshop 2	Saleyards	191 McEvoy Street	WARWICK	2	Saleyards	2	1	2	2	2	0	6	Level 4
APV2016-192	Office (JJ Richards)	Waste Facility	Old Stanthorpe Road	MORGAN PARK	3	Waste	4	1	4	1	2	0	7	Level 3
APV2016-194	Tirebay Filtration Canopy	WWTP	Wentworth Street	WARWICK	1	Wastewater	5	2	30	0	3	0	13	Level 1
APV2016-197	Pensioner Dwellings (Villa 2)	Pioneer Cottages	56 Fitzroy Street	WARWICK	7	Community Housing	5	1	5	1	2	0	8	Level 3
APV2016-198	Pensioner Dwellings (Villa 4)	Pioneer Cottages	56 Fitzroy Street	WARWICK	7	Community Housing	5	1	5	1	2	0	8	Level 3
APV2016-199	Pensioner Dwellings (Villa 3)	Pioneer Cottages	56 Fitzroy Street	WARWICK	7	Community Housing	5	1	5	1	2	0	8	Level 3
APV2016-208	Kennel Old	Pound	Wentworth Street	WARWICK	4	Animal Control	1	1	1	1	1	0	3	Level 5
APV2016-212	Shade Structure		20a Warwick St	ALLORA	5	Minor Structures	5	0.3	1.5	2	2	0	5.5	Level 4
APV2016-220	Shade Structure (Playground)	Jackie Howe Park	Jackie Howe Drive	WARWICK	1	Minor Structures	5	0.3	1.5	2	2	0	5.5	Level 4
APV2016-221	Pensioner Dwellings (7 & 8)	Pioneer Cottages	56 Fitzroy Street	WARWICK	7	Community Housing	5	1	5	1	2	0	8	Level 3
APV2016-228	Shade Sails Small	Aquatic	35 Raff Street	ALLORA	4	Minor Structures	4	0.3	1.2	2	2	0	5.2	Level 4
APV2016-234	Pensioner Dwellings (788)	Pioneer Cottages	54 Fitzroy Street	WARWICK	4	Community Housing	5	1	5	1	2	0	8	Level 3
APV2016-235	Pensioner Dwellings (588)	Pioneer Cottages	54 Fitzroy Street	WARWICK	4	Community Housing	5	1	5	1	2	0	8	Level 3
APV2016-237	Transfer Aving	Waste Facility	Whites Road	MARYVALE	2	Waste	5	0.3	1.5	2	2	0	5.5	Level 4
APV2016-240	Pensioner Dwellings (610)	Pioneer Cottages	54 Fitzroy Street	WARWICK	4	Community Housing	5	1	5	1	2	0	8	Level 3
800209	Toilets	Farley Plaza	Farley Street	STANTHORPE	2	Amenities	5	0.3	1.5	2	4	0	7.5	Level 3
APV2016-255	BBQ Shelter	Reserve (HWY)	New England Highway	WALLANGARRA	4	Minor Structures	3	0.3	0.9	2	2	0	4.9	Level 4
APV2016-256	Well Shelter	Reserve (HWY)	New England Highway	WALLANGARRA	4	Minor Structures	3	0.3	0.9	1	1	0	2.9	Level 5
APV2016-257	Transfer Aving	Waste Facility	Rifle Range Road	STANTHORPE	1	Waste	5	0.3	1.5	2	2	0	5.5	Level 4
APV2016-258	Recycling Dropoff Shelter	Waste Facility	Rifle Range Road	STANTHORPE	1	Minor Structures	5	0.3	1.5	1	2	0	4.5	Level 4
APV2016-259	Gate House	Waste Facility	Rifle Range Road	STANTHORPE	2	Waste	5	1	5	2	3	0	10	Level 2
APV2016-260	Storage Shed/ Garage	Animal Shelter	26270 New England Highway	STANTHORPE	1	Animal Control	4	0.3	1.2	1	2	0	4.2	Level 4
APV2016-261	Shelter 2 (Rectangle)	Swimming Pool Centre	Talc Street	STANTHORPE	3	Swimming Centre	4	0.3	1.2	2	1	0	4.2	Level 4
APV2016-262	Shelter 3 (Rectangle)	Swimming Pool Centre	Talc Street	STANTHORPE	3	Swimming Centre	4	0.3	1.2	2	1	0	4.2	Level 4
APV2016-263	Filtration Shed	Swimming Pool Centre	Talc Street	STANTHORPE	1	Swimming Centre	5	2	30	0	4	0	14	Level 1
APV2016-264	Shade Shelter (over playground)	Weeroona Park	52 Marsh Street	STANTHORPE	1	Minor Structures	5	0.3	1.5	2	2	0	5.5	Level 4
APV2016-265	Shelter 2 (Rectangle)	Weeroona Park	52 Marsh Street	STANTHORPE	3	Minor Structures	4	0.3	1.2	2	2	0	5.2	Level 4
APV2016-268	Shelter 2	High Street Reserve	High Street	STANTHORPE	3	Minor Structures	3	0.3	0.9	1	1	0	2.9	Level 5
APV2016-269	Grandstand 2	Swimming Pool Centre	42 Willow Street	KILLARNEY	7	Swimming Centre	4	0.6	2.4	3	3	0	8.4	Level 3
APV2016-270	Shade Shelter & Table	Swimming Pool Centre	42 Willow Street	KILLARNEY	3	Swimming Centre	4	0.3	1.2	2	1	0	4.2	Level 4
APV2016-271	Large Shade Shelter (next to pool)	Swimming Pool Centre	42 Willow Street	KILLARNEY	3	Swimming Centre	4	0.3	1.2	2	1	0	4.2	Level 4
APV2016-272	Shade Shelter (over toddler pool)	Swimming Pool Centre	42 Willow Street	KILLARNEY	3	Swimming Centre	4	0.3	1.2	2	1	0	4.2	Level 4
APV2016-273	Shade Shelter (end of 25m pool)	Swimming Pool Centre	42 Willow Street	KILLARNEY	3	Swimming Centre	4	0.3	1.2	2	1	0	4.2	Level 4
APV2016-274	Picnic Shelter 1	Swimming Pool Centre	42 Willow Street	KILLARNEY	3	Swimming Centre	4	0.3	1.2	2	1	0	4.2	Level 4
APV2016-275	Picnic Shelter 2	Swimming Pool Centre	42 Willow Street	KILLARNEY	3	Swimming Centre	4	0.3	1.2	2	1	0	4.2	Level 4
APV2016-276	Picnic shelter 2	Bicentennial Park	40 Willow Street	KILLARNEY	5	Swimming Centre	4	0.3	1.2	2	1	0	4.2	Level 4
APV2016-277	Shade Shelter (over playground)	De Veen Precinct	Pine Crescent	DULVEEN	1	Minor Structures	3	0.3	0.9	2	2	0	4.9	Level 4
APV2016-278	Concrete Shelter	Recreation Park	Ann St	APPLETHORPE	6	Minor Structures	3	0.3	0.9	1	1	0	2.9	Level 5
APV2016-284	Columnarium Hall 2		Rich Street	STANTHORPE	3	Concessions	5	2	30	0	3	0	13	Level 1
APV2016-285	Duplex 2	Duplex Fibro Sugarloaf (5 Unit)	110 Sugarloaf Road	STANTHORPE	3	Community Housing	5	1	5	1	2	0	8	Level 3
APV2016-286	Duplex 3	Duplex Fibro Sugarloaf (5 Unit)	110 Sugarloaf Road	STANTHORPE	3	Community Housing	5	1	5	1	2	0	8	Level 3
APV2016-287	Duplex 4	Duplex Fibro Sugarloaf (5 Unit)	110 Sugarloaf Road	STANTHORPE	3	Community Housing	5	1	5	1	2	0	8	Level 3
APV2016-288	Duplex 5	Duplex Fibro Sugarloaf (5 Unit)	110 Sugarloaf Road	STANTHORPE	3	Community Housing	5	1	5	1	2	0	8	Level 3
APV2016-289	Duplex Fibro Sugarloaf (Unit 2)	Duplex Fibro Sugarloaf (4 Unit)	124 Sugarloaf Road	STANTHORPE	5	Community Housing	5	1	5	1	2	0	8	Level 3
APV2016-290	Pensioner Units 21 Granite (Unit)	Pensioner Units 21 Granite (5)	19-21 Granite Street	STANTHORPE	4	Community Housing	5	1	5	1	2	0	8	Level 3
APV2016-291	Pensioner Units 21 Granite (Unit)	Pensioner Units 21 Granite (5)	19-21 Granite Street	STANTHORPE	4	Community Housing	5	1	5	1	2	0	8	Level 3
APV2016-292	Pensioner Units 21 Granite (Unit)	Pensioner Units 21 Granite (5)	19-21 Granite Street	STANTHORPE	4	Community Housing	5	1	5	1	2	0	8	Level 3
APV2016-293	Pensioner Units 21 Granite (Unit)	Pensioner Units 21 Granite (5)	19-21 Granite Street	STANTHORPE	4	Community Housing	5	1	5	1	2	0	8	Level 3
800031	Administration Building	Administration Precinct	54 Fitzroy Street	WARWICK	4	Administration	5	1	5	5	5	0	15	Level 1
800219	Toilet Block (Concrete)	Leslie Park	Fitzroy Street	WARWICK	2	Amenities	5	0.3	1.5	2	4	0	7.5	Level 3
800271	Toilets (Yellow)	Australians Park	Wallace Street	WARWICK	5	Amenities	5	0.3	1.5	2	4	0	7.5	Level 3
800004	Library	Administration Precinct	64 Fitzroy Street	WARWICK	5	Library	5	0.6	3	3	4	0	10	Level 2
800014	Council Chambers	Council Chambers	51 Marsh Street	STANTHORPE	4	Administration	5	1	5	5	3	0	13	Level 1
800242	Shed (behind hall)	Community Hall	55 Herbert Street	ALLORA	3	Community Halls	2	0.3	0.6	0	2	0	2.6	Level 5
800008	Office	Saleyards	191 McEvoy Street	WARWICK	6	Saleyards	2	1	2	5	2	0	9	Level 3
800010	Selling Ring	Saleyards	191 McEvoy Street	WARWICK	7	Saleyards	2	1	2	5	2	0	9	Level 3
800385	Toilets (Colabond)	Stuart Harvey Park	20a Warwick St	ALLORA	2	Amenities	5	0.3	1.5	2	4	0	7.5	Level 3
800012	Office & Amenities	Aquatic	35 Raff Street	ALLORA	5	Swimming Centre	4	1	4	3	3	0	10	Level 2

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Building ID	Building Name	Location	Street Address	Suburb/Town	Overall Building Status and Condition	Category & Sub-category	Size (m²)	Duration	Value	Priority	Community Asset	Demolition Status/Reason	Information	Dependency Level
300013	Swimming Pool	Swimming Pool Centre	42 Willow Street	KILLARNEY	3	Other Structures	4	0.8	1.2	3	3	0	7.2 Level 3	
300572	Toilets	Reserve (HWY)	New England Highway	WALLANGARRA	3	Amenities	5	0.3	1.5	2	4	0	7.5 Level 3	
300698	Senior Citizens	Senior Citizens	Marsh Street	STANTHORPE	3	Community Halls	3	0.6	1.8	2	2	0	5.8 Level 4	
300199	Workshop	Depot	11 Depot Road	WARWICK	3	Depots	5	1	5	3	4	0	12 Level 2	
300590	Toilets	Storm King Dam	Storm King Drive	STORM KING	4	Amenities	5	0.8	1.5	2	4	0	7.5 Level 3	
300022	Shelter Wooden (Playground)	Queens Park	Park Road	WARWICK	4	Minor Structures	5	0.3	1.5	2	2	0	5.5 Level 4	
300023	Terminal	Aerodrome	39 Massey Bony Mountain Road	MASSEE	5	Aerodrome	1	0.5	0.5	1	3	0	4.3 Level 4	
300024	Pensioner Units	18-20 Macintyre Street	18-20 Macintyre Street	LEYBURN	5	Community Housing	5	1	5	1	2	0	8 Level 3	
300025	Pensioner Unit Duplex	28 Pine Crescent	28 Pine Crescent	DALVEEN	5	Community Housing	5	1	5	1	2	0	8 Level 3	
AP V2016_030	Toilet	Sports grounds	15 Tummaville Road	LEYBURN	6	Amenities	4	0.3	1.2	2	2	0	5.2 Level 4	
300027	SES Building	Administration Precinct	64 Fitzroy Street	WARWICK	5	Emergency Services	4	0.6	2.4	2	4	0	8.4 Level 3	
300028	Art Gallery	Administration Precinct	64 Fitzroy Street	WARWICK	3	Cultural	5	0.3	1.5	4	3	0	8.5 Level 3	
300029	Shade Structure	Kilpa park landscape	Kilpa Street	STANTHORPE	2	Minor Structures	5	0.8	1.5	2	2	0	5.5 Level 4	
300030	Shelter	Storm King Dam	Storm King Drive	STORM KING	2	Minor Structures	3	0.3	0.9	2	1	0	3.9 Level 5	
300036	Pensioner Dwellings (Vile 1)	Pioneer Cottages	56 Fitzroy Street	WARWICK	7	Community Housing	5	1	5	1	2	0	8 Level 3	
300037	Pensioner Dwellings (5 & 6)	Pioneer Cottages	56 Fitzroy Street	WARWICK	7	Community Housing	5	1	5	1	2	0	8 Level 3	
300038	Common Laundry	Pioneer Cottages	56 Fitzroy Street	WARWICK	7	Community Housing	5	0.8	1.5	1	2	0	4.5 Level 4	
300039	Pensioner Dwellings (1-4)	Pioneer Cottages	54 Fitzroy Street	WARWICK	4	Community Housing	5	1	5	1	2	0	8 Level 3	
300041	Shelter BBQ canopy	Shilshere	11 Tooth Street	WARWICK	5	Minor Structures	3	0.8	0.9	1	1	0	2.9 Level 5	
300048	Scoreboard	Jackie Howe Drive	WARWICK	6	Other Structures	3	0.3	0.9	0	2	0	0	2.9 Level 5	
300050	Cowboys Rugby League Grand Stand (No Roof)	Alice Street	WARWICK	5	Other Structures	3	0.8	0.9	3	2	0	0	5.9 Level 4	
AP V2016_036	Toilets	Macintyre Street	LEYBURN	5	Amenities	4	0.3	1.2	2	2	0	0	5.2 Level 4	
300055	Hockey Synthetic Playing Field	Alice Street	WARWICK	3	Other Structures	3	0.3	0.9	3	2	0	0	5.9 Level 4	
300056	Hockey Field Lighting - Queens Park	Alice Street	WARWICK	4	Other Structures	4	0.3	1.2	3	2	0	0	6.2 Level 4	
300057	BBQ and shelter	Rotary Park	Helene Street	WARWICK	3	Minor Structures	5	0.3	1.5	2	2	0	5.5 Level 4	
300059	Shelter (Guy Street)	Leslie Park	Fitzroy Street	WARWICK	2	Minor Structures	5	0.3	1.5	2	2	0	5.5 Level 4	
300060	Residence	Connolly Dam	1010 Connolly Dam Road	SILVERWOOD	6	Accommodation	5	1	5	1	2	0	8 Level 3	
300061	Shelter (Central)	Leslie Park	Fitzroy Street	WARWICK	2	Minor Structures	5	0.3	1.5	2	2	0	5.5 Level 4	
AP V2016_063	Mara Toilets	Connolly Dam	1010 Connolly Dam Road	SILVERWOOD	6	Amenities	5	0.8	1.5	2	2	0	5.5 Level 4	
300063	Shelter 1	Australiana Park	Wallace Street	WARWICK	5	Minor Structures	4	0.3	1.2	2	2	0	5.2 Level 4	
300067	Shelter (adjacent to lake)	Barnes Park	55-56 Homenan Road	WARWICK	5	Minor Structures	3	0.8	0.9	2	2	0	4.9 Level 4	
300068	Apex Picnic Shelter	Victoria Park	Wallace Street	WARWICK	4	Minor Structures	5	0.3	1.5	2	2	0	5.5 Level 4	
AP V2016_064	Ladies Toilets	Connolly Dam	1010 Connolly Dam Road	SILVERWOOD	6	Amenities	5	0.8	1.5	2	2	0	5.5 Level 4	
300072	Lions Shelter & Bbq	Mile End Park	Tooth Street	WARWICK	5	Minor Structures	5	0.3	1.5	2	2	0	5.5 Level 4	
300073	Pump Station	King Street Reserve	King Street	YANGAH	3	Water	5	2	30	0	3	0	13 Level 1	
AP V2016_092	Toilets (Windyloo)	Farm Creek Park	Tannymorel-Mt Colliery Road	TANNYMOREL	3	Amenities	2	0.3	0.6	1	3	0	4.6 Level 4	
300077	Residence	Cemetery	Wentworth Street	WARWICK	8	Accommodation	5	1	5	1	1	0	8 Level 3	
300078	William Mitchner Shelter Shed	Cemetery	Wentworth Street	WARWICK	7	Cemeteries	3	0.3	0.9	2	2	0	6.9 Level 4	
300079	Columns/beam	Wentworth Street	WARWICK	3	Cemeteries	5	2	30	0	3	0	0	13 Level 1	
300080	Shelter Shed	King Street Reserve	King Street	YANGAH	3	Minor Structures	3	0.3	0.9	1	1	0	2.9 Level 5	
AP V2016_104	Toilets (Colorbond)	Queens Park Sports Grounds	Alice Street	WARWICK	2	Amenities	5	0.5	1.5	2	3	0	6.5 Level 4	
AP V2016-177	Transportable Toilets	Aerodrome	89 Massey Bony Mountain Road	MASSEE	6	Amenities	1	0.3	0.3	2	2	0	4.3 Level 4	
300638	Workshop & Office P-2n	Depot	26270 New England Highway	STANTHORPE	5	Depots	5	1	9	3	3	0	11 Level 2	
AP V2016-254	Old Amenities Block	Tourist Info	New England Highway	WALLANGARRA	5	Amenities	4	0.3	1.2	2	2	0	5.2 Level 4	
300087	Garden Shed/Bush Hut	Leslie Park	Fitzroy Street	WARWICK	4	Minor Structures	4	0.6	2.4	2	2	0	6.4 Level 4	
300003	Toilets (Colorbond)	Pioneer Park	602 Swanfels Road	SWANFELS	3	Amenities	3	0.3	0.9	1	3	0	4.9 Level 4	
300014	Toilets (Colorbond)	Deerpark Park	Alice Drive	ALLORA	2	Amenities	5	0.8	1.5	2	3	0	6.5 Level 4	
300091	Band Rotunda	Leslie Park	Fitzroy Street	WARWICK	4	Minor Structures	5	0.3	1.5	2	2	0	5.5 Level 4	
300082	BBQ Shelter (Youth Stage)	Leslie Park	Fitzroy Street	WARWICK	1	Minor Structures	5	0.8	1.5	2	2	0	5.5 Level 4	
300014	Toilets (Colorbond)	Millar Vale Park	Maryvale Road	MARYVALE	2	Amenities	3	0.3	0.9	1	3	0	4.9 Level 4	
300100	Storage Shed	Barnes Park	55-56 Homenan Road	WARWICK	5	Minor Structures	3	0.6	1.8	0	2	0	3.8 Level 5	
300021	Public Toilets	Industrial Park	140-142 McEvoy Street	WARWICK	6	Amenities	4	0.3	1.2	1	3	0	5.2 Level 4	
300102	Tennis Shed	Pioneer Park	602 Swanfels Road	SWANFELS	9	Minor Structures	0	0	0	0	2	0	2 Level 5	
300103	Large Shelter Shed	Pioneer Park	602 Swanfels Road	SWANFELS	6	Minor Structures	0	0	0	0	2	0	2 Level 5	
300104	Picnic shelter 1	Bicentennial Park	40 Willow Street	KILLARNEY	5	Minor Structures	3	0.8	0.9	1	1	0	2.9 Level 5	
300105	Carpot	Pensioner Units 19 Granite Str	19-21 Granite Street	STANTHORPE	3	Community Housing	3	0.3	0.9	1	3	0	4.9 Level 4	
300107	Beachball Court	20a Warwick St	ALLORA	5	Other Structures	3	0.8	0.9	2	2	0	0	4.9 Level 4	
300110	Tennis courts	13 Gladfield Back Road	GLADFIELD	3	Other Structures	2	0.3	0.6	0	2	0	0	2.6 Level 5	
300111	Exc A.T.C. Building	Aerodrome	39 Massey Bony Mountain Road	MASSEE	9	Aerodrome	1	0.8	0.8	1	1	0	2.3 Level 5	
300026	Public Toilets	Administration Precinct	64 Fitzroy Street	WARWICK	7	Amenities	5	0.3	1.5	2	2	0	5.5 Level 4	
300234	Office	Washpool Reserve	Washpool Road	LESLIE DAM	5	Sports/Recreational	2	1	2	2	2	0	6 Level 4	
300052	Toilet block	Washpool Reserve	Washpool Road	LESLIE DAM	3	Amenities	4	0.3	1.2	2	3	0	6.2 Level 4	
300110	Picnic Shelter 1	Industrial Park	140-142 McEvoy Street	WARWICK	5	Minor Structures	3	0.8	0.9	1	1	0	2.9 Level 5	
300120	Wading pool	Swimming Pool Centre	42 Willow Street	KILLARNEY	5	Other Structures	4	0.3	1.2	3	3	0	7.2 Level 3	

Item 11.4 Buildings Asset and Services Management Plan
Attachment 2: Building Hierarchy 2017 V1.9

Item ID	Building	Location	Street Address	Suburb/Town	Overall Building Footprint (sqm)	Water & Wastewater	Other	Structure	Roof	Foundation	Services	Community	Demolition	Information	Priority Level
000121	Vedrome		Wallace Street	WARWICK	7	Other Structures		3	0.3	0.9	2	2	0	4.9	Level 4
000062	Toilets	Australiana Park	Wallace Street	WARWICK	6	Amenities		5	0.3	1.5	2	3	0	6.5	Level 4
000124	Waste Facilities (Recycling)	Waste Facility	Old Stanthorpe Road	MORGAN PARK	2	Waste		5	0.3	1.5	2	1	0	4.5	Level 4
000125	Workshop & Lab building	WTP	Glen Road	ROSENTHAL HEIGHTS	6	Water		5	1	5	2	4	0	11	Level 2
000130	Scales House	Saleyards	191 McEvoy Street	WARWICK	5	Saleyards		2	1	2	5	2	0	9	Level 3
000131	Canteen Building	Saleyards	191 McEvoy Street	WARWICK	5	Saleyards		2	1	2	5	2	0	9	Level 3
000132	Carport	Saleyards	191 McEvoy Street	WARWICK	5	Saleyards		2	0.5	0.6	0	2	0	2.6	Level 5
000133	Picnic Table & Canopy	Saleyards	191 McEvoy Street	WARWICK	5	Saleyards		2	0.3	0.6	2	2	0	4.6	Level 4
000134	Workshop	Saleyards	191 McEvoy Street	WARWICK	4	Saleyards		2	1	2	2	2	0	6	Level 4
000135	Chlorine dosing	WTP	Glen Road	ROSENTHAL HEIGHTS	2	Water		5	2	10	0	3	0	13	Level 1
000065	Parks Depot	Leslie Park	Plenary Street	WARWICK	5	Depots		5	1	5	2	2	0	9	Level 3
000137	Glen Road Pump Station & Gen	WTP	Glen Road	ROSENTHAL HEIGHTS	6	Water		5	2	10	0	3	0	13	Level 1
000138	Demountable Office	WTP	Glen Road	ROSENTHAL HEIGHTS	2	Water		4	1	4	2	2	0	8	Level 3
000136	Workshop	Will St Depot	20-28 Will St	ROSENTHAL HEIGHTS	7	Depots		4	1	4	2	2	0	8	Level 3
000140	Office	Will St Depot	20-28 Will St	ROSENTHAL HEIGHTS	6	Depots		5	1	5	1	3	0	9	Level 3
000256	Staff Amenities	Depot	11 Depot Road	WARWICK	4	Depots		5	0.3	1.5	4	2	0	7.5	Level 3
000142	Residence	Residence - Will St	20-28 Will St	ROSENTHAL HEIGHTS	6	Accommodation		5	1	5	1	2	0	8	Level 3
000143	Office & Workshop	Skillshare	1 Tooth Street	WARWICK	3	Civic Buildings		4	1	4	2	2	0	8	Level 3
000144	Lunch Room	Skillshare	1 Tooth Street	WARWICK	6	Civic Buildings		4	1	4	2	2	0	8	Level 3
000145	Skillshare Amenities	Skillshare	1 Tooth Street	WARWICK	5	Civic Buildings		4	1	4	2	2	0	8	Level 3
000146	Gleeson Building	Skillshare	1 Tooth Street	WARWICK	4	Civic Buildings		4	1	4	2	2	0	8	Level 3
000147	New Classroom Building	Skillshare	1 Tooth Street	WARWICK	4	Civic Buildings		4	1	4	2	2	0	8	Level 3
000148	Main Workshop	Skillshare	1 Tooth Street	WARWICK	6	Civic Buildings		4	1	4	2	2	0	8	Level 3
000149	Churchill Dr Pump Station	WPS	Churchill Drive	WARWICK	5	Water		5	2	10	0	3	0	13	Level 1
000150	Old Shed	Unfenced Road Reserve	Off Tunnel Road	DALVEEN	7	Emergency Services		2	0.3	0.6	0	1	0	1.6	Level 5
000157	Pump Station	Connolly Dam	Connolly Dam Road	SILVERWOOD	5	Water		5	2	10	0	1	0	11	Level 2
000161	Chlorination system shed	WTP	Swanville Road / King Street	YANIGAN	3	Water		5	2	10	0	3	0	13	Level 1
000162	Storage shed	Old Depot	13-17 Percival Street	LEYBURN	7	Accommodation		1	0.3	0.3	1	1	0	2.3	Level 5
000165	No 1 Market square PS	WVW	8 Market Square	WARWICK	4	Wastewater		5	2	10	0	3	0	13	Level 1
000166	No 1 Market square PS VWSB 000	WVW	8 Market Square	WARWICK	3	Wastewater		5	2	10	0	3	0	13	Level 1
000075	Toilets	St Marks Oval	Jacks How Drive	WARWICK	5	Amenities		5	0.3	1.5	2	3	0	6.5	Level 4
000368	Store shed	Depot	26270 New England Highway	STANTHORPE	2	Depots		4	1	4	2	2	0	8	Level 3
000628	Vehicle Shed & Crib Room	Depot	26270 New England Highway	STANTHORPE	5	Depots		5	0.6	9	2	2	0	7	Level 3
000176	Apex Shelter	Apex Park	New England Highway	ALLORA	9	Minor Structures		4	0.3	1.2	2	2	0	5.2	Level 4
000177	WVW West Warwick PS	WVW	O'Leary Street	WARWICK	2	Wastewater		5	2	10	0	3	0	13	Level 1
000178	Booster pump station	Aerodrome Road RW	Applethorpe Road	APPLETHORPE	2	Wastewater		5	2	10	0	3	0	13	Level 1
000181	Pump House	Aquatic	35 Raff Street	ALLORA	6	Swimming Centre		4	2	8	0	3	0	11	Level 2
000182	Grandstand	Aquatic	35 Raff Street	ALLORA	4	Swimming Centre		4	0.3	1.2	3	3	0	7.2	Level 3
000183	Maintenance shed	WTP	Glen Road	ROSENTHAL HEIGHTS	2	Water		5	0.6	8	2	2	0	7	Level 3
000638	Foreman's Hut	Depot	26270 New England Highway	STANTHORPE	3	Depots		5	1	5	2	2	0	9	Level 3
000188	Storage Shed (adjacent control)	WVWTP	Wentworth Street	WARWICK	1	Wastewater		5	0.3	1.5	1	2	0	4.5	Level 4
000187	Control building	WVWTP	Wentworth Street	WARWICK	6	Wastewater		5	2	10	0	4	0	14	Level 1
000091	Toilets	Conatory	Wentworth Street	WARWICK	5	Amenities		5	0.3	1.5	2	3	0	6.5	Level 4
000190	Kiosk & Amenities	Swimming Pool Centre	42 Willow Street	KILLARNEY	5	Swimming Centre		4	1	4	3	3	0	10	Level 2
000191	Grandstand 1	Swimming Pool Centre	42 Willow Street	KILLARNEY	7	Swimming Centre		4	0.3	1.2	3	3	0	7.2	Level 3
000192	Pump House	Swimming Pool Centre	42 Willow Street	KILLARNEY	6	Swimming Centre		4	2	8	0	3	0	11	Level 2
000193	Lunchroom	WVWTP	Wentworth Street	WARWICK	3	Wastewater		5	1	5	2	3	0	10	Level 2
000088	Female Staff Amenities	Leslie Park	Fitzroy Street	WARWICK	7	Amenities		5	0.3	1.5	2	3	0	6.5	Level 4
000195	Power Room Garage	WVWTP	Wentworth Street	WARWICK	2	Wastewater		5	2	10	2	2	0	14	Level 1
000089	Toilets	King Street Reserve	King Street	YANIGAN	4	Amenities		3	0.3	0.9	1	3	0	4.9	Level 4
000197	Old pump shed	WVWTP	Wentworth Street	WARWICK	6	Wastewater		5	2	10	0	3	0	13	Level 1
000173	Machinery Storage Shed	Depot	45 Forest Plain Road	ALLORA	4	Depots		4	0.3	1.2	2	2	0	5.2	Level 4
000090	Tall of Block	Barnes Park	55-55 Homan Road	WARWICK	5	Amenities		5	0.3	1.5	2	3	0	6.5	Level 4
000175	Demountable Office	Depot	45 Forest Plain Road	ALLORA	5	Depots		4	0.6	2.4	2	2	0	6.4	Level 4
000205	Toddler Pool Shade Structure	Swimming Pool Centre	Tate Street	STANTHORPE	3	Swimming Centre		4	0.3	1.2	2	1	0	4.2	Level 4
000101	Windpool Toilet	Maryvale Park	Wienholt Street	MARYVALE	3	Amenities		4	0.3	1.2	1	3	0	5.2	Level 4
000207	Outdoor Gym Shade Structure	Queens Park Sports Grounds	Alce Street	WARWICK	3	Minor Structures		5	0.3	1.5	3	2	0	6.5	Level 4
000208	Resource recovery centre	Waste Facility	Rifle Range Road	STANTHORPE	3	Waste		5	0.3	1.5	2	3	0	6.5	Level 4
000112	Toilets	Merry Joppah Park	Parker Street	WARWICK	8	Amenities		4	0.3	1.2	1	2	0	4.2	Level 4
000189	Toilets (Colourbond)	Backhouse Park	Willow Street	KILLARNEY	2	Amenities		5	0.3	1.5	2	3	0	6.5	Level 4
000214	Laboratory	Water Treatment Plant	2 Lock Street	STANTHORPE	3	Water		4	1	4	2	4	0	10	Level 2
000184	Truck & Storage Shed	Depot	72 Condamine River Road	KILLARNEY	4	Depots		4	0.3	1.2	2	2	0	5.2	Level 4
000210	Add Shed	Aquatic	35 Raff Street	ALLORA	2	Swimming Centre		4	2	8	0	3	0	11	Level 2
000194	Toilets	Canning Park	13 Allanthus Street	KILLARNEY	1	Amenities		5	0.3	1.5	2	3	0	6.5	Level 4

Item 11.4 Buildings Asset and Services Management Plan
Attachment 2: Building Hierarchy 2017 V1.9

Building ID	Building Name	Location	Street Address	Suburb/Town	Overall Building Status Group	Water & Sewerage	Electricity	Gas	Heating	Cooling	Community	Other Services	Information	Priority Level
000180	Amenities (Vindryloo)	Glencentral Park	40 Willow Street	KILLARNEY	4	Amenities	5	0.3	1.5	2	3	0	6.5	Level 4
000221	Poly Dosing Shed	WWTP	Wentworth Street	WARWICK	2	Wastewater	5	2	10	0	3	0	13	Level 1
000222	Sodium Hypo building	WTP	Glen Road	ROSENTHAL HEIGHTS	6	Water	5	2	30	0	3	0	13	Level 1
000223	Waste Facilities shed	Waste Facility	Rifle Range Road	STANTHORPE	2	Waste	5	0.3	1.5	2	1	0	4.5	Level 4
000224	Betulae shed	Waste Facility	Old Stanthorpe Road	MORGAN PARK	2	Waste	5	0.3	1.5	2	1	0	4.5	Level 4
000225	BBQ Shelter (Guy Street)	Leslie Park	Fitzroy Street	WARWICK	2	Minor Structures	5	0.3	1.5	2	2	0	5.5	Level 4
000226	BBQ Shelter (Fitzroy Street)	Leslie Park	Fitzroy Street	WARWICK	2	Minor Structures	5	0.3	1.5	2	2	0	5.5	Level 4
000227	Chemical storage	Animal Shelter	26270 New England Highway	STANTHORPE	1	Animal Control	2	0.3	0.6	1	3	0	4.6	Level 4
000228	3 bay pump shed	WWTP	Wentworth Street	WARWICK	2	Wastewater	5	2	30	0	3	0	13	Level 1
000229	Shelter with Aluminium tables	Rotary Park	Helene Street	WARWICK	1	Minor Structures	5	0.3	1.5	2	2	0	5.5	Level 4
000230	4 bay carport	Waste Facility	Old Stanthorpe Road	MORGAN PARK	3	Waste	5	0.3	1.5	2	1	0	4.5	Level 4
000231	General waste office	Waste Facility	Old Stanthorpe Road	MORGAN PARK	2	Waste	4	0.6	2.4	1	3	0	6.4	Level 4
000232	Lunchroom & toilet	WTP	Glen Road	ROSENTHAL HEIGHTS	3	Water	4	0.3	1.2	2	2	0	5.2	Level 4
000233	Shelter	Gleeson Park	Talc Street	STANTHORPE	2	Swimming Centre	4	0.3	1.2	2	1	0	4.2	Level 4
000234	Demountable office	Waste Facility	Old Stanthorpe Road	MORGAN PARK	6	Waste	4	0.6	2.4	1	2	0	5.4	Level 4
000235	Gatehouse	Waste Facility	Old Stanthorpe Road	MORGAN PARK	2	Waste	5	1	5	2	3	0	10	Level 2
000236	Fluoride shed	WTP	Glen Road	ROSENTHAL HEIGHTS	2	Water	5	0.3	1.5	0	3	0	4.5	Level 4
000241	Shelter at Skate Park	Queens Park	Park Road	WARWICK	2	Minor Structures	5	0.3	1.5	2	2	0	5.5	Level 4
000249	Community Hall	Community Hall	55 Herbert Street	ALLORA	4	Community Halls	4	0.6	2.4	2	2	1	7.4	Level 3
000243	Amenities	Waste Facility	Old Stanthorpe Road	MORGAN PARK	2	Waste	5	0.3	1.5	2	2	0	5.5	Level 4
000255	Racing Pigeon Club	Henry Joplin Park	Parker Street	WARWICK	2	Sports/Recreational	2	0.6	1.2	2	2	0	5.2	Level 4
000247	Draft area awning	Saleyards	191 McEvoy Street	WARWICK	4	Saleyards	2	1	2	5	2	0	9	Level 3
000249	Disposal earnings	Waste Facility	Old Stanthorpe Road	MORGAN PARK	2	Waste	5	0.3	1.5	2	1	0	4.5	Level 4
000252	Vehicle Washdown	Depot	11 Depot Road	WARWICK	3	Other Structures	2	2	4	0	1	0	5	Level 4
000254	Water & Sewerage Shed	Depot	11 Depot Road	WARWICK	2	Depots	5	0.3	1.5	3	2	0	6.5	Level 4
000257	Parks & Gardens Shed	Depot	11 Depot Road	WARWICK	2	Depots	4	0.3	1.2	2	2	0	5.2	Level 4
000258	Carpetless Shed	Depot	11 Depot Road	WARWICK	3	Depots	4	0.6	2.4	2	2	0	6.4	Level 4
000279	Demountable Toilets	Depot	45 Forest Plain Road	ALLORA	5	Depots	4	0.3	1.2	2	2	0	5.2	Level 4
000250	Endeavour shop	Waste Facility	Old Stanthorpe Road	MORGAN PARK	1	Waste	5	0.3	1.5	2	3	0	6.5	Level 4
000260	Shelter Shed	Cemetery	Wentworth Street	WARWICK	2	Cemeteries	3	0.3	0.9	1	2	0	3.9	Level 5
000261	Pensioner Units	Pensioner Units	35-37 Gordon Lane	ALLORA	4	Community Housing	5	1	5	1	2	0	8	Level 3
000262	Pensioner Units	Pensioner Units	34 Abutus Street	KILLARNEY	4	Community Housing	5	1	5	1	2	0	8	Level 3
000212	Amenities	Treatment Plant	332 Mc Norman Road	WALLAGARRA	3	Amenities	5	0.3	1.5	2	2	0	5.5	Level 4
000218	Toilets	Klipsa park kidspace	Klipsa Street	STANTHORPE	2	Amenities	5	0.3	1.5	2	3	0	6.5	Level 4
000223	Amenities Block	Morgan Park Equestrian	228 Old Stanthorpe Road	MORGAN PARK	3	Amenities	3	0.3	0.9	2	2	0	4.9	Level 4
000264	Toilet Block (Playground)	Queens Park	Park Road	WARWICK	7	Amenities	5	0.3	1.5	2	3	0	6.5	Level 4
000273	Podexo Hall Of Fame & Tourist C	Washpool Reserve	4 Alice Street	WARWICK	3	Cultural	4	0.3	1.2	3	2	0	6.2	Level 4
000272	Toilet/Shower Block	Washpool Reserve	Washpool Road	LESLIE DAM	4	Amenities	3	0.3	0.9	2	2	0	4.9	Level 4
000278	Sheep Offices	Saleyards	191 McEvoy Street	WARWICK	5	Saleyards	2	1	2	5	2	0	9	Level 3
000280	Store shed	Depot	11 Depot Road	WARWICK	3	Depots	5	0.3	1.5	2	2	0	5.5	Level 4
000281	Gate Office - Transportable	Depot	11 Depot Road	WARWICK	6	Depots	4	0.6	2.4	2	2	0	6.4	Level 4
000325	Store Shed	Depot	11 Depot Road	WARWICK	3	Depots	5	0.3	1.5	2	2	0	5.5	Level 4
000263	SES shed	SES	11 Depot Road	WARWICK	2	Emergency Services	3	0.6	1.8	2	4	0	7.8	Level 4
000287	Demountable Office	Cemetery	Wentworth Street	WARWICK	3	Cemeteries	5	1	5	2	2	0	9	Level 3
000320	WIRAC Storage Shed	Recreation Centre	28 Palmerin Street	WARWICK	2	Sports/Recreational	4	0.3	1.2	1	2	0	4.2	Level 4
000277	Toilets	Mill End Park	Tooth Street	WARWICK	5	Amenities	5	0.3	1.5	2	3	0	6.5	Level 4
000297	Shade Shelter (over 25m pool)	Swimming Pool Centre	42 Willow Street	KILLARNEY	2	Swimming Centre	4	0.3	1.2	2	1	0	4.2	Level 4
000298	House Garage/Carport	Connolly Dam	1010 Connolly Dam Road	SILVERWOOD	7	Accommodation	1	0.3	0.3	1	1	0	2.3	Level 5
000298	House Storage Shed	Connolly Dam	1010 Connolly Dam Road	SILVERWOOD	5	Accommodation	1	0.3	0.3	1	1	0	2.3	Level 5
000303	Shade Sail (25m Pool)	Aquatic	35 Raff Street	ALLORA	2	Swimming Centre	4	0.3	1.2	2	1	0	4.2	Level 4
000295	Toilets (Colocation)	Prairie Park	White Street	PRATTEN	3	Amenities	4	0.3	1.2	1	3	0	5.2	Level 4
APV2016_035	Club Shed	Tennis Courts	Macintyre Street	LEYBURN	5	Sports/Recreational	2	0.6	1.2	0	2	0	3.2	Level 5
000305	Office & Library	Administration	50 Herbert Street	ALLORA	4	Administration	5	1	5	2	3	0	10	Level 2
000318	Shelter	Pioneer Cottages	54 Fitzroy Street	WARWICK	5	Community Housing	1	0.3	0.3	1	1	0	2.3	Level 5
APV2016_078	Tennis shed	LEB ML2057	CNR Forest Springs & The Spr	SPRING CREEK	7	Sports/Recreational	1	0.3	0.3	0	1	0	1.3	Level 5
000326	Light Plant Shed & Store	Depot	11 Depot Road	WARWICK	2	Depots	5	0.3	1.5	2	2	0	5.5	Level 4
000327	Storage Shed	Pioneer Park	802 Swanville Road	SWANVELLS	3	Depots	4	0.3	1.2	2	2	0	5.2	Level 4
000613	Workshop	Parks Depot	Short Street	STANTHORPE	2	Depots	3	0.3	0.9	2	2	0	4.9	Level 4
000368	Swimming Pool 25 metre	Swimming Pool Centre	35 Raff Street	ALLORA	6	Other Structures	4	0.3	1.2	3	3	0	7.2	Level 3
000357	Wading Pool	Swimming Pool Centre	35 Raff Street	ALLORA	7	Other Structures	4	0.3	1.2	3	3	0	7.2	Level 3
000394	Public Toilets	Community Hall	55 Herbert Street	ALLORA	4	Amenities	5	0.3	1.5	2	3	0	6.5	Level 4
000360	Shed	Cemetery	Wentworth Street	WARWICK	2	Cemeteries	3	2	6	0	1	0	7	Level 3
000391	Pound shed (New)	Pound	Wentworth Street	WARWICK	1	Animal Control	5	2	30	2	3	0	15	Level 1
000363	Fluoridation shed	Water Treatment Plant	2 Lock Street	STANTHORPE	2	Water	5	0.3	1.5	2	3	0	6.5	Level 4

Item 11.4 Buildings Asset and Services Management Plan
Attachment 2: Building Hierarchy 2017 V1.9


Building ID	Building Name	Location	Street Address	Suburb/Town	Overall Building Status	Category & Sub-category	Size (m²)	Age (Years)	Condition (0-100)	Complexity (0-100)	Community Impact (0-100)	Primary Structure	Information	Dependency Level
900359	Toilets (Colourbond)	Mal Gibson Park	Dragon Street	WARWICK	2	Amenities	5	0.3	1.5	2	2	0	5.5	Level 4
900364	Crib room toilet	Depot	26270 NewEngland Highway	STANTHORPE	3	Amenities	5	0.3	1.5	3	2	0	6.5	Level 4
900366	Toilets (Colourbond)	Cemetery	Nich Street	STANTHORPE	2	Amenities	5	0.3	1.5	2	3	0	6.5	Level 4
900367	Toilets (Colourbond)		School Road	KARARA	1	Amenities	4	0.3	1.2	2	3	0	6.2	Level 4
900627	Chlorine Store P2&E	Depot	26270 NewEngland Highway	STANTHORPE	5	Depots	4	0.3	1.2	2	2	0	5.2	Level 4
900370	Toilets (Colourbond)	Liberator Park	Lilley Street / Toowoomba Karara	LEYBURN	2	Amenities	5	0.3	1.5	1	3	0	5.5	Level 4
900376	Shed	Cemetery	Backhouse Road	MILLARNEY	1	Caravans	3	0.3	0.9	0	2	0	2.9	Level 5
900512	Ses Building	SES	26270 NewEngland Highway	STANTHORPE	5	Emergency Services	3	0.6	1.8	2	4	0	7.8	Level 3
900513	Ses Building	SES	Margate Street	WALLANGARRA	3	Emergency Services	3	0.6	1.8	2	4	0	7.8	Level 3
900317	Covered Walkway	Administration Precinct	64 Fitzroy Street	WARWICK	3	Administration	5	0.3	1.5	2	2	0	5.5	Level 4
900534	Shelter	Gleeson Park	Talc Street	STANTHORPE	3	Swimming Centre	4	0.3	1.2	2	1	0	4.2	Level 4
900532	Shelter	Gleeson Park	Talc Street	STANTHORPE	3	Swimming Centre	4	0.3	1.2	2	1	0	4.2	Level 4
900537	Tennis courts		Lock Street	STANTHORPE	5	Other Structures	3	0.3	0.9	2	2	0	4.9	Level 4
900540	Toilets	Lions Park	Lions Park	STANTHORPE	3	Amenities	5	0.3	1.5	2	3	0	6.5	Level 4
900541	Toilet Block	Block Park	Block Avenue	STANTHORPE	4	Amenities	5	0.3	1.5	2	3	0	6.5	Level 4
900579	Toilets	Road Reserve	Wallangarra Road	STANTHORPE	4	Amenities	5	0.3	1.5	2	3	0	6.5	Level 4
900542	Shelter	Block Park	Block Avenue	STANTHORPE	5	Minor Structures	4	0.3	1.2	1	2	0	4.2	Level 4
900546	Band Shell	Weerona Park	52 Marsh Street	STANTHORPE	5	Cultural	5	0.3	1.5	2	2	0	5.5	Level 4
900547	Shed	Weerona Park	52 Marsh Street	STANTHORPE	6	Minor Structures	3	0.3	0.9	1	1	0	2.9	Level 5
900548	Shelter 1 (Octagonal)	Weerona Park	52 Marsh Street	STANTHORPE	3	Minor Structures	4	0.3	1.2	1	2	0	4.2	Level 4
900549	War Memorial	Weerona Park	52 Marsh Street	STANTHORPE	2	Monument	5	2	30	0	2	0	12	Level 2
900554	Main Pool	Swimming Pool Centre	Talc Street	STANTHORPE	3	Other Structures	4	0.3	1.2	3	3	0	7.2	Level 3
900556	Toddler's Pool	Swimming Pool Centre	Talc Street	STANTHORPE	3	Other Structures	4	0.3	1.2	3	3	0	7.2	Level 3
900557	Eric Dopson Pav	Swimming Pool Centre	Talc Street	STANTHORPE	4	Swimming Centre	4	0.3	1.2	2	1	0	4.2	Level 4
900558	Stand	Swimming Pool Centre	Talc Street	STANTHORPE	3	Swimming Centre	4	0.3	1.2	3	3	0	7.2	Level 3
900559	Shelter 1 (Octagonal shaped)	Swimming Pool Centre	Talc Street	STANTHORPE	3	Swimming Centre	4	0.3	1.2	2	1	0	4.2	Level 4
900563	Kiosk	Swimming Pool Centre	Talc Street	STANTHORPE	3	Swimming Centre	4	1	4	3	3	0	10	Level 2
APV2016_083	Small shed	Fred Rogers camp	Eukay Road	STORM KING	2	Sport/Recreational	2	0.3	0.6	1	1	0	2.6	Level 5
APV2016_086	Storage Shed	Fred Rogers camp	Eukay Road	STORM KING	3	Sport/Recreational	2	0.3	0.6	2	1	0	3.6	Level 5
900571	Shelter	Lions Park	Lions Park	STANTHORPE	3	Minor Structures	5	0.3	1.5	2	2	0	5.5	Level 4
APV2016_013	Amenities Block	Recreation Park	Ann St	APPLETHORPE	6	Amenities	1	0.3	0.9	1	1	0	2.3	Level 5
900573	Concrete Block Shelter	Reserve (HWY)	NewEngland Highway	WALLANGARRA	4	Minor Structures	5	0.3	1.5	2	2	0	5.5	Level 4
900574	Shed	Block Park	Merinda Street	WALLANGARRA	5	Minor Structures	3	0.3	0.9	1	1	0	2.9	Level 5
900582	Toilet Block	Slade Park	Wood Street	WARWICK	6	Amenities	4	0.3	1.2	1	1	0	3.2	Level 5
900576	Netball courts		Merinda Street	WALLANGARRA	5	Other Structures	1	0.3	0.9	1	1	0	2.3	Level 5
900539	Toilets	Mcgregor Park	Lock Street	STANTHORPE	6	Amenities	3	0.3	0.9	1	2	0	3.9	Level 5
900575	Toilet Block	Recreation Res - Wallangarra	Merinda Street	WALLANGARRA	6	Amenities	3	0.3	0.9	1	2	0	3.9	Level 5
900581	Concrete Block Shelter	Road Reserve	Wallangarra Road	STANTHORPE	2	Minor Structures	5	0.3	1.5	2	2	0	5.5	Level 4
900582	Shelter 1	High Street Reserve	High Street	STANTHORPE	5	Minor Structures	3	0.3	0.9	2	2	0	4.9	Level 4
900583	Gazebo	Kilpa park kidspace	Kilpa Street	STANTHORPE	2	Minor Structures	5	0.3	1.5	2	2	0	5.5	Level 4
900584	Red Recycle Shed	Stone Road Shed	Cnr Marsh & Rich Streets	STANTHORPE	7	Civic Buildings	1	0.3	0.9	0	1	0	1.3	Level 5
900585	Skillshare Building	Store Red Shed	Cnr Marsh & Rich Streets	STANTHORPE	7	Civic Buildings	1	0.3	0.9	0	1	0	1.3	Level 5
900589	Soldiers Memorial	War Memorial	White Street	STANTHORPE	3	Monument	3	2	6	0	2	2	10	Level 2
900589	Civic Centre	Civic Centre	Marsh Street	STANTHORPE	5	Community Halls	4	0.6	2.4	4	4	0	10.4	Level 2
900008	Town Hall	Administration Precinct	64 Fitzroy Street	WARWICK	5	Community Halls	5	0.3	1.5	4	4	2	11.5	Level 2
900602	Pensioner Units 19 Granite (4 Units)	Pensioner Units 19 Granite Street	19-21 Granite Street	STANTHORPE	5	Community Housing	5	1	5	1	2	0	8	Level 3
900603	Pensioner Units 21 Granite (5 Units)	Pensioner Units 21 Granite Street	19-21 Granite Street	STANTHORPE	4	Community Housing	5	1	5	1	2	0	8	Level 3
900604	Duplex Fibro Sugarloaf (Unit 1)	Duplex Fibro Sugarloaf (4 Units)	124 Sugarloaf Road	STANTHORPE	5	Community Housing	5	1	5	1	2	0	8	Level 3
900605	Duplex 1	Duplex Fibro Sugarloaf (5 Units)	110 Sugarloaf Road	STANTHORPE	3	Community Housing	5	1	5	1	2	0	8	Level 3
900606	Library & Art Gallery	Library & Art Gallery	56 Lock Street	STANTHORPE	3	Cultural	4	0.6	2.4	4	3	0	9.4	Level 3
900600	Truck Shed P2d (New)	Depot	26270 NewEngland Highway	STANTHORPE	3	Depots	5	0.3	1.5	2	2	0	5.5	Level 4
900615	Public Toilets	Donnelly's Castle	Off Donnelly's Castle Road	POZIERES	3	Amenities	5	0.3	1.5	1	1	0	3.5	Level 5
900616	Shelter	Carnarvon Bridge	Lions Park	STANTHORPE	2	Minor Structures	5	0.3	1.5	2	3	0	6.5	Level 4
900631	Veh Shed/Washdown Nop (New)	Depot	26270 NewEngland Highway	STANTHORPE	2	Depots	4	0.3	1.2	2	2	0	5.2	Level 4
900633	Premises	Depot	26270 NewEngland Highway	STANTHORPE	4	Depots	4	0.3	1.2	2	2	0	5.2	Level 4
900636	Ammonium Nitrate Building	Depot	26270 NewEngland Highway	STANTHORPE	3	Depots	3	0.3	0.9	2	2	0	4.9	Level 4
900637	Waste Oil Facility	Depot	26270 NewEngland Highway	STANTHORPE	3	Depots	4	0.3	1.2	2	2	0	5.2	Level 4
900639	Shed	Depot (Wallangarra)	Margate Street	WALLANGARRA	4	Depots	4	0.3	1.2	1	2	0	4.2	Level 4
APV2016_47	Chemical Store Shed	Depot	11 Depot Road	WARWICK	1	Depots	3	0.3	0.9	1	2	0	3.9	Level 5
900020	Chemical Shed	Parks Depot	Short Street	STANTHORPE	2	Depots	3	0.3	0.9	2	1	0	3.9	Level 5
900138	Pedestrian Store	Will St Depot	20-28 Will Street	ROSENTHAL HEIGHTS	3	Depots	3	0.3	0.9	1	2	0	3.9	Level 5
900141	Museum	Will St Depot	20-28 Will Street	ROSENTHAL HEIGHTS	5	Depots	2	0.3	0.6	1	1	0	2.6	Level 5
900216	Workshop & storage shed	Parks Depot	Short Street	STANTHORPE	2	Depots	3	0.3	0.9	2	1	0	3.9	Level 5
900640	2way Radio Shed	Mt Marlay	2 Lock Street	STANTHORPE	3	Minor Structures	3	2	6	0	4	0	10	Level 2

Item 11.4 Buildings Asset and Services Management Plan
Attachment 2: Building Hierarchy 2017 V1.9

Biodiversity	BODIUS	Location	Stratified Loss	Spatial Location	Overall Biodiversity Score	Wildlife Classification	Risks	Duration	Costs	Geography	Community Impact	Digital Stratification	Information	Stability Level
900643	Hanger	Aerodrome	320 Aerodrome Road	APPLETHORPE	2	Aerodrome	1	0.5	0.5	1	1	0	2.3	Level 5
900644	Shed	Aerodrome	320 Aerodrome Road	APPLETHORPE	6	Aerodrome	1	0.3	0.3	1	1	0	2.3	Level 5
900645	Terminal	Aerodrome	320 Aerodrome Road	APPLETHORPE	5	Aerodrome	1	0.5	0.5	1	3	0	4.3	Level 4
900647	Stone Shed	Cemetery	Rich Street	STANTHORPE	7	Cemeteries	3	0.3	0.9	1	1	0	2.9	Level 6
900648	Shelter	Cemetery	Rich Street	STANTHORPE	2	Cemeteries	2	0.5	0.6	1	2	0	3.6	Level 5
900650	NewShed	Cemetery	Rich Street	STANTHORPE	2	Cemeteries	3	0.3	0.9	1	1	0	2.9	Level 5
900651	Columbarium Wall 1	Cemetery	Rich Street	STANTHORPE	5	Cemeteries	5	2	30	1	3	0	14	Level 1
900653	Pound Office/Shed (New)	Animal Shelter	26270 NewEngland Highway	STANTHORPE	2	Animal Control	5	1	5	2	3	0	10	Level 2
900656	Environmental Waste Oil Facility	Depot	26270 NewEngland Highway	STANTHORPE	4	Depots	3	0.5	0.9	1	2	0	3.9	Level 5
900657	Tourist Office	Tourist Centre	34 Leslie Parade	STANTHORPE	3	Civic Buildings	5	0.3	1.5	3	4	0	8.5	Level 3
900658	OilcoLaboratory	Water Treat Plant	2 Lock Street	STANTHORPE	5	Water	4	1	4	2	3	0	9	Level 3
900659	Filter Room (1)	Water Treat Plant	2 Lock Street	STANTHORPE	4	Water	5	2	10	0	3	0	13	Level 1
900660	Filter Room (2)	Water Treat Plant Filter Room	2 Lock Street	STANTHORPE	4	Water	5	2	30	0	3	0	13	Level 1
900661	Store Shed	Water Treat Plant	2 Lock Street	STANTHORPE	2	Water	2	0.3	0.6	1	2	0	3.6	Level 5
900662	Pump House	Storm King Dam	Storm King Drive	STORM KING	4	Water	5	2	30	0	4	0	14	Level 1
900663	The Soak Treatment Building	Treatment Plant	332 Mt Norman Road	WALLANGARRA	5	Water	5	2	10	0	3	0	13	Level 1
900665	The Soak Tank Shelter	Treatment Plant	332 Mt Norman Road	WALLANGARRA	4	Water	5	2	30	0	3	0	13	Level 1
900666	The Wells Pump Shed		Springborg Lane E	WALLANGARRA	2	Water	1	0.3	0.3	0	1	0	1.3	Level 5
900687	Beehive Dam Pump House	Beehive Dam	Mt Norman Road	WALLANGARRA	5	Water	5	2	30	0	4	0	14	Level 1
900688	Control Building	Sewer Treat Works	26270 NewEngland Highway	STANTHORPE	5	Wastewater	2	10	4	3	3	0	16	Level 1
900689	Machinery Shed	Sewer Treat Works	26270 NewEngland Highway	STANTHORPE	6	Wastewater	5	0.3	1.5	0	3	0	4.5	Level 4
900670	Pump Shed	Sewer Treat Works	26270 NewEngland Highway	STANTHORPE	5	Wastewater	5	2	10	0	3	0	13	Level 1
900671	Chlorine Building	Sewer Treat Works	26270 NewEngland Highway	STANTHORPE	5	Wastewater	5	2	30	0	3	0	13	Level 1
900672	NewShed (Chemical Shed)	Sewer Treat Works	26270 NewEngland Highway	STANTHORPE	4	Wastewater	5	0.3	1.5	0	3	0	4.5	Level 4
X00061	Nathell Course (c5)		55-95 Horan on Road	WARWICK	4	Other Structures	4	0.3	1.2	3	3	0	7.2	Level 3
X00063	Picnic shelter	Backhouse Park	WillowStreet	KILLARNEY	5	Minor Structures	3	0.3	0.9	2	2	0	4.9	Level 4
X00078	Half basketball court		13 Alarbus Street	KILLARNEY	3	Other Structures	4	0.8	1.2	2	2	0	5.2	Level 4
X00049	Truckwash		191 McEvoy Street	WARWICK	3	Other Structures	2	2	4	0	1	0	5	Level 4
X00058	Shelter	Jacobs Howe Park	Jacobs Howe Drive	WARWICK	2	Minor Structures	5	0.3	1.5	2	2	0	5.5	Level 4

11.5 Event Sport & Recreation Advisory Committee Minutes

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 23 August 2017
	Manager Community Services and Major Projects	ECM Function No/s: 26.37.01

Recommendation

THAT Council receive the minutes of the Event, Sport & Recreation Advisory Committee Meeting held on 1 August 2017.

Report

The Southern Downs Event, Sport & Recreation Advisory Committee met on 1 August 2017. Attached to this report are the minutes of that meeting.

Budget Implications

Nil

Policy Consideration

Nil

Community Engagement

Nil

Legislation/Local Law

Nil

Options

1. Receive the Minutes of the Event, Sport & Recreation Advisory Committee Meeting held on 1 August 2017.
2. Do not receive the Minutes of the Event, Sport & Recreation Advisory Committee Meeting held on 1 August 2017.

Attachments

1. Minutes of the Event, Sport & Recreation Advisory Committee Meeting held on 1 August 2017 [View](#)



1. PRESENT

Cr Cameron Gow, Cr Yve Stocks, Michael Smail, Craig Magnussen, Amy Walker, Warwick Fraser

OBSERVERS

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

2. APOLOGIES

Mayor Tracy Doble, David Keenan (CEO), Michael Dwan, Susan Tyrrell

3. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

The Chair welcomed everyone to the meeting

He ran through once again the importance of Committee members attending meetings.

Recommendation

THAT the Minutes of the Event, Sport and Recreation Advisory Committee Meeting held on 16 May 2017 be confirmed.

Moved: Craig Magnussen

Seconded: Cr Yve Stocks

Carried.

4. DEBRIEF SPORT & RECREATION FORUM – 18 MAY 2017

The following points were discussed:

- There has been no further feedback received from participants at the Forum after the notes were sent out.
- Everyone agreed that Shane Webcke was a good choice of guest speaker.
- The Committee agreed it is necessary to identify common themes from the Forum to move forward.
- It was suggested at the next Forum to introduce members of the Event, Sport & Recreation Advisory Committee. Discuss that the information coming out of these Forums forms part of Council's Sport & Recreation Action Plan.

- It was agreed that the next Forum be held in Warwick and held at 5.30pm (for a 6pm start) to capture people who work during the day.
- Discussion then took place about an Events Forum. It was agreed that the Committee would continue to run Sport & Recreation Forums and that events would eventually fall out of these Forums. The commitment to get some runs on the board is the Committee's priority.
- An Events Forum would help to bring various events together as they provide an experience for both locals and visitors. The Committee agreed this would happen over time.
- Potential topics for discussions could include: sharing resources, grant writing/funding, organisational skills, leading a team, volunteer participation
- Suggestion of future guest speakers would be Toowoomba Carnival of Flowers Committee.

Recommendation

THAT Council host a second Sport & Recreation Forum on Thursday 7 September 2017 at 6.00pm in the Warwick Town Hall to include panel members from the Warwick Drags, Leyburn Sprints, Killarney Bon Fire and Stanthorpe Sports Association to discuss 'Running & Funding your next Event'.

- **Moved:** Craig Magnussen **Seconded:** Warwick Fraser

Carried.

Action: Warwick Fraser to contact Chris Loy from Warwick Drags to check availability for Forum Panel and also request a short biography.

Action: Cr Yve Stocks to contact Leyburn Sprints to check availability for Forum Panel and also request a short biography.

Action: Amy Walker to contact Louise Brosnon for Killarney Bon Fire to check availability for Forum Panel and also request a short biography.

Action: Michael Bell to contact Col Britton from Stanthorpe Sports Assn to check availability for Forum Panel and also request a short biography.

- The Committee agreed that a strong Facilitator is required and complimented the Mayor on her facilitation at the first Forum.

Action: Michael Bell to ask the Mayor to facilitate Forum 2.

- Discussion took place around Forum 3 and it was agreed it would be held in November. The Forum is to include panel speakers from Toowoomba Carnival of Flowers, Apple & Grape, Polocrosse World Cup, Australia Day Cricket Carnival, Warwick Cowboys.

5. GENERAL BUSINESS

a. Commonwealth Games Update

Invitations to teams have been resent.

There is an upcoming Food and Wine Fair being held on the Gold Coast which will be supported by Council's EDU team. They will provide visitors with information on the Region to promote day trippers to the Region during the Games.

b. Is Council going to work with Darling Downs Regional Tourism Group?

Council is working with them and Southern Queensland Country Tourism.

c. Tourism Forum – raising service levels

Raising service levels is currently being addressed. Courses are being organised for businesses to attend.

d. Award based accreditation

Cr Kelly and Cr Gow provided the Committee with an update on a new project being worked on by the Economic Development Team to provide service operators with award based accreditation.

6. NEXT MEETING


Tuesday 22 August 2017 at 9.00am In Warwick Council Chambers at 9.00am

7. CLOSURE

The meeting closed at 10.55am

11.6 Community Services Advisory Committee (CSAC) Meeting Held on 13 July 2017

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 23 August 2017
	Manager Community Services and Major Projects	ECM Function No/s: 13.52.01

Recommendation

THAT Council receive the minutes of the Community Services Advisory Committee Meeting held on 13 July 2017.

Report

The Community Services Advisory Committee (CSAC) met on 13 July 2017. Attached to this report are the minutes of that meeting and the draft Community Services Advisory Committee Action Plan.

Budget Implications

Nil

Policy Consideration

Advisory Committees Policy

Community Engagement

Nil

Legislation/Local Law

Local Government Act 2009

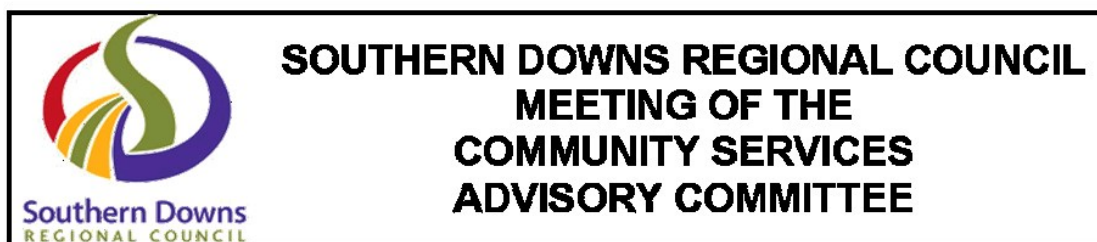
Local Government Regulation 2012

Options

1. Receive the Minutes of the Community Services Advisory Committee Meeting held on 13 July 2017.
2. Do not receive the Minutes of the Community Services Advisory Committee Meeting held on 13 July 2017.

Attachments

1. Minutes of the Community Services Advisory Committee Meeting held on 13 July 2017 [View](#)
2. Draft Community Services Advisory Committee Action Plan [View](#)



MINUTES OF THE COMMUNITY SERVICES ADVISORY COMMITTEE (CSAC)

Held in the Council Chambers, Stanthorpe on

Thursday, 13 July 2017 at 9:00am

ORDER OF BUSINESS:

1.	PRESENT.....	3
2.	APOLOGIES	3
3.	READING AND CONFIRMATION OF MINUTES	3
4.	DECLARATION OF CONFLICT OF INTEREST.....	3
5.	INCOMING CORRESPONDENCE	3
6.	OUTGOING CORRESPONDENCE	3
7.	COMMUNITY SERVICES ACTION PLAN.....	3
8.	GENERAL BUSINESS.....	5
9.	ACTIONS	5
10.	NEXT MEETING.....	5
11.	CLOSURE	5
	ATTACHMENTS.....	5

1. PRESENT

Cr Sheryl Windle, Cr Neil Melkejohn, Gary Kelly, John Bylicki, Thomas Upton.

Observers

Mayor Tracy Doble, Cr Yve Stocks, Zoë Dunlop (Minute Secretary).

2. APOLOGIES

Ann Bourke, Fiori Cruz, Anthony Rixon, Cr Rod Kelly, Cr Jo McNally, Cr Cameron Gow, Cr Marika McNichol, David Keenan (Chief Executive Officer), Peter See (Director Engineering Services), Michael Bell (Manager Community Services and Major Projects), Kerry Marsden (Community Services Co-Ordinator).

3. READING AND CONFIRMATION OF MINUTES

3.1 CSAC Meeting – 10 May 2017

Recommendation

THAT the minutes of the CSAC Meeting held on Wednesday, 10 May 2017 be adopted.

Moved: Thomas Upton

Seconded: Cr Sheryl Windle

Carried

4. DECLARATION OF CONFLICT OF INTEREST

Nil.

5. INCOMING CORRESPONDENCE

Nil.

6. OUTGOING CORRESPONDENCE

Nil.

7. COMMUNITY SERVICES ACTION PLAN

Discussion on numerous objectives from the draft action plan;

- Objective: Provide opportunities for Aboriginal and Torres Strait Islander people and communities to share and celebrate their cultural identity with the wider community
 - General consensus that Council is already addressing this objective well.
 - Possibility for creation of a Reconciliation Action Plan which would be a living document, created through community engagement but based on Australian Reconciliation Action Plan. Reconciliation Day would be included in the plan to ensure it isn't forgotten and that there is community ownership and involvement, not just the Council.

- Discussion around Harmony Day – it should be included in Strengthening Community Connectedness strategy part of the action plan and for it to be community driven with encouragement and support from Council.
- Objective: Build governance capacity in volunteers and community organisations by providing professional development opportunities in funding management, grant and submission writing and up-skilling of community volunteers to share this knowledge.
 - Possibility to hold sessions at libraries.
- Objective: Provide opportunities for the community to learn about Council processes to increase understanding.
 - Discussion about the possibility of a Youth Council in the next calendar year with a Youth Mayor and Councillors who would meet once a month to learn about the role of Council and to make youth based decisions for the region. Would be ideal to target 18-25 year olds who are staying in the region rather than those just seeking an addition to their resume.
 - Council covers this well with its budget process and through 'Cuppa with the Councillor' sessions.
- Objective: Ensure community facilities, infrastructure, information and engagement activities are accessible, equitable, inclusive and safe for all.
 - Discussion about the Refugee and Migrant Network in Warwick and how it hosts morning teas, picnics and events to welcome and engage with new members of the community. Council also hosts events for backpackers to welcome them to the Granite Belt region and provide information on local services.
 - Discussion on our multicultural region, how to engage with multicultural community members and encourage families to move to smaller communities to keep schools open, enrich the community and fill job vacancies. Suggestion to hold an open forum with a tight agenda, invite knowledgeable people including a relocation expert to determine if it would work in this region.
- Objective: Promote the use of a range of mobile services that provide for people in smaller townships.

Objective: Develop community hubs as central meeting places that are driven by the community and used for community activities where a sense of community is fostered.

 - Discussion about the mobile library and the possibility of basing the library at small community halls to provide services and breathe life into halls.
 - Hold Councillor morning teas and meetings at smaller halls.

Following discussion on some of the objectives, it was determined that a lot of the items on the action plan are already well covered by Council and that the CSAC should focus on a couple of objectives that don't already have actions listed by Council.

Suggestion to focus on community skill development such as computer courses for the older members of the community which would tick a number of boxes (meeting people, being active in the community, embracing technology). The scope for this would need to be developed and put forward to Council.

Another suggestion was a succession plan for volunteerism in the community as many community groups need volunteers now and into the future but young people generally don't want to volunteer so what will the groups do when current volunteers leave.

Draft action plan to be revised and circulated so the committee can further define actions.

8. GENERAL BUSINESS

Outcomes from the recent Council meeting were discussed including the upcoming forum about camping in smaller villages and the Council signage strategy. The plan is to present a concept for signage to the advisory committees for the first stage of consultation.

Council is also holding a Tourism forum next Tuesday 18 July 2017 at the Stanthorpe Civic Centre.

9. ACTIONS

- Redraft of action plan to be circulated for comment by committee members
- Draft scope for community skill development

10. NEXT MEETING

Friday 15 September 2017 – Council Chambers Warwick – 9.30am to 11.30am

11. CLOSURE

The meeting closed at 10:55am

ATTACHMENTS

- CSAC Action Plan.
- List of Activities currently undertaken by Council's Community Services & Major Projects Department.

Southern Downs Regional Council
Community Services Advisory Committee (CSAC) – Action Plan

Strategy	Objective	Actions (Items in green are already in place or have been actioned by SDRC)
Leadership & Skill Development	Provide opportunities for Aboriginal and Torres Strait Islander people and communities to share and celebrate their cultural identity with the wider community	<ul style="list-style-type: none"> ▪ Reconciliation Action Plan ▪ Indigenous Accord ▪ Participation in NAIDOC – Coordinate Calendar ▪ Participate In Warwick Indigenous Network Group ▪ Murri Schools ▪ Reconciliation Week – Red Dust
	Develop programs for life skills learning including communication, networking, people skills, leadership, budgeting, first aid, volunteering, health and nutrition.	<ul style="list-style-type: none"> ▪ Role of NGO's not Council, possible advocacy role for Council, maybe work with schools. ▪ Young Leaders Program ▪ Volunteering Training ▪ Health & Wellbeing ▪ Sport & Recreation – Health & Nutrition
	Build governance capacity in volunteers and community organisations by providing professional development opportunities in funding management, grant and submission writing and up-skilling of community volunteers to share this knowledge.	<ul style="list-style-type: none"> ▪ Possible role for Council in running skills classes through libraries or CD staff on roles in community organisations <ul style="list-style-type: none"> • Accounting/Book Keeping • Effective Meetings • Record Keeping • Risk • Succession Planning <p>Above has been run in the past – need funding to do them moving forward.</p>
	Provide opportunities for the community to learn about Council processes to increase understanding.	<ul style="list-style-type: none"> ▪ Youth Council 2014
Community Action	Encourage intergenerational mentoring opportunities for the sharing of knowledge and skills between people of all ages and interests.	<ul style="list-style-type: none"> ▪ Promote linkages between: <ul style="list-style-type: none"> ○ Schools - young leaders - In place through schools ○ Senior Citizens Groups ○ Men's Shed ▪ Encourage Groups to do the same.
	Ensure community facilities, infrastructure, information and engagement activities are accessible, equitable, inclusive and safe for all.	<ul style="list-style-type: none"> ▪ Accessibility Audit of Council facilities (physical and cultural) – Sport & Recreation Committee. ▪ Consider Multicultural Morning Teas – Migrant Refugee Group, Citizenships.
	Promote the use of a range of mobile services that provide for people in smaller townships.	<ul style="list-style-type: none"> ▪ Consider Mobile Libraries (Library Strategic Plan) and partnership with school in small communities
Strengthening	Develop community hubs as central meeting places that are driven by the	<ul style="list-style-type: none"> ▪ Is this development of Small Community Halls?

Southern Downs Regional Council
Community Services Advisory Committee (CSAC) – Action Plan

Strategy	Objective	Actions (Items in green are already in place or have been actioned by SDRC)
Community Connectedness	community and used for community activities where a sense of community is fostered.	<ul style="list-style-type: none"> – Yes. ▪ Create Hubs in Warwick & Stanthorpe
	Increase the sustainability of sporting organisations by building capacity of support volunteers and maximising their skills.	<ul style="list-style-type: none"> ▪ Leverage off above skills classes for community organisations. Has been discussed in the Sport & Recreation Arena.
	Develop stronger connections between the community and our schools	<ul style="list-style-type: none"> ▪ Leverage off mobile libraries. ▪ My History/Our History – an Art Gallery/ Library project where senior students pick an elder from the community and write a short history on them – possible partnership with the Chronicle.
	Create seamless processes between Southern Downs Regional Council and the community	
	Build partnerships with all levels of government. Increase the involvement of state and federal government projects.	
Building Service Networks and Organisational Infrastructure	Strengthen communication networks within communities and across the region	<ul style="list-style-type: none"> ▪ Consider the establishment of a Programming Committee for Community events to avoid program clashes and provide opportunity for events to leverage off each other. ▪ Website & Facebook – Calendar of Events on Website. ▪ Southern Downs Community Directory – Online Portal.
	Encourage mentoring and the sharing of knowledge and skills between generations of the community by developing stronger supportive social connections	<ul style="list-style-type: none"> ▪ Leverage off My History/Our History ▪ Develop a visiting program for schools to senior citizens centres, old age homes
	Encourage reuse and recycling in residential, commercial and industrial settings including the implementation of innovative recycling practices.	<ul style="list-style-type: none"> ▪ Outside the ambit of this Committee – Planning & Environment.
Community Building through Community Services Partnerships	Improve disaster preparation, planning, response and recovery practices of Southern Downs Regional Council, community organisations, landowners, industry and the wider community.	<ul style="list-style-type: none"> ▪ Possible role in Recovery Community? ▪ Disaster preparation training already been addressed. ▪ Southern Downs Community Directory – Online Portal.

Southern Downs Regional Council
Community Services Advisory Committee (CSAC) – Action Plan

Strategy	Objective	Actions (Items in green are already in place or have been actioned by SDRC)
	Create and sustain community learning hubs that share resources and skills.	<ul style="list-style-type: none"> Consider a Library based program on learning how to use the internet, different applications and programs. Consider using school children or youth as tutors.
	Support existing events and festivals and attract new events to cater for a wider range of interests.	<ul style="list-style-type: none"> Perhaps refer to Economic Development Committee
Economic Development	Assess potential risks to the economy from outside influences and develop strategies to minimise the adverse impacts of a downturn.	<ul style="list-style-type: none"> Outside the ambit of CSAC – Economic Development.
	Provide support and assistance to developers and business owners to streamline application processes, outlining costs and requirements for the whole application process.	<ul style="list-style-type: none"> Outside the ambit of the CSAC – Economic Development.
	Promote the advantages of the Southern Downs as a place to work and live.	<ul style="list-style-type: none"> Local ambassadors/welcomers program to introduce new people to the community – Economic Development. Branding process started – Economic Development.
	Encourage local business and industry to develop co-ordinated approaches for the growth of the economy.	<ul style="list-style-type: none"> Outside the ambit of this committee – Economic Development.
	Plan to maintain and encourage agricultural land use, enterprise, business and industry growth.	<ul style="list-style-type: none"> Outside the ambit of this committee – Economic Development.
	Ensure a variety of affordable and accessible tourism opportunities are available for all including: people with disabilities, families, pet-friendly experiences.	<ul style="list-style-type: none"> Access and Equity audit – Economic Development.
Social Planning	Recognise and respond to the different social needs and influences on various communities within the Southern Downs.	<ul style="list-style-type: none"> Multicultural Morning teas for developing LOTE community Needs assessments
	Address social issues of equity and access, bullying, domestic violence, social isolation, mental health, disability and homelessness through education programs, policy debate and targeted services.	<ul style="list-style-type: none"> Access and Equity Audit RUOK Day Visiting program Domestic Violence Disability

Southern Downs Regional Council
Community Services Advisory Committee (CSAC) – Action Plan

Strategy	Objective	Actions (Items in green are already in place or have been actioned by SDRC)
		<ul style="list-style-type: none"> Homelessness Youth Action Plan Mental Health
	Promote the value of physical and social well-being by increasing provision of preventative health programs for target groups and diseases.	<ul style="list-style-type: none"> SDRC already has in place - Consider the appointment of a Sport and Recreation Co-ordinator to promote physical activity – Sport & Recreation Committee. Sport and Recreation Committee Plan to review facilities based on future likely demand. Biggest Loser Warwick?
	Promote an increase in physical activity, social connectedness and education about nutritional eating through programs such as the establishment of community gardens.	<ul style="list-style-type: none"> Same as Above Community Health & Wellbeing Program Support Community Garden
Service Planning & Development	Establish collaborative health service planning and provision that is responsive to the needs of the community.	<ul style="list-style-type: none"> Encourage Council to set up a Community Health Network involving NGO's, Council and Qld Health – Should be one already? Warwick Inter-agency.
	Build the capacity of existing community care service providers to increase efficiency in the delivery of services.	<ul style="list-style-type: none"> Outside the ambit of this committee
	Considering industry standards and input from the community, develop appropriate levels of service ensuring the Southern Downs "lives within its means."	
Building Service Networks	Improve partnerships between local government, community providers, state agencies and funding bodies to support better health outcomes for the community.	<ul style="list-style-type: none"> Southern Downs Community Directory – Online Portal.
Infrastructure Planning & Development	Encourage consolidation and planned growth of existing towns and villages to avoid suburban sprawl and maximise efficient use of infrastructure and facilities	<ul style="list-style-type: none"> Outside the Ambit of this committee – Planning & Environment and Economic Development.
	Maximise facility use and development for continued growth in sports tourism	<ul style="list-style-type: none"> Economic Development/ Community Facilities Committee – Sport & Recreation Committee.
	Upgrade town centres including streetscapes to provide a sense of place, a focus for community pride,	<ul style="list-style-type: none"> Outside the ambit of this Committee – Major Projects, Allora and Stanthorpe.


Southern Downs Regional Council
Community Services Advisory Committee (CSAC) – Action Plan

Strategy	Objective	Actions (Items in green are already in place or have been actioned by SDRC)
	attraction for visitors and increased retail activity	
	Develop an extensive network of walking and cycling infrastructure to support alternative, sustainable and accessible transport methods	<ul style="list-style-type: none"> Outside the ambit of this committee – Engineering.
	Plan for future road networks and parking provision in main centres to support growth in population and industry	<ul style="list-style-type: none"> Possible role in ensure accessibility and appropriate signage – Engineering.
Policy Development & Advocacy	Increase awareness of environmentally sustainable practice through community education campaigns	
	Promote a community that is active and engaged in governance and able to influence change.	<ul style="list-style-type: none"> Consider training in Community Engagement.
Community Consultation & Engagement	Explore transport options for moving visitors throughout the region	<ul style="list-style-type: none"> Possible audit of available transport options and alignment with existing and likely future demand – Engineering currently arranging meetings.
	Continue community participation and engagement as a genuine, ongoing process to assist with Southern Downs Regional Council's decision making.	<ul style="list-style-type: none"> Have we remained engaged with the groups that put together the Community Plan? Public Meetings WING (Warwick Indigenous Network Group) Small Community Inter-agency Warwick and Stanthorpe Southern Downs Youth Network Young Leaders
	Establish an ongoing mechanism for community engagement to strengthen the partnership between local government and the community.	<ul style="list-style-type: none"> Programming Team Community Facility User Groups Small Community Facebook Southern Downs Community Hub Inter-agency Warwick & Stanthorpe WING (Warwick Indigenous Network Group) Southern Downs Youth Network Youth Leaders

12. PLANNING, ENVIRONMENT & CORPORATE SERVICES DEPARTMENT REPORTS

12.1 Show Holidays

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 23 August 2017
	Manager Corporate Services Governance and Grants Officer	ECM Function No/s: 19.05

Recommendation

THAT Council nominate the following Show Holidays for 2018:

- (a) **Stanthorpe Show Holiday - Friday, 2 February 2018;**
- (b) **Allora Show Holiday - Friday, 9 February 2018;**
- (c) **Killarney Show Holiday - Friday, 23 February 2018;**
- (d) **Warwick Show Holiday - Friday, 23 March 2018.**

Report

Council has received correspondence from the Office of Industrial Relations regarding the nomination of special and show holidays for 2018 in line with the requirements of the *Holidays Act 1983*. The Office of Industrial Relations has introduced an on-line application form for local governments to make special holiday applications for 2018 to allow for a more efficient nomination and approval process. A copy of the letter is attached. Nominations were required to be made on-line no later than 11 August 2017, however Council has been granted an extension to 24 August 2017 to allow the opportunity for a strategic review.

Ministerial approval and gazettal arrangements for the special holidays remain unchanged and notification of the appointment of the holidays will be published in the Queensland Government Gazette.

Information has been obtained concerning the preferred show dates and suggested show holidays for the region in 2018. They are –

Stanthorpe Show - Friday, 2 February 2018;

Allora Show Holiday - Friday, 9 February 2018;

Killarney Show Holiday - Friday, 23 February 2018;

Warwick Show Holiday - Friday, 23 March 2018.

Budget Implications

Nil

Policy Consideration

Corporate Plan 2014-2019

1. The Southern Downs Sense of Community:
 - 1.1 Review levels of service delivery to our region.

Community Engagement

Nil

Legislation/Local Law

Holidays Act 1983

Options

Council:

1. Nominates the following Show Holidays for 2018:
 - (a) **Stanthorpe Show Holiday - Friday, 2 February 2018;**
 - (b) **Allora Show Holiday - Friday, 9 February 2018;**
 - (c) **Killarney Show Holiday - Friday, 23 February 2018;**
 - (d) **Warwick Show Holiday - Friday, 23 March 2018.**
2. Does not nominate the show holiday dates as outlined in the recommendation.

Attachments

1. 2018 Show Holidays [View](#)



30 June 2017

Dear Chief Executive Officer,

As you may be aware, each year local governments are requested to nominate special and show holidays for the following year in line with the requirements of the *Holidays Act 1983*.

You are invited to make nomination/s for show or special holidays by completing and submitting the on-line form no later than Friday, 11 August 2017. Please access the [on-line form here](#).

Holidays appointed in respect of an annual agricultural, horticultural or industrial show are public holidays and those appointed for an event which has significance to a particular district are bank holidays.

Upon receiving Ministerial approval, the holidays will be published in the Queensland Government Gazette.

Confirmation of the approved special holidays together with a link to the Queensland Government Gazette will be emailed to your office.


Should you require further information regarding this process, please contact Ms Jacqui McGuire, Office of Industrial Relations on 3406 9999 or email jacqui.mcguire@oir.qld.gov.au.

Yours sincerely

A J (Tony) James
Executive Director
Industrial Relations Policy and Regulation
Office of Industrial Relations
Queensland Treasury

12.2 Request to Relocate Gates from Leslie Park to Glengallan Homestead

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 23 August 2017
	Planning and Compliance Coordinator	ECM Function No/s: 12111

Recommendation

THAT Council refuse the request by the Glengallan Homestead Trust to relocate the Leslie Centenary Memorial Gates from their current location at the south-western entrance to Leslie Park to the Glengallan Homestead.

Report

At the Special Meeting on 13 March 2017 and the General Meeting on 26 April 2017, Council considered a request by the Glengallan Homestead Trust for the Leslie Centenary Memorial Gates, located at the south-western entrance to Leslie Park (and also known as the Glengallan Gates) to be returned to the Glengallan Homestead for the 150th anniversary of the Homestead later this year.

In accordance with Council's resolution of 13 March 2017, public consultation regarding the proposal to relocate the gates was undertaken. Council received 246 submissions in relation to the proposal to relocate the gates. Of these 76 were in support of the relocation, and 170 were objecting to the proposal.

On 24 April 2017 Council received advice from the Department of Environment and Heritage Protection (DEHP) that they had received an application to include the gates on the Queensland Heritage Register entry for Leslie Park. At the April 2017 meeting, Council resolved to defer consideration of the request to relocate the gates until a decision was made by the Queensland Heritage Council regarding the application.

Advice has now been received that on 28 July 2017 the Queensland Heritage Council decided to include the Leslie Centenary Memorial Gates as a significant element within the heritage boundary of Leslie Park.

As the gates have been recognised as being of State heritage significance in their current location within Leslie Park, it is recommended that Council refuse the request of the Glengallan Homestead Trust to relocate the gates to Glengallan Homestead.

Budget Implications

The Glengallan Homestead Trust has advised that if the Trust would cover all costs associated with the relocation of the Gates.

Council has met the costs associated with public consultation.

Policy Consideration

Corporate Plan 1.5 - Continue to record and protect all significant heritage and cultural sites and structures

Community Engagement

Public consultation was undertaken by Council in relation to the proposal to relocate the gates, and 246 submissions were received.

Public consultation was also undertaken by the DEHP in relation to the application under the *Queensland Heritage Act 1992* to include the gates on the Queensland Heritage Register.

Legislation/Local Law

Queensland Heritage Act 1992

Planning Act 2016

Planning Regulation 2017

Southern Downs Planning Scheme

Options

Council:


1. Refuses the request to relocate the gates from the south-western corner of Leslie Park to Glengallan Homestead;
2. Approves the request to relocate the gates subject to the Glengallan Homestead Trust obtaining development approval for development on a Queensland heritage place in accordance with the *Planning Act 2016*.

Attachments

Nil

12.3 State Land Protection Fund Review: On-Ground & Research Component Draft Report

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 23 August 2017
	Manager Environmental Services	ECM Function No/s: 11.12

Recommendation

THAT Council:

1. Advise the Local Government Association of Queensland that it supports the outcomes of the State Land Protection Fund Review of the On-Ground & Research Component Draft Report.
2. Request the Local Government Association of Queensland to carry out a similar process for the Darling Downs Moreton Rabbit Board component of the Land Protection Fund; with particular emphasis on the number of Local Governments that contribute to this part of the fund.

Report

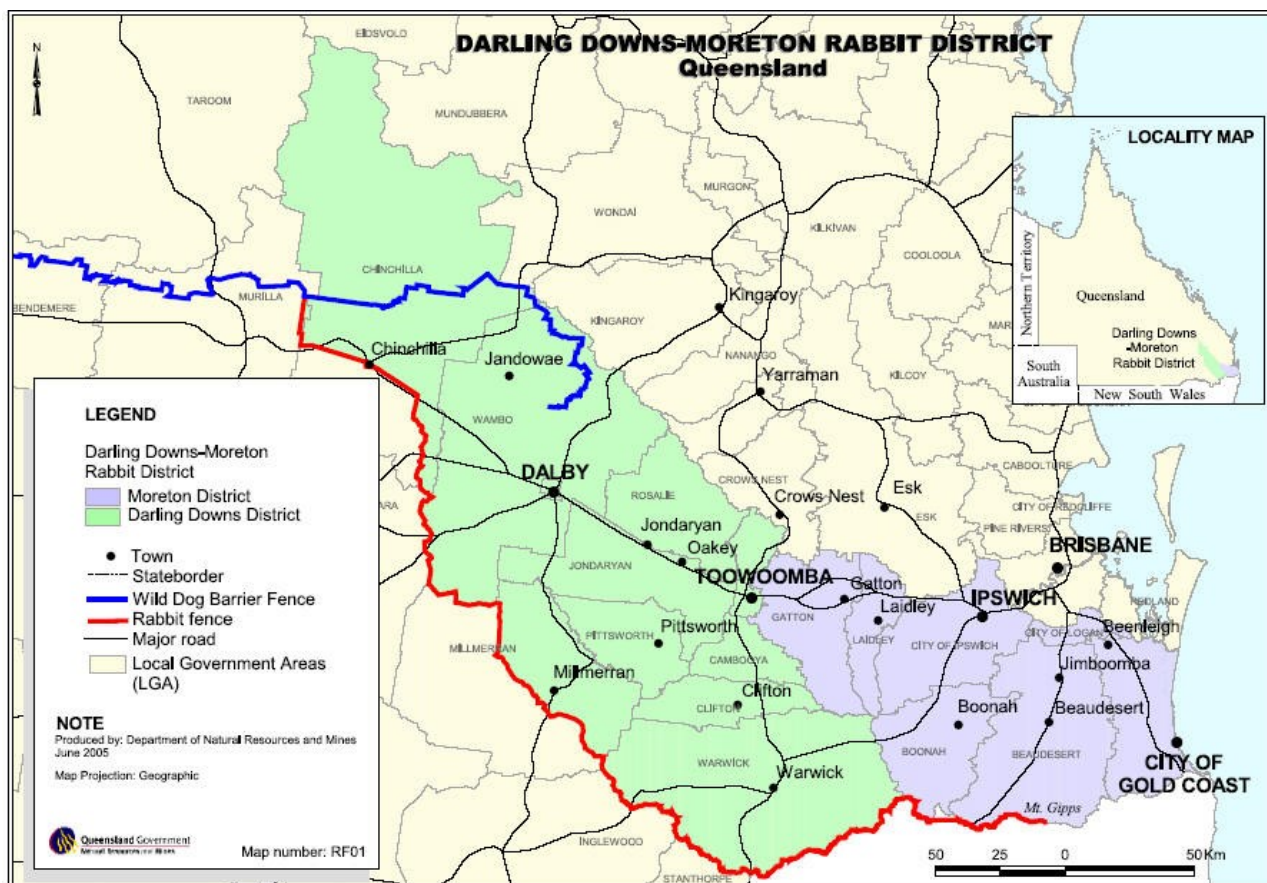
Several Councils across Queensland have been calling for a review of the Local Government Precepts paid by Local Governments to the State Government for the Land Protection Fund for many years. The Department of Agriculture and Fisheries (DAF) has been working with the Local Government Association of Queensland (LGAQ) to restructure the input of Councils to the Land Protection Fund and have overseen a review of one of the components of the fund being the On ground and Research component.

There are four components of the Land Protection Fund for the State of Queensland and these are:-

- On-Ground and Research
- Darling Downs Moreton Rabbit Board
- Wild Dog Barrier Fence
- Plague Pest Contingency Fund.

The draft report of the review of the On-Ground and Research component has been thorough and well conducted and will result in SDRC paying approximately \$10,000 less each year in the annual Precept. It is recommended that Council support the outcomes of the review.

Another component of the Land Protection Fund is the Darling Downs Moreton Rabbit Board which is funded by 8 local Governments that are close to the fence. As Councillors would be aware the Rabbit Board fence passes through the SDRC area. SDRC pays 10% of the total funding of the Board and Toowoomba Regional Council pays 19% of the funding. It is believed that other Councils to the northeast and northwest of SDRC benefit from the rabbits not being in mass numbers in their Council areas due to the existence of the Rabbit Board fence and should be shouldering some of the costs of the operation of the Board.



It is recommended that Council request the LGAQ in conjunction with DAF carry out a similar review to the On-Ground and Research Component as the DDMRB Component of the Land Protection Fund.

Budget Implications

The adoption of the review will benefit the SDRC budget

Policy Consideration

Nil

Community Engagement

Nil

Legislation/Local Law

Biosecurity Act 2014 - Local Government Act 2009

Options

Council:

1. Advise the Local Government Association of Queensland that it supports the outcomes of the State Land Protection Fund Review of the On-Ground & Research Component Draft Report and request the Local Government Association of Queensland to carry out a similar process for the Darling Downs Moreton Rabbit Board component of the Land Protection Fund; with particular emphasis on the number of Local Governments that contribute to this part of the fund.
2. Advise the Local Government Association of Queensland that it does not support the outcomes of the State Land Protection Fund Review of the On-Ground & Research


Component Draft Report.and not request the Local Government Association of Queensland to carry out a similar process for the Darling Downs Moreton Rabbit Board component of the Land Protection Fund; with particular emphasis on the number of Local Governments that contribute to this part of the fund.

Attachments

1. Draft Land Protection Fund report (Excluded from agenda - Provided under separate cover)[View](#)

12.4 Housing Compliance

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 23 August 2017
	Community Housing Officer	ECM Function No/s: N/A

Recommendation

THAT Council adopt the attached Community Housing Notification's Policy.

Report

On 24 August 2016 Council resolved to:

1. Continue to provide community housing throughout the region, in conjunction with the Department of Housing and Public Works.
2. Complete the registration process under the Queensland State Regulatory System for Community housing (QSRSCH).
3. Develop a strategy around community housing, with an interim report to be provided to Council by March 2017

Council was advised on 13 September 2016 that submission for registration was to be completed by 30 November 2016 which provided a short period of time. Council engaged an external consultant to assist with the process for registration due to the short time frame allowed as a request for an extension was denied.

On 12 June 2017 Council received interim registration with the QSRSCH. This included 17 recommendations across performance outcomes 1,2,4,5 & 7 with a number of observations across performance outcomes 1 & 4. Please refer to attachment 1. Council officers agreed to abide by these recommendations and full registration was advised by the Department on 23 June 2017.

The Department released its Housing Strategy 2017/27 in June 2017 which will be beneficial towards developing SDRC's housing strategy scheduled to be provided in June 2018.

Council's decision on the 24 August 2016 required that officers develop a strategy around community housing, with an interim report to be provided to Council by March 2017. Unfortunately due to the short period of time provided by the Department to complete the Registration process for Council's housing and because of staff resource issues this time frame has not been able to be met.

The QSRSCH due date for the Community Housing Notification's Policy is due within 3 months of registration. The Community Housing Policy, Business Plan and Asset & Services Management Plan are due by first compliance on 22 June 2018 and will be reported to Council in a timely manner for compliance.

Budget Implications

Nil

Policy Consideration

Corporate Plan 2014-2019 - 1.7 Review Council's long term involvement in Council housing.

Operational Plan 2017/18 – 1.7 Review Council's long term involvement in Council Housing, Implement the requirements of the state housing registration process.

Community Engagement

Nil

Legislation/Local Law

Housing Act 2003 - Schedule 1, National Regulator Code

Options

Council:

1. Adopt the Community Housing Notification's Policy
2. Do not adopt the Community Housing Notification's Policy

Attachments

1. Final Determination of Application for Registration under the QRSCH Southern Downs Regional Council [View](#)
2. Community Housing Notification's Policy [View](#)

Final Determination of Application for Registration under the Queensland State Regulatory System for Community Housing (QRSCH) – Southern Downs Regional Council

Regulatory Services

Queensland State Regulatory System
for Community Housing

23 June 2017

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



Dear Mr Keenan

Thank you for your correspondence of 22 June 2017, advising that Southern Downs Regional Council (SDRC) accepts the findings and recommendations outlined in the Draft Determination letter dated 12 June 2017. I note that SDRC will ensure all recommendations are undertaken by the recorded due dates.

I am now writing to provide the Final Determination of SDRC's application. I am satisfied that SDRC meets the requirements of section 37C of the *Housing Act 2003*, namely that:

Section (2)

- (a) the local government or prescribed state provider is providing, or intends to provide, a community housing service in this jurisdiction only; and
- (b) the local government or prescribed state provider will comply with this Act and the conditions applying to the local government's or the provider's registration; and
- (c) approval of the application is appropriate in the circumstances having regard to —
 - (i) the main objects of this Act and how the objects are to be primarily achieved; and
 - (ii) the objects of this part.

Summary of registration decision

On 30 November 2016, SDRC applied for registration as a community housing provider under the Queensland State Regulatory System for Community Housing. This assessment determined that Southern Downs Regional Council has demonstrated its capacity to comply with the QRSCH and the requirements of the *Housing Act 2003*, with the inclusion of **17 recommendations**. Observations have also been included for SDRC's consideration. See Appendix 1 and 2 for details.

On 12 June 2017, a draft determination of this registration assessment was sent to SDRC. Procedural fairness requires that the Queensland Registrar provides the opportunity for a person or body to make a submission or written

Department of Housing and Public Works

Southern Downs Regional Council



DOC0250901



Queensland
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statement about any proposed comment about them. On 22 June 2017, my office received a written response from SDRC accepting all recommendations, and the terms and conditions of registration. Therefore, I am pleased to advise that the draft determination report has been adopted as the final determination.

I would like to take this opportunity to offer my congratulations to SDRC on achieving registration under QRSCH.

A summary of the assessment is included in the table below:

Southern Downs Regional Council – Assessment Summary			
Performance Outcome		Capacity to comply	Recommendations
1.	Tenant and Housing Services	Demonstrates capacity to comply	4
2.	Housing Assets	Demonstrates capacity to comply	1
4.	Governance	Demonstrates capacity to comply	2
5.	Probity	Demonstrates capacity to comply	4
6.	Management	Demonstrates capacity to comply	0
7.	Financial Viability	Demonstrates capacity to comply	6
TOTAL RECOMMENDATIONS			17

Southern Downs Regional Council - QRSCH Registration Decision	
Name of Council:	Southern Downs Regional Council
Registered attained under:	Queensland State Regulatory System for Community Housing (QRSCH)
Registration number:	QRSCH 0006
Date of registration:	23 June 2017
The Queensland State Regulatory System for Community Housing (QRSCH) is aligned with the following applicable code provisions of the national regulatory code	<p>Applicable Code provisions applying to local governments include:</p> <ul style="list-style-type: none"> - Performance Outcome 1: Performance requirements a, b, c, d, e, f, g; - Performance Outcome 2: Performance requirements a, b, c; - Performance Outcome 4: Performance requirements a, b, c; - Performance Outcome 5: Performance requirements a, b, c, d; - Performance Outcome 6: Performance requirements a, b; - Performance Outcome 7: Performance requirements a, b, c.

Appendix 3 contains further information regarding the following key areas:

1. Information recorded on the Queensland State Register of community housing providers

As SDRC has achieved registration under the QRSCH, SDRC's registration details will be recorded on the Queensland State Register of community housing providers at www.hpw.qld.gov.au/officeoftheregistrar

2. Conditions of registration

Section 37D of the *Housing Act 2003* provides that registration is subject to standard conditions with which a community housing provider must comply.

As a standard condition of registration, local government councils who are also registered community housing providers must comply with the relevant performance requirements under the *Housing Act 2003* and the QRSCH.

3. Cancellation of registration

Section 37G of the *Housing Act 2003*, sets out the circumstances in which the Queensland Registrar has the authority to cancel the registration of a registered provider.

4. Community Housing Assets to be transferred if registration cancelled

Section 37H of the *Housing Act 2003* applies to the transfer of assets if the registered provider intends to apply for cancellation of their registration under the QRSCH.

5. Compliance assessments

Registered community housing providers are required to demonstrate their ongoing compliance with QRSCH on a regular basis through periodic compliance assessments.

6. Reviews and appeals

A local government who is also a community housing provider has the right to seek a review of and/or to appeal a decision made by the Queensland Registrar in certain circumstances.

PLEASE NOTE: SDRC's first compliance assessment has been provisionally scheduled for **22 June 2018**. A representative from my office will be in touch with you closer to this time to negotiate a suitable date and discuss the nature of the compliance assessment.

Yours sincerely



Mark Francis

Queensland Registrar | Queensland State Regulatory System for Community Housing
Department of Housing and Public Works (QLD)
Level 19, 41 George Street | BRISBANE | QLD | 4000

www.hpw.qld.gov.au/aboutus/BusinessAreas/RegulatoryServices/StateBasedRegistration

Financial and non-financial reporting submitted to the Queensland Registrar will be used for regulatory review of Community Housing Providers. In completing this review, the Queensland Registrar relies on the completeness and accuracy of information supplied by the provider and other parties. The information is used to inform our approach to regulation and to identify possible non-compliance with the legislative requirements and gazetted performance standards for further investigation.

The determination letter and financial and other reporting templates assist us in our statutory duty to regulate Community Housing Providers. The Registration Determination presents the conclusion that we have reached regarding the provider's compliance and recommendations to assist the provider in complying with the Housing Act 2003 and gazetted performance standards. The Queensland Registrar accepts no liability whatsoever for the accuracy or completeness of any information or assessment contained in the Registration Determination. No third party may rely on its contents, but must make its own investigations or enquiries.

The financial reporting template and the financial information contained therein is not intended to be utilised or relied upon by any persons other than the Queensland Registrar or to be used for any other purpose. Accordingly, the Queensland Registrar accepts no responsibility in any way whatsoever for the use of this template and the financial information contained herein by any persons for any other purpose. The Queensland Registrar does not seek any independent confirmation of the reliability, accuracy or completeness of this template and information contained therein. It should not be construed that the Queensland Registrar has carried out any form of audit or other verification of the financial and other information contained therein. Accordingly, whilst the template is provided in good faith, the Queensland Registrar accepts no responsibility for any errors in the template or the financial information contained therein nor the effect of any such errors.

Appendix 1

Recommendations

The recommendations in the following Table are included in this determination to guide SDRC in its efforts to fully comply with the requirements of the Queensland State Regulatory Code and the *Housing Act 2003*. **These must be actioned prior to initial compliance.**

Recommendations (required to be implemented)	
Performance Outcome	SDRC Recommendations to demonstrate compliance
PO1. Tenant and housing services	<p>Prior to compliance SDRC is to:</p> <p>R 1.1: Review and update SDRC policies, procedures and other documents to reference the following:</p> <ul style="list-style-type: none"> ○ When was it adopted; ○ When was it last reviewed; ○ What is the Version number; ○ What is the reference / policy number; <p>In addition, update any outdated review dates in the footer.</p> <p>R 1.2: Ensure that the existing housing information is easily accessible on the mediums listed in the Community Housing 2017 Business Plan.</p> <p>R 1.3: Complete a Rent Listing that lists all the properties, the tenants, their relevant details (contact details), date rent commenced, the rent they paid, how rent was paid (Centrepay, DVA, in cash), eligibility check, bonds lodged/paid, dates tenancy ended and properties became vacant.</p> <p>R 1.4: Update the Complaints Management Policy to include RTA, DHPW or Tenants Queensland if they are dissatisfied with the complaint outcome.</p>
<p>Useful links:</p> <p><i>Housing Act 2003:</i> https://www.legislation.qld.gov.au/legisln/current/h/housinga03.pdf</p> <p><i>Housing Regulation 2015:</i> https://www.legislation.qld.gov.au/LEGISLTN/SLS/2015/15SL101.pdf</p> <p><i>DHPW Fact sheets:</i></p> <p>http://www.hpw.qld.gov.au/aboutus/ReportsPublications/FactSheets/Pages/CommunityHousingTenants.aspx</p> <p><i>Residential Tenancies and Rooming Accommodation Act 2008:</i></p> <p>https://www.legislation.qld.gov.au/LEGISLTN/CURRENT/R/ResidTenRAA08.pdf</p>	
PO2. Housing assets	<p>Prior to compliance, SDRC is to:</p> <p>R 2.1: Update the Asset Management Plan Buildings with the following:</p> <ul style="list-style-type: none"> ○ has reviewed and approved the Plan; ○ remove the word 'draft' from the footer of the document; ○ how often the document should be reviewed. <p>In addition, include the following Legislative requirements into the Plan:</p> <ul style="list-style-type: none"> ○ <i>Residential Tenancies Rooming Accommodation Act 2008;</i> ○ <i>Local Government Act 2009;</i> ○ <i>Local Government (Finance, Plans and Reporting) Regulation 2010;</i> ○ <i>Building Act 1975;</i> ○ <i>Building Regulation 2006;</i> ○ <i>Domestic Building Contracts Act 2006;</i> ○ <i>Community Services Act 2007;</i> ○ <i>Electrical Safety Act 2002;</i> ○ <i>Queensland Development Code;</i>

Recommendations (required to be implemented)	
	<ul style="list-style-type: none"> o Australian Building Code.
PO4. Governance	<p>Prior to compliance, SDRC is to:</p> <p>R 4.1: The Terms of Reference for Audit and Risk Management Committee be published on SDRC's website where the remainder of the Council Advisory Committees (under the Council tab) are located.</p> <p>R 4.2: Manager Corporate Services to examine the Guideline for the formation and review of Policies and update the Revision Table to indicate that the Policy has been reviewed.</p>
PO5. Probity	<p>Prior to compliance, SDRC is to:</p> <p>R 5.1. Update the Code of Conduct to reflect the <i>Local Government Regulation 2012</i> as well as including the version number of this Policy.</p> <p>R 5.2: Review and if necessary, update the Public Interest Disclosure Management Program and Procedure.</p> <p>R 5.3: To protect SDRC, its reputation, clients and community and to strengthen its recruitment and selection procedures, SDRC update the Recruitment & Selection Procedure to include the process for bankruptcy check, what additional steps need to be taken for employees who work with children and aged people.</p> <p>R 5.4: Update the Notification Policy to:</p> <ul style="list-style-type: none"> o remove watermark symbol appears o record a Policy Number; o record the date as to when the Policy was adopted; o record the date as to when it will be reviewed; o record the date as to when it was last updated.
PO6. Management	Nil
PO7. Financial Viability	<ul style="list-style-type: none"> • Submits the most recent DHPW accumulated program surplus letter at next compliance • Provides a complete and accurate Financial Performance Report that reflects: <ul style="list-style-type: none"> o whole of business financial data that aligns with the audited financial statements; o the restricted portion of cash assets separately on the relevant line of the FPR to ensure ratios are not misstated; • Submits evidence to support the financial data reflected in the FPR including: <ul style="list-style-type: none"> o budgets and assumptions to support the forecasts; o the Annual Community Housing Maintenance Schedule document approved by Council the most recent budgets are reviewed and approved expenditure and budget variances are considered. • Provides minutes of meetings where: <ul style="list-style-type: none"> o the most recent budgets are reviewed and approved; o expenditure and budget variances are considered. • Submits the Risk Management Framework • Provides policies and procedures relating to financial management and risk.

Timeframe for implementing recommendations

It is a requirement that SDRC implement the recommendations within the timeframes indicated. Details of the actions taken by SDRC will be requested as indicated in the Table below:

Due date	Performance Outcomes (PO)
<ul style="list-style-type: none"> Due within 3 months from the date of registration 	<ul style="list-style-type: none"> PO 5.1: Review and update SDRC's Notifications policy
<ul style="list-style-type: none"> Due at first compliance assessment 	<ul style="list-style-type: none"> PO 1 PO 2 PO 4 PO 6 PO 7

Appendix 2**Observations (not actionable for compliance)**

The following observations are provided for consideration by SDRC. **Please note: SDRC are not required to action these observations to achieve registration or compliance.**

Observations	
Performance Outcome 1: Tenant and Housing Services	<p>SDRC may consider the following:</p> <p>O 1.1: Update the links in the Word documents so that they can easily be accessible.</p> <p>O 1.2: SDRC to have Welcome to Southern Downs Regional Councils Community Housing on their reception desk / offices, as this information is currently not published on SDRC website.</p> <p>O 1.3: Update the search engine capability to allow policies / documents etc. to be located easily.</p> <p>O 1.4: Apart from detailing the community housing units available for seniors and their locations, it is recommended that these details and the costs of these units be published on the website.</p> <p>O 1.5: Include as part of the Corporate Plan, KPI's, actions required and estimated timelines as to when these strategies will be achieved.</p> <p>O 1.6: Update in the Community Housing 2017 Business Plan, contact details (including phone numbers and websites) for the stakeholders SDRC work with. In addition, include Myagedcare in the Community Housing 2017 Business Plan as a stakeholder that SDRC deal with.</p>
Performance Outcome 4: Governance	<p>SDRC may consider the following:</p> <p>O 4.1: Reviewing and updating the Community Housing Risk Management Strategy on a quarterly basis and indicate as to when it was last reviewed and approved by Council.</p> <p>O 4.2: Update the Register of Delegations Council document to indicate as to when it was last reviewed and approved by Council.</p> <p>O 4.3: Update website and / or future SDRC Annual Reports to include the following information:</p> <ul style="list-style-type: none"> Type of each Committee and the Councillor's name for each committee; Experience, qualifications and position for each Councillor.

Appendix 3

1. Information recorded on the Queensland State Register

Section 37A Information on register

This section applies if the registrar approves an application by—

- (1) (b) a local government or a prescribed state provider for registration on the state register.
- (2) The Registrar must include the following information on the national register or the state register, for the entity, local government council or prescribed state provider (*the provider*)—
 - (a) the name and identifying details;
 - (b) the conditions applying to the registration;
 - (c) a copy of any notice of intent to cancel registration issued to the provider;
 - (d) whether the registration has been cancelled at any time and details of the cancellation, including a copy of the notice of cancellation;
 - (e) a copy of any binding instructions issued to the provider;
 - (f) details of the appointment of a statutory manager for the provider, including a copy of the relevant instrument of appointment;
 - (g) any other information the registrar considers relevant.
- (6) Information on the national register and the state register must be publicly available.

2. Conditions of Registration

Section 37D

Once registered, providers must comply with the conditions of registration under section 37D of *the Housing Act 2003*, as follows:

- (1) A registered provider must comply with—
 - (a) each condition applying to the provider's registration; and
 - (b) each provision (an **applicable code provision**) of the national regulatory code in schedule 1 that is identified on the relevant register as applying to the provider's registration.

Applicable code provisions of the national regulatory code applying to Queensland State providers include:

1. Performance Outcome 1: Performance requirements a, b, c, d, e, f, g;
2. Performance Outcome 2: Performance requirements a, b, c;
3. Performance Outcome 4: Performance requirements a, b, c;
4. Performance Outcome 5: Performance requirements a, b, c, d;
5. Performance Outcome 6: Performance requirements a, b;
6. Performance Outcome 7: Performance requirements a, b, c.

Note—A failure to comply with subsection (1) is not an offence but is a ground for the registrar to give a registered provider a notice of noncompliance.

- (2) Schedule 2 sets out the conditions that apply to the registration of each registered state provider.
- (4) Schedule 3, part 2, sets out the conditions that apply to the registration of a state provider.

3. Cancellation of registration

Section 37G

- (1) The registrar may cancel the registration of a national provider for which the registrar is the primary registrar, or a state provider, if the provider—
 - (a) has applied to the registrar for the cancellation of the provider's registration; or
 - (b) has been wound up or has otherwise ceased to exist.
- (4) The registrar may also cancel the registration of a national provider for which the registrar is the primary registrar, or a state provider, if—
 - (a) the registrar has given the provider a notice of intent to cancel registration under Section 38C; and

- (b) the provider has not, within the time stated in the notice, satisfied the registrar that the providers registration should not be cancelled; and
- (c) the registrar has given the provider notice under section 64 of the registrar's decision to cancel the provider's registration

Note—A decision by the registrar to cancel a registered provider's registration or refuse an application by a registered provider for cancellation of the provider's registration is reviewable—see section 63(2)(d).

4. **Community Housing Assets to be transferred if registration cancelled**

Section 37H

This section applies if—A registered provider intends to apply for cancellation of the provider's registration; or

- (a) The registrar cancels the registration of a registered provider under section 37G of the *Housing Act 2003*.
- (3) If the registered provider is a state provider, the provider must take all reasonable steps to ensure that on or before the relevant day for the provider, the provider transfers each of its state community housing assets to—
 - (b) The chief executive;
 - (c) If another entity is prescribed—the prescribed entity; or
 - (d) If the chief executive consents in writing—another national provider or state provider.

5. **Compliance assessments**

The frequency, scope and level of compliance assessment will vary according to the provider's compliance with the *Housing Act 2003*.

All local governments who have achieved registration under the QSR SCH must complete a Compliance Return every two years (or more frequently if requested by the Queensland Registrar). The Compliance Return is to be submitted to the office of the Queensland Registrar. A compliance site visit assessment may also be conducted.

The Queensland Registrar will provide SDRC with reasonable notice of the specific date and the process involved for its compliance assessment.

6. **Reviews and appeals**

Part 6 Review of decisions

Section 63

- (2) The following decisions by the registrar are reviewable decisions—
 - (b) a decision to refuse —
 - (i) an application for registration; or
 - (c) a decision to impose an additional standard condition;
 - (d) a decision to —
 - (i) cancel the registration of a registered provider; or
 - (ii) refuse an application by a registered provider for cancellation of the provider's registration;
 - (e) a decision to issue binding instructions to a registered provider;
 - (f) a decision to appoint a statutory manager for a registered provider.

Once the Queensland Registrar provides a registered provider with written notice of one of these types of decisions, the provider will have **14 days** to lodge an appeal with the relevant Appeals Tribunal.

How to appeal a decision

The process to have an external body decide on an appeal of a decision made by a Registrar varies from jurisdiction to jurisdiction. However, all bodies charged with deciding appeals of government administrative decisions encourage the party considering an appeal to first follow the decision maker's internal appeal or internal review process, unless there are exceptional and urgent circumstances applying to the matter.

Internal appeals and reviews

When making a decision under the *Housing Act 2003* the Queensland Registrar will provide a copy of their draft decision for your comment. Where you believe the decision is not the correct one, you may make a comment or provide additional information within 14 days, prior to the final decision being made. This is not a formal 'internal review'; it is part of the normal registration process that helps the Queensland Registrar reach a fair and correct decision.

Internal reviews

Once the final registration determination is made you will receive a notice containing the final decision. Should you disagree with the final determination, you may then seek to lodge a request for an internal review of the decision. The request for an internal review must be made within **14 days** of receiving the final registration decision and should outline the reasons you believe the final determination is incorrect.

An internal review involves an officer not substantially involved in the original assessment, re-assessing your organisations' original application and final determination. At the end of the review, the officer may:

- Confirm the original final determination,
- Amend the original final determination, or
- Substitute the original final determination

External appeals

Once the Queensland Registrar provides written notice of a decision which may be appealed under the *Housing Act 2003*, you have **14 days** to lodge an appeal to the relevant Appeal Tribunal.

External Appeals and Reviews Unit

If you wish to appeal a decision made by the Queensland Registrar, you may lodge an appeal by contacting:

Queensland	<p><i>Housing Appeals and Reviews Unit (HARU)</i></p> <p>If you wish to appeal a decision by the Queensland Registrar you may contact:</p> <p>Housing Appeals and Reviews Unit (HARU) HARU is responsible for undertaking the review of reviewable decisions under the <i>Housing Act 2003</i> on behalf of the Chief Executive Officer.</p> <p>A referral may be made to HARU in writing to: Corporate.HARU@hpw.qld.gov.au or phone 3008 2916.</p>
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CERTIFICATE OF REGISTRATION

Regulatory Services

Queensland State Regulatory System
for Community Housing

Southern Downs Regional Council

ABN: 59 786 792 651

*Is registered as a community housing provider under the
Queensland State Regulatory System for Community Housing*

Registration Number: QRSCH 0006

Subject to compliance with the *Queensland Housing Act 2003*,
Code provisions of the Queensland State Regulatory Code and
applicable Conditions of Registration



Mark Francis
Queensland Registrar
Queensland State Regulatory System for Community Housing
Department of Housing and Public Works (QLD)
23 June 2017

Department of Housing and Public Works



Queensland
Government



Community Housing Notification's Policy

Policy Number:	Policy Number
Department:	Corporate Services
Section:	Community Housing
Responsible Manager:	Manager Corporate Services
Date Adopted:	Insert Date adopted
Date to be Reviewed:	Within 3 months of Biennial compliance requirements for Queensland State Regulatory System for Community Housing
Date Reviewed:	Insert Date reviewed (if applicable)
Date Rescinded:	Insert Date rescinded (if applicable)

REVISION RECORD

Date	Version	Revision description

Community Housing Notification's Policy

Policy no: *Policy Number*

Updated:

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1 Policy Background (if applicable)

Southern Downs Regional Council (SDRC) as a Community Housing Provider is now required to notify the Queensland Registrar, Queensland State Regulatory System for Community Housing (QSR SCH) of changes in business operations that may impact on compliance under the QSR SCH which includes maintaining the reputation of the community housing sector.

2 Purpose

To understand Council's obligations of notifications that are required to be reported to QSR SCH in accordance with the Queensland State Regulatory Code for Local Government Community Housing providers.

3 Scope

This policy applies to Southern Downs Regional Council's Community Housing properties where the Department of Housing and Public Works have a vested interest. This policy does not apply to SDRC's fully owned Community Housing Properties.

Notifiable categories are:

1. Changes in business operations of the local government
2. Maintaining the reputation of the community housing sector

4 Legislative Context (if applicable)

- Housing Act 2003

5 Policy Details

5.1 Changes in business operations of local government

Council is to determine when changes occur if they are notifiable events within business operations that may potentially have an adverse impact on compliance under the QSR SCH. If the event is determined to meet the below criteria then the Queensland Registrar is to be notified of the event within the identified timeframes.

Type of event	The Queensland Registrar must be notified of the event within the following timeframes
A decision to apply for cancellation of the local government's registration on the QSRSCCH register	As soon as practicable after the decision and at least 28 days before the day the application is made
A decision to conduct a vote at a meeting on a matter that may affect the local government's eligibility to remain registered under the QSRSCCH	As soon as practicable after the decision and at least 28 days before the day the meeting is held
A change in the local government's affairs that may have an impact on its compliance with the <i>Housing Act 2003</i>	Before the change or within 3 days after the change
Any other event for which the Queensland Registrar gives the local government written notice	Within the time stated in the notice

Examples of events/incidents

These examples are provided by the QSRSCCH to assist in making a judgement regarding whether to notify the Queensland Registrar of a particular event. The list below is provided as a guide only and is not exhaustive:

- Significant unplanned turnover and/or resignation or removal of the Chief Executive Officer, Financial Officer or equivalent senior officers (housing related)
- Any instances of serious or repeated breaches of the local government's code of conduct or instances of fraud, corruption or criminal conduct (housing related)
- The investigation of the local government by external agencies such as funding bodies, law enforcement bodies, or integrity agencies (housing related)
- Any matter that has adversely affected or may adversely affect the financial viability of the local government (housing related)
- Any breach or potential breach notices received from external agencies (housing related)
- Any proceedings in a court or tribunal against the local government (housing related)
- Any adverse media coverage or potential adverse media coverage about the local government (housing related)
- Significant operational restructure or corporate mergers, de-mergers or restructure
- New affiliations with other entities or significant change to existing affiliations
- Significant system failures, for example unrecoverable data loss
- Legal action against the local government associated with potential financial and/or reputational costs (housing related)

- Changes to the local government's community housing property numbers involving increases or decreases in property stock numbers.

5.2 Maintaining the reputation of the community housing sector

As a registered local government for community housing Council is also required to notify the Queensland Registrar under Queensland State Regulator Code, 5d: Probity, registered local governments are required to maintain high standards of probity.

The following examples of reportable incidents, which may damage the reputation of the community housing sector are provided as a guide only and are not exhaustive:

Type of event	The Queensland Registrar must be notified of the event within the following timeframes
Proven serious or repeated breaches of the local government's code of conduct (housing related)	Within 72 hours of any incident that damages or may damage the reputation of the community housing sector.
Substantiated fraudulent or other criminal behaviour by staff, management or volunteers (housing related)	Within 72 hours of any incident that damages or may damage the reputation of the community housing sector.
Any incident within the community housing program, which results in the involvement of the Queensland Police Service or media exposure/involvement	Within 72 hours of any incident that damages or may damage the reputation of the community housing sector.
Any other matter that may bring disrepute to the community housing sector.	Within 72 hours of any incident that damages or may damage the reputation of the community housing sector.

5.3 The Queensland Registrar must be satisfied of the following

That there are no significant and ongoing or repeated incidents or events occurring that damages, or may damage the reputation of the community housing sector. Any incident or event that damages or may damage the reputation of the community housing sector is dealt with in a prompt and effective manner. Notifications to the Queensland Registrar are made

consistent with Queensland State Regulatory Code and the Guidelines for Local Government Notifications to the Queensland Registrar.

5.4 Details of notifiable events

- details of the incident, including when it happened or is going to happen
- the persons involved, the action taken, or planned to be taken by the local government
- contact details of the person responsible for managing the local government's response
- whether the incident has been notified to any other regulators or external agencies, and details of the notification provided.

5.5 Notifying the QRSCH

Notifications are made by:

Email: QLDHousingRegistrar@hpw.qld.gov.au
Telephone: 13 QGOV (13 74 68)
Mail: Queensland Registrar
Regulatory Services
Department of Housing and Public Works
GPO Box 690, BRISBANE QLD 4001

5.6 Failure to notify

Southern Downs Regional Council is required to be proactive in reviewing and disclosing notifications of events/incidents to the Queensland Registrar and addressing any areas of non-compliance as they arise. Notifying the Queensland Registrar of any event is a requirement under the Queensland State Regulatory Code.

Failure to notify the Queensland Registrar of such events occurring within the timeframes specified, may trigger compliance action by the Queensland Registrar. In this case, the Queensland Registrar will advise the local government in writing.

6 Definitions (if applicable)

Term	Meaning



Community Housing Notification's Policy

Policy no: *Policy Number*

Updated:

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7 Related Documents (if applicable)


N/A

8 References (if applicable)

DRAFT

12.5 Material Change of Use - Outback Truckstops Pty Ltd C/-TFA Project Group, Activity Street, Warwick

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 23 August 2017
	Planning Technical Officer	ECM Function No/s: MCU\01853

APPLICANT:	Outback Truckstops Pty Ltd C/-TFA Project Group
OWNER:	Minister For Economical Development Queensland
ADDRESS:	Activity Street, Warwick
RPD:	Lot 101 SP176059, Parish of Warwick, County of Merivale
ZONE:	Industry
LAND USE AREA:	3,341 square metres
PROPOSAL:	Service station and Medium impact industry (Fuel depot provisions for bulk fuel load-out)
LEVEL OF ASSESSMENT:	Impact
SUBMITTERS:	Three (3)
REFERRALS:	Nil
FILE NUMBER:	MCU\01853

Recommendation Summary

THAT the application for Material Change of Use for the purpose of Service station and Medium impact industry (Fuel depot provisions for bulk fuel load-out) on land at Activity Street, Warwick, described as Lot 101 SP176059, Parish of Warwick, County of Merivale, be approved subject to conditions.

Report



The subject land has frontage to Activity Street and Progress Street which are bitumen sealed, kerbed and channelled. The site is currently vacant, contains some existing trees and has access to all urban services i.e. water, sewerage, stormwater drainage, electricity, telecommunications and sealed road access.

The land is located in the Industry zone and adjoins a scrap metal recycling premises and a welding/manufacturing workshop. The surrounding industrial uses range from stock feed manufacturing, metal fabrication, transport company, postal distribution centre and major developments such as Big W Distribution Centre, Wickham Freight Lines and Frasers Livestock Transport.

The applicant proposes to develop the site as an unmanned truck refuelling and depot facility which will operate 24 hours per day, seven days per week. The unmanned truck refuelling and depot facility will have two functions:

1. For the refuelling of heavy vehicles via pre-paid card arrangement for customers; and
2. A fuel depot provision for bulk fuel load-out to allow tankers to service nearby small business operators/agricultural producers.

The erection of the facility will comprise of:

Fuel storage

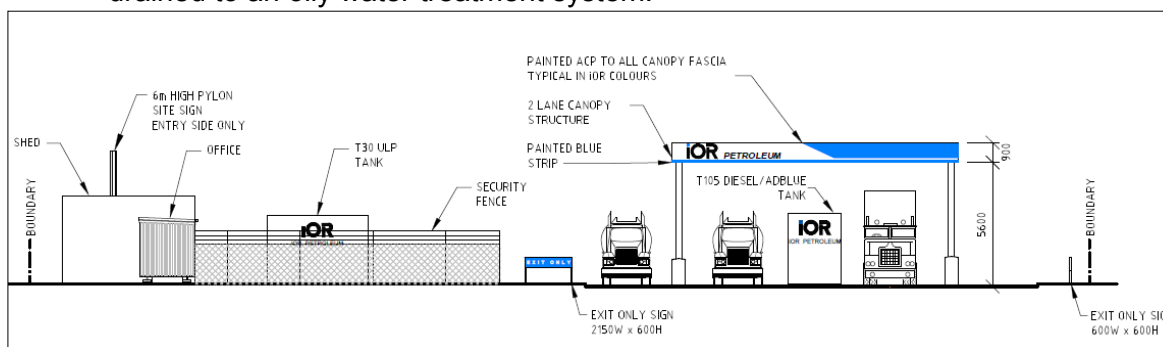
- 1 x 110kL above-ground, self-bunded tank for the storage of diesel (combustible and non-flammable) and Adblue (non-combustible / non-flammable):
 - Diesel tank 100,000L
 - Adblue tank 10,000L (Note: Adblue is a diesel exhaust fluid used in modern trucks to reduce oxides / nitrogen levels)
- 1 x 105kL above-ground, self-bunded tank for the storage of diesel (combustible and non-flammable); and
- 1 x 30kL above-ground, double wall tank for storage of unleaded petrol (ULP) (combustible and flammable) **Note:** The ULP tank will be separated to protected places and surrounded by a security fence.

Buildings and structures

- 1 x ablutions block (4 metres x 2.5 metres) to be connected to existing sewerage infrastructure;
- 1 x demountable site office (12 metres x 3 metres);
- 1 x shed (10 metres x 6 metres); and
- 1 x 6.5 metre high Canopy over the fuel dispensing area.
- 1 x 6.0 metre high pylon sign close to the Activity Street frontage;
- Security fencing surrounding the ULP tank storage area
- Entry and exit signage close to access points.

Other

- Fuel dispensing area (under canopy) for up to two (2) heavy vehicles to refuel at any one time;
- Fuel dispensing, delivery area and bulk load-out area to be:
 - located on a concrete hardstand rollover bunded area;
 - drained to an oily water treatment system.



Discussion on use definition

The application submitted is for an unmanned 24 hour fuel facility located in the Industry zone. The proposal has two major functions: (1) For the refuelling of heavy vehicles via credit card payment for customers; and (2) A fuel depot provision for bulk fuel load-out to allow tankers to service nearby small business operators/agricultural producers, etc.

The industry thresholds table of the Southern Downs Planning Scheme list a Service station, **not including above ground tanks of class 2.1** (flammable gasses) **or class 3** (flammable liquids) **dangerous goods greater than 16kL** as a Low impact industry.

The proposed use includes fuel storage of 245kL, which exceeds the threshold stated above. Therefore, the proposal is considered to be more appropriately defined as a Service Station i.e. premises used for the sale of fuel including petrol, liquid petroleum, gas, automotive distillate and alternative fuels.

Submissions

There were three submissions received to the application. The matters included proximity of fuel depot to adjacent business, limiting bulk fuel movements to Bracker Road and site access.

Proximity of fuel depot to adjacent business

Submitter 1: We have just received notification of the intended usage of the land adjoining our workshop at 38 Activity Street, Warwick.

We have conducted a business from this property since 1997.

We are a welding/manufacturing workshop and the zoning in this area is heavy industry.

In addition to stick and mig welders, we use oxy acetylene, plasma cutters and grinders.

On a safety level, the operation of a fuel depot near this kind of spark inducing work would be highly dangerous.

Prior to building my shed I owned and operated Bulk Fuel Depots for 18 years. During this period, I was compelled by law to attend safety and dangerous goods courses which clearly show the dangers of having fuel and ignition points in close proximity.

Other properties in the same area are also in the welding industry. This proposition would be grossly irresponsible, even suicidal.

Submitter 2: We are the owners of Lot 5 on SP176059, adjacent to the proposed site. We would like to say, at the outset, that we encourage industrial development, and the general growth of industry in Warwick, however, we have some concerns about the suitability of the proposal on this particular site.

We conduct a metal recycling business on our site and have two basic concerns regarding the proposal as submitted. Our first concern is that while processing various metals by either cutting or crushing, sparks are generated in isolated areas. While these are fully contained within our site, we have concerns that vapour escaping from the adjoining site, may be flammable. Whilst this would obviously be contained in normal operations, we feel that provision should be made for accidental spillage and how this may be contained on site to avoid flammable vapours drifting over our site.

Applicant's response: Submissions against the development raised concern to the proximity of the proposed fuel depot to the adjacent business. In response to the concern about proximity, the following should be considered regarding the proposed development:

- the site layout has been designed in general accordance with AS1940-2004; and

- drawing 17064-WA04 R1 attached to the original development application drawing package, demonstrates that all hazardous areas fall within the subject site and do not extend beyond the boundary into the neighbouring business.

In support of the development application, and expanding on the above points, please refer to the letter following dated 2 August 2017 prepared by TFA Project Group and signed by a Registered Professional Engineer of Queensland (RPEQ 2800).

TfA Ref: 17064

2 August 2017

The Chief Executive Officer
Southern Downs Regional Council
P O Box 26
Warwick, Qld 4370

ATTN: To Whom It May Concern,

Dear Sir / Madam,

RE: LOT 101 ACTIVITY STREET, WARWICK 4370 QLD DESCRIBED AS – LOT 101 ON SP175059

We understand that Council have received an objection for the proposed development with respect to the proximity of fuel to the adjacent business.

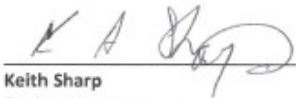
We, TFA Project Group can confirm that the site layout has been designed in general accordance with AS1940-2004 and that the proposed facilities satisfy the specified separation distances to the boundary and protected places in accordance with this standard.

The hazardous zone classification shown on drawing 17064-WA04 R1 is in general accordance with AS60079.10.1 Classification of areas – Explosive gas atmospheres and demonstrates that all hazardous areas fall within the development and do not extend beyond the boundary.

Please do not hesitate to contact our office on (07) 3854 2900 should you have any queries.

Kind Regards,

For and on behalf of TFA Project Group



Keith Sharp
Engineering Manager
BE(Chem), FIE(Aust), MChemE CPEng, RPEQ 5800, NER, MAIDGC



Head Office
4/100 Brookes Street | PO Box 2339
Fortitude Valley QLD 4006

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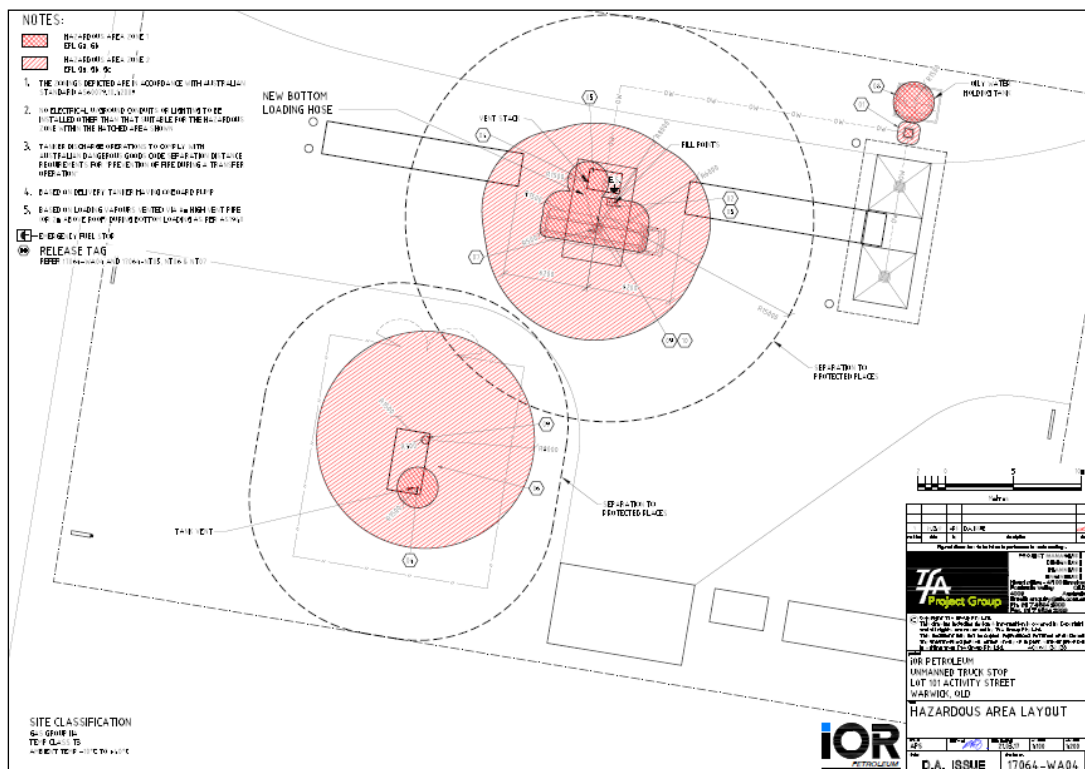
New South Wales
Suite 315, 33 Lexington Drive
Bella Vista NSW 2153

NSW Phone: +61 2 8814 5219
Website: www.tfa.com.au

Victoria
Suite 13, 150 Albert Road
South Melbourne Vic 3205

Australia Wide: 1300 794 300
ABN: 34 612 132 233

Comments: The site is currently vacant and located within an industrial estate. The proposed use is an unmanned fuel station and fuel depot with provisions for bulk fuel load-out. The site has been designed in accordance with the relevant Australian Standards and includes the construction of a canopy over the fuelling bowzers along the northern boundary and an office, shed and ablution block adjacent to the southern boundary. The plan following identifies the hazardous areas of the site, i.e. Hazardous area zones 1 & 2.



The letter dated 2 August 2017 from TFA Project Group confirmed that that the site layout has been designed in general accordance with AS1940-2004 and the proposed facilities satisfy the specific separation distances to the boundary and protected places in the accordance with the standard. It also confirmed that the hazardous zone classification shown on the above drawing, 17064-WA04 Revision 1 is in general accordance with AS60079.10.1 Classification of areas – Explosive gas atmospheres and demonstrates that all hazardous areas fall within the development and do not extend beyond the boundary.

The minimum separation distance between the refuelling area and the northern boundary is 6.0 metres. The minimum separation distance between the shed and the southern boundary is 1.5 metres. The provision of a 1.8 metre screen fence along the northern and southern boundaries of the site will create an additional barrier between the proposed facility and the adjoining uses.

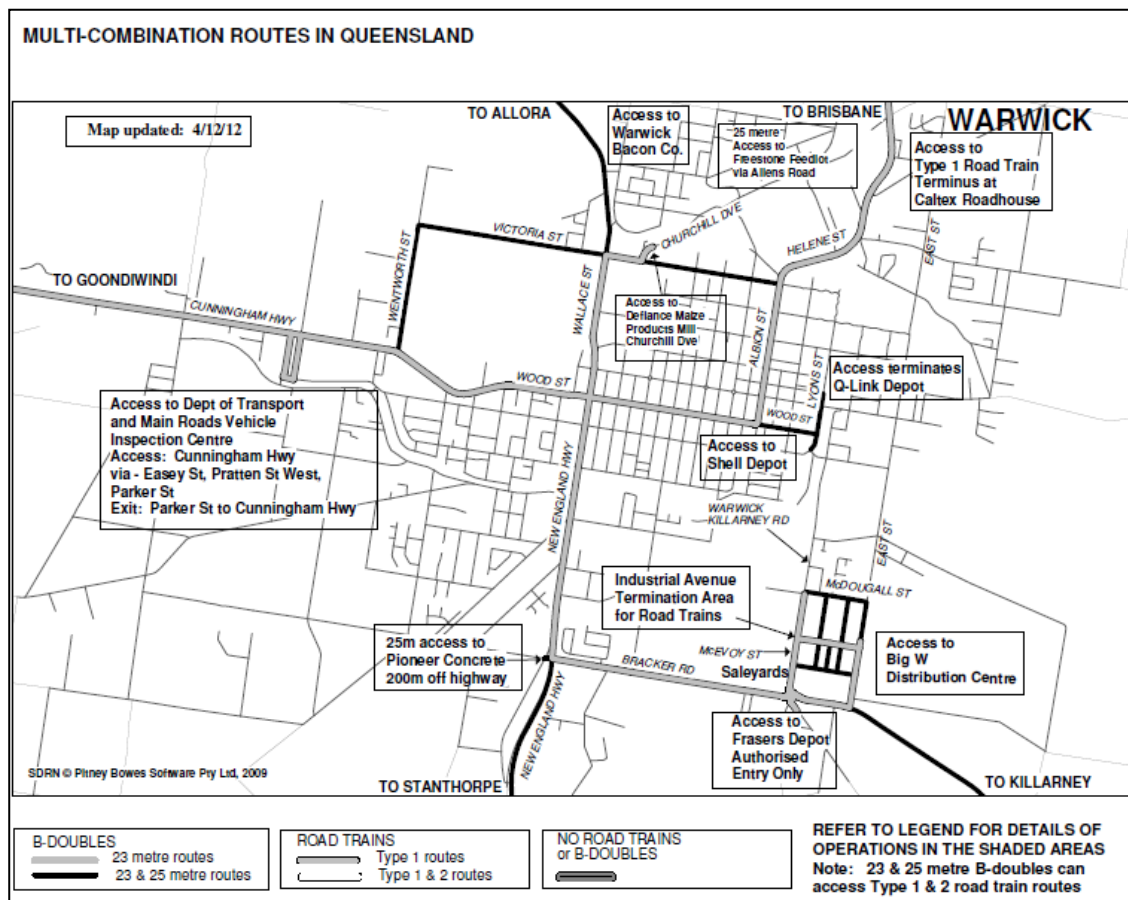
Limiting bulk fuel movements to Bracker Road

Submitter: I have no objection to the proposal, but feel that all movements of bulk fuel should be via Bracker Road, no bulk fuel movement via Lyons Street – Pratten Street and over the railway crossings.

Applicant's response: The submission in favour of the development did not object to the proposal however, requested all bulk fuel movements be limited to Bracker Road with no bulk fuel movements via Lyons Street, Pratten Street and over the railway crossing. In response to this request, the following should be considered:

- Lyons Street and Pratten Street are both arterial roads;
- Both roads have the potential to support heavy vehicle movements for vehicles accessing the industrial zone north from the site and beyond; and
- Limiting bulk fuel movements to Bracker Road is considered impractical due to the requirements for heavy vehicles travelling north of Warwick.

Comments: See below the map showing the multi-combination routes in the locality, updated 4 December 2012.



The map demonstrates that the route to the site via Lyons Street, Pratten Street and over the railway crossing and McEvoy Street to the northern edge of the industrial estate, already restricts access for B-doubles and road trains. However, other heavy vehicles can use this route to the industrial estate. It is considered unreasonable to restrict access to heavy vehicles to the industrial estate in this circumstance as heavy vehicles use this route for a variety of other reasons, not only for the purpose of refuelling.

Site access

Submitter: Our second, and major concern, is the site access. The diagrams supporting the application show turning paths for B-Double trucks entering and exiting the site. As can be seen on the northern exit, the vehicle has to travel to the wrong side of the road to exit the site. Of more concern, are the vehicles entering from the north, and to a lesser degree from the south, of the site which need to cross not only the wrong side of the road, but utilize the parking area to be able to access the site. Currently, this particular part of the industrial estate is not very busy, however, as both of the adjoining roads to the site are road train routes, there are often trailers and other vehicles parked along these streets. This will only get worse when the currently vacant sites in the industrial area are developed with more industries. It is also concerning to note that the application talks about "the largest anticipated vehicle" being a B-Double, when there is clearly road train access to the site, along both road frontages. The proposal does not say that road trains will be excluded from the site, and obviously, the turning circle for a road train is much worse than that of a B-Double.

Other sites operated by IOR Petroleum promote refuelling of road trains, and it is logical for these road train operators to assume that road train access would be available to this site. It would, therefore, be necessary for a minimum condition, if this proposal were to be approved, that road trains would be prohibited from entering the site, with appropriate signage to be erected at the street intersections, to avoid road trains attempting to manoeuvre to gain access.

We ask Council to insist on a redesign of the site, so that vehicles entering and exiting the site can remain within their correct traffic lanes, and particularly, not utilize the parking lanes of the road to access the site. If this cannot be achieved on site, there are several other vacant sites of larger areas that could accommodate this facility.

Applicant's response: A submission against the development raised concern to the site access turning paths of vehicles entering and exiting the site. In response to the concern about site access, the following should be considered regarding the proposed development:

- The site is situated within the existing industrial estate which is zoned for industrial purposes;
- B-double vehicles are an approved heavy vehicle within this industrial estate – it is assumed the movements of such approved vehicles would have been considered during the subdivision/road design of the industrial estate;
- Whilst some encroachment occurs onto the opposite side of the road this is not considered uncommon within industrial estate areas, particularly on lower order roads;
- We note that both Activity Street and Progress Street are lower order roads which are not anticipated to receive large volumes of through traffic;
- We further note that road trains are not an approved NHVR heavy vehicle type on either Activity Street or Progress Street and would therefore not be expected to frequent the site; and
- The design of the proposal has catered for the largest anticipated (and NHVR approved) vehicle – that being the 26m B-double.

Comments: The Queensland Transport website confirms that overtaking is not permitted over a continuous centre lines and vehicles cannot perform a U-turn across one. Vehicles are allowed to cross a continuous centre line if entering a road or leaving a road. Even if there is a broken line on the other side, vehicles are still permitted to cross the continuous centre line if entering or leaving a road. However, if there is a double continuous centre line, vehicles are not permitted to cross it at all.

In this circumstance, Activity Street and Progress Street have no centre line markings i.e. there is no dashed, solid single or solid double lines, and there are no on-street car parking spaces defined in this location. Both roads are industrial access streets and meet Council' minimum standard for industrial roads. The streets are wider than normal roads i.e. 12 metres from kerb to kerb and visibility is not an issue in this location.

It is noted that road trains are legally excluded from using both roads. It is the responsibility of the road train operator to know the approve routes for road trains, therefore, there is no requirement for additional signage to be provided by the applicant to prohibit road trains from the site.

Assessment against the Planning Scheme

This application required assessment against the Industry zone code, the Carparking and loading code, the Landscaping code, the Outdoor lighting code, the Physical infrastructure code, the Healthy waters code, the Morgan Park environs overlay code.

Industry zone code

Visual amenity

AO1.2

A landscaped setback area averaging 6.0 m wide with a minimum dimension of 3 m is provided along the main street frontage of the site (apart from vehicle access points) to allow for streetscape and character landscaping in accordance with the Landscaping code.

Additionally where a site has more than one street frontage a landscaped setback area at least 2.0 m wide is provided along all other frontages to allow for streetscape and character landscaping in accordance with the Landscaping code.

The requirement for landscaping is address later in the Landscaping code and conditions can be applied to comply with the requirements of the Code.

The proposed development generally complies with the remaining requirements of the Code.

Carparking and loading code

The acceptable outcome requires a car parking rate of 1 space per 50 m² of gross floor area and any outdoor use area up to 1,000 m². The combined gross floor area of the proposed building is 106 square metres and requires a minimum of two (2) car parking spaces. The applicant's proposal plans does not identify any car parking spaces on site. Therefore, the development must meet the following performance outcome:

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

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

As the site is unmanned fuel facility catering for heavy vehicles, provides no other services, but the provision of amenities, it is considered reasonable to require only two car parks to be provided. There is still the need for car parking to be available for persons using the office and cleaning the amenities. The provision of sealed carparking spaces could be located in the vicinity of the office and ablutions blocks where there is adequate space available. The development could be conditioned to provide sufficient car parking for the use and compliance with the Code could be achieved.

Landscaping code

The site is vacant and the existing vegetation will be removed to develop the site. The applicant indicates they would prefer not to provide landscaping, however, is amenable to an approval condition to provide low-growing landscaping along both road frontages. The adjoining industrial uses are landscaped along the frontage of the sites.

A Council sewer line exists along the Activity Street frontage of the site.

All landscaping provided must be a safe distance from services and utilities and allows for casual surveillance of buildings and public areas from the street while maintaining safe access to and from the site, it would be considered reasonable to require a landscaped strip be provide along the Progress Street and Activity Street frontage of the site.

Any approval can be conditioned to require a landscape plan be submitted for approval prior to any building approval being issued.

Outdoor lighting code

As the development operates seven days per week, 24 hours per day, it will be necessary that outdoor lighting be provided for the proposed development. The site does not adjoin any residential development and is located in an industrial estate. Therefore, it is anticipated that the proposed use will not impact on the adjoining properties and is consistent will the local amenity. To ensure compliance is achieved with the Code, a condition should be imposed for all lighting to be in accordance with the relevant Australian Standard.

Physical infrastructure code

All urban services are available to the subject land. The area surrounding the subject land has an overhead power supply. The applicant proposes to connect to an overhead power supply with will be consistent with performance outcome. Both road frontages are sealed, kerbed and channelled, however vehicle access to the site will require construction. Both entry and exit to the site will require construction to a concrete industrial standard. It is noted that the Activity Street and

Progress Street accesses will be located over a Council sewer line and reticulated water line. An application for works over this infrastructure will require submission for approval prior to construction. The office and ablution block will require connection to the reticulated water supply and sewerage system. The development can be conditioned to comply with the Code.

Healthy waters code

The proposed development complies with the code, particularly in regards to stormwater and waste water management. An oily-water treatment system for all stormwater captured over the refuelling/fuel loading areas and all stormwater run-off within the concrete bunded areas will be directed through a coalescing plate oil water separator device with contaminated water directed to a 10,000L underground oily-water holding tank. The contents will be removed and legally disposed of by a licensed waste contractor.

Morgan park environs overlay code

The proposed development of land within the overlay is compatible with all the impacts including impacts of noise and traffic generated by activities at Morgan Park and complies with all the performance outcomes of the Code.

Infrastructure Charges

The subject property is zoned Industry where as a right the site can contain a Gross Floor Area (GFA) of up to 40% of the site area (site area 3,341 square metres x .4 = up to 1,336.4 square metres of GFA) and up to 90% of the site area can be an impervious surface (site area 3,341 square metres x 0.9 = up to 3,006.9 square metres). The combined total of the existing and proposed GFA and impervious area is significantly below the 40% and 90% and therefore infrastructure charges do not apply to this proposal.

Environmental Assessment

The proposed development has been reviewed by Environmental Officers and it has been determined that an environmental assessment was not required in this circumstance. However, any approval should include conditioning as outlined by the Environmental officers to ensure compliance with the Planning Scheme. It is noted that complaints from houses in proximity to that particular industrial area have been received in relation to noise. The conditions have been applied despite the zoning of land as Industry zone.

Conclusion

The applicant proposes to develop the site as an unmanned truck refuelling and depot facility which will operate 24 hours per day, seven days per week.

The site is located in the Industry zone and will provide a service for the surrounding industrial and rural uses.

There were three submissions received regarding the impact of the proposed development. The applicant provided responses to those submissions. The impacts associated with the proposed development can be appropriately conditioned to reduce those impacts and have been included.

The proposal can be considered acceptable, and is recommended for approval subject to conditions.

Options

THAT Council:

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

Recommendation

THAT the application for Material Change of Use for the purpose of Service station and Medium impact industry (Fuel depot provisions for bulk fuel load-out) on land at Activity Street, Warwick, described as Lot 101 SP176059, Parish of Warwick, County of Merivale, be approved subject to the following conditions:

Schedule 1 - Southern Downs Regional Council Conditions

Approved Plans

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

Plan Name	Plan No.	Date
Proposed site layout – iOR Petroleum Unmanned Truck Stop, Lot 101 Activity Street, Warwick, Qld	17064-WA01 Rev 2	15 March 2017
Proposed site elevation – iOR Petroleum Unmanned Truck Stop, Lot 101 Activity Street, Warwick, Qld	17064-WA02 Rev 1	21 March 2017
Site signage – iOR Petroleum Unmanned Truck Stop, Lot 101 Activity Street, Warwick, Qld	17064-WA03 Rev 1	21 March 2017

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

Land Use and Planning Controls

3. This approval allows for the use of the site for the following uses only:
 - Service station including ancillary structures:
 - Office associated with service station
 - Ablution block
 - Shed for storage
4. The approval allows for the use of the Service station as a manned and unmanned facility and no further approval is required by Council, should the Service station become a manned facility.

Building and Site Design

5. A copy of the Certificate of Compliance for Plumbing and Drainage Works is to be provided to Council. (See advisory note below.)
6. A copy of the Form 11 (Certificate of Classification) issued for the building works is to be provided to Council prior to the use commencing. (See advisory note below.)

Amenity and Environmental Controls

7. The registered operator of the activity to which this approval relates must:
 - a) install all measures, plant and equipment necessary to ensure compliance with the conditions of this approval; and
 - b) maintain and operate such measures, plant and equipment appropriately.
8. Activities relevant to *AS 4897-2008 The design, installation and operation of underground petroleum storage systems*, must comply with the provisions of this Standard.
9. Any storage of flammable and/or combustible liquids must comply with the requirements of the Work Health and Safety Act 2011 and Work Health and Safety Regulation 2011 for the handling and storage of hazardous chemicals and the provisions of *Australian Standard AS:1940 The Storage and Handling of Flammable and Combustible Liquids*. All other

activities relevant to this Standard, including but not limited to fuel dispensing must also comply with the provisions of this Standard.

Any hazardous materials (e.g. oil and fuel) must be stored in a covered and bunded area.

10. Any liquid spills must be cleaned up immediately and disposed of in an appropriate manner that ensures environmental harm does not occur. An appropriate spill kit for the management of wastes and hazardous liquids associated with the activity must be readily available at the site. Anyone operating under this approval must be trained in the use of the spill kit.
11. During the construction phase of the development, all wastes must be separated into recyclables (where possible) and landfill wastes, and disposed of at the Warwick Central Waste Management facility.
12. Contaminants or contaminated water must not be directly or indirectly released from the Premises or to any land or waters except for **uncontaminated** overland stormwater flow and **uncontaminated** stormwater to the stormwater system.

There must be no release that has been in contact with any contaminants at the site to any waters, watercourse, roadside gutter, stormwater drain or land.

Stormwater must be diverted around and prevented from entering the site to limit the risk of stormwater becoming contaminated.

13. The registered operator of the activity to which this approval relates must contact Council as soon as practicable after becoming aware of any release of contaminants, or any event where environmental harm has been caused or may be threatened.
14. The operator must investigate and address all environmental nuisance and/or environmental harm complaints. The following details must be recorded and provided to Council upon request:
 - a) time, date, name and contact details of the complainant;
 - b) reasons for the complaint; any investigations undertaken;
 - d) conclusions formed; and
 - e) any actions taken.

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

15. No particulate matter or visible contaminant, including dust, smoke, fumes and aerosols likely to cause environmental harm is to emanate beyond the boundaries of the Premises.
16. All regulated waste must be removed from the site by a regulated waste removal contractor. The records for this disposal must be kept on site and be available for viewing by an authorised officer.
17. If lighting is installed, lighting fixtures are positioned and maintained 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.
18. When requested by Council, an assessment, including monitoring and/or sampling must be undertaken by a suitably qualified person(s) to investigate any complaint of environmental nuisance and/or environmental harm (which in the opinion of an authorised person is not frivolous, vexatious nor based on mistaken belief). Upon completion of the assessment, the results must be submitted to Council within 10 business days. This must be undertaken in accordance with any direction given by Council at the time. If the results of the assessment

indicate, or where it is determined by an authorised person, that environmental nuisance and/or environmental harm is being caused, abatement or control measures must be implemented as recommended by a suitably qualified person and/or Council.

19. A sufficient number of suitable waste receptacles must be provided on site at all times. Waste receptacles must be regularly serviced to prevent unsightly accumulations of waste or environmental harm being caused. A waste collection contractor must be engaged to supply suitable waste and recycling receptacles and service waste and recycling receptacles.
20. No materials or goods associated with the development are to be displayed or stored within the car park or landscaped areas, or outside the boundaries of the site.
21. The cleaning of plant equipment and vehicles must be carried out in an area where wastewater can be suitably managed so as not to cause contaminants to release into waterways or overland flow paths.

If washing down of any area or items that generate contaminated water, is not permitted unless the contaminated water is directed to an **approved** separator or treatment system.

22. Advertising Devices relating to the Service Station may **only** be erected on the subject land, i.e. Lot 101 SP176059. The location, size, type and content of any advertising sign or device located on the land is to be compatible with the industrial character of the surrounding area. No advertising signs or devices are to be located on any other land, unless all applicable approvals are obtained under the Planning Scheme and the relevant local laws. No advertising signs or devices are to be located within the road reserve.

Fencing, Landscaping and Buffers

23. A screen fence 1.8 metres high shall be erected along the northern and southern boundaries of the site, to provide visual screening. This screen fencing is to be provided at the developer's cost.
24. **Details of the proposed fencing are to be submitted to and approved by the Director Planning, Environment and Corporate Services prior to the issue of a Development Permit for Building Work.** Fencing is to be provided and maintained in accordance with the approved details.
25. A 6.0 metre wide landscaped setback is to be provided along the Progress Street frontage and a 3.0 metre wide landscape setback along the Activity Street frontage of the site so as to provide a visual buffer. This area is to be densely planted with shrubs suitable to grow to heights of between 1.0 to 2.0 metres at maturity.
26. **A Landscaping Plan is to be submitted to and approved by the Director Planning, Environment and Corporate Services prior to the commencement of the use.** The Landscaping Plan is to be prepared by an appropriately qualified person, and must include details of the location and species of plants, the irrigation system and the height and material of fencing. Plants are to be generally frost resistant and drought hardy, and must not include weed species. Root barriers are to be installed around trees that are located within 3 metres of any underground infrastructure. The site is to be landscaped and maintained in accordance with the approved Landscaping Plan.

Note: The selection of species provided along the Activity Street frontage of the site must be suitable to be planted within the vicinity of Council's sewer line.

Car Parking and Vehicle Access

27. A concrete industrial crossing is to be constructed at the Activity Street and Progress Street entrances to the site in accordance with Council's standard. (Council's Engineering Services Department can provide details regarding Council's standard.)
28. At least two (2) car parking spaces are to be provided on site. Provision is to be made for disabled parking.
29. The car park area is to be set back 6.0 metres from the Progress Street frontage of the site.
30. All vehicle operations associated with the development must be directed by suitable

directional, informative, regulatory or warning signs in accordance with *Australian Standard AS1742.1 "Manual of uniform traffic control devices"* and *Australian Standard AS2890.1 "Parking facilities – Off-street car parking"*.

31. Road signage and pavement markings must be installed in accordance with *Australian Standard AS1742.1 "Manual of uniform traffic control devices"*.
32. All vehicle operation areas must be illuminated in accordance with the requirements of *Australian Standard AS1158 "Lighting for roads and public spaces"*.
33. Adequate sight distances must be provided for all ingress and egress movements at the access driveways in accordance with *Australian Standard AS2890.2 "Parking facilities - Off street commercial vehicle facilities"*.
34. All loading and unloading of goods related to the development must be carried out within the confines of the allotment's boundary. Under no circumstances will the loading or unloading of goods on the public roadway system or footpath be permitted. A vehicle loading area with associated driveway and access to accommodate a semi-trailer/B-Double must be provided on site in accordance with AS2890.2 – 2002 (Off-street parking - Commercial vehicle facilities).

Roadworks

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

Stormwater Drainage

36. The design, construction and operation of the stormwater drainage system must comply with the water quality objectives stated in Appendix 3 of the State Planning Policy.
37. A stormwater drainage system serving the development is to be constructed and the stormwater disposed of to a lawful point of discharge, in accordance with the Queensland Urban Drainage Manual (QUDM). Where the finished levels of a proposed allotment are such that stormwater runoff from all or part of the allotment cannot be gravity discharged to the street, an underground drainage line shall be provided to discharge the runoff from the allotment. Where necessary, suitable easements may be required over adjoining properties. The easements shall be provided to Council, at the developer's cost. All drainage works should meet the requirements of the Queensland Urban Drainage Manual (QUDM).

Water Supply and Waste water

38. A reticulated water supply system, up to and including water meters, is to be provided to service the office building and ablution block. This system is to be connected to Council's water supply system.
39. A sewerage reticulation system is to be provided to service the office building and ablution block. This system is to be connected to Council's wastewater sewerage system.
40. The development is to comply with Council's policy *Works Near Water Supply and/or Sewerage Infrastructure Policy*, which requires an application to be submitted to Council for approval, prior to the commencement of the works. It is not desirable to build over the infrastructure; alternative arrangements should be sought.

Operational Works

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

Advisory Notes

- (i) Unless otherwise stated, all conditions of this approval are to be complied with to the satisfaction of the Director Planning, Environment and Corporate Services, prior to the use commencing, and then compliance maintained at all times while the use continues.
- (ii) Any proposal to increase the scale or intensity of the use on the subject land, that is

assessable development under the Planning Scheme, would be subject to a separate application for assessment in accordance with the *Planning Act 2016* and would have to comply with the requirements of the Planning Scheme.

- (iii) It is encouraged that you arrange for a free compliance inspection to be carried out prior to the use commencing. This will involve a physical inspection of the premises along with an internal audit of Council's records. Written advice will be provided for your records advising if compliance with the conditions has been achieved.
- (iv) The General Environmental Duty under the *Environmental Protection Act* prohibits unlawful environmental nuisance caused by noise, aerosols, particles dust, ash, fumes, light, odour or smoke, beyond the boundaries of the property during all stages of the development including earthworks, construction and operation.
- (v) The operator must at all times comply with the *Environmental Protection Act 1994*.
- (vi) Any storage of flammable and/or combustible liquids must comply with the minor storage provision of Australian Standard AS1940 *The Storage and Handling of Flammable and Combustible Liquids*.
- (vii) **Plumbing and Drainage Approval is to be obtained** in accordance with the *Plumbing and Drainage Act 2002* for the proposed plumbing and drainage works. The application for Plumbing and Drainage approval must be submitted to Council with the appropriate **forms, plans and fees** associated with this application. A **Certificate of Compliance must be issued** for the works prior to the use commencing.
- (viii) **Building Approval is to be obtained** for a Class 6 building (and any other class as determined by Building Certifier) in accordance with the *Planning Act 2016* for the proposed building work. The building application must be submitted to a Building Certifier with the appropriate **forms, plans and fees** associated with this application. The building plans are to accord with the plans approved in this approval. The building is to be constructed in accordance with the Building Approval prior to the commencement of the use. A **Form 11 (Certificate of Classification) must be issued for the building works prior to the use commencing**.
- (ix) 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.
- (x) The disposal of waste classified as Trade Waste under the *Plumbing and Drainage Act 2002* is to be in accordance with Council's Trade Waste Policy.
- (xi) An application must be submitted and approved by Council for a permit under Southern Downs Regional Council's Subordinate Local Law No. 1.15 (Carrying Out Works on a Road or Interfering with a Road or its Operation).
- (xii) A Development Permit for Operational Works associated with the development must be obtained in accordance with the *Planning Act 2016*. This application must be submitted with the following:
 - Relevant DA Form;
 - The relevant fee in accordance with Council's Schedule of General Fees and Charges;
 - Detailed design drawings, schedules and specifications for all Operational Works, certified by a Registered Professional Engineer in Queensland (RPEQ);
 - A car parking plan showing the location and dimension of all parking areas, details of the proposed pavement treatment, and full engineering specifications of layout, construction, sealing, drainage and line marking;
 - A plan showing ingress and egress wheel and swept turning paths;
 - A Stormwater Management Plan;
 - An Erosion and Sediment Control Plan;
 - A geotechnical report addressing the filling of the site and make recommendations as to

how it will be possible for such filling to achieve compliance with AS3798-2007 (as amended) *“Guidelines on Earthworks for Commercial and Residential Developments”*.

Operational Works shall be subject to a 12 months Defect Liability Period commencing from the day the works are accepted on-maintenance. A bond will be held by Council as security, and refunded following a defect-free inspection at the end of the Defect Liability Period.

- (xiii) An Erosion and Sediment Control Plan (ESCP) must be submitted for approval with the application for Operational Works. The ESCP must demonstrate that release of sediment-laden stormwater is avoided for the nominated design storm, and minimised when the nominated design storm is exceeded, by addressing the objectives in Table A (Construction phase - stormwater management design objectives) in Appendix 3 of the State Planning Policy for drainage control, erosion control, sediment control and water quality outcomes.
- (xiv) 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.
- (xv) All Development Permits for Operational Works and Plumbing and Drainage Works should be obtained prior to the issue of a Development Permit for Building Works.
- (xvi) All engineering drawings/specifications, design and construction works must be in accordance with the requirements of the relevant *Australian Standards* and must be approved, supervised and certified by a Registered Professional Engineer of Queensland.

Aboriginal Cultural Heritage

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

Attachments

1. Submissions [View](#)

SOUTHERN DOWNS REGIONAL COUNCIL WARWICK BRANCH RECEIVED 13 JUL 2017			
	Action Officer	✓	File
Tsk			
Dst			
Fwd			

13.07.2017

Southern Downs Regional Council

Dear Chief Executive Officer

We have just received a notification of the intended usage of the land adjoining our workshop at 38 Activity Street Warwick.

We have conducted a business from this property since 1997.

We are a welding/manufacturing workshop and the zoning in this area is heavy industry.

In addition to stick and mig welders, we use oxy acetylene, plasma cutters and grinders.

On a safety level, the operation of a fuel depot near this kind of spark inducing work, would be highly dangerous.

Prior to building my shed I owned and operated Bulk Fuel Depots for 18 years. During this period, I was compelled by law to attend safety and dangerous goods courses which clearly show the dangers of having fuel and ignition points in close proximity.

Other properties in the same area are also in the welding industry.

This proposition would be grossly irresponsible, even suicidal.

Regards

Ian Wolter

Inka Industries Pty Ltd
ianwolter@outlook.com
0408 278 769



J.E. SYMON
30 BORONIA DR
WARWICK 4370

6 JUL 2017

CEO
SRDC
WARWICK
SIR.

SOUTHERN DOWNS REGIONAL COUNCIL WARWICK BRANCH			
RECEIVED			
10 JUL 2017			
Task	Assigned To	✓	File
Est			
Fwd			

RE PROPOSED DEVELOPMENT
AT ACTIVITY ST.

I HAVE NO OBJECTION TO THE PROPOSAL, BUT
FEEL THAT ALL MOVEMENTS OF BULK FUEL
SHOULD BE VIA BRACKER RD; NO BULK FUEL
MOVEMENT VIA LYONS ST - PRATTEN ST
AND OVER THE RAILWAY CROSSINGS.

James Symon
MOB. 0499973507

Southern Downs Regional Council



N: 24 788 669 393
Box 269
Warwick QLD 4370
35 Activity Street
Email: tjgp.dwan@bigpond.com



Phone: (07) 4661 5427
Fax: (07) 4661 3427
A/H (07) 4661 3427
Mobile: 0400 738 812

**The Chief Executive Officer
Southern Downs Regional Council
P.O.Box 26,
Warwick Qld 4370**

27th July, 2017

RE: Proposed Fuel Depot:

We are writing with concern of the proposed development of a Truck refuelling depot on Lot 101 on SP176059. We own a Business on Activity Street, Lot 5 on SP 249591.

We purchased this premise for our business to carry out light & heavy fabrication in the correctly zoned area, approved by the council for this type of activity. We as business owners regard this proposal to be classed as highly dangerous considering that there are two welding/fabrication factories and One metal processing factory adjacent and adjoining this site. We have purchased this industrial land for the exact purpose of what we are using it for, with complete faith that our local council would keep this area zoned Heavy Industrial.

Our concern is having a Fuel Depot in the middle of a Heavy Industrial area with Steel Fabrication happening all around it. We know that all precaution will be taken to contain the Fuel, but we are concerned about the Vapours that will be in the air. On a Hot Summer day, we have seen fires in two blocks out here because of people who own the blocks grinding and grass catching on fire. No one's fault it was just the heat of the day and a stray spark that had led to these fires. This is a real concern for us considering how much Fuel is going to be stored on the Proposed Site and how quickly these fires got away on a hot windy day. It is very scary.

Another concern is the B-Double and Road Train access to this site. As we all know it is a physical impossibility for a B-Double or Road Train to enter or exit this block whilst staying in the correct lane.

We are all for development of our local area and creating new jobs and improving this beautiful city, but we are very concerned about this Proposed Development and the safety hazard that it may cause. Wouldn't it be awful if something did go wrong and catch on fire and put all the business's affected by this proposed development out of Business? We employ nine people in our business and if our business was destroyed

Specialising in Custom Built Goosenecks and Truck Barks

we certainly would have to seriously think about rebuilding, as running a business is hard for everyone at the moment and we often think about getting out. We try to buy all our products local to keep Business's going in our town. Surely another business or three closing to accommodate one that is not really going to help local employment is the last thing this town needs.


Regards,



**Terry & Geraldine Dwan
Supafloats (WARWICK QLD)**

12.6 Request to Change - Jacob Cadman & Leon Van Rensburg, 12-14 Morey Street, Warwick

Document Information

 Southern Downs <small>REGIONAL COUNCIL</small>	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 23 August 2017
	Planning Officer	ECM Function No/s: RC\01626

APPLICANT:	Jacob Cadman & Leon Van Rensburg
OWNER:	Jacob A Cadman & Chloe A Mullins and Leon R Van Rensburg & Carole M Van Rensburg
ADDRESS:	12-14 Morey Street, Warwick
RPD:	Lot 1 RP5709 & Lot 427 W3053, Parish of Warwick, County of Merivale
ZONE:	Low density residential
LAND USE AREA:	9,617 square metres
PROPOSAL:	Subdivision
LEVEL OF ASSESSMENT:	Code
SUBMITTERS:	Not Applicable
REFERRALS:	Department of Infrastructure, Local Government and Planning
FILE NUMBER:	RC\01626

Recommendation Summary

THAT the request to change an existing approval for a Subdivision (2 into 4 lots) on land at 12-14 Morey Street, Warwick, described as Lot 1 RP5709 & Lot 427 W3053, Parish of Warwick, County of Merivale, be approved in part.

Report

On 7 March 2017, Council issued a Decision Notice for a Subdivision (2 into 4 lots), located at 12 & 14 Morey Street, Warwick, described as Lot 1 RP5709 & Lot 427 W3053, Parish of Warwick, County of Merivale.





The applicant has submitted a request to change an existing approval to modify conditions 7, 12, 13, and 15.

Condition 7

Condition 7 states as follows:

7. *A sealed road six (6) metres wide is to be constructed along the Morey Street frontage of the site to 10 metres north of the vehicle access to Lot 1. The road is to include mountable kerbing and channelling and stormwater drainage along the eastern side of Morey Street.*

The applicant has requested that Condition 7 be changed to:

7. *A sealed road five and a half (5.5) metres wide is to be constructed along the Morey Street frontage of the site to 10 metres north of the vehicle access to Lot 1.*

The following reason was given by the applicant:

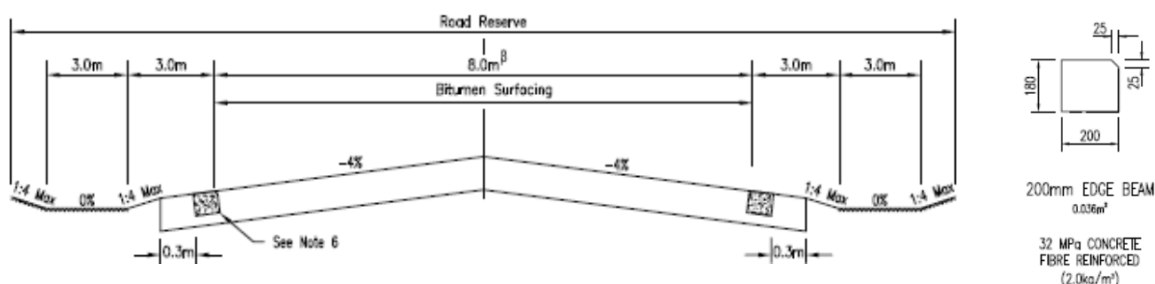
Council's current standard is a sealed road of five and a half (5.5) metres wide. Discussions have been had with Council's Development Engineer and Director of Engineering Services.

The surface levels and current infrastructure does not allow for kerb and channel and associated pipe infrastructure.

SDRC's DA Engineer provided the following comment:

The Developer is located within the 1% AEP flood zone, following review of the longitudinal and cross sections of the preliminary design the filling of the road reserve will have an impact on the surrounding properties. Should Council wish to have a reduced standard in the area it is recommended the minimum standard and condition should be

Proposed New Condition - A sealed road five and a half (5.5) metres wide is to be constructed along the Morey Street frontage of the site to 10 metres north of the vehicle access to Lot 1. The road is to include Edge Beam along the eastern side of Morey Street.



It is expected that the only lots obtaining access from Morey Street will be the four lots that make up the subject site. Morey Street is a dead end road, and not a thoroughfare to any other places past the subject site. If the road is constructed to 5.5 metres wide, there is approximately 13-14 metres available for stormwater drainage. In addition, the DA Engineers comments stated that there could be possible impacts on adjoining properties if filling is required to make kerb and channel viable for Morey Street.

Due to the nature of the street, and potential impacts of filling for kerb and channel, it is recommended that Condition 7 be amended as follows:

7. A sealed road ~~six (6)~~ 5.5 metres wide is to be constructed along the Morey Street frontage of the site to 10 metres north of the vehicle access to Lot 1. The road is to include ~~mountable kerbing and channelling~~ a concrete edge strip and appropriate stormwater drainage along the eastern side of Morey Street.

Condition 12

Condition 12 states as follows:

12. *The sewer and water mains located in Jackie Howe Drive, are to be extended to the subject land to provide for the sewerage and water connections to service the subdivision. The water main is to be extended along Morey Street, so as to not pass through private property.*

The applicant has requested that Condition 12 be changed to:

12. *The sewer and water mains located in Jackie Howe Drive, are to be extended to the subject land to provide for the sewerage and water connections to service the subdivision.*

The following reason was given by the applicant:

Council has indicated that it will acquire an easement between Morey Street and Jackie Howe Drive for the purposes of drainage, water and sewerage services.

SDRC's DA Engineer provided the following comment:

Council had indicated a need to acquire an easement for stormwater (due to overland flow issues) but this matter can also be resolved by Council obtaining a discharge agreement and no easement is required. The recommendation is for the condition to be changed to cater for the developer's proposal and it is the developer's responsibility to acquire the easement.

Proposed New Condition - The sewer and water mains located in Jackie Howe Drive, are to be extended to the subject land to provide for the sewerage and water connections to service the subdivision.

Council has been contacted by the owner of Lot 1 SP118691, located between Morey Street and Jackie Howe Drive, to confirm that they do not have to provide an easement for sewer or water through their property if they do not wish.

Council may only acquire an easement for overland flow from Morey Street. It is questionable whether it is appropriate for infrastructure from a private development to be put through an easement acquired by Council as this is not standard practice and there is no overriding community benefit associated with this proposal. Council's DA Engineer has provided a solution that does not require Council to obtain an easement over Lot 1 SP118691. As there is no overriding need for Council to acquire an easement, it should not be relied on for the services of a private development.

Responsibility lies with the applicant to connect to Council's reticulated wastewater system. It is not the responsibility of Council to obtain easements on a developer's behalf. The applicant may approach the neighbours to obtain easements if necessary. It appears as though it could be practical to connect the subject site to Council's reticulated wastewater system via either Lot 1 SP118691 or Lot 1 RP160766.

It is not common practice for Council to allow water mains to be constructed through private property, and the applicant has not provided sufficient justification for this to occur in this development. As such it is recommended that Condition 12 remains unchanged.

Condition 13

Condition 13 states as follows:

13. *Underground electricity and telecommunication connections must be provided to the proposed development to the standards of the relevant authorities.*

Evidence must be provided of a certificate of supply with the relevant service providers to provide each lot with live electricity and telecommunication connections, in accordance with the requirements of the relevant authorities prior to Council signing the Plan of Subdivision.

The applicant has requested that Condition 13 be changed to:

13. *Overhead electricity and telecommunication connections must be provided to the proposed development to the standards of the relevant authorities.*

The following reason was given by the applicant:

The existing dwellings that form part of the development are currently supplied with overhead electricity. Ergon Energy has indicated that there is no need for underground electricity to be placed in this area. It is also noted that underground electricity is not cost effective for a micro development as this one proposed.

Overhead power is connected to the existing dwellings at the site. Both new lots created could be connected with the addition of only one overhead power pole near the boundaries of the two new lots.

On 3 July 2017, Council received an email from Ergon stating "*The electricity supply in this area is subject to floodwater and for this reason is supplied by an overhead supply network. Ergon Energy advises that underground supply is not preferable for safety and network reliability reasons.*" This email is further to a phone call to a Planning Officer advising that Ergon prefers overhead power in areas that may be subject to flooding.

As the area is currently serviced by overhead power, only one new pole will be needed to service both new lots, and taking on board advice received from Ergon, it is considered reasonable that Condition 13 be amended as follows:

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

Evidence must be provided of a certificate of supply with the relevant service providers to provide each lot with live electricity and telecommunication connections, in accordance with the requirements of the relevant authorities prior to Council signing the Plan of Subdivision.

Condition 15

Condition 15 states as follows:

15. *LED street lighting shall be provided in accordance with AS/NZS 1158 - Lighting for Roads and Public Spaces.*

The applicant has requested that Condition 15 be changed to:

15. *Installation of Flaglight on Existing Power Pole situated on corner of Morey Street and Jackie Howe Park Cul De Sac.*

The following reason was given by the applicant:

Initial discussions with Ashburner Francis consulting electrical engineers have indicated there is no need for a street light.

SDRC's DA Engineer provided the following comment:

Discussion occurred with the Electrical Engineer and they advised meeting the Australian Standards may be a bit excessive for what the developer is trying to achieve in the area and Council could consider a reduction in standards. Recommendation was to ensure safety is to provide one light at the end of the first turnaround area and one at either power pole shown in blue.

It is also recommended due to the temporary turn around located at the end of the street should Council wish to have a reduced standard that an additional light be located on one of the poles at the end of the street shown in green.



It is not standard Council practice to reduce Australian Standards for street lighting due to a possible safety risk. As Morey Street will only provide access to four (4) lots, a reduction may be possible. In light of the comments provided by Councils DA Engineer, it may be suitable to require two (2) streetlights for safety. Both streetlights can be installed from existing power poles along

Morey Street. One is to be provided at the corner at the southern end of Morey Street, and one at the turn around area at the northern end of Morey Street.

It is recommended that Condition 15 be amended as follows:

15. LED street lighting shall be provided ~~in accordance with AS/NZS 1158—Lighting for Roads and Public Spaces.~~ in two (2) locations on Morey Street. The lights may be installed on existing power poles. One light is to be provided at the southern end of Morey Street, at either of the locations marked in blue below. One light is to be provided at the northern end of Morey Street, at either of the locations marked in green below.



Referral

The request to change application was referred to DILGP under s 372 of SPA. On 27 July 2017, DILGP provided a notice stating that DILGP has considered the proposed changes to the development approval and advises that it has no objection to the change being made.

Conclusion

The applicant has submitted a request to change an existing approval to modify conditions 7, 12, 13, and 15 of the approval for a Subdivision (2 into 4 lots) located at 12 & 14 Morey Street, Warwick, described as Lot 1 RP5709 & Lot 427 W3053, Parish of Warwick, County of Merivale.

Due to the nature of the street, and potential impacts of filling for kerb and channel, it is recommended that Condition 7 be amended.

Responsibility lies with the applicant to connect to Councils reticulated wastewater system, and the applicant has not provided sufficient justification for Council to allow water mains to be constructed through private property. As such it is recommended that Condition 12 remains unchanged.

The area is currently serviced by overhead power, only one new pole will be needed to service both new lots, and taking on board advice received from Ergon, it is considered reasonable that Condition 13 be amended.

In light of the comments provided by Councils DA Engineer, it may be suitable to amend Condition 15 require two (2) streetlights for safety.

Options

1. The officer's recommendation is adopted.
2. An alternative recommendation is adopted.
3. The request to change is refused with reasons.

Recommendation

- A. THAT the request to change an existing approval for a Subdivision (2 into 4 lots) on land at 12-14 Morey Street, Warwick, described as Lot 1 RP5709 & Lot 427 W3053, Parish of Warwick, County of Merivale, be approved in part only for the following reasons:

As there is no overriding need for Council to acquire an easement, it should not be relied on for the services of a private development.

Responsibility lies with the applicant to connect to Councils reticulated wastewater system. The applicant may approach the neighbours to obtain easements if necessary. It appears as though it could be practical to connect the subject site to Councils reticulated system via either Lot 1 SP118691 or Lot 1 RP160766.

It is not common practice for Council to allow water mains to be constructed through private property, and the applicant has not provided sufficient justification for this to occur in this development. As such it is recommended that Condition 12 remains unchanged.

- B. THAT Conditions 7, 13, and 15 of Schedule 1 be amended as follows:

Schedule 1 - Southern Downs Regional Council Conditions

7. A sealed road ~~six (6)~~ 5.5 metres wide is to be constructed along the Morey Street frontage of the site to 10 metres north of the vehicle access to Lot 1. The road is to include ~~mountable kerbing and channelling~~ a concrete edge strip and appropriate stormwater drainage along the eastern side of Morey Street.

13. ~~Underground~~ eElectricity and telecommunication connections must be provided to the proposed development to the standards of the relevant authorities.

Evidence must be provided of a certificate of supply with the relevant service providers to provide each lot with live electricity and telecommunication connections, in accordance with the requirements of the relevant authorities prior to Council signing the Plan of Subdivision

15. LED street lighting shall be provided ~~in accordance with AS/NZS 1158 – Lighting for Roads and Public Spaces~~ in two (2) locations on Morey Street. The lights may be installed on existing power poles. One light is to be provided at the southern end of Morey Street, at either of the locations marked in blue below. One light is to be provided at the northern end of Morey Street, at either of the locations marked in green below.




Attachments

Nil

12.7 Material Change of Use - Anthony & Rebecca Kinsella, 461 Jack Smith Gully Road, Freestone

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 23 August 2017
	Development Assessment Coordinator	ECM Function No/s: MCU\01842

APPLICANT:	Anthony Mark and Rebecca Lee Kinsella
OWNER:	Anthony M Kinsella & Rebecca L Kinsella
ADDRESS:	461 Jack Smith Gully Road FREESTONE QLD 4370
RPD:	Lot 52 on DAR 626, Parish of Canning, County of Merivale
ZONE:	Rural – Alluvial Plains
LAND USE AREA:	18.3ha
PROPOSAL:	Animal husbandry
LEVEL OF ASSESSMENT:	Impact
SUBMITTERS:	Three (3) Supports and sixteen (16) Objections – One (1) of these submissions is not properly made
REFERRALS:	Nil
FILE NUMBER:	MCU\01842

Recommendation Summary

THAT the application for a material change of use for the purpose of Intensive Animal Industry (Free Range Egg Production up to 3000 laying hens) on land at 461 Jack Smith Gully Road, Freestone, described as Lot 52 DAR626, Parish of Canning, County of Merivale, be approved subject to conditions.

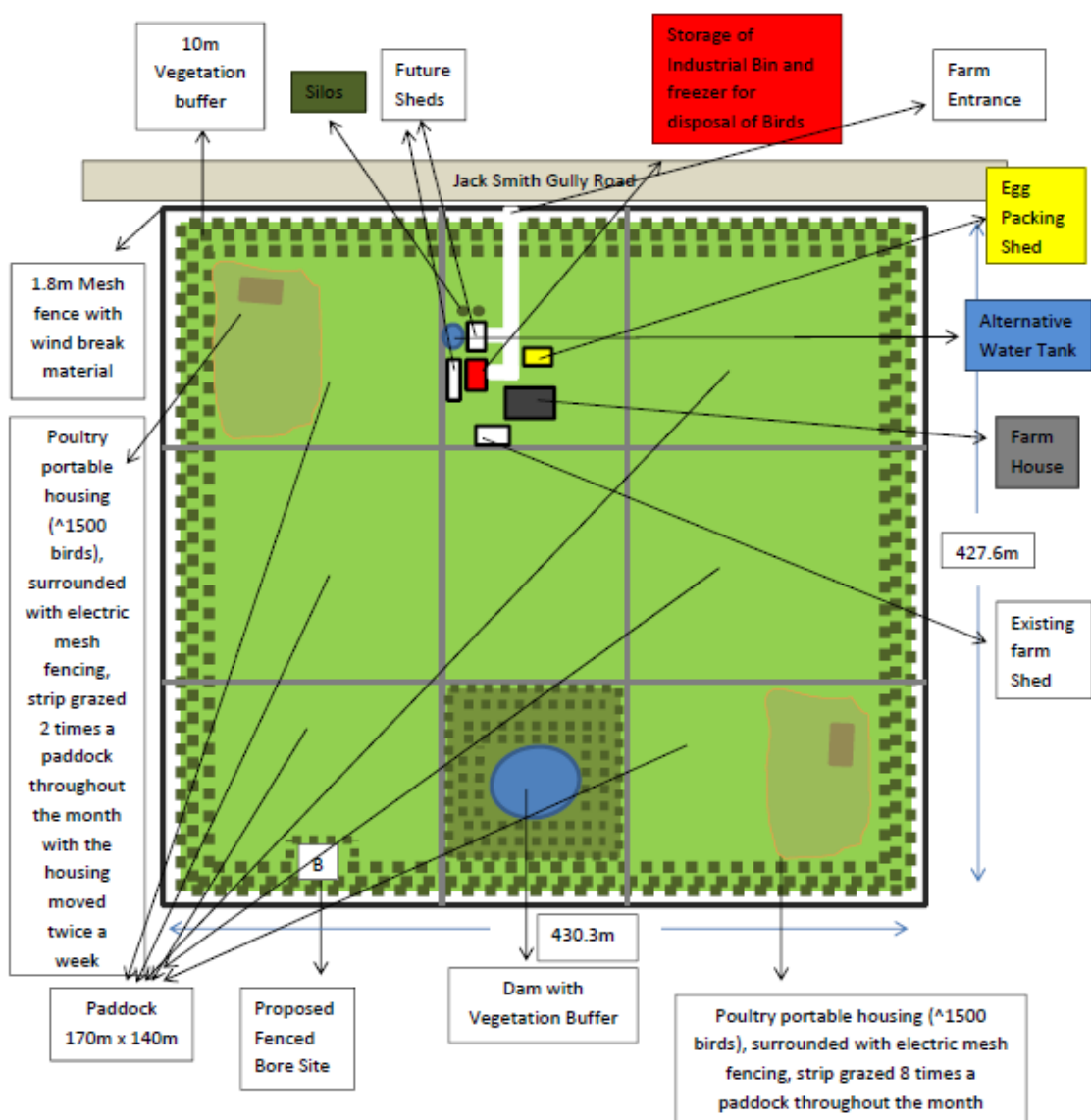
Report

The subject property has an area of 18.3 hectares with a frontage to Jack Smith Gully Road which is a bitumen sealed road. There is a gazetted road at the rear that it is not constructed. There is an existing dwelling house located on the property that is to be retained as part of this development and there is no significant vegetation on-site.



The applicant is proposing 3000 free range laying hens over stages, with stage 1 being for 500 birds and continuing up in numbers from there. The subject property is broken up into 6 paddocks and there will be 2 housing units for the hens that will rotate within the paddocks to ensure the land has time to rejuvenate. Each housing unit can cater for up to 1500 birds (9.45m x 4.2m in size) and each paddock has the dimension of 140m x 170m which equals to 2.38 hectares in size. Within each paddock an electric wire mesh fence will be placed around the housing units and the electric mesh fence is moved twice a month within each paddock but the housing units are moved twice a week.





Discussion on use definition

The application was originally lodged as Animal Husbandry on the basis that the hens are not solely contained within a shed, with grazing available every day. Upon further review of the definition it appeared that the proposed use is actually Intensive Animal Industry because the laying hens cannot solely rely on grazing to survive, with supplement feeding provided and they are kept within an enclosure i.e. electric mesh fence and housing unit.

Use	Definition	Examples include	Does not include the following examples
Animal husbandry	<p>Premises used for production of animals or animal products on either native or improved pastures or vegetation.</p> <p>The use includes ancillary yards, stables and temporary holding facilities and the repair</p>	Cattle studs, grazing of livestock, nonfeedlot dairying	Animal keeping, intensive animal industry, aquaculture, feedlots, piggeries

	and servicing of machinery.		
Intensive animal industry	<p>Premises used for the intensive production of animals or animal products in an enclosure that requires the provision of food and water either mechanically or by hand.</p> <p>The use includes the ancillary storage and packing of feed and produce.</p>	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens

As a result of the use being defined as Intensive Animal Industry, the applicant did a formal change to the application from Animal Husbandry to Intensive Animal Industry. Under section 351 of the *Sustainable Planning Act* 2009, the application was changed prior to the decision being made on 20 July 2017 and the application was taken back to Acknowledgement Stage with an amended Acknowledgement Notice being issued on 24 July 2017. This change was considered an 'other change' under section 355 of SPA, and the applicant was required to re-advertise the development.

Referral

The application did not require referral to the Department of Infrastructure, Local Government and Planning.

It should be noted that once the free range egg production reaches 1000 birds the applicant is required to obtain an Environmental Authority through the Department of Environmental and Heritage Protection. For this reason a condition should be imposed for a copy of the Environmental Authority to be provided to Council.

Submissions

The proposed development was originally lodged and advertised as Animal Husbandry – Free Range egg production up to 3000 laying hens from 18 May 2017 to 7 June 2017. The applicant changed the application on 20 July 2017 to Intensive Animal Industry – Free Range egg production up to 3000 laying hens which required the proposal to be readvertised from the 25 July 2017 to 14 August 2017. A breakdown of the submitter numbers is as follows:

Animal Husbandry	Intensive Animal Industry
One (1) submission in support	Three (3) submissions in support
One (1) not properly made submission - objection	Nine (9) submissions in objection
Thirteen (13) submissions in objection	Seven (7) submissions objecting to the proposal provided a submission in the initial notification period
Total of fifteen (15) submissions received	Total of twelve (12) submissions received. Four (4) are new submitters – two (2) additional objections and two (2) additional in support.

The total number of different submitters is nineteen (19). Of these nineteen (19) submitters, sixteen (16) submissions were objecting to the proposal (1 of these submissions is not properly made) and four (4) submissions in support of the proposal.

A summary of the submitters concerns and Council's response is listed below.

- The development is not an Animal Husbandry use and should be assessed as Intensive Animal Industry use.

Response: On 20th July 2017 the applicant did a change the development application prior to a decision being made. As part of this request, the application changed from Animal Husbandry to Intensive Animal Industry. The application has been assessed as being an Intensive Animal Industry use.

- The rural zone codes makes reference to more than 200 birds as being large scale intensive animal industry

Response: Regardless of the development being considered small or large scale intensive animal industry, an assessment has been carried out against the relevant criteria. It is correct in saying that the Rural Zone Code does make reference to more than 200 birds as being large scale intensive animal industry.

- The dead bird pit is located in an area that has potential to contaminate the Jack Smith Gully watercourse both surface and ground water.

Response: As part of the applicant changing the development proposal, they also reconsidered the disposal of dead birds. There is no longer a dead bird pit located on the subject property, with all dead birds required to be placed in a plastic bag and stored in a cold room/freezer until such time that waste collection is to occur. The bins collection can be organised on a needs basis as they will be using a waste contractor. This arrangement is considered acceptable and will reduce the potential for contaminants to enter into the Jack Smith Gully watercourse. The dead bird cold storage area is also located within a structure to reduce potential odour that dead birds may release.

- The development does not provide a vegetation buffer that achieves a minimum width of 10m.

Response: As part of the applicant changing the development proposal, they also incorporated a 10m wide vegetation buffer along all property boundaries and therefore this requirement has been fulfilled by the applicant.

- The Car Parking and Loading Code, Outdoor lighting Code, physical Infrastructure Code and Healthy Waters Code are applicable in the assessment of the application but were not address in the lodgement if the application.

Response: The applicant provided a statement about the proposal and how it will operate. While the applicant should be providing an assessment against all applicable Codes, as part of the assessment carried out by Council, the criteria within these Codes was assessed against the development proposal. An assessment against these codes is outlined within the report.

- AN ERA is required for more than 1000 birds but this is not mentioned in the application.

Response: Yes the applicant is required to obtain an EA once the development reaches 1000 birds. As part of this development the applicant wants to start operating the use at 500 birds. Reasonable and relevant conditions have been imposed regarding the requirement for an EA. In addition, Council notifies the Department of Agriculture and Fisheries of the decision so the department is aware that an EA will be required at some stage for the use.

- Jack Smith Gully Road already needs repairs and this proposal will increase traffic and further damage the road

Response: The proposed development is not considered to generate any additional traffic compared to other farms. It is acknowledged that additional traffic will utilise Jack Smith Gully Road for the development but it cannot be said that this sole development will further damage the road.

- There is no wash down area for staff or other workplace healthy and safety measures for their employees

Response: There are a number of different entities that are involved for this type of development and there criteria is outside of Council's jurisdiction. The Southern Downs Regional Planning Scheme does not make reference to a wash down area for staff to be provided. Like all commercial operations, there is a duty of care to provide the appropriate workplace, health and safety measures and equipment. The applicant will be required to liaise with the Department of Agriculture and Fisheries and Safe Food Queensland when setting up the facility and will be required to comply with the Biosecurity Act 2014, the Environmental Protection Act 1994 and the Workplace Health and Safety Act 2011 at all times.

- If the application is approved the development should endure a 40m vegetation buffer which was a requirement for a recent approval to rearrangement the boundaries within the locality.

Responses: Council requests 40m buffers when a Reconfiguration of Lot is occurring. The purpose of the buffer is to protect potential dwelling houses on small rural lots from being impacted by rural activities on surrounding larger rural lots. This proposed development does not involve a reconfiguration component and therefore it is not reasonable to impose this type of buffer on the development. The Intensive Animal Industry Code has a requirement for a 10m wide vegetation buffer to be provided around all property boundaries and this has been provided by the applicant.

- This development has the potential to be a biosecurity risk.

Response: Any property that contains animals has the potential to be a biosecurity risk. The Biosecurity Act is required to be satisfied at all times by the operators and there are procedures in place should a biosecurity risk arise and Biosecurity Queensland would take appropriate action.

- The development is inconsistent with the locality that is becoming a rural residential area.

Response: The subject property and the surround properties are zoned Rural where rural activities are encouraged. The lots are of a suitable size to allow for a residential dwellings and rural activities to co-exist. This locality is not a rural residential area. Generally Rural Residential zones are located adjoining townships. The nearest rural residential zone to the subject property is 8km away in Sladevale which is northeast of Warwick.

- 20 head of cattle and 3000 birds on only 30 acres is not sustainable, will not work and animal welfare will suffer.

Response: It is owners and operators responsibility to conduct their business in a way that does not compromise the welfare of animals. The applicant has indicated that if the number of animals is not viable or during drought, the number of animals can be reduced to ensure animal welfare is not compromised. The applicant has advised that they have the ability to bring in portable water for drinking and the animals are supplemented with food which will assist in the welfare of animals being maintained.

- There is not sufficient water in the locality. The previous owners of this property gave up trying to find good quality water on-site and they may not be able to get approval for licenced bore considered the use.

Response: As part of the development approval conditions, the applicant is required to demonstrate that sufficient water is available for the use and that the appropriate permits are obtained from the Department of Natural Resources and Mines prior to the use commencing. If the applicant cannot adequately demonstrate a suitable water supply, they cannot proceed with the development. It should be noted that a person can purchase water elsewhere to make the development viable.

- The area already has a wild dog problem and this development will only make it worse. Other properties have had difficulty in protecting their own livestock even with lighting and guard dogs.

Response: As mentioned, there is already a wild dog problem in the area and there is nothing to suggest that this development alone will make the situation worse. The applicant is aware of the situation and has put mitigation measures in place to not only deter wild dogs, but to also protect the chickens such as, a 1.8m high mesh fence, a vegetation buffer around all property boundaries, an electric fence around the grazing areas for the chickens and there is an intention to have a guard dog/s provided on-site. It is in the applicant's best interest to do what is possible to prevent wild dogs in order to make their proposal viable. The mitigation measures put in place for wild dogs is considered acceptable.

- The smell, flies and noise generated by the development will affect our quality of life.

Response: There has been no evidence to suggest that the odour and flies from this development will affect the quality of life. All rural area generally experience some form of odour and flies from animals, even on a small scale. If the site is kept in a clean and tidy manner, odour and flies can be managed to an acceptable level. It should also be noted that the development will have the operators living on-site to monitor odour and flies regularly.

- There is limited rainfall and will the dry weather the manure from livestock and poultry will not be absorbed into the soil and will become a hazard.

Response: During limited rainfall events, chickens naturally scratch the surface of the ground which essentially turns over the top layer of soil and starts the decomposing process. This is not considered to be a hazard.

- The feathers can cause botulism and salmonella poisoning in grazing stock which would be difficult to mitigate in dry windy conditions.

Response: All chickens have the potential to cause botulism and salmonella poisoning even in small scale poultry farms, it is the operator's responsibility of the facility to reduce this risk. Botulinum is primarily caused from decaying animals (usually carcasses) or the animals consuming pond mud, maggots etc. The applicant is not allowing the animals to have access to the dam on site and the dead birds are being removed from the site as soon as they are found to the cold store which will assist in reducing the risk. Vegetation buffers and the 1.8m high mesh fence will assist in preventing the transfer of feathers outside of the subject property and if a situation arises where botulism and salmonella poisoning is present in the birds, Biosecurity Queensland is to be notified immediately. There are appropriate legislations in place to reduce this risk and the applicant has incorporated mitigation measures in their proposal.

- The soil type in the area means that trees grow slowly and therefore any vegetation buffer would take years to get to a mature height.

Response: As part of the development, the applicant is required to provide Landscape plans and the condition imposed states the following:

"Plants are to be generally frost resistant and drought hardy, and must not include weed species"

The applicant is required to consider this requirement when selecting the tree species to be used for the buffer.

- Properties in the area use herbicides which could impact the chooks on the subject property depending on wind condition.

The applicant has provided a suitable vegetation buffer to reduce the spread of herbicides used on other properties.

- The development will decrease the value of the properties in the locality

Response: No evidence or market related verification has been supplied validating the claim that the proposed development devalues adjoining properties. Council would be unable to rely upon this ground as a reason to refuse this application.

- It's a requirement for neighbours to be notified of the proposal and we as neighbours did not get notified along with other neighbours.

Response: As part of the *Sustainable Planning Act* 2009, the applicant is required to notify adjoining properties only. This subject sites has an unconstructed road reserve on the western boundary and therefore the only applicable adjoining landowners are located at No. 383 and 503 Jack Smith Gully Road. The applicant has provided details advised that both of these adjoining land owners where notified of the development proposal.

- The land is too small and the soil type is not suitable for this type of development.

Response:. It has been adequately demonstrates that the land size is suitable for the number of birds proposed.

- The development will have adverse effects on the amenities and scenic values of the area.

Response: A 10m vegetation buffer has provided around all property boundaries so the development does not have an adverse effect on the amenities and scenic values of the area. This tree buffer will actually increase the amount of vegetation on the subject property and potentially improves the scenic values of the this rural locality.

Assessment against the Planning Scheme

This application required assessment against the following codes:

- Rural Zone Code
- Intensive Animal Industry Code
- Carparking and loading code
- Landscaping code
- Outdoor lighting code
- Physical infrastructure code

Rural Zone Code

PO1 - *The rural or natural environment character of the land is retained. Uses established in the Rural zone do not conflict with rural land uses or the natural, scenic and community values of the area.*

There is no acceptable outcome and therefore justification against the performance outcome is required. The proposal involves all permanent structures around the existing dwelling house with only the housing units for the hens being transported around the site and therefore it is considered that the rural or natural character is retained. The adjoining properties are all zoned rural and this proposal is not considered to conflict with other rural activities and to ensure conflict is minimised and to ensure the scenic values are maintained, it is proposed to put 10m vegetation buffer along all property boundaries. The proposal is considered to be consistent with the community values of the area with other Intensive Animal Industries in the vicinity, such as a feedlot on Allens Road, Steketees Road, Roches Road, Freestone Creek Road and an abattoir in Yangan to service the industry in the area. Overall the proposed Intensive Animal Industry is consistent with other intensive animal industries in the locality and is considered to comply with the performance outcome.

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

There is no acceptable outcome and therefore justification against the performance outcome is required. The applicant is proposing a 1.8m high mesh fence to reduce the laying hens from going outside of the subject property. In addition, the applicant is proposing a 10m wide tree buffer. Through mitigation measures the proposed development is considered to comply with the performance outcome of the Code.

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

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

With the number of birds proposed and with any site that contains animals there is a risk of public health however this proposal is not considered to have significant adverse impacts. The fixed structures are all located within a cluster around the existing dwelling house which is located centrally at the front of the site and the portable housing units for the chickens are small in scale with a floor area of approximately 40m² which is a similar size to farm sheds or a double garage. The applicant has advised that they will utilise a private constructor for waste disposal. To reduce health risk, all dead birds will be placed in plastic bags and stored in a boxed freezer located in a shed until such time the waste can be collected. As it is a private contractor who will be disposing of waste, the dead birds can be collected on a needs basis but at a minimum the applicant has advised that waste will be collected at least once a month. There is a dam located at the back of the subject property that does appear to form part of a stormwater catchment that is connected through other properties but the proposal is not locating any animals within this location and planting is occurring around the dam. Overall the development is considered to comply with the performance outcome.

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

There is no acceptable outcome and therefore a performance outcome is sought after. The proposed development is utilising the existing structures on site with a possible future shed that will be located near the dwelling house existing on-site. The operation of the haying hens relies on temporary structures such as the chicken housing units and electric fencing rotated around the subject property. To reduce impacts in relation to noise, dust, odour and existing uses it is proposed to have a 1.8m high mesh fence with wind breaks to act a visual shield and reduce dust until such time as a 10 wide vegetation buffer can be established. With mitigation measures in place the proposed development is considered to comply with the performance outcome of the Code.

PO8 - Development is sensitive and responsive to the scenic amenity of the area. The appearance and siting of buildings, other structures, carparking areas or signage is compatible with the scenic character of the area, the design of any nearby structures and is respectful and sympathetic to any Local heritage place.

There is no acceptable outcome and therefore a performance outcome is sought after. The development has located all permanent structures with a cluster together where the existing dwelling house is located. The design of the new structures which are the chicken housing units are similar in size to farm sheds and are made of similar materials. To ensure the development is sensitive and responsive to the scenic amenity of the area a vegetation buffer around all property boundaries will ensure the character of the locality is maintained. Therefore compliance with the performance outcome is achieved.

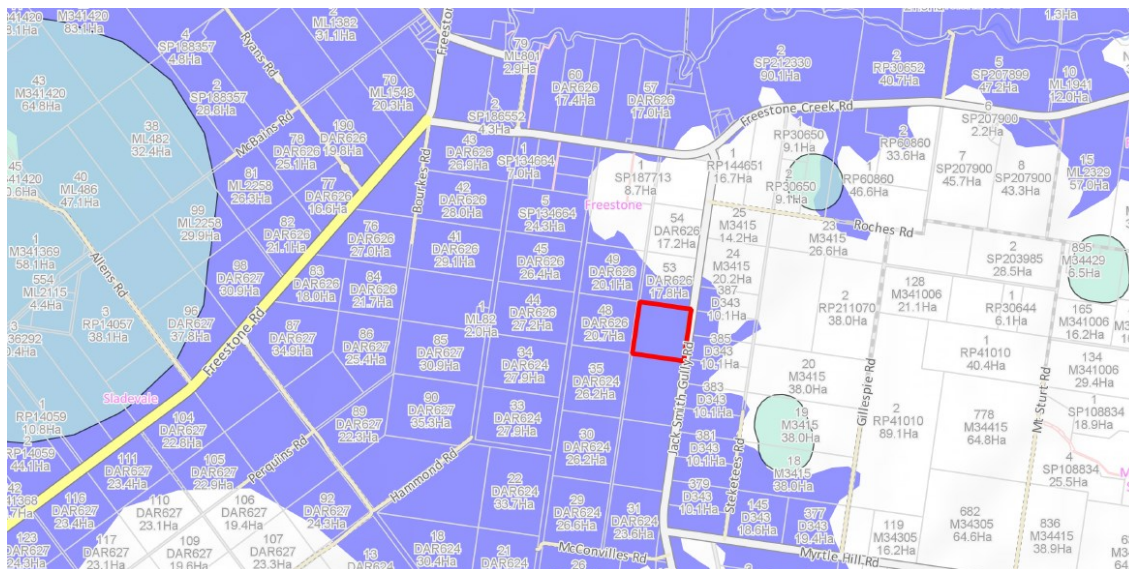
Alluvial Plains Precinct

PO1 – Alluvial plains - Uses are limited to uses that add value to the productive use of the land and do not conflict with or reduce the productive capacity, hydrological functions or scenic values of the land. In particular –

- (a) The use is associated with rural activities on or nearby the subject land;*
- (b) The use is not likely to cause conflict with agricultural practices;*
- (c) The use has low visual impact particularly where located on highways, main roads or tourist routes;*
- (d) The development is located on cleared land and there is no proposed clearing of remnant vegetation;*

- (e) Development is sited on the least productive, lower agricultural quality parts of the site; and
 (f) The use does not increase built infrastructure or earthworks in the flood plain.

There are two (2) out of four (4) Intensive Animal Industries that are located within the same precinct as the subject property which can be seen below.



Purple – Alluvial Plains Precinct

**Light Blue – Intensive Animal Industries
Cattle Feedlots**

The subject property is not located on any main highways, or main roads but regardless of the road hierarchy, the development is providing a vegetation buffer along all property boundaries to reduce visual impacts. There is no vegetation clearing as part of the proposal as the subject property is already cleared of vegetation. The proposed vegetation buffer which will increase the number of trees on-site. Mitigation measures are in place to reduce conflict with agricultural practices however the intension of the proposal is to provide a mixture of intensive animal industry with agricultural practice with the vegetation buffer and planting around the dam containing fruit producing trees. As seen above, the use is consistent with other uses in the locality, does not conflict with productive land and will not impact on the scenic values of the land and therefore compliance with the performance outcome is achieved.

PO2 – Alluvial plains - Uses are located on lots that are large enough to provide adequate buffers between the use and existing or potential agricultural activity on adjacent lands.

The proposed development site is 18 hectares in size and will have a vegetation buffer around the property boundary site. As part of the criterion with the Intensive Animal Industry Code, in particular Acceptable Outcome AO15 'A 10 m wide vegetated buffer strip is located between the facility and adjoining roads and properties'. As the development complies with this buffer requirements of the Intensive Animal Industry Code it is considered to comply with performance outcome because there are adequate buffers to be provided and it has been adequately demonstrated that the lot is large enough to cater for the use and buffers.

PO3 – Alluvial plains - Intensive animal industries are limited to small scale operations that

- (a) value add to the dominant agricultural uses in the precinct;
- (b) are not located on good quality agricultural land or strategic cropping land or potential strategic cropping land;
- (c) do not impact on the flood plain;
- (d) do not impact on the scenic values of the area;

- (e) are located on sites that are large enough to provide substantial buffers to the site boundaries and water ways; and*
- (f) do not create an environmental nuisance.*

The development is considered to be relatively small in scale for the free range birds proposed compared to poultry farms where chickens are located within large sheds which can house between 40,000 to 60,000 birds per shed with a ratio of 20 birds per square meter. There are two (2) other intensive animal industries that are located partly within the Alluvial Plains precinct and a total of four (4) intensive animal industries within the locality that are also on a relatively small scale with the exception of a feedlot on Allens Road being the largest with just under 2000 head of cattle. The development is not located within any flood plain, provides buffers in accordance with the acceptable outcome of the Intensive Animal Industry Code, is not considered to cause environmental nuisance by limiting the time in which the birds spend on a particular portion of land and has limited the animals around the dam area by proving trees. Overall the development is considered to comply with the performance outcome of the Code.

PO6– Alluvial plains - The existing high level of scenic amenity in this precinct is retained.

The acceptable outcomes requires for all structures to be setback 60m from a road boundary. The majority of the structures are existing on the property. The portable chicken houses will at times be located within 60m but it would only be for approximately 1 month out of 3 months. The development is incorporating a vegetation buffer around all boundaries and is providing wind breaks on the mesh fence until such time that the buffers are established. Overall the development is considered to comply with the performance outcome of the Code.

It should be noted that the subject property is located within the Alluvial Plains precinct of the Rural Zone Code that makes specific reference to Intensive Animal Industries of more than 200 birds not being appropriate in this precinct as follows:

Item 3, Point (b) item (vi) - Permanent plantations and intensive animal industries of 50 or more standard cattle units or 115 or more standard sheep units in a feed lot or 8 or more standard pig units in a piggery or between 100 and 200 poultry are generally not located in the precinct because of likely impacts on water and scenic values, loss of productive land and as a response to the existing closely settled character of the precinct. These uses may only be established if it can be shown that the development results in no impacts on the water and scenic values, no impacts on environmental values including loss of vegetation, no loss of productive agricultural land, no conflict with the prevailing character of the surrounding area and no adverse impact on the amenity of the residents living in the surrounding area.

In accordance with section 317 of the *Sustainable Planning Act 2009*, weight can be given to a later planning instrument i.e. Southern Downs Regional Planning Scheme. The Southern Downs Regional Planning Scheme is currently undergoing amendments to the scheme and public notification and consultation regarding the changes has already occurred prior to this development application going into the Decision Stage.

The recommended changes to the above mentioned section in relation to Intensive Animal Industry within the Alluvial Plains Precinct is as follows:

- (vi) ~~Permanent plantations and~~ Intensive animal industries of 50 or more standard cattle units or 115 or more standard sheep units in a feedlot or 8 or more standard pig units in a piggery or ~~between 100 and 200~~ more than 400,000 birds in a poultry farm, are generally not located in the precinct because of likely impacts on water and scenic values, loss of productive land and as a response to the existing closely settled character of the precinct. These uses may only be established if it can be shown that the development results in no impacts on the water and scenic values, no impacts on environmental values including loss of vegetation, no loss of productive agricultural land, no conflict with the prevailing character*

of the surrounding area and no adverse impact on the amenity of the residents living in the surrounding area.

Based on the modification to the number of birds being considered suitable for the precinct, the respective acceptable outcome within the Rural Zone Code is also being considered for amendments.

Current Acceptable outcome A3 – Alluvial Plains Precinct of the Rural Zone Code

AO3– Alluvial plains

- (a) Intensive animal industries are limited to less than 50 standard cattle units or less than 115 standard sheep units in a feed lot or less than 8 standard pig units in a piggery and less than 200 poultry; and*
- (b) The intensive animal industry is located at least 200 m from site boundaries and waterways; and*
- (c) The intensive animal industry is located at least 1 km from land in a Township, Rural residential or Residential zone; and*
- (d) The intensive animal industry is not located within the flood plain.*

Recommended Changes currently within the Draft Southern Downs Regional Planning Scheme for the Alluvial Plains Precinct of the Rural Zone Code:

AO12–Alluvial plains

- ~~(a) Intensive animal industries are limited to a maximum of less than 50 standard cattle units or less than 115 standard sheep units in a feedlot or less than 8 standard pig units in a piggery and less than 200 or 400,000 birds in a poultry farm; and~~
- ~~(b) The intensive animal industry is located at least 200 m from site boundaries and waterways; and~~
- ~~(c) The intensive animal industry is located at least 1 km from land in a Township, Rural residential or Residential zone; and~~
- ~~(d) The intensive animal industry is not located within the flood plain.~~

When considering if weight can be given to a future amendment to the planning scheme, case law known as ‘Coty Principle’ is used to make this determination. The answer to what is the ‘Coty Principle’ is as follows:

The 'Coty Principle' refers to an assessment manager or Court being able to give weight to new laws and policies. It derives from a now well-known case of Coty (England) Pty Ltd -v- Sydney City Council (1957) 2 LGRA 117 and provides that weight may be given to a new planning instrument. It is considered and applied in a range of appeals. Thomas J summarises it well in Lewiac Pty Ltd v Gold Coast City Council [1996] 2 Qd R 266:

It would be extraordinary if a planning strategy which was well on the way to adoption, or even adoption with amendment, could be frustrated by developments created in circumstances where neither the Council nor the court could give any weight to the plan as it had so far emerged.

Essentially the principle provides that the new planning instrument should receive more weight the further advanced it is through the legislative path. That means that if the new planning instrument, such as a planning scheme or planning scheme policy, has undergone public exhibition period or is close to adoption it should receive considerable weight.

Consequently, a Council is entitled to take into account its proposed planning scheme when assessing a development application. If proposed development conflicts with the proposed scheme then a Council assessment manager is entitled to give substantial weight to its new

document. Conversely, if the new scheme favours a development project, the Council ought to facilitate approval even if there is some conflict with the current scheme.

Source: Insite SJC - Town Planning, Surveying, Projects <http://www.insitesjc.com.au/faqs> - 16 August 2017

If the planning scheme amendments were adopted, the proposed development of Intensive Animal Industry (free range laying hens up to 3000 birds) would be compliant with the relevant acceptable outcome for the maximum number of birds within the Alluvial Plains Precinct and would be considered consistent with the future intent of the Alluvial Plains Precinct.

Therefore, when considering the 'Coty Principle', the proposed amendments to the maximum number of birds should be considered in the assessment of the application. The proposed 3000 birds is significantly below the maximum number of birds allowed for the precinct as part of the amendments to the scheme and with reasonable and relevant conditions imposed, the development should be supported, despite the current criteria within the Southern Downs Regional Planning Scheme.

Intensive Animal Industry Code

PO5 - The use does not have unacceptable impacts on people or properties not associated with the use.

The acceptable outcome makes reference to setbacks from boundaries and the size of land the property needs to be (Minimum lot size 100 hectares and 500m from boundaries). This proposal is for free range laying hens which is different to housing chickens for mass production in a large shed where these setbacks and lot size are required to mitigate impacts when dealings with 10's of thousands of birds. This 3000 bird free range poultry farm is not considered to create unreasonable or unacceptable impacts on people or property and has provided mitigation measures to reduce any potential impacts. The stock density when considering each enclosure at 2.38 hectares and there are 6 enclosures as part of the development, equals to 1 bird per 47m² ($2.38 \times 6 = 14.28$ divide 3000 = 47m²). This ratio is a much lower density to a broiler shed that contains between 40,000 to 60,000 birds per shed where the stock density is 20 birds per square metre where these types of setbacks are more applicable. Overall the development proposal is considered to comply with the performance outcome of the Code.

PO6 - All concentrated use areas are provided with site drainage to ensure that all runoff is directed to suitable detention basins, filtration and other treatment areas.

There is no acceptable outcome and therefore a performance outcome is sought after. As mentioned above, the ratio of bird to land is 47m² per bird and although a bird does not have access to this amount of land at all times, the hens will have access to new pasture on a 3 month rotational basis. The proposed buffer will be provided around the property boundaries not only to provide a visual amenity, but to also reduce the amount of water leaving the subjects property as well as providing a natural filtration system with the waste released from chickens. A condition can be imposed for the southern boundary to be provided with a small bund wall lined with trees to capture all mature from the chickens that can then be disposed of. A bund wall would only need to be located on the southern boundary due to the contours of the land sloping from north to south. With regards to dead birds, as a private contractor is being used for the disposal of birds and a freezer is to provides in-between each collection, it is not anticipated that dead birds will have any environmental impact. With conditions imposed the development proposal is considered to comply with the performance outcome of the Code.

PO8 -The lot has an appropriate area and dimensions for the siting of:

- *Buildings and structures;*
- *Vehicular parking, manoeuvring and circulation;*
- *Stock movements;*
- *Waste disposal and stockpile areas;*
- *Landscaping; and*
- *Separation between the use and sensitive receptors.*

The nearest dwelling houses from the boundaries of the subject property are as follows, 185m adjoining to the north, 400m to the southeast, 500m to the east, and 1.2km to the northwest. The property has previously been used as farm and therefore there is sufficient space on site for informal car parking and circulation of vehicles. To ensure that the chickens have access to fresh pasture they are contained within an area with an electric fence and rotated around the property. A vegetation buffer is to be provided around all property boundaries. Overall the development is considered to comply with the performance outcome of the Code.

PO9 - No degradation of the natural environment occurs through loss of natural vegetation, disturbance or destruction of wildlife corridors or important stands of remnant vegetation.

A small section in the northwest corner is mapped as remnant vegetation and bushfire hazard however this section of the site is already cleared of vegetation. Majority of the surrounding locality is also already cleared of vegetation. There is an existing dam located at the rear of the property, south of the mapped bushfire area that could be used for bushfire purposes on a needs basis. A vegetation buffer is proposed around all property boundaries which will increase the amount of vegetation compared to what is currently present. There has been no identified wildlife corridors on the subject property and to protect the animals in the area, a 1.8m high mesh fence is proposed around the entire property which will not only help prevent chickens from escaping but prevent animals from entering the boundaries of the intensive animal industry. Overall the development is considered to comply with the performance outcome of the Code.

PO10 - The use does not impact on remnant vegetation through grazing or edge effect such as weed or pest infestation.

There is a small section of mapped remnant vegetation located in the northwest corner of the subject property that currently contains no vegetation and the proposed development is not separated by 100m from this section in accordance with the acceptable outcome and therefore a performance outcome is sought after. The free range chickens will act as pest control within their own designated area. Overall with the development proposing additional planting to improve the currently situation on-site, the development is considered to comply with the performance outcome of the Code.

PO14 - The use is serviced with appropriate infrastructure. Waste disposal facilities are of adequate size to provide for the amount of waste generated on the site, and situated only where there is no risk of contaminating ground water or surface water.

There is no acceptable outcome and therefore a performance outcome is sought after. It should be noted that once the proposed development reaches 1000 birds an Environmental Authority will need to be obtained and if successful in obtaining the EA, condition should be imposed to address the risk of contaminating ground water or surface water. The subject property is already serviced by the appropriate infrastructure as the site contains an existing dwelling house. As the number of animals is increasing on-site, a condition should be imposed for the applicant to provide the relevant water licence if applicable. However, the applicant has also indicated that in times where water is short, they will purchase water elsewhere to service the use. The laying hens are rotated around the subject property which will allow for the pastoral areas to have rejuvenation time prior to the birds coming back to the same location which will assist in the natural process for chicken manure to be absorbed into the land as natural fertiliser. The tree buffer will also assist with reducing runoff and a bund wall should be provided along the southern boundary to ensure the risk of contamination is further diminished. With conditions imposed around the tree buffer and bund wall, the development is considered to comply with the performance outcome of the Code.

State Planning Policy

The application was originally lodged when State Planning Policy (April) 2016 was the current policy in place at the time. The applicant decided to make a formal change to the application, taking the application back to Acknowledgement Stage where State Planning Policy (July) 2017 was adopted. For this reason, as assessment has been carried out against both policies in relation to State Interest – Agriculture. It should be noted that the Southern Downs Regional Planning Scheme makes reference to 'Good Quality Agriculture Land', 'Strategic Cropping Land' and State Planning

Policy 1-92: Development and the Conservation of Agricultural Land which is no longer an applicable State Planning Policy. Under the more updated State Planning Policy, the Agriculture Land Classification (ALC) is now identified as A and B land.

State planning policy 2016

The state's interest in planning for agriculture is to:

- *reduce the potential for conflict between agricultural land and other uses*
- *protect resources from inappropriate development*
- *minimise encroachment to ensure viable tracts of agricultural land are maintained*
- *improve opportunities for increased agricultural investment, production and diversification.*

It should be noted that the State Planning Policy makes reference to the following:

Point (4) facilitating growth in agricultural production and a strong agriculture industry by:

- (a) considering the value and suitability of land for current or potential agricultural uses when making land use decisions, and*
- (b) considering the planning needs of hard-to-locate intensive agricultural land uses, such as intensive animal industries and intensive horticulture, and*

The proposed development is considered to improve opportunities for increased agricultural investment, production and diversification by providing free range egg production for up to 3000 birds on-site and utilising buffers along the property boundaries and around the dam. The proposal has been designed to create a diversification of uses to increase investment opportunities in a market that is subject to change depending on weather conditions. In the assessment of the application, consideration to the planning needs of hard-to-locate intensive agricultural land uses, such as intensive animal industries and intensive horticulture needs to be considered. This proposal is protecting the long term viability of ALC Class A and B land by providing a use that will improve the soil conditions and can be reverted back to other agricultural uses in the futures. Mitigation measures are proposed to reduce conflict with nearby rural properties even though they are also located in Class A and B land with no agricultural investment or production occurring. The development is of a scale (up to 3000 birds) that is considered to consistent with the intent of State Planning Policy 2016 – State Interest – Agriculture.

State Planning policy 2017

Supporting agricultural production involves:

- *creating conditions that enable a competitive, thriving and viable sector to be maintained*
- *managing the sustainable use of natural resources (including soil, land, native forests, fish habitats and water) critical for agricultural activity and protecting these resources from irreversible impacts*
- *reducing the potential for conflict between agricultural land and other incompatible uses*
- *minimising encroachment on agricultural resources to ensure viable tracts of agricultural land are maintained.*

The proposed use is not considered to create irreversible impacts and mitigation measures are imposed to reinforce this which will also assist in reducing the potential conflict between agricultural land and incompatible uses. The egg production development and the number of birds on-site will depend on weather conditions, for example in time of drought, the number of birds will be reduced making the development a sustainable use for managing natural resources.

It should be noted that the State Planning Policy makes reference to the following:

Point (4) Growth in agricultural production and a strong agriculture industry is facilitated by:
(d) facilitating opportunities for co-existence with development that is complementary to agricultural uses that do not reduce agricultural productivity (e.g. on-farm processing, farm gate sales, agricultural tourism etc)

The development is for free range egg production which allows for the opportunity to co-exist a development that complements agricultural uses by not only having the managers live on-site as their primary residence but also allows for on-farm processing which is what the State Planning Policy promotes in point (d) above. The development is of a scale (up to 3000 birds) that is considered to consistent with the intent of State Planning Policy 2017 – State Interest – Agriculture.

In summary, both the State Planning Policy 2016 and 2017 does not preclude this type of development occurring on Class A and B land and as such can be supported from a State Planning Policy point of view.

Carparking and loading code

The code does not define Intensive Animal Industry separately in regards to the total number of car parking spaces to be provided. There is an area around the dwelling house that is not to be used for the laying hens. Within this area there is sufficient space for informal car parking to be provided for staff members, but it is not anticipated that the proposed use will generate a large number of patrons to visit the site. Deliveries will be occurring to the subject property and as the subject property has also been used for farming where deliveries would have occurred, there is sufficient space on-site for manoeuvring of vehicles to the relevant shed.

Landscaping code

As part of the development proposal, a vegetation buffer is to be provided to all property boundaries. Details in relation to the irrigation systems and the spaces of trees has not provided and therefore to ensure compliance with the Landscaping Code is achieved, a condition should be imposed for a detailed landscaping plans to be provided and approved by the Director of Planning, Environment and Corporate Services.

Outdoor lighting code

It has not been indicated as to whether outdoor lighting is proposed for the development. Should the applicant choose in the future to install outdoor light, a condition should be imposed for all lighting to be directed away from property boundaries and be installed in accordance with the relevant Australia Standards.

Physical infrastructure code

There is an existing dwelling house that is located on the subject property that is connected to the relevant service. As part of this development, a condition should be imposed for the applicant to demonstrate that there is enough water supply for the demand of the 3000 laying hens.

Infrastructure Charges

The Adopted Infrastructure Charges Resolution (No.2) 2015 adopted by Council does not list Intensive Animal Industries as a use enduring charges, therefore no infrastructures charges notice will be given for this development.

Conclusion

Consideration should be given to the amendments occurring to the Southern Downs Regional Planning Scheme, in particular the Alluvial Plains Precinct of the Rural Zone Code in regard to the maximum number of birds.

As assessment against the Southern Downs Regional Planning Scheme has been carried out and with reasonable and relevant conditions, the development is considered to comply with the applicable criterion.

The Department of Agriculture and Fisheries should be notified of this development to ensure they are aware of this facility and so they are able to follow up on the ERA when and if it is required.

Condition should be imposed for a copy of the EA to be provided to Council once the development reaches 1000 birds.

The development is considered to comply with the intent of the State Planning Policies 2016 and 2017.

Options

THAT Council:

1. Adopt the officer's recommendation.
2. Adopt an alternative recommendation.
3. The application is refused with reasons.

Recommendation

THAT the application for a material change of use for the purpose of Intensive Animal Industry (Free Range Egg Production up to 3000 laying hens) on land at 461 Jack Smith Gully Road, Freestone, described as Lot 52 DAR626, Parish of Canning, County of Merivale, be approved subject to conditions.

Schedule 1 - Southern Downs Regional Council Conditions

Approved Plans

1. The development of the site is to be generally in accordance with the following proposal 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
Amended Site Plan of 461 Jack Smith Gully Road	Permit Application No. MCU\01842	20 July 2017 (received)

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

Staging

3. The development may proceed in stages, provided that any road access and infrastructure services required to service a particular stage are constructed with that stage. Unless otherwise expressly stated, the conditions must be read as being applicable to all stages.
4. The stages are approved as follows:
Stage 1: up to 500 birds total
Stage 2: up to 1000 birds total
Stage 3: up to 3000 birds total.
Stage 1 must be completed prior to any other Stage. All other Stages are not required to be undertaken in any chronological order.

Land Use and Planning Controls

5. This approval allows for the use of the site for the following uses only:
 - Intensive Animal Industry - Free Range egg production for up to 3000 laying hens.
6. The material change of use the subject of this development permit must be completed within a period of 4 years starting the day this development permit takes effect. The development permit will lapse in respect of each aspect of the material change of use that has not been completed within this period.
7. When the total number of birds on-site reaches 1000 as part of Stage 2, a copy of the Environmental Authority is to be provided to the Director of Planning, Environment and Corporate Services.
8. Provide a copy of the Safe Foods Queensland accreditation for the development to the Director of Planning, Environment and Corporate Services.

Building and Site Design

9. All future sheds are to be set back at least 60 metres from all property boundaries. This does not including the portable chicken housing units.
10. If any building work is proposed, a copy of the Form 11 (Certificate of Classification) issued for the building works is to be provided to Council prior to the use commencing. (See advisory note below.)

Amenity and Environmental Controls

11. All material shall be stored so as not to:
 - Provide any harbourage or attraction for pest and vermin; or
 - Provide a breeding place for mosquitoes; or
 - Be unsightly
12. There is to be no disposal/burial of dead birds on-site unless advised by Bio-security Queensland.
13. The operator must investigate and address all environmental nuisance and/or environmental harm complaints. The following details must be recorded and provided to Council upon request:
 - a) time, date, name and contact details of the complainant;
 - b) reasons for the complaint;
 - c) any investigations undertaken;
 - d) conclusions formed; and
 - e) any actions taken.

When requested by Council, an assessment, including monitoring and/or sampling must be undertaken by a suitably qualified person(s) to investigate any complaint of environmental nuisance and/or environmental harm (which in the opinion of an authorised person is not frivolous, vexatious nor based on mistaken belief). Upon completion of the assessment, the results must be submitted to Council within 10 business days.

This must be undertaken in accordance with any direction given by Council at the time. If the results of the assessment indicate, or where it is determined by an authorised person, that environmental nuisance and/or environmental harm is being caused, abatement or control measures must be implemented as recommended by a suitably qualified person and/or Council.

14. A sufficient number of suitable waste receptacles must be provided on site at all times. Waste receptacles must be regularly serviced to prevent unsightly accumulations of waste or environmental harm being caused. A waste collection contractor must be engaged to supply suitable waste and recycling receptacles and service waste and recycling receptacles.
15. All wastes are to be suitably collected and disposed of so as not to adversely impact on the environment. At a minimum the following is required:
 - An industrial bin is to be provided for the disposal of dead birds and unsellable eggs.
 - All dead birds and unsellable eggs are to be placed in a plastic bag and stored in a separate cold store i.e. deep freezer until collection day
 - Collection of the Industrial bin is to occur on a needs basis but must be collected at least once month.
16. No materials or goods associated with the development are to be displayed or stored within the car park or landscaped areas, or outside the boundaries of the site.
17. All buildings, enclosures, other structures and areas used in the animal keeping use must be constructed, maintained and operated in such a manner as to provide for the effective control of odour, dust, flies, rodents, pests and weeds or other deleterious matter or thing.
18. The cleaning of chicken houses units, plant equipment and vehicles must be carried out in an area where wastewater can be suitably managed so as not to cause contaminants to release into waterways or overland flow paths.
19. There must be no release that has been in contact with any contaminants at the site to any waters, watercourse, roadside gutter or stormwater drain.
20. There must be no release of noxious or offensive odours beyond the boundary of the

property that causes environmental nuisance or environmental harm at any sensitive place.

21. No particulate matter or visible contaminant, including dust, smoke, fumes and aerosols likely to cause environmental nuisance or environmental harm is to emanate beyond the boundaries of the property.
22. A 0.5m high bund wall is to be provided along the entire length of the southern boundary to reduce chicken mature from exiting the subject property. If required, suitable holding ponds may be required at either end of the bund wall (eastern and western boundary) to assist in capturing any runoff during heavy rain events. If this method cannot be undertaken in such a way to not cause environmental nuisance or environmental harm, alternative disposal methods must be implemented.
23. Advertising Devices relating to the Intensive Animal Industry (Free Range egg production up to 3000 laying hen) may **only** be erected on the subject land, i.e. Lot 52 DAR626. The location, size, type and content of any advertising sign or device located on the land is to be compatible with the rural character of the surrounding area. No advertising signs or devices are to be located on any other land, unless all applicable approvals are obtained under the Planning Scheme and the relevant local laws. No advertising signs or devices are to be located within the road reserve.
24. Any external lighting must be installed so that light shines down and away from adjacent properties and roads, and does not exceed 8 lux at the property boundary.

Fencing, Landscaping and Buffers

25. A 1.8 metres high mesh fence shall be erected along all property boundaries with wind break material to provide visual screening. The wind break material can be removed once the vegetation buffer is established to an appropriate height. This screen fencing is to be provided at the developer's cost.
26. **Details of the proposed fencing are to be submitted to and approved by the Director Planning, Environment and Corporate Services prior to the issue of a Development Permit for Building Work.** Fencing is to be provided and maintained in accordance with the approved details.
27. Tree planted buffer strips of 10 metres in width is to be provided adjacent to all property boundaries of the subject land so as to minimise the visual impact of the development from adjoining properties and roads.
28. **A Landscaping Plan is to be submitted to and approved by the Director Planning, Environment and Corporate Services prior to the commencement of the use/planting of the treed buffers.** The Landscaping Plan is to be prepared by an appropriately qualified person, and must include details of the location and species of plants, the irrigation system and the height and material of fencing. Plants are to be generally frost resistant and drought hardy, and must not include weed species. Root barriers are to be installed around trees that are located within 3 metres of any underground infrastructure. The site is to be landscaped and maintained in accordance with the approved Landscaping Plan.

Car Parking and Vehicle Access

29. All vehicular access to and from the site must be via Jack Smith Gully only.
30. A 3.0 metre wide all-weather driveway is to be constructed. The vehicle entrance/driveway/carpark may remain grass/gravel, provided they are appropriately maintained and do not cause a dust nuisance. If complaints are received (which in the opinion of an authorised person is not frivolous, vexatious nor based on mistaken belief) or the vehicle entrance and driveway become eroded with material becoming deposited outside of the site or potholes form that would increase noise associated with vehicle movements, the entrance/driveway/carpark shall be sealed to Council's standards.

31. At least two (2) car parking spaces are to be provided on site.
32. All loading and unloading of goods related to the development must be carried out within the confines of the allotment's boundary. Under no circumstances will the loading or unloading of goods on the public roadway system or footpath be permitted.

Water Supply and Waste water

33. Prior to the commencement of the use, a report demonstrating that adequate provision has been made for the supply of water for the use, including a drinking water supply if applicable, is to be submitted to and approved by the Director Planning, Environment and Corporate Services. If water is to be supplied for the development from a spring/bore/dam on the site, written advice must be supplied from the Department of Natural Resources and Mines that water may be lawfully supplied from that source. A water supply is to be provided in accordance with the approved report.
34. The site must be provided with a water storage reservoir having a minimum of 5000 litres of water for emergency fire fighting purposes. Such storage must be provided in addition to the water supply capacity required for the use and must be provided in the form of either an accessible dam, swimming pool or rainwater tank. If storage is to be provided in a rainwater tank, water storage for fire fighting purposes must be provided either in a separate rainwater tank or a reserve section in the main water supply tank on which:
 - (a) the domestic take off from the tank is at or above the 5000 litre point; and
 - (b) standard rural fire brigade fittings are fitted to the tank outlet for access by rural fire services vehicles.

Advisory Notes

- (i) Unless otherwise stated, all conditions of this approval are to be complied with to the satisfaction of the Director Planning, Environment and Corporate Services, prior to the use commencing, and then compliance maintained at all times while the use continues.
- (ii) Any proposal to increase the scale or intensity of the use on the subject land, that is assessable development under the Planning Scheme, would be subject to a separate application for assessment in accordance with the *Sustainable Planning Act 2009* and would have to comply with the requirements of the Planning Scheme.
- (iii) It is encouraged that you arrange for a free compliance inspection to be carried out prior to the use commencing. This will involve a physical inspection of the premises along with an internal audit of Council's records. Written advice will be provided for your records advising if compliance with the conditions has been achieved.
- (iv) The General Environmental Duty under the *Environmental Protection Act* prohibits unlawful environmental nuisance caused by noise, aerosols, particles dust, ash, fumes, light, odour or smoke, beyond the boundaries of the property during all stages of the development including earthworks, construction and operation.
- (v) Any storage of flammable and/or combustible liquids must comply with the minor storage provision of Australian Standard AS1940 *The Storage and Handling of Flammable and Combustible Liquids*.
- (vi) **Plumbing and Drainage Approval is to be obtained** in accordance with the *Plumbing and Drainage Act 2002* for the proposed plumbing and drainage works. The application for Plumbing and Drainage approval must be submitted to Council with the appropriate **forms, plans and fees** associated with this application. A **Certificate of Compliance must be issued** for the works prior to the use commencing.
- (vii) **If Building Approval is to be obtained** in accordance with the *Sustainable Planning Act 2009* for the proposed building work. The building application must be submitted to a Building Certifier with the appropriate **forms, plans and fees** associated with this application. The building plans are to accord with the plans approved in this approval. The building is to be constructed in accordance with the Building Approval prior to the commencement of the use. A **Form 11 (Certificate of Classification) must be issued for**

the building works prior to the use commencing.

- (viii) 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.
- (ix) An Environmental Authority for Environmentally Relevant Activity No. 4 (keeping of poultry at Threshold 1 – keeping more than 1000 but not more than 200,000) is to be obtained in accordance with the *Environmental Protection Act 1994* prior to the commencement of any Environmentally Relevant Activity i.e. keeping of more than 1000 birds.
- (x) No clearing of remnant vegetation or regulated regrowth vegetation is to occur under this approval. A Development Permit for Operational Works must be obtained from the Department of Infrastructure, Local Government and Planning for the clearing of any remnant vegetation, unless exempt under Schedule 24 of the *Sustainable Planning Regulation 2009*.
- (xi) Site works must be constructed such that they do not, at any time, in any way restrict, impair or change the natural flow of runoff water, or cause a nuisance or worsening to adjoining properties or infrastructure.
- (xii) The operator must at all times comply with the Environmental Protection Act 1994.

Aboriginal Cultural Heritage


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

Attachments

1. Submissions (Excluded from agenda - Provided under separate cover)[View](#)

12.8 Material Change of Use - Layton & Sharalyn Free, Warfields Road, Allora

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 23 August 2017
	Planning Officer	ECM Function No/s: MCU\01777

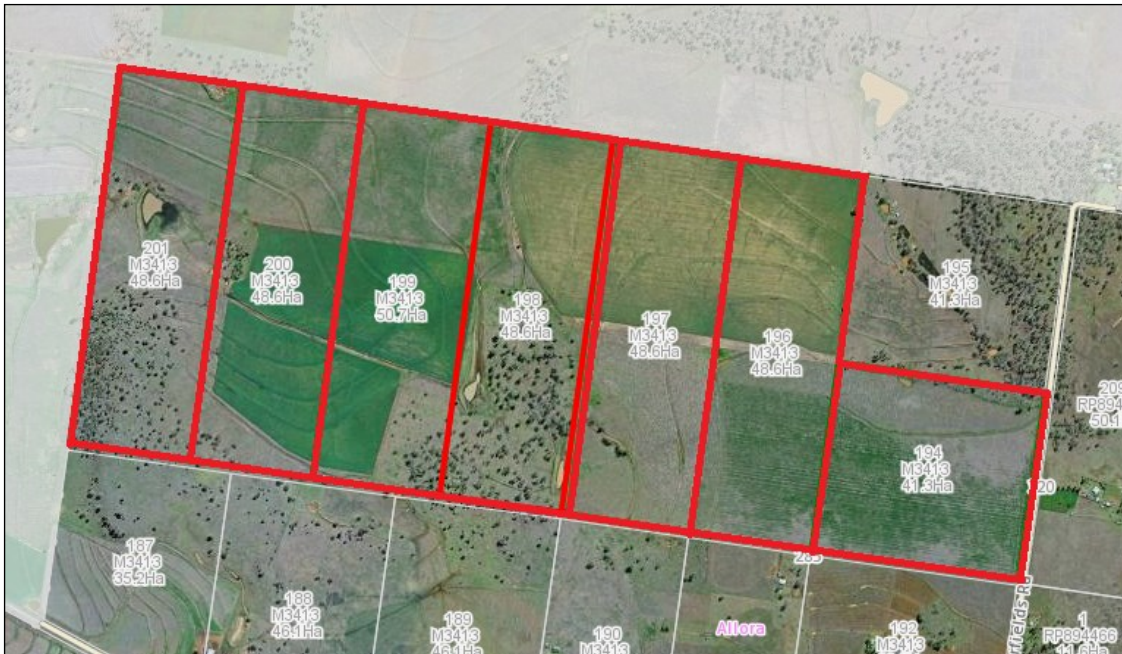
APPLICANT:	Layton & Sharalyn Free
OWNER:	Layton T Free
ADDRESS:	Warfields Road, Allora
RPD:	Lots 194, 196, 197, 198, 199, 200, and 201 M3413, Parish of Allora, County of Merivale
ASSESSMENT AGAINST:	Rural (Basalt quality grazing precinct)
LAND USE AREA:	335 hectares
PROPOSAL:	Intensive animal industry (3,150 SCU Feedlot)
LEVEL OF ASSESSMENT:	Impact
SUBMITTERS:	53
REFERRALS:	Department of Infrastructure, Local Government and Planning
FILE NUMBER:	MCU\01777

Recommendation Summary

THAT the application for Intensive animal industry (3,150 SCU Feedlot) on land at Warfields Road, Allora, described as Lots 194, 196, 197, 198, 199, 200 & 201, M3413, Parish of Allora, County of Merivale, be refused.

Report

An application has been received for a 3,500 SCU Feedlot. A Not Properly Made Notice was issued on 16 September 2016. A response was received and the application was acknowledged on 18 November 2016. On 11 May 2017, Council received a changed application under s351 of the *Sustainable Planning Act* (SPA) to reduce the Standard Cattle Unit (SCU) to 3,150 and include additional lots that were previously not included in the IDAS Forms. This change was considered an 'other change' under s355 of SPA, and the application was required to restart from the Acknowledgement Stage.



The Site:

The subject site consists of seven lots and has an area of 335 hectares. The site has frontage to Warfields Road to the east, and an unconstructed part of Colliery Park Road to the north. Unmade road reserves border the southern and eastern edges of the site. Another unmade road reserve dissects the site, between Lot 197 and Lot 198. The applicant also owns a significant amount of land to the west and north-west of the site.

The site has historically been used for cropping and grazing. The applicant has stated that much of the land has been over farmed by cropping, and must be regenerated.



The Feedlot:

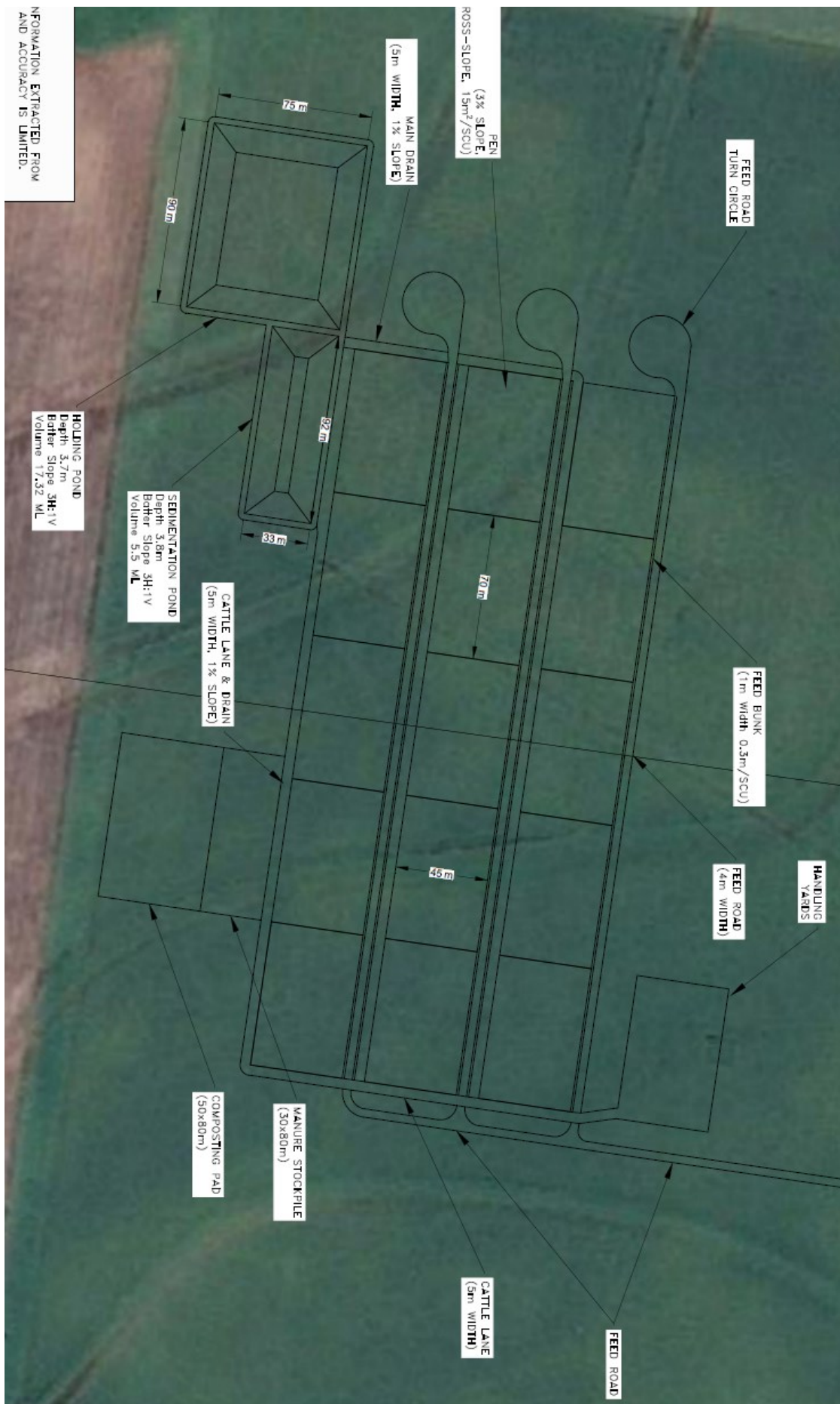
The proposed feedlot will be located over Lots 199 and 200. It is proposed that the development will be constructed in a series of stages, beginning at 500 Standard Cattle Units (SCU) and expanding at a rate that will be determined on an as required basis over 10 years. The applicants report states that at the completion of the final stage the feedlot will a total surface area of 8.95 hectares (2.67% of the site), and the site plans provided show an area of 9.04 hectares.

The applicant has stated the following about the operation of the feedlot:

The applicant has stated that feedlot will be designed and operated in accordance with the National Guidelines for Beef Cattle Feedlots in Australia, 3rd Edition (2012) and the Environmental Code of Practice for Beef Cattle Feedlots, 2nd Edition (2012) including the following:

- *The feedlot will be contained within a Controlled Drainage Area (CDA) which will include a sedimentation basin and effluent holding pond sized in accordance with the above guidelines;*
- *The feedlot will be constructed on a compacted pad which will minimise the permeability of contaminants to groundwater. Compaction will be as per the above guidelines;*
- *The sedimentation basins will be cleaned out as required to maintain an appropriate volume;*
- *Pens will be cleaned every 13 weeks to minimise odour production from the pen surface*
- *Operations will generally be undertaken during daylight hours to minimise noise impacting on sensitive receptors;*
- *Stocking density will be managed within the feedlot pens to reduce the incidence of dust. Roads may be watered during periods of extended hot, dry weather; and*
- *Waste (effluent and manure) will be utilised on surrounding property owned by the applicant or, in the case of manure, sold off site. The applicant has stated that there is a minimum of 39 hectares available for effluent irrigation immediately surrounding the proposed feedlot. According to the Department of Agriculture's (DAF) Feedlot Assessment Spreadsheet, a total of 15 hectares is required for effluent irrigation.*

At the completion of the final stage, it is expected that the proposed feedlot will have a capacity of 3,150 Standard Cattle Units (SCU), with pens stocked at up to 15 square metres per SCU. The operational activity at the feedlot will occur seven days a week during daylight hours (approximately 6:00am-6:00pm), and will employ four full time equivalent persons.



INFORMATION EXTRACTED FROM
AND ACCURACY IS LIMITED.



Separation

The applicant has provided the following in relation to separation for the feedlot:

As per the National Guidelines for Beef Cattle in Australia 3rd Edition (2012) (National Guidelines), the S-factor method is the most conservative method to determine required separation distances from a feedlot. The S-factor method has been used by the applicant to determine the required separation of the feedlot to the nearest sensitive receptors.

The S-factor equation is:

$$D = \sqrt{N \times S},$$

where:

D = required minimum separation distances

N = feedlot capacity in standard cattle units

S = composite S factor,

Where:

$$S = s1 \times s2 \times s3 \times s4 \times s5,$$

where:

s1 = design and management factor;

s2 = receptor type factor;

s3 = topography or terrain factor;

s4 = vegetation factor; and

s5 = wind direction factor.

Based on the above assumptions, the required separation distance between the proposed development and the closest sensitive receptors are shown in the table below.

Receptor Number	Direction	Receptor Type S2	Terrain S3	Vegetation S4	S1	S2	S3	S4	S5	Separation (m)	
										Required	Available
R 12	NE	Rural farm residence	Flat terrain	Crops only, no tree cover	52	0.3	1.0	1.0	1.0	876	1020
R 1	S	Rural farm residence	Flat terrain	Crops only, no tree cover	52	0.3	1.0	1.0	1.0	876	1550
R16*	NW	Rural farm residence	Flat terrain	Crops only, no tree cover	52	0.3	1.0	1.0	1.0	876	1450
Clifton	NW	Town >100	Flat terrain	Crops only, no tree cover	52	1.2	1.0	1.0	1.0	3500	4065

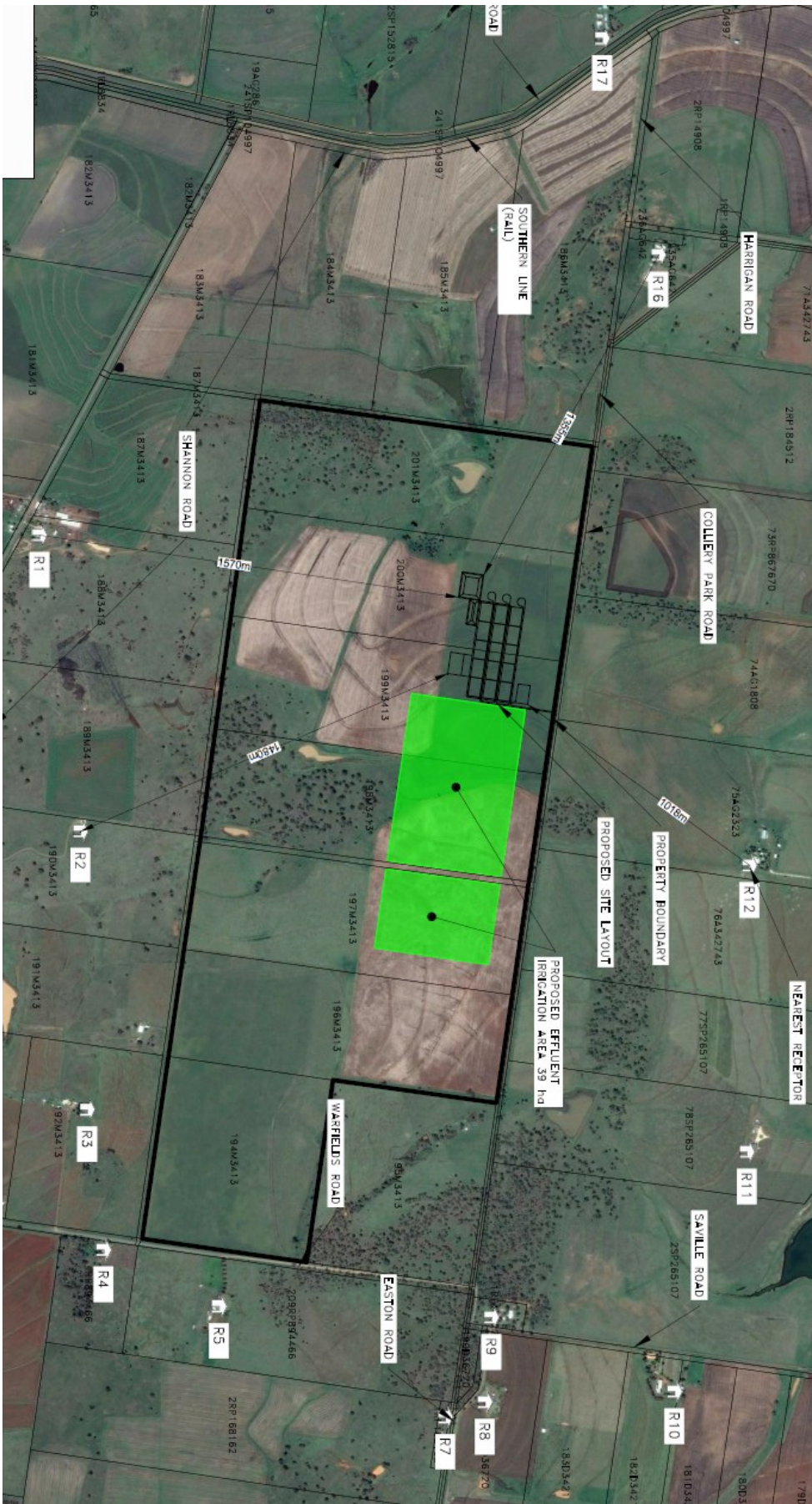
*R16 is owned by the applicant but not included in this application.

Assumptions:

- Feedlot capacity – 3,150 SCU
- Stocking Density – 15 m²/SCU
- Population of Clifton – 1,400

The closest dwelling to the proposed feedlot is approximately 1018 metres north-east of the closest part of the pens. The next closest dwelling is owned by the applicant and located approximately 1355 metres west of the proposed feedlot. Anecdotal statements from neighbours suggest that there are some 26 homes within a two kilometre radius and 35 existing dwellings within a three kilometre radius.

The map below shows the nearby sensitive receptors identified by the applicant.



Effluent Irrigation

The effluent irrigation area will be approximately 39 hectares, exceeding the minimum 15 hectare irrigation area recommended by the Department of Agriculture and Fisheries (DAF). This will

require the addition of inorganic fertilisers to this area as per normal farming practice. This location has been selected as it is the only area on the property beyond the required 200 m separation to watercourses in the SDRC planning scheme.



The applicant has stated that:

With reference to the location of the effluent irrigation areas within the required odour buffer zone, the S-factor method is to determine separation distance from the feedlot complex to the receptor. As per the National Guidelines, "The feedlot complex includes pens, handling yards, drains and ponds, stock lanes and feed alleys, manure stockpile and composting pads, feed mill and feed storage facilities, and stock and vehicle washdown facilities. The feedlot complex does not include manure and effluent utilisation areas."

Therefore, effluent irrigation areas are not considered as part of the S-factor calculation.

Water supply

The applicant has stated the following in regards to water supply for the proposed feedlot:

The National Guidelines state that a feedlot requires approximately 24 ML/year per 1,000 SCU. This water volume was based on industry averages.

Based on this water volume, the proposed feedlot would require approximately 67 ML/year.

The applicant has a 120 ML water licence from a dam located on Lot 201 M3413 that will be utilised for the development. The dam is fed by overland flow. The applicant has provided Council a copy of the correspondence from the Department of Natural Resources and Mines for confirmation of the water licence.

Q Fever

Q Fever bacteria can be spread in dust up to 1 kilometre. The minimum separation distance to the nearest house is approximately 1018 metres. The applicant has stated that pen cleaning and maintenance as well as the management of pen stocking density would minimise the production of dust from the feedlot. Based on aerial imagery, several neighbouring properties have small cattle grazing operations on their property.

Access

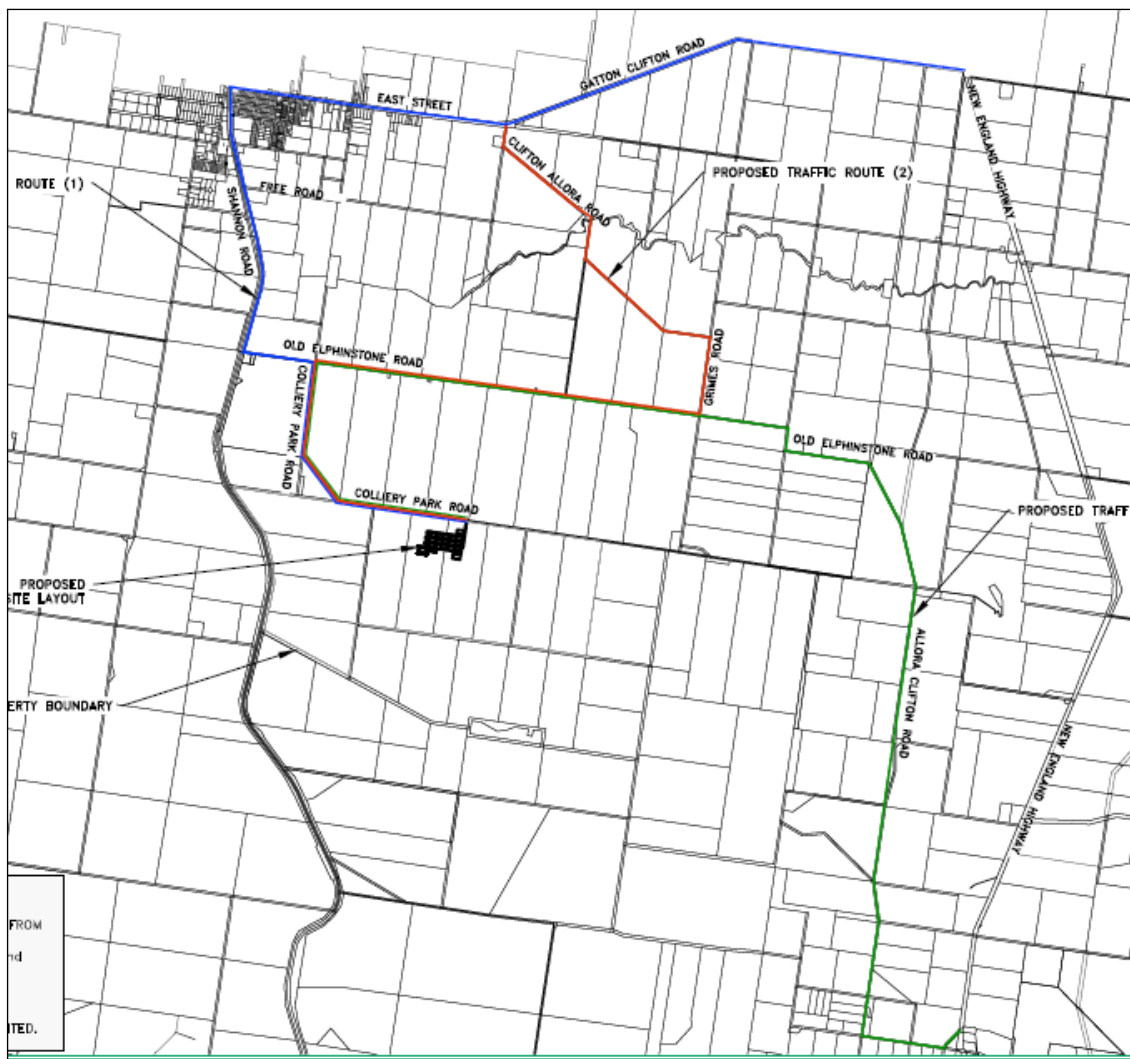
UDP Townsville Pty Ltd (UDP) was engaged by FSA Consulting on behalf of the applicant to investigate the traffic impacts of the proposal on SDRC and TRC roads.

All vehicle movements to the proposed feedlot will be via Colliery Park Road. No access is proposed for Warfields Road. Heavy vehicle access to the property would be via semi-trailers only, with each loaded vehicle in/out and an unloaded vehicle in/out counted as a trip. The weekly traffic generated by the development has been estimated below.

Cargo	Inbound	Outbound	Total
Lean Cattle	8 loaded	8 unloaded	16
Fat Cattle	10 unloaded	10 loaded	20
Feed	5 loaded	5 unloaded	10
Manure	1 unloaded	1 loaded	2
Total	24	24	48

It is assumed in the above table that there is no back loading of cattle trucks and single deck trailers are used. Back loading of cattle trucks and use of double deck trailers could significantly reduce the proposed feedlots total heavy vehicle trip generation.

The proposed routes for the vehicles to access the highway are shown on the map below. Each of the three routes will cater for approximately two or three heavy vehicles per day.



It is stated that the report by UDP provides a conservative assessment of development traffic as there is no discounting of heavy vehicle movements associated with the reduction in on-site grain production. The report makes the following recommendation:

It is recommended that the proposed feedlot on Warfields Road be approved subject to the following draft conditions:

- *Widening / upgrading of Colliery Park Road between Old Elphinstone Road and the site access to the standard of a “rural road – gravel” with an 8.0m formation width and 6.0m pavement width as proposed to TRC;*
- *Increasing the width of seal at the Shannon Road / Old Elphinstone Road intersection so that semi-trailers can turn between Shannon Road north and Old Elphinstone Road without traversing the unsealed shoulder;*
- *Relocation of give-way signs at the Old Elphinstone Road / Saville Road intersection as close as possible to the intended hold point for turning vehicles without restricting the manoeuvring of semi-trailers turning at the intersection and subordinate pavement markings provided; and*
- *Widening / upgrading of Clifton Allora Road to provide two-lanes around the bend at 1054 Clifton Allora Road with a centre line marked. Advanced warning signs should also be provided on all intersection approaches if they are not already.*

Widening / upgrading of Old Elphinstone Road between Colliery Park Road and Shannon Road as proposed by TRC is not considered necessary to mitigate the impacts of the proposed feedlot.

Third Party Advice

The subject site fronts the road reserve of Colliery Park Road, which forms the border between the Southern Downs Regional Council and Toowoomba Regional Council (TRC). Toowoomba Regional Council was given the opportunity to provide Third Party Advice regarding the original application, and again once the applicant had changed the application.

Prior to the changed application, TRC asked that Council request further information regarding transport routes and traffic volumes for the proposed application.

The initial Third Party Advice received from TRC listed recommended conditions relating to road upgrades within the Toowoomba region.

TRANSPORT, VEHICULAR ACCESS & PARKING

TRAFFIC CONTROL PLAN

- #. Prior to commencement of any works affecting external roads, submit to Toowoomba Council for endorsement a Traffic Control Plan prepared by a qualified person;
- #. The Traffic Control Plan must receive endorsement by Council prior to commencement of any works affecting external roads.
- #. The endorsed Traffic Control Plan must be implemented, maintained and modified where necessary to maintain compliance with the requirements of this Development Approval at all times during the period when works affecting external roads commences and concludes.

ROADWORKS (EXTERNAL TO DEVELOPMENT)

- #. Existing roads must be widened/upgraded as follows:

Street: Old Elphinstone Road (From Colliery Park Road to Shannon Road)

Toowoomba Council Classification: Rural Road – Bitumen Sealed

Toowoomba Council Construction Standard: Seal width 6.5m

Street: Colliery Park Road (From Elphinstone Road to the site access)

Toowoomba Council Classification: Rural Road - Gravel

Toowoomba Council Construction Standard: 8.0m formation width, 6.0m pavement width.

Note: This condition is imposed pursuant to Section 665 of the Sustainable Planning Act 2009.

- #. The design and construction of the roads must comply with Toowoomba Council *Planning Scheme Policy No. 2 - Engineering Standards - Roads and Drainage Infrastructure* (PSP No.2) and must include in particular:
- #. Any pavement widening must join neatly to the existing pavement so that there are no specific irregularities in line or level resulting at or adjacent to the join for the length of the construction. Where necessary the existing pavement must be brought to a satisfactory standard in accordance with PSP No. 2 to allow for the above.
- #. All road surfacing must be in accordance with the pavement construction standards in PSP No. 2.
- #. An Operational Works approval for the road works must be submitted to and be approved by Toowoomba Council prior to the commencement of the works or as otherwise indicated.
- #. The design and construction of the works must be certified by a Registered Professional Engineer Queensland (RPEQ) – Civil as follows:
 - #.1 A Design Certificate must be submitted with the application; and
 - #.2 A Construction Supervision Certificate must be submitted at the completion of the approved works.

ROADWORKS SIGNAGE AND PEDESTRIAN SAFETY

- #. All works carried out on or near roadways must be adequately signed in accordance with the *Manual for Uniform Traffic Control Devices – Part 3, Works on Roads*.

Note: Road or lane closures require approval from Toowoomba Council's Principal Engineer Road Operations, and all conditions of that approval complied with during construction of the works.

Further to the Third Party Advice, TRC submitted two (2) properly made submissions requesting that the development application should be refused on the basis that the proposed development will have an unacceptable impact in terms of wear and tear on TRC's road network, or that if the application is approved, the applicant should be required to upgrade a number of roads in the Toowoomba region. More information regarding the submissions received by TRC is provided in the Submissions section of this report below.

Colliery Park Road

The applicant has stated that all heavy vehicle movements to the site will be via Colliery Park Road, which forms the border between SDRC and TRC. Colliery Park Road is one of the few roads that is actually located in both regions.

If the application is approved, it will be a requirement that Colliery Park Road be constructed to Council's Standard. Additionally, TRC has submitted that upgrades to other roads in the Toowoomba region would be necessary if an approval is issued.

Council has obtained advice that Council is not able to condition road upgrades outside of the Southern Downs region.

The best way to ensure that roads outside of the Council area, and Colliery Park Road which is owned by both SRDC and TRC, are upgraded is by the applicant entering into an Infrastructure Agreement with SDRC and TRC.

Council is not able to condition an Infrastructure Agreement. As such, the Infrastructure Agreement would have to be entered into prior to Decision if Council is to approve the application.

Referral

The Department of Infrastructure, Local Government and Planning (DILGP) were a Concurrence agency for the application as the proposal involves an Environmentally Relevant Activity (ERA) and because the facility will have a capacity of more than 2,000 head. The DILGP requires conditions to be attached to any approval.

An Environmental Authority (EA) has been issued to the applicant by the State to operate a 3,500 SCU feedlot.

Environmental Authority 2017-01.

An Environmental Authority (EA) has been issued to the applicant under the provisions of the Environmental Protection Act 1994 (the Act). The EA was issued by the Department of Agriculture and Fisheries (DAF) on 17 January 2017. DAF is the administering authority under the Act for this Environmentally Relevant Activity or ERA and as such has the jurisdiction to assess, approve with condition and enforce the EA conditions for the ERA.

The EA addresses the following environmental aspects:-

- (a) General conditions;
- (b) Air;
- (c) Water;
- (d) Noise;
- (e) Land; and
- (f) Waste.

The applicant must submit to DAF on an annual basis, an Annual Return, which includes the payment of a fee along with a summary of environmental performance for the preceding year. The Return is assessed by DAF to ensure compliance with the conditions of the EA.

As the administering authority, DAF has the responsibility to investigate any complaints received about the ERA. DAF also has the responsibility to initiate any enforcement action they see fit in the event of a non-compliance with the EA (ie general correspondence, warning letter, PIN etc).

Submissions

The application underwent public notification from 22 February 2017 to 14 March 2017. After the application was changed under Section 351 of SPA on 5 May 2017, the applicant was required to undertake public notification again. All original submitters were notified that a changed application was received and their original submissions would still be counted, and that they are welcome to lodge new or changed submissions in relation to the changed aspects of the application. The application underwent Public Notification for a second time from 26 June 2017 to 14 July 2017.

During the initial public notification 49 different submitters provided responses to Council. During the second round of public notification, 22 submissions were received. Of these, four (4) were from new submitters, and the remainder were from people who had provided submissions in the initial Public Notification period.

53 different submitters provided feedback about the application. A number of these submitters provided multiple submissions in relation to the application. The issues raised by the submitters are addressed below.

Water source

Submitters have raised the following concerns in relation to the water source for the proposed development:

- The water licence for Lot 201 M3413 is for irrigation purposes, and may not be used for intensive animal industry.
- The water supply as outlined by this application states that all water will be sourced from the 120ML existing dam which will be supplied by overland flow waters. The application should outline the current water levels (percentage full) of the existing dam as well as the techniques for replenishment of the existing dam should the water levels drop through use of the water for the operation as outlined in the application.

It should also be outlined by the applicant that no other Take Water Permits for overland flow or groundwater bores will be used to replenish the dam if the water cannot be replenished using the Take Water Permit (189498) as outlined in the application.

- It is purported that correspondence from the Department of Natural Resources and Mines confirms the capacity of the dam. It is submitted that there has been no such verification and in reality the dam capacity is likely to be significantly less than 120 ML. An on-line mapping tool indicates that area of the dam at full capacity is approximately 2.25 acres. In order for the dam to hold 120 ML the dam depth would have to be in excess of 12 metres for its entire area. This would not be the case. It is submitted that as part of the application process the SDRC should require an independent assessment of the dam capacity and water availability for the proposed feedlot prior to any approval being considered.
- The proposal will lower the bore levels in the region and will reduce water availability to all other farmers in the area
- National Guidelines for Beef Cattle Feedlots in Australia, 3rd edition provides that, as a guide, a proposed feedlot would normally need to demonstrate access to approximately 24 ML of high-security water per annum per 1000 SCU of feedlot capacity. Cattle will drink 40 – 50 litres of water per day. Additional water will be required to wash down trucks and suppress dust, etc. This does not account for water required for effluent irrigation.
- I propose that if this development is permitted, it must comply with water allocations for each Lot Number and must comply with the Licence for each Lot.
- Water for the mentioned dam is from overland flow. The proposed feedlot is located in the area from which the water for the dam would flow. The application does not appear to consider the potential impact of the location of the feedlot and the waste it will produce upon the quality of the water in the dam.

Council's comment:

Water licencing is a State issue administered by the Department Natural Resources and Mines (DNRM). The applicant has provided Council a copy of correspondence from DNRM confirming that they have a 120 Mega litre permit to take water from the dam located on Lot 201 M3413. The applicant is not permitted to use other bores located on the property for the proposed feedlot, or to replenish the dam.

It is noted that the actual volume of the dam is likely to be much less than 120ML as stated by the applicant. The applicant is permitted to take up to 120ML of water from the dam which may be replenished with overland flow.

The applicant has stated that there is adequate water supply for the proposed feedlot and, in times of drought, the feedlot will be de-stocked and cattle sent to slaughter early or transferred to properties with adequate water supply. The dam is fed by overland flow, which can be

unpredictable and is particularly susceptible to drought. It is expected that there may be many instances where there is not sufficient water to operate the feedlot.

Odour

Submitters have raised the following concerns in relation to the potential odour impacts of the proposed development:

- Clifton township and its residents have had to endure the odour of three (3) piggeries. Two of these have ceased to operate, but one can still impact on Clifton depending on direction and humidity of air flows. New arrivals and visitors to Clifton cannot believe the reason for the stink and its result on the amenity of the town.
- Our district has more south to south easterly winds, which would carry the smell through Clifton Township. Will impact on the viability of a retirement community in Clifton and the general operation and attractiveness of the town.
- Clifton is situated much lower than the proposed site and the prevailing South East Winds will carry the Odour in the inversion layers into Town.
- At the present time there is a feedlot 13km from a submitters home, and there are often nights they have the smell from this feedlot at our home. This feedlot is not anywhere near the size of the proposed feedlot.
- The application outlines the use of distance as a management technique for odour, but does not include any other mitigation techniques. Submitters concerns are that the distance is not going to be sufficient to mitigate the impacts.

Council's comment:

The applicant has used S-Factor calculations as justification that there will be minimal impact on people or properties not associated with the use, however this does not take into consideration other factors such as other intensive animal industries and the inversion layers of the region. Whilst S-Factor calculations was originally accepted as a means of demonstrating sufficient buffering to retain the amenity of residents living in the surrounding area, further investigation has revealed that this may not be sufficient. The S-Factor calculation provided does not account for the potential cumulative effects of other nearby intensive animal industries such as the goat farm on Lots 187 and 188 M3413 and the small feedlot located between the subject site and Clifton. Supporting information about climatic and wind details of the area were not included with the application. Odour dispersion modelling may be required to demonstrate that there are no odour impacts on nearby sensitive receptors.

The Environmental Authority (EA) issued by the Department of Agriculture and Fisheries (DAF) includes the following condition in relation to odour:

A1	Odours or airborne contaminants must not cause environmental nuisance to any sensitive place or commercial place .
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Pests

Submitters have raised the following concerns in relation to possible pests increases as a result of the proposed development:

- The feedlot will bring an increase in feral pigs, rats, and flies
- Potential increase in weeds due to truck movements to and from the site or spilt when unloading feed
- Submitters are concerned about the increased number of feral pigs to the area, and note that some 600 feral pigs were culled in one incident at a feedlot to the west of here. What, if any plans have been put in place to manage this?

- Are bats/HENDRA likely to be attracted to this site, as horse owners the last thing we want are bats!

Council's comment:

There is no evidence to suggest that the operation of the proposed feedlot will increase feral pigs in the area, or attract bats with the potential to spread the Hendra virus. All agricultural activities, including the grain storage and handling, has some risk of spreading weeds. The operation of a feedlot is not expected to increase this risk.

Noise

Submitters have raised the following concerns in relation to the potential noise impacts of the proposed development:

- Cattle will be separated from their mothers and will call out, causing noise nuisance for adjoining neighbours
- No management technique has been outlined in the application for noise or dust. Further to this noise and dust background levels, potential source, impact on receptors in close proximity (as addressed for odour) and cumulative effect from other similar land use has not been addressed.
- Noise from the additional truck movements will cause a nuisance to neighbours and the Clifton township when moving cattle through town

Council's comment:

Most cattle are taken to feedlots for 'finishing' before they are sent to slaughter. It is not common practice for calves to be sent straight to a feedlot.

The Traffic Report provided by the applicant states that the proposed feedlot would result in up to 4 heavy vehicle movements per day through the Clifton township. This is not likely to create a significant difference in the amenity of the rural township.

The Environmental Authority (EA) issued by the Department of Agriculture and Fisheries (DAF) includes the following conditions in relation to noise:

N1	Noise generated by the activity must not cause environmental nuisance to any sensitive place or commercial place .					
N2	Noise from the activity must not include substantial low frequency noise components and must not exceed the levels identified in Table 3 – Noise limits and the associated requirements at any nuisance sensitive place or commercial place .					
Table 3 – Noise limits						
Noise level measured in dB(A)	Monday to Saturday			Sunday and Public Holidays		
	7am-6pm	6pm-10pm	10pm-7am	9am-6pm	6pm-10pm	10pm-9am
	Noise measured at a nuisance sensitive place					
L _{Aeq adj,T}	Background +5	Background +3	Background +3	Background +5	Background + 3	Background + 3
MaxL _{pA,T}	Background +10	Background +8	Background +5	Background +10	Background +8	Background +5
	Noise measured at a commercial place					
L _{Aeq adj,T}	Background +10	Background +8	Background +5	Background +10	Background +8	Background +5
MaxL _{pA,T}	Background +15	Background +13	Background +10	Background +15	Background +13	Background +10

Health

Submitters have raised the following concerns in relation to the potential health impacts of the proposed development:

- Respiratory illnesses, Asthma, Stress levels may all increase as a result of the proposed development.
- People with breathing difficulties would have their quality of life threatened. Stress and anxiety take their own toll, causing related mental issues. Already neighbouring property owners are stressed with their concerns for their future.
- Concerns have been raised about the risk of Q Fever. Given the density of people living in the area, and in Clifton, the proposed feedlot constitutes an unacceptable danger of a Q Fever outbreak in the local environment.

The recommended buffer zone between residential dwellings and these types of facilities is at least 1 km. As outlined in the application the closest residence is 1020m from the proposed development. The distances should be considered against the lot and plan tenured as rural residential not where the current location of the residential dwelling is situated.

- Can pass on disease to pastoral cattle in the area.

Council's comment:

It is stated that Q Fever bacteria can be spread in dust up to one kilometre. The nearest house is located just further than one kilometre from the proposed feedlot. It is noted that many parts of adjoining properties are located within one kilometre of the proposed feedlot, and many neighbours have pastoral cattle on their feedlots. A mitigation technique for potential health risks is to reduce dust by managing density and pen cleaning.

The Environmental Authority (EA) issued by the Department of Agriculture and Fisheries (DAF) includes the following condition in relation to dust:

A2	<p>Dust and particulate matter emissions must not exceed the following concentrations at any sensitive place or commercial place:</p> <ul style="list-style-type: none"> a) dust deposition of 120 milligrams per square metre per day, when monitored in accordance with Australian Standard AS 3580.10.1 (or more recent editions), or b) a concentration of particulate matter with an aerodynamic diameter of less than 10 micrometre (µm) (PM₁₀) suspended in the atmosphere of 50 micrograms per cubic metre over a 24 hour averaging time, when monitored in accordance with Australian Standard AS 3580.9.3 (or more recent editions) or any other method approved by the administering authority.
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Runoff and contamination

Submitters have raised the following concerns in relation to the potential water runoff and site contamination of the proposed development:

- A waterway passes directly past the feedlot.
- Overland flow from the area goes to Spring Creek to the southeast of Clifton. In times of storm rain or excessive rain the lot would flood, carrying sediment, urine, faeces, manure from storage and effluent ponds into waterways and eventually Spring Creek, the Condamine and the Murray - Darling system as well as neighbouring dams and water storages.
- Lot 130 A3433, Lot 28 AG1488, Lot 19 AG286, Lot 1 SP152815, Lot 2 SP152815, Lot 3 SP152815 are managed organically and are immediately downstream from the proposed feedlot site. Historically the properties presently receive significant overland flood water runoff from the properties mentioned in the application, the addition of a feedlot creates considerable potential for effluent and waste to be carried in floodwater and deposited on the property thereby threatening it's Organic status.
- The proposed feedlot will lead to contamination of the ground and surface water sources. Ground water contamination is going to be a problem as the top soil is only shallow and it is only gravel underneath straight down to ground water.
- With prolific springs in the area, it is reasonable to expect contamination of the local ground water aquifers. The applicant has a spring fed dam downstream from the feedlot proposal. Unsuitable soil types for effluent application, are listed as poorly constructed clays, shallow soils with rock, gravel and impermeable clay horizons close to the surface'. The applicant and neighbour have gravel quarries all around the proposed site
- The thin Basalt soil in the area is not suitable for effluent irrigation. Research suggests that such aquifers are at risk of contamination from above ground sources (such as effluent irrigation and manure spreading). It was accepted in *Acland Pastoral Co. Pty Ltd v. Rosalie Shire Council & Ors* [2007] QPEC 112 (at [18]) that where property overlays basalt aquifers then it is unsuitable for effluent irrigation due to the risk of contamination of groundwater.
- 430 Old Elphinstone Road contains a 4 bedroom family home surviving solely on ground water, a water course is located only metres away to the East of the home and would be directly affected by Layton & Sharalyn Free's proposed new feedlot.

Council's comment:

The Environmental Authority (EA) issued by the Department of Agriculture and Fisheries (DAF) includes the following conditions in relation to potential soil and water contamination risks:

G6	<p>Chemicals and fuels in containers of greater than 15 litres must be stored within a secondary containment system.</p>
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WT1	Contaminants must not be released to groundwater or at a location where they are likely to release to groundwater .
WT2	Any release of contaminants generated by the activity to waters must not cause environmental harm .
WT3	The stormwater runoff from disturbed areas , generated by a storm event up to and including a 24 hour storm event with an average recurrence interval of 1 in 10 years must be retained on site or managed to remove contaminants before released offsite.
L1	Any release of contaminants generated by the activity to land must not cause environmental harm .
L2	Before applying to surrender this environmental authority the site must be rehabilitated to achieve a safe, stable, non-polluting landform.
WS1	All waste generated in carrying out the activity must be lawfully reused, recycled or removed to a facility that can lawfully accept the waste.
WS2	Waste being treated must be lawfully treated to render it less hazardous and be fit for its intended use or disposal.
WS3	Any release or utilisation of waste products generated by the activity must not cause environmental harm .

Traffic

Submitters have raised the following concerns in relation to the potential traffic impacts of the proposed development:

- The roads that will be used are mostly gravel and single lane bitumen, which is not suitable for cattle trucks. Some of the roads are subject to flooding.
- As the bitumen roads are single lane, school buses use the same roads and will have difficulty passing semi-trailers.
- School children ride their bikes along the roads that will be used (Old Elphinstone Road and Shannon's Road).
- There are already several high risk corners on these approach roads which have limited visibility and they will only become more perilous with the addition of more heavy vehicles using them.
- Proposed Route No. 1 - Clark Street, Clifton south past Mason Street, after which at Cemetery Road (called Old Elphinstone Road) to Colliery Park Road, has eroded broken bitumen shoulders, water in puddles on black soil edges, bitumen 3.5 metres wide. At Spring Creek, a culvert is 4.3m wide with another 3 "dip" culverts.

Proposed Route No. 2 - has broken bitumen shoulders on Old Elphinstone Road, loose gravel on the edges, poor bitumen surface and varies from 3.5m. to 4m. in width as you continue to Clifton Allora Road. Crossing Spring Creek is a steep and sharp invert, in order to cope with flooding creek waters.

Proposed Route No. 3 - has broken shoulders, steep gradient and poor visibility in one section until Southern Downs Regional Council boundary, where the route is not so steep, but with narrow bitumen and gravel shoulders.

- With reference to UDP Townsville Pty Ltd, engaged by FSA Consulting by the applicants with regard to Road Impact Assessment, I feel that their assessment does not address the actual quality and condition of the proposed choice of routes. In addition, they did not get the correct times for Speed Reduction at Clifton State High School. Their Speed Reduction Times are many years out-of-date

- The applicant will change the traffic route once approved so that the trucks aren't going past their residence.
- I strongly suggest that no livestock trailers, unless empty and thoroughly washed, be parked in Clifton town area. It is not clear from the application the impact that this proposed development will have on traffic movements in the Clifton township.
- A submission was received by Toowoomba Regional Council, requesting that the development application should be refused on the basis that the proposed development:
 - (a) will have an unacceptable impact in terms of wear and tear on TRC's road network; and
 - (b) will generate a reasonable and relevant requirement for upgrades to TRC's road network; in particular, on/to the following roads:
 - Colliery Park Road;
 - Old Elphinstone Road between Colliery Park Road and Shannon Road; and
 - Shannon Road.

In addition, if despite TRC's objection, the Assessment Manager (SDRC) determines to approve the development application, TRC submits that the development application should only be approved if:

- (a) SDRC imposes lawful conditions on any development approval requiring the undertaking by the applicant/owner, at the applicant/owner's cost, of the roadworks contained in Attachment 1, prior to the commencement of the use; and/or
- (b) SDRC negotiates an Infrastructure Agreement between the applicant/owner of the subject land, itself and TRC, requiring the applicant/owner of the subject land to undertake the road upgrades, at the applicant/owner's cost, contained in Attachment 1, prior to the commencement of the use.

Attachment 1

TRAFFIC CONTROL PLAN

1. Prior to commencement of any works affecting external roads, submit to Toowoomba Regional Council for endorsement a Traffic Control Plan prepared by a qualified person;
2. The Traffic Control Plan must receive endorsement by Council prior to commencement of any works affecting external roads.
3. The endorsed Traffic Control Plan must be implemented, maintained and modified where necessary to maintain compliance with the requirements of this Development Approval at all times during the period when works affecting external roads commences and concludes.

ROADWORKS (EXTERNAL TO DEVELOPMENT)

4. Existing roads must be widened/upgraded as follows:

Street: Colliery Park Road (From Old Elphinstone Road to the site access)

Toowoomba Regional Council Classification: Rural Road - Gravel

Toowoomba Regional Council Construction Standard: 8.0m formation width, 6.0m pavement width.

Street: Old Elphinstone Road (From Colliery Park Road to Shannon Road)

Toowoomba Regional Council Classification: Rural Road – Bitumen Sealed

Toowoomba Regional Council Construction Standard: Seal width 6.5m

Note: This condition is imposed pursuant to Section 665 of the Sustainable Planning Act 2009.

5. The design and construction of the roads must comply with Toowoomba Council *Planning Scheme Policy No. 2 - Engineering Standards - Roads and Drainage Infrastructure* (PSP No.2).
6. Any pavement widening must join neatly to the existing pavement so that there are no specific irregularities in line or level resulting at or adjacent to the join for the length of the construction. Where necessary the existing pavement must be brought to a satisfactory standard in accordance with PSP No. 2 to allow for the above.
7. All road surfacing must be in accordance with the pavement construction standards in PSP No. 2.
8. An Operational Works approval for the road works must be submitted to and be approved by Toowoomba Council prior to the commencement of the works or as otherwise indicated.
9. The design and construction of the works must be certified by a Registered Professional Engineer Queensland (RPEQ) – Civil as follows:
 - 9.1 A Design Certificate must be submitted with the application; and
 - 9.2 A Construction Supervision Certificate must be submitted at the completion of the approved works.

ROADWORKS SIGNAGE AND PEDESTRIAN SAFETY

10. All works carried out on or near roadways must be adequately signed in accordance with the *Manual for Uniform Traffic Control Devices – Part 3, Works on Roads*.

Note: Road or lane closures require approval from Toowoomba Council's Principal Engineer Road Operations, and all conditions of that approval complied with during construction of the works."

Council Comment:

Currently there is not sufficient truck access to the proposed feedlot site. It is noted that road upgrades and construction will be required in the Toowoomba Region. The traffic report provided by the applicant and the submissions received from TRC have conflicting requirements for upgrades to the proposed access routes to the site. If the issues regarding road upgrade requirements can be resolved, the applicant would be required to enter into an infrastructure agreement with TRC for the required road upgrades.

Not in accordance with Planning Scheme

Submitters have identified the following as items of non-compliance with the *Southern Downs Planning Scheme* in relation to the proposed development:

Rural zone code

6.2.10.2 Purpose

(2) Local government purpose (k)

(3) Overall outcome (a) (xi)

PO1

- No attempt to preserve the amenity of the surrounding and has been made or addressed in the development application.

PO2

- Rural activity on surrounding properties will be immediately adversely affected as the buffer zone identified by the applicant affects significant portions of land adjacent to the development owned by the Submitter.

PO3 & PO4

- As outlined above, there is a lack of acceptable access for vehicles of the type anticipated by the development. The development is not "small scale" but is in fact a 3150 SCU development which is significant and will result in significantly increased heavy vehicle traffic.

Rural zone - Basalt quality grazing precinct

6.2.10.2 Purpose

(3) Overall outcome (c)

- The Department of Primary Industries and Fisheries publication the Reference Manual for the establishment and operation of beef cattle feedlots in Queensland states, at part 3.2.7, "Even with the best design and operational practices presently available, it is not possible to eliminate the generation of odour, dust and noise by feedlots"

The basalt quality grazing precinct outcomes of the rural zone code of the SDRC Planning Scheme require that large intensive animal industries (exceeding 150 SCU) may only be established if it can be shown that the development results in no impacts on the water and scenic values, no impacts on environmental values including loss of vegetation, no loss of productive agricultural land, no conflict with the prevailing character of the surrounding area and no adverse impact on the amenity of the residents living in the surrounding area. I don't believe it can be overstated that the outcome requires no impacts - not just minimal impacts.

- The applicants have failed to properly satisfy that the performance outcome that the intensive animal industry is located on the least productive, lower agriculture quality parts of the site. The applicants in their response to the performance outcome only state 'previous soil testing has indicated that the location is the lowest quality part of the site'. No results have been provided by the applicants.

Biodiversity overlay areas code

PO8

- Although a 'Wetland Overlay' may not show up on registered mapping. I would suggest that the numerous names with "Spring" in the area suggest otherwise. "Spring Creek" and the close proximity of "Coolibah Springs", to name a few. The prolific springs in this area are evidence of the good quality aquifers just below the surface. It is suggested that one of the applicants dams is spring fed. It would certainly be in councils best interest to conduct an Environmental Impact Study into any possible leaching of contaminants into this scarce resource.

Intensive animal industries code

9.3.6.2 Purpose

(1) Purpose (a) (b) (c) (d) (e)

(2) Overall outcomes (a) (b) (c) (d)

- It is submitted that it is clear in this code that to obtain approval, any intensive animal industry in the Basalt quality grazing precinct would generally be of 'only very small scale' recognising the fragmented settlement pattern in the area. As discussed, it is clear that the area surrounding the feedlot has a fragmented settlement pattern i.e. over 25 dwellings within a 3 kilometre radius.
- No information has been provided to demonstrate that transport infrastructure within the surrounding locality is adequate to meet the traffic demand that is generated by the proposed use. As such, the development conflicts with Purpose 1(e) and Overall Outcome 2 (c) of the code;
- Overall outcome 2 (d) reflects the planning intent within the Zone Code and. Specifically state that "..... only a very small scale intensive animal industry which forms part of a diversified agricultural holding is located within the Basalt quality grazing precinct.....". The development is some 20 times larger than the scale envisaged under the Zone and Use Code. As such, the development conflicts with the provisions of the Use code and no sufficient planning grounds have been provided to justify the conflict with the planning scheme;
- The development does not have access to fully constructed and sealed road networks and compliance has not been demonstrated with PO2 of the Use code. Furthermore, as stated above, the development conflicts with the Purpose and Overall Outcome of the use code;
- The application fails to incorporate effective buffering to reduce or eliminate the impact of noise, dust and light created by the proposed feedlot so that the development complies with the requirements of the SDRC Planning Scheme.
- Large intensive animal industries are established on suitable sites located in the Sandstone rises and traprock hills precinct where fewer lots are fragmented and used for residential purposes and the impacts of the use can be contained on a large lot.
- The applicants have failed to properly satisfy that the intensive animal industry is located on the least productive, lower agriculture quality parts of the site. The applicants in their response only state 'previous soil testing has indicated that the location is the lowest quality part of the site'. No results have been provided by the applicants.

Strategic outcomes

3.3.10 Element Land use impacts

3.3.10 Element land use impacts –

3.3.10.1 Specific outcomes Item (6)

3.3.10.2 Land use strategies Item (5)

3.4.1 Strategic outcomes Item (6)

3.6.4 Element Intensive animal industry

3.6.4.1 Specific outcomes Items (1), (2), (3), and (4)

3.6.4.2 Land use strategies Items (1) and (2)

- The strategic framework of the Planning Scheme recognises large scale intensive animal industries should be restricted to sandstone rises and traprock hills precinct in the western part of the Southern Downs
- Are Council looking to 'minimize' these impacts on such a fragile environment or completely stamp them out for the long term viability and security of the community. There is no overriding need demonstrated for the feedlot to be established on this site.
- The Planning Scheme specifically discourages Intensive Animal Uses in the more closely settled areas of the Shire and in the vicinity of villages, where the potential for environmental impact and land use conflict is greatest. The proposal to establish a feedlot cannot be supported due to the area being too closely settled for the feedlot to operate

without creating conflict with other uses or activities. The proposal cannot satisfy the Policy Intent for the Rural Land Use Area. (Planning and Environment Committee Meeting -17 February 2009)

- Surrounding landowners have set their expectations for protection of amenity and equity in their land and successive use of that land according to the objects of the Strategic Framework as set by the Local Authority. The applicant has not provided detailed site analysis addressing ecological impacts. The development of the scale proposed by the applicant on a parcel of land already restricted by environmental factors such that it cannot be placed on a site that allows effective buffering to surrounding land uses is entirely inconsistent with the intention of the Strategic Framework.

Council's comment:

Council's assessment against the Planning Scheme is addressed later in the report below under heading 'Assessment against the Planning Scheme'.

Proposal is not consistent with the principles from the *Southern Downs Non-Urban Land Study* by Buckley Vann Town Planning Consultants

Submitters note that the reports state that for the Basalt Grazing Area Zone:

- "Rural Uses: "Agriculture and grazing uses should comprise the predominant form of development within this precinct and the productive capacity of the land should be protected through its identification as good quality agricultural land. Accordingly, the principles of SPP1/92: Development and the Conservation of Agricultural Land are directly relevant to this precinct"
- "Some opportunities for on farm diversification may be provided where those uses do not conflict with or reduce the productive capacity, vegetation cover or scenic values of the land."
- Where development is proposed: lots should have constructed road access available; and (lots) should be of a suitable size to provide for appropriate on site buffer areas."
- "Feedlots and piggeries should be limited to operations of 50 head or less and should be located on lots large enough to accommodate substantial buffers (of at least 200m) to site boundaries, waterways and known overland flow paths. These uses should be sufficiently separated from urban or village areas that odour and noise impacts are not created."
- Table 11: Summary of Rural Uses in the Non Urban Land Study - An Opportunities and Constraints Study to Inform the Southern Downs Regional Planning Scheme (November 2009), at page 63, the following planning implications for SDRC were noted with regards to cattle feedlots "Larger scale feedlots require very large buffer areas and are not well suited to areas where rural lots are already small".

Council's comment:

The Non-Urban land study was one of the tools used to define the Rural precincts in the Planning Scheme. The subject site is located in the Basalt quality grazing precinct. The scale of the proposed feedlot is much larger than recommended for this precinct by the study. The location around the subject site consists of many smaller rural lots, and the proposed development requires large portions of the adjoining lots as part of the buffer area, which may cause impacts to the amenity of and increase the potential for conflict with existing residential uses located in the area. Council's assessment against the Basalt quality grazing precinct in the Planning Scheme is addressed later in the report below.

Agricultural land

Submitters have raised the following concerns in relation to the proposals location on Good Quality Agricultural Land:

- The application should identify the Agricultural Land Class of the proposed development area and the Southern Downs Regional Council should make the same referral to the Department of Agriculture and Fisheries in relation to Agricultural Land Classes.
- The application has outlined that the proposed development site is identified as Strategic Cropping Area. Similar to that of Agricultural Land Classes assessment outlined in section 4.1 of this report, the Strategic Cropping Area as defined within the application should be referred to the Department of Natural Resources and Mines for advice. Particularly in relation to the study undertaken by the Condamine Alliance including soil sampling and analysis on the proposed development site.
- FSA Consulting state in their letter that "soil sampling and an electromagnetic survey undertaken as a part of this study showed varied soil physical and chemical properties across the site. These soil properties indicated the feedlot site was less suitable for cropping". While the Project report does outline that soil sampling and an electromagnetic survey was undertaken - there is no reference found in this Report that indicates that the Free's feedlot site was less suited for cropping.

Further on in the Condamine Alliance Project Report - on page 34, it states "The mean annual growth of pastures across all sites, pastures, grazing pressures and climatic conditions was estimated to be 3,067kgjha. This mean was substantially higher on the more fertile clay soils of the Basalt Uplands: 3,779kg/ha at Colliery Park and 4,017kgjha at Cattle Camp". This information clearly demonstrates the high quality soils of the Free's feedlot site and why the subject property is mapped as Strategic Cropping Land.

- FSA Consulting's reference to the different colours of soils on the historical Google earth image is a normal occurrence with the aerial photography of these basaltic soils. There are often tonal differences on air photography of cultivated lands of the soils of the Basaltic Uplands and these tonal differences indicate a different soil type. All of these soils are very productive agricultural soils and are termed as Strategic Cropping Lands.
- A review of the Strategic Cropping Land mapping for Zone 1 of the Eastern Darling Downs clearly indicates that the entire subject property (apart from the Category B remnant vegetation areas) is mapped as Strategic Cropping Land.
- The applicant has acknowledged the land as a Strategic Cropping Area, yet no overriding need has been demonstrated for a feedlot establishment on these highly productive agricultural lands. With the applicant growing the majority of their own grain and a suggestion of possibly employing an additional 2 persons, the positive impact on the local industry has not been demonstrated.

Council's comment:

Strategic cropping land is no longer part of the State Planning Policy. This has been superseded by Agricultural Land Classification (ALC) Class A and B land. The proposed feedlot is located on land shown as Class A & B by the Agricultural land classification (ALC), indicating that the soil is of a good quality suitable for cropping. The subject site has historically been used for cropping and continues to be used as productive pastoral land.

The Condamine Alliance Project Report provided by the applicant indicates that the subject site (Colliery Park) is located on fertile soils capable of providing higher pasture yields than many other areas in the region.

The only evidence in support of the chosen location for the proposed feedlot being the least productive area of the site is anecdotal statement from the applicant saying that portion of the site often has lower yields than other paddocks.

The location of the site on good quality agricultural land is further addressed in Council's assessment against the Planning Scheme below.

Distance to sensitive receptors

Submitters have raised the following concerns in relation to the proximity of the proposed development to sensitive receptors:

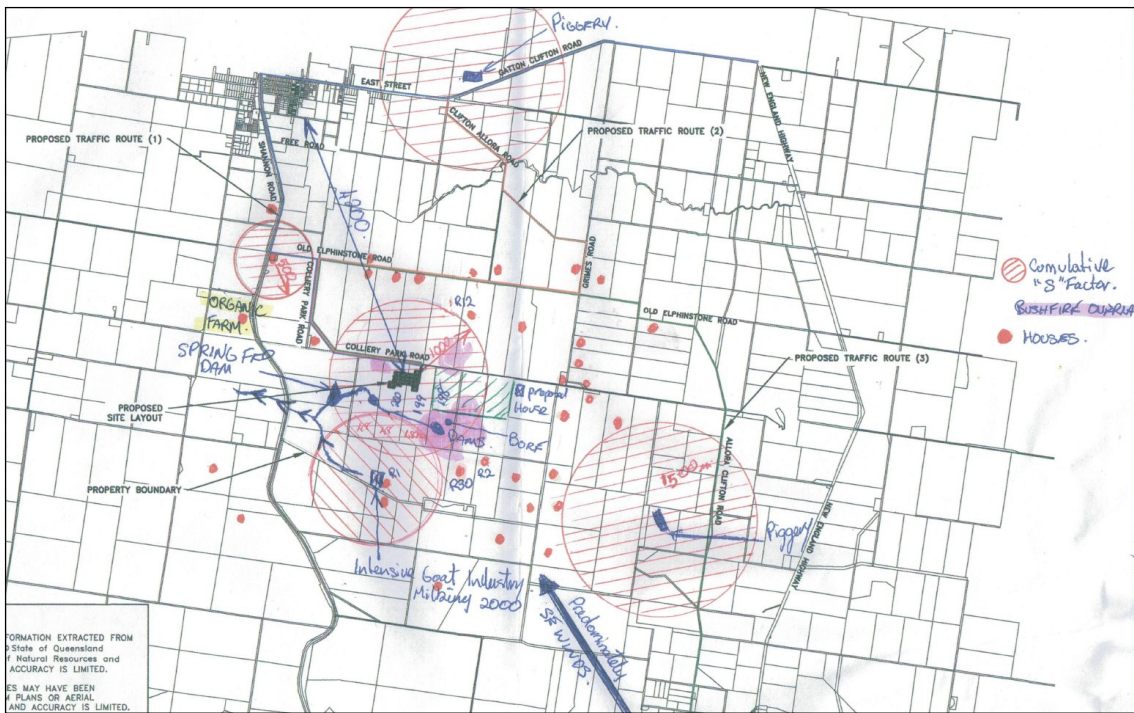
- The area is already settled and densely populated with smaller lifestyle blocks, all of which will be unduly impacted by a feedlot located this close.
- An organic cattle producer is located downstream of the site. It is very difficult to maintain organic status, and there are fears that this feedlot could jeopardise the organic nature of the downstream farm.
- Table 9.3.7.3 of the Planning Scheme states that an acceptable outcome for a new dwelling to be constructed in the vicinity of a 1000 or more SCU feedlot is 1500 metres.

There are currently at least three (3) dwellings (including the applicants own dwelling) within that distance of the proposed feedlot. People won't be able to build houses on their own land as it is within the buffer zone for the proposed feedlot. If approved, the feedlot would restrict future development of residences, workers camps, short or long stay cabins or caravan parks in the area.

- The proposed feedlot is positioned approximately 4.2 kilometres from existing houses in the township of Clifton which are positioned in Low-Medium Density Residential Zones. The residential homes start on the northern side of Cemetery Road at Clifton (closest house is 74 Victoria Street, Clifton which is on Lots 63 and 64 of RP14849).
- The proposed feedlot is close to neighbouring farms and houses. There are some 26 homes within a 2 kilometre radius and the Clifton township is closer to 4000m away and not the 5.2 kilometres claimed by the applicant. The proposed Feedlot site is located 4.2 kilometres of Clifton and has more than 35 existing dwellings within a 3 Kilometre radius.
- The proposed feedlot is situated near some 30 family homes and only 4200m away from the township of Clifton. We are not opposed to Feedlots or the Feedlot Industry. However, this is not the appropriate site for even a small size intensive animal industry.
- A feedlot of this size 4.2 kilometres from Clifton is not in accordance with the Planning Authorities Guidelines. With a large hospital and nursing home (with a proposed extension) the appeal of a quiet, healthy environment is a threat to prospective clients. We need these facilities and need to have them attractive to all comers who wish to take advantage of them. Offensive odours would be a deterrent to families wishing to place their loved ones in care

Feedlots should be sited so as not to cause unreasonable interference with the comfortable enjoyment of life and property off-site" (*Reference manual for the establishment and operation of beef cattle feedlots in Queensland 1st Edition March 2000*)

- As stated on the SDRC website I once again stress, you have made it clear for the public to read that fragmented parcels of land are NOT areas which feedlots are suited to.
- The cumulative adverse impact upon neighbouring properties located adjacent to the existing feedlot will also be impacted by the proposed development



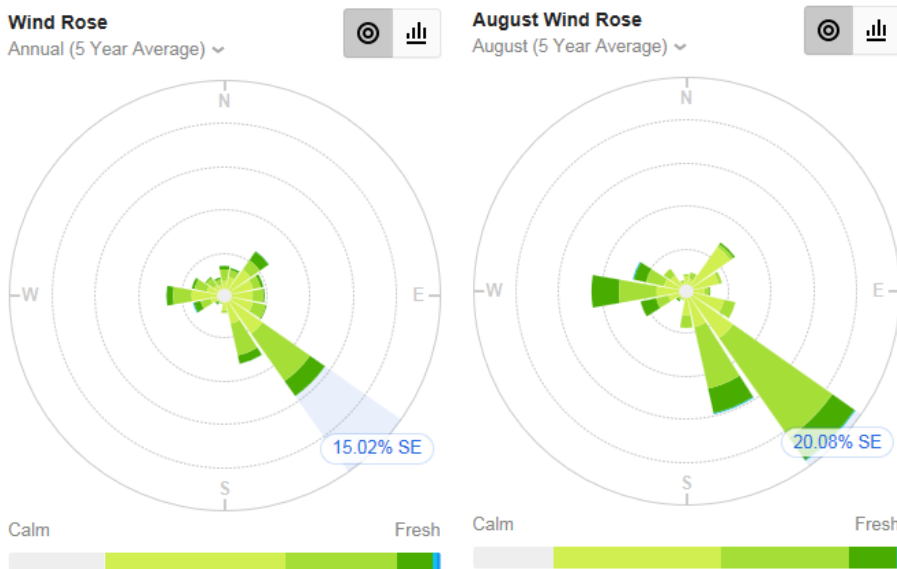
Council's comment:

Due to the fragmented nature of the lots in the area, there are significant number of sensitive receptors located within a few of kilometres of the site. The above map, provided by one of the submitters, appears to be an accurate representation of the sensitive receptors in the area.

It is noted that the area is subject to prevailing SE winds as stated by a number of submitters, which may create additional impact on the amenity of Clifton.

Wind Roses for Clifton obtained from

<http://wind.willyweather.com.au/qld/darling-downs/clifton.html>:



The applicant has used S-Factor calculations to demonstrate sufficient separation from nearby sensitive uses, however this does not take into consideration additional external factors such as other intensive animal industries and the inversion layers of the region. The S-Factor calculations only relate to a single rural dwelling or a town, and does not demonstrate the number of residents between the proposed use and township that are likely to be impacted by the proposal. Whilst the S-Factor calculations were originally accepted as a means of demonstrating sufficient buffering to retain the amenity of residents living in the surrounding area, further investigation has revealed that this may not be sufficient. The S-Factor calculation provided does not account for the potential

cumulative effects of other nearby intensive animal industries such as the goat farm on Lots 187 and 188 M3413 and the small feedlot located between the subject site and Clifton. A lack of supporting information was provided to verify the figures used in the S-Factor calculations, such as information about the design and management features (entry and exit weights and days on feed), and climatic and wind details of the area.

Due to the scale of the proposed development, and the heavily fragmented parcels of land in the region, it is expected that the proposed development will impact a number of nearby rural dwellings and the township of Clifton.

Accuracy of information provided in application

Submitters have raised the following concerns in relation to the accuracy of the information provided in the initial application. It is noted that some of the concerns raised have been addressed by the applicant's changed application:

- The separation distance to 'R12, R2 and R30', on the attached map is believed to be very marginal. On the applicants consulting report, 'Table 1 - S - Factor Separation Distances' records all receptors to be on a 'Flat Terrain' If the correct "Low Relief" terrain is used, (<2% slope the applicant has described the land to be) the distance is insufficient to at least R12.
- Submitters are not sure whether 'Flat' topography is correct for calculating S factor. Contour mapping provided with the application does not support elevations outlined in the application in relation to odour. To determine that the terrain is 'flat' as described in Table 1 of the application more detailed information should be provided on elevation and/or contour mapping.

The 2-3% contradicts the "Terrain" used In the calculation for the 'S-Factor' methodology. Flat terrain is quoted using 'S3' of 1.0. The terrain would fall into 'Low Relief 'S3' of 1.2 making R 12 insufficient distance away from the Feedlot. R2, R1 and R30, see attached map, would also be in question.

- It is noted that the feedlot is positioned at a maximum elevation of 495 metres and Receptor R12 is at an elevation of 485 metres. This means Receptor R12 is positioned at a low relief of > 2% from the proposed feedlot and an S3 value of 1.2 should have been applied to the calculations. This would then result in a required separation of 1192 metres between the proposed feedlot and Receptor R12. This then means that utilising S-Factor Separation Distances Receptor R12 is unacceptably close to the development.
- Similarly, the township of Clifton is at an elevation of about 450 metres and is also positioned at a low relief of > 2% from the feedlot. Utilising an S3 value of 1.2 to calculate separation distances the required separation from the feedlot and the Township is 6360 metres. As per previous discussion, existing residences at the southern end of the township are approximately 4400 metres.
- The S-Factor calculation does not account for the cumulative adverse impact upon neighbouring properties located adjacent to the existing feedlot and existing goat intensive animal industry.
- Maps could be outdated and might be missing existing dwellings.
- In a map dated 24 January 2017, FSA Consulting has provided a satellite map which purports to show sensitive receptors in the vicinity of the proposed feedlot. The map fails to identify residences located on Lot 191 on Plan M3413, Lot 193 on Plan M3413 and Lot 183 on Plan D3421. It also fails to provide an appreciation of the significant number of houses that are located along and in close proximity of the Old Elphinstone Road and Clifton Allora Road to the north of the proposed feedlot i.e. over 13 houses within a 4 kilometre radius to the north.

Council's comment:

A number of the issues raised about the accuracy of information provided were from submissions received in the original public notification period. The applicant submitted a changed application, which addresses some of the issues raised.

In regards to the 'Terrain' aspect of the S-Factor, the applicant appears to be correct in using a value of one. As per the *National Guidelines for Beef Cattle Feedlots in Australia*, the value for S3 is '1.0' when the receptor is located downslope of the feedlot, but does not share the same sub-catchment (i.e. katabatic drainage from the feedlot does not drain through the site). The sensitive receptors shown in the application are located in different sub-catchments, although the proposed feedlot appears to be only just outside the sub-catchment that is separated by the ridge along Colliery Park Road. Assuming the above is correct, Clifton is also located outside of the sub-catchment, and therefore the value of '1.0' is correct.

It is noted that the residences located on Lot 191 on Plan M3413, Lot 193 on Plan M3413 and Lot 183 on Plan D3421 were not shown by the applicant. These residences are additional sensitive receptors that could be impacted and have been taken into consideration during the assessment of the proposed development.

Scenic amenity

Submitters have raised the following concerns in relation to the potential impacts of the proposed development on the scenic amenity of the area:

- Will impact on the scenic amenity of adjoining lots and from the public road.
- A 10 m wide vegetated buffer strip is located between the adjoining roads and properties. It is noted that the applicants have provided no response to this performance outcome and in the supplied plans for the proposed feedlot there is no apparent provision of a buffer strip.

Council's comment:

The applicant does not intend to provide any landscaping buffer.

Indigenous Sites

Submitters have raised the following concerns in relation to a historical indigenous site near the proposed development:

- On the North side of the ridge along which Colliery Park Road runs there are Two BORA RINGS of the Bundjalung /Barunggam Tribes. These are both within 100 metres of Colliery Park road.

Council's comment:

There is no record of Bora Rings having been identified on the subject site. All persons, whether or not related to a planning application have a duty of care to ensure that reasonable and practicable measures are taken to ensure that no harm is caused to Aboriginal cultural heritage.

Land value

Submitters have raised the following concerns in relation to the potential impacts of the proposed development on land valuation:

- Farmers' land is their superannuation fund. Will their land be as valuable with intensive farming in the vicinity.
- The Submitters express concern about the restrictive impact of the development upon the neighbouring rural lots and, for example, inter alia, the restriction potential for conversion of property to organic farming as the "buffer" from potential contaminants is unlikely to be

adequately achieved given that a substantial portion of the separation buffer for the development is contained on the neighbouring lots.

Council's comment:

No evidence or market related verification has been supplied validating the claim that the proposed development would devalue property. Council would be unable to rely upon this ground as a reason to refuse this application.

Issues with other 256SCU Feedlot in Toowoomba Region:

Submitters have raised the following concerns stating that the conditions of the other feedlot owned and operated by the applicant have never been met. It is noted that the other feedlot does not make up part of this application and cannot be used as grounds for refusal:

- The applicants other feedlot has not been operated in accordance with the conditions put on it:
 1. Layton & Sharalyn Free were to establish a community monitoring committee – they have failed to do so
 2. Layton & Sharalyn Free were to report to council every six months – they have failed to do so
 3. Layton & Sharalyn Free were to create a committee comprising of representatives from each of the regularity departments and the nearby rural residence resided in by Fredrick & Pamela Ruhle – they have failed to do so
 4. Layton & Sharalyn Free were to meet with these representatives twice yearly to discuss any grievances – they have failed to do so
 5. Layton & Sharalyn Free were to create a vegetative buffer with a minimum width of 5 metres of suitable native shrub species to provide a visual screen – they have failed to do this
 6. Layton & Sharalyn Free were to monitor any changes in water depth or the groundwater parameters on a three monthly basis for the first twelve months of feedlot operations and at six monthly intervals thereafter – they have failed to do so

Council's comment:

The other feedlot owned by the applicant is in the Toowoomba region and does not constitute part of this application, and as such, will not be assessed as part of the application.

Monitoring and compliance

A submitter has made the following request if the application is approved:

- Should this be approved, SDRC should appoint a liaison officer to address nearby landholders concerns as the feedlot operates into the future.

Council's comment:

It is not common practice to assign a liaison officer for any private development. If the application is approved, the applicant is required to address any complaints as they arise. Should a legitimate complaint be received by Council, it will be investigated to determine if the applicant is in breach of any conditions of an approval.

Assessment against the Planning Scheme

Under the Southern Downs Planning Scheme, the subject site is located within the Basalt quality grazing precinct of the Rural zone.

This application required assessment against the Rural zone code, the Intensive animal industry code, the Carparking and loading code, the Landscaping code, the Outdoor lighting code, the Physical infrastructure code, the Healthy waters code, the Biodiversity areas overlay code, the Bushfire hazard overlay code.

Strategic Framework

The proposed development is not in accordance with the Strategic framework of the Planning Scheme, particularly in relation to:

3.3 Settlement pattern

3.3.10 Element Land use impacts

Incompatible uses are separated to maintain the well being and health of residents and support the ongoing activity of uses that are important to the Southern Downs' economy and the enjoyment of residents and visitors. The impacts of uses are contained within the site, identified buffer area or zoned area.

3.3.10.1 Specific outcomes

- (6) *The location of industry, intensive animal industry operations and sensitive uses, particularly residential activities, are managed to protect the health, well being, amenity and safety of communities and individuals from the impacts of air, noise and odour emissions and from the impacts of hazardous materials and to support and protect industry and rural uses in appropriate locations.*

3.3.10.2 Land use strategies

- (5) *Odour generated by new intensive animal industry operations that potentially impacts in a negative manner on a sensitive receptor is contained on the same site as the intensive animal industry. This may have the effect of restricting new intensive animal industry development to very large sites.*

The applicant has used S-Factor calculations as justification that there will be minimal odour impact on people or properties not associated with the use, however this does not take into consideration other factors such as other intensive animal industries and the inversion layers of the region. The result of the S-Factor calculations shows that the buffer area for the proposed development includes large portions of neighbouring lots owned by other people. The S-Factor calculation provided does not account for the potential cumulative effects of other nearby intensive animal industries such as the goat farm on Lots 187 and 188 M3413 and the small feedlot located between the subject site and Clifton. A lack of supporting information was provided to verify the figures used in the S-Factor calculations, such as information about the design and management features (entry and exit weights and days on feed), and climatic and wind details of the area. As such, odour dispersion modelling would be required to demonstrate that there are no odour impacts on nearby sensitive receptors.

As the location around the subject site consists of many smaller rural lots, the proposed development requires large portions of the adjoining lots as part of the buffer area, which may cause impacts to the amenity of and increase the potential for conflict with existing residential uses located in the area. This may also restrict the development potential of nearby land for residential purposes.

3.4 Natural environment

3.4.1 Strategic outcomes

- (6) *The impacts of changes in agricultural practices to more intensive forms of animal husbandry, urban growth, the increase in rural residential living and climate change are mitigated through appropriate measures including control over location, intensity and scale of development.*

The location and scale of the proposed development are not in keeping with the character of the area and Basalt quality grazing precinct. As a response to the existing closely settled character of the precinct, the precinct requires that intensive animal industries exceeding 150 standard cattle units are generally not located in the precinct unless it can be shown that the development results in no loss of productive agricultural land, no conflict with the prevailing character of the surrounding area and no adverse impact on the amenity of the residents living in the surrounding area. The information provided by the applicant does not satisfy the requirements for no impacts on the abovementioned features. A feedlot of this scale would be better suited to other parts of the region where any potential impacts can be managed more effectively.

3.6 Natural resources and landscape

3.6.2 Element Rural land and production areas

3.6.2.1 Specific outcomes

- (5) *The potential for conflict between rural uses and other land use activities is minimised by location, design and management of potentially conflicting uses.*

As a response to the existing closely settled character of the precinct, the precinct requires that intensive animal industries exceeding 150 standard cattle units are generally not located in the precinct unless it can be shown that the development results in no loss of productive agricultural land, no conflict with the prevailing character of the surrounding area and no adverse impact on the amenity of the residents living in the surrounding area. The location and scale of the proposed development are not in keeping with the character of the area and Basalt quality grazing precinct. The information provided by the applicant does not satisfy the requirements for no impacts on the abovementioned features and design solutions for the proposed development have not managed to satisfactorily demonstrate that there will be no conflict with surrounding uses. A feedlot of this scale would be more suited to other parts of the region where any potential impacts can be managed more effectively.

3.6.4 Element Intensive animal industry

Intensive animal industry operations are likely to be a continuing feature in the Southern Downs. Such uses require an adequate water supply, good road access and large lots on which to deal with land management requirements and incorporate buffering. The uses are challenging to locate having regard to the high level of rural land fragmentation in the region.

3.6.4.1 Specific outcomes

- (1) *Intensive animal industries are an important facet of the rural economy and are likely to be a continuing feature in the northern part of the region with potential to consolidate into a fewer number of larger operators and potential to diversify into poultry. Large intensive animal industries are established on suitable sites located in the Sandstone rises and traprock hills precinct where fewer lots are fragmented and used for residential purposes and the impacts of the use can be contained on a large lot.*
- (4) *Intensive animal industry operations have safe and sustainable access to the region's road network.*

3.6.4.2 Land use strategies

- (1) *Intensive animal industries require an adequate water supply, good road access and larger lots on which to deal with land management requirements and incorporate buffering. Major challenges in locating intensive animal industries satisfactorily also relate to potential impacts on ecological values and water quality as well as conflict with other (notably residential) uses, primarily as a result of odour, noise and truck traffic. These issues are particularly difficult to deal with given the level of rural lot fragmentation. New large intensive animal industries are supported in the Sandstone rises and traprock hills precinct*

in the western part of the Southern Downs and only where detailed site analysis confirms that the selected lot is suitable for the use in terms of good truck access, ecological impacts, effective buffering from uses that are sensitive to the external impacts of the use and water availability. The Sandstone rises and traprock hills precinct has the least fragmented settlement pattern and more large lots which may allow for greater control of external impacts.

- (2) *The locations for very small scale intensive animal uses are limited by the fragmented settlement pattern, scenic amenity constraints, ecological values and water supply however there may be opportunity for this form of diversification in parts of the north eastern area. New small scale intensive animal industries are supported in the Alluvial plains, Basalt quality grazing, Walloon arable and Sandstone rises and traprock hills precincts and only where detailed site analysis confirms that the selected lot is suitable for the use in terms of good truck access, ecological impacts, effective buffering from uses that are sensitive to the external impacts of the use and water availability. These precincts are identified and development criteria are proposed to set realistic expectations for current and future land holders and residents in these areas.*

The subject site is located within the Basalt quality grazing precinct. The land around the subject site is already quite fragmented, with most lots existing as individual holdings with areas of around 40 hectares. The fragmentation of the surrounding area has led to a settlement pattern that includes a relatively high number of dwellings in proximity to the subject site that may be impacted by the proposed development. The Traprock hills and sandstone rises precinct has been identified as the preferred location for Intensive animal industries of this scale as it has the least fragmented settlement pattern and more large lots which may allow for greater control of external impacts.

Currently there is not sufficient truck access to the proposed feedlot site. In order for an approval to be considered, the applicant would be required to construct Colliery Park Road, and upgrade other roads within the Toowoomba region. The traffic report provided by the applicant and the submissions received from TRC have conflicting requirements for upgrades to the proposed access routes to the site. If the issues regarding road upgrade requirements can be resolved, the applicant would be required to enter into an infrastructure agreement with TRC for the required road upgrades.

The applicant has not provided detailed site analysis addressing ecological impacts. The subject site is already restricted by environmental factors including a waterway, which has led to the applicant locating the proposed feedlot on a portion of the site that is closer to existing dwellings than preferred.

The applicant has provided S-Factor calculations as justification that there will be minimal odour impact on people or properties not associated with the use, however this does not take into consideration other factors such as other intensive animal industries and the inversion layers of the region. The result of the S-Factor calculations show that the buffer area for the proposed development includes large portions of neighbouring lots owned by other people. This is not in accordance with the specific outcome, which advocates for large intensive animal industries to be established on suitable sites located in the Sandstone rises and traprock hills precinct where fewer lots are fragmented and used for residential purposes and the impacts of the use can be contained on a large lot.

Rural zone code

The purpose of the Rural zone code is to:

- *Protect or manage significant natural features, resources and processes, including the capacity for primary production.*

The proposed development fails to achieve the following local government purposes of the zone code:

- (c) *Protect strategic cropping land and potential strategic cropping land. This protection is to take precedence over all development interests, except in exceptional circumstances.*

Preserve the productive capacity of strategic cropping land and potential strategic cropping land. Manage development impacts on strategic cropping land and potential strategic cropping land ensuring that impacts are avoided, minimised and mitigated consistent with SPP1/12.

- (d) Protect the integrity of the rural landscape that includes agricultural and grazing land as well as land that may be constrained for agriculture and grazing that has a more natural environmental character.*
- (f) Minimise the potential for conflict between rural uses and other uses.*
- (k) Provide for intensive animal industries including feedlots, piggeries and poultry farms in specified parts of the region where potential impacts can be managed and at a scale that allows for on farm diversification consistent with management of those impacts.*

The local government purpose of the Rural zone is to allow for uses such as feedlots that require isolation from urban areas as a consequence of their impacts, such as odour and dust. However, the local government purpose of the code specifies that intensive animal industries including feedlots are to be located in specified parts of the region where potential impacts can be managed and at a scale that allows for on farm diversification consistent with management of those impacts. The Sandstone rises and traprock hills precinct has been specified as the preferred location for these types of activities as the land there is more suited to mitigating potential impacts away from populated areas. The location subject site is constrained with proximity to urban areas, such as the town of Clifton, which is located approximately 4.2 kilometres away.

Strategic cropping land is no longer part of the State Planning Policy. This has been superseded by Agricultural Land Classification (ALC) Class A and B land. All of the subject site, including that location of the proposed feedlot is mapped as Agricultural Land Classification (ALC) Class A or B land. The subject site has historically been used for cropping and continues to be used as pastoral land. The purpose of the zone code includes protecting this land over all development interests, except in exceptional circumstances, such as where it can be shown that there is an overriding need for the development. The 2016 State Planning Policy Guidance for Agriculture (Section 2.6 – How to appropriately integrate the policy) permits intensive animal industries on ALC Class A and B land where the impacts can be minimised and the development can allow for land remediation, as close as practical, to pre-development conditions.

The proposed development does not achieve the purpose of the code, in particular the following overall outcomes:

(a) Zone outcomes

- (i) 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 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.*
- (v) The principles of State Planning Policy 1/92: Development and the Conservation of Agricultural Land and State Planning Policy 1/12 Strategic Cropping Land are followed and the productive capacity of land is protected and maintained.*
- (viii) Non-rural uses including tourist uses and industries to value add to rural enterprises:*
 - a. are located, designed, oriented, constructed and operated to minimise impact on existing rural uses and are buffered from productive land; and*
 - b. do not alienate good quality agricultural land, strategic cropping land or potential strategic cropping land; and*

- c. *are located on cleared land to avoid the need for additional clearing of vegetation; and*
 - d. *are designed to minimise environmental impacts; and*
 - e. *are located, designed, oriented, constructed and operated to avoid hazards such as bushfire, landslip and flood; and*
 - f. *are accessed by roads that are of an adequate standard for the traffic generated by the use; and*
 - g. *are located so that they do not contribute to urban sprawl or ribbon development along roads or contribute to piecemeal or unplanned development of areas.*
- (ix) *No intensive animal industries are located in areas with high scenic and environmental values, or areas where a significant number of small lots have been created in the past, or areas where there are significant numbers of tourist uses or those areas with high quality productive agricultural land.*
 - (xi) *Large scale intensive animal industries (comprising 151 or more standard cattle units or 350 or more standard sheep units in a feed lot or more than 20 standard pig units in a piggery and more than 200 poultry) are located on very large holdings in the traprock and sandstone rises areas in the central and western parts of the region where potential impacts can be better managed.*
- (c) *Basalt quality grazing precinct outcomes*
- (i) *The agricultural and significant ecological and scenic values in this precinct are protected from development that could impact in a negative manner on these values.*
 - (ii) *Agriculture and grazing uses constitute the predominant activity in the precinct. The principles of State Planning Policy 1/92: Development and the Conservation of Agricultural Land are followed and the productive capacity of the land is protected and maintained.*
 - (vi) *Large scale intensive animal industries (exceeding 150 standard cattle units or 350 standard sheep units in a feed lot or 21 standard pig units in a piggery or more than 200 birds in a poultry farm) are generally not located in the precinct because of likely impacts on water and scenic values, loss of productive land and as a response to the existing closely settled character of the precinct. These uses may only be established if it can be shown that the development results in no impacts on the water and scenic values, no impacts on environmental values including loss of vegetation, no loss of productive agricultural land, no conflict with the prevailing character of the surrounding area and no adverse impact on the amenity of the residents living in the surrounding area.*

The impacts of Intensive animal industries, such as the proposed feedlot, are likely to be much greater than most rural activities such as cropping, grazing, horticulture, viticulture, etc. The proposed feedlot may lead to conflict with existing nearby rural and non-rural uses including dwellings and organic production.

The zone outcomes for the Rural zone specifies that no intensive animal industries are to be located in areas with high scenic and environmental values, areas where a significant number of small lots have been created in the past, or those areas with high quality productive agricultural land. The land around the subject site is already quite fragmented, with most lots existing as individual holdings with areas of around 40 hectares. The fragmentation of the surrounding area has led to a relatively high number of dwellings and neighbours in proximity to the subject site that may be impacted by the proposed development. The proposed intensive animal industry is not in accordance with the overall outcomes of the zone code in relation to its location in an area where a significant number of small lots have been created in the past.

The proposed feedlot requires a reliable source of water, which will come from an overland flow fed dam located on Lot 201 M3413. The applicant has provided written evidence that they have a 120 ML permit to use the dam for this purpose.

The dam is fed by overland flow, which can be unpredictable and is particularly susceptible to drought. It is expected that there may be many instances where there is not sufficient water to operate the feedlot. The applicant has stated that in times of drought, the feedlot would be de-stocked. The contours of the land slope downwards from northeast to southwest. Based on the topography of the land it is difficult to determine that the proposed development won't cause any impacts on the water downhill and downstream. Mitigation measures may be able to be put in place to reduce impacts on water.

The land around the subject site is fragmented, with most lots existing as individual holdings with areas of around 40 hectares. The fragmentation of the surrounding area has led to the surrounding area being closely settled. The impacts from the operation of the proposed feedlot has the potential to impact on a significant number of sensitive receptors.

Due to the fragmented land patterns, the code outcomes for the Basalt quality grazing precinct clearly state that large scale intensive animal industries (over 150 Standard Cattle Units) are only established in this precinct if it can be shown that the development results in no impacts on the water and scenic values, no impacts on environmental values including loss of vegetation, no loss of productive agricultural land, no conflict with the prevailing character of the surrounding area and no adverse impact on the amenity of the residents living in the surrounding area.

S-Factor calculations have been addressed in the Strategic Intent above. The applicant has not responded to the closely settled character of the precinct as the proposed feedlot is reliant on buffer zones within properties that are not owned by the applicant, and therefore there is conflict with prevailing character of the surrounding area.

Whilst the application does provide methods of reducing some of the potential impacts, it cannot be said that there will be no impacts on any of these values and features. It is expected that there will be some impact on the amenity of the residents living in the surrounding area, the feedlot will be located on 8.95 hectares of productive land, the proposed development may conflict with the character of the surrounding area, and has the potential to result in impacts on the water and scenic values of the area.

The following areas of non-compliance with the Performance outcomes of the Rural zone code have been identified:

General

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.

The land around the subject site is fragmented, which has led to a settlement pattern where most lots exist as individual holdings with areas of around 40 hectares. The character of the subject site is primarily small scale cropping and grazing operations with scattered dwellings.

Although a feedlot is generally suited to rural areas, the character of this precinct of the rural zone is less suitable due to the smaller lot sizes and good quality soil. A large community response to the proposal implies that the proposed feedlot is not in keeping with the community values of the area. The proposed development does not satisfy the Performance outcome.

Access

The code requires that uses other than a home based business including a bed and breakfast or rural home stay (not exceeding 6 guests) have access to the Region's road network via fully constructed sealed roads from the property boundary.

The access to the proposed feedlot will be via Colliery Park Road, which is currently unconstructed.

The associated Performance outcome is:

PO4 The safe and efficient operation of roads and access is maintained having regard to the nature of vehicles using the road, the location of uses that may be adversely affected by noise or dust generated by the use of the road and the location and design of access.

In order for an approval to be considered, the applicant would be required to construct Colliery Park Road, and upgrade other roads within the Toowoomba region. The traffic report provided by the applicant and the submissions received from TRC have conflicting requirements for upgrades to the proposed access routes to the site. If the issues regarding road upgrade requirements can be resolved, the applicant would be required to enter into an infrastructure agreement with TRC for the required road upgrades.

Basalt quality grazing precinct

Uses

PO1 Basalt quality grazing

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

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

The proposed development is not visible from any highways, main roads, or tourist drives. The risk of conflict with other agricultural practices is low.

The proposed development is located on an already cleared area of the site that has historically been used for grain production, and is currently used as pastoral land. The site of the proposed feedlot is on 8.95 hectares of good quality agricultural land. It has not been demonstrated that the intensive animal industry is located on the least productive, lower soil quality area of the site as is required by the Performance outcome.

The code for the Basalt quality grazing precinct requires that:

- (a) Intensive animal industries are limited to less than 151 standard cattle units or less than 350 standard sheep units in a feed lot or less than 21 standard pig units in a piggery and less than 200 poultry; and*
- (b) The intensive animal industry is located at least 200 m from site boundaries and waterways; and*
- (c) The intensive animal industry is located at least 1 km from land in a Township, Rural residential or Residential zone.*

The proposed feedlot is for 3150 Standard Cattle Units (SCU). If the lots that form the subject site are amalgamated, the proposed feedlot would be located at least 200 metres from all waterways and site boundaries, except Colliery Park Road, which is 100 metres. The site is approximately 4.2 kilometres from the nearest residential zone, located in Clifton.

The associated Performance outcome is:

PO3 Basalt quality grazing

Intensive animal industries are limited to small scale operations that:

- (a) value add to the dominant agricultural uses in the precinct;*
- (b) are not located on good quality agricultural land or strategic cropping land or potential strategic cropping land;*
- (c) do not impact on the scenic values of the area;*
- (d) are located on sites that are large enough to provide substantial buffers to the site boundaries and water ways; and*
- (e) do not create an environmental nuisance.*

The size of the proposed Intensive animal industry significantly exceeds the amount referred to as a 'small scale' Intensive animal industry in the precinct code.

The site is located on Agricultural Land Classification (ALC) Class A and B land, which has been addressed in the purpose of the Rural zone code above.

The proposed development requires large portions of the adjoining lots as part of the buffer area, which may increase the potential for conflict with existing residential uses located in the area. The applicant has not proposed any landscaping or other techniques to create a visual buffer to the proposed feedlot. There is potential for any feedlot to create environmental nuisance, however an Environmental Authority has been issued by the Department of Agriculture and Fisheries.

The application does not satisfy the Performance outcome as the proposed feedlot is significantly larger than the Planning Schemes interpretation of a 'small scale' intensive animal industry, and it has not been sufficiently demonstrated that the proposed feedlot will not cause nuisance.

Intensive animal industry code

The purpose of the Intensive animal industry code is to ensure that intensive animal industry is located, constructed and operated:

- (a) to minimise impacts on surface and ground water quality, air quality, soil quality, vegetation and wildlife;*
- (b) to minimise impacts on urban residents, rural residential residents and residents of nearby rural properties;*
- (c) to minimise impacts on scenic amenity;*
- (d) to minimise impacts on the productive value of agricultural land; and*
- (e) where adequate transport infrastructure is available to meet the needs of traffic generated by the use.*

The fragmentation of the surrounding area has led to the surrounding area being closely settled, creating a relatively high number neighbours in proximity to the subject site that may be impacted by the proposed development.

The subject site has historically been used for cropping and is currently used as pastoral land. The applicant has stated that the proposed feedlot is on the least productive part of the site, but no supporting evidence has been supplied. It is noted that in page 34 of the Condamine Alliance Project Report provided by the applicant, it states "The mean annual growth of pastures across all sites, pastures, grazing pressures and climatic conditions was estimated to be 3,067kg/ha. This mean was substantially higher on the more fertile clay soils of the Basalt Uplands: 3,779kg/ha at Colliery Park and 4,017kg/ha at Cattle Camp". This indicates that the subject site (Colliery Park) is located on fertile soils capable of providing higher pasture, and similarly crop yields, than many other areas in the region. The site of the proposed feedlot is on at least 8.95 hectares of good quality agricultural land.

Currently there is not sufficient access to the proposed feedlot site. If the issues regarding road upgrade requirements can be resolved, the applicant would be required to enter into an infrastructure agreement with TRC for the required road upgrades.

As a result of the unresolved traffic issues, and the potential impacts on residents of nearby rural properties and the Township of Clifton, the proposed development fails to achieve the purpose of the Intensive animal industries code.

The proposed development does not achieve the purpose of the code, in particular the following overall outcomes:

The purpose of the code will be achieved through the following overall outcomes.

(a) Intensive animal industry, even of a small scale is not located:

- on land identified as good quality agricultural land or strategic cropping land or potential strategic cropping land where the use and associated infrastructure would alienate productive agricultural land;*
- where the use could have impacts on water values;*
- where the use could conflict with the potential tourist focus of an area;*
- in areas with high scenic amenity values;*
- in areas with high environmental values;*
- in areas where the subdivision pattern is highly fragmented and there is potential for significant rural settlement; and*
- in the Basalt uplands precinct, Granite Belt precinct, Granite hills precinct or Granite Plains precinct unless it can be shown that the development does not conflict with the character, values and development focus of these precincts.*

(b) Intensive animal industry does not adversely affect the surrounding areas and is not located in close proximity to urban or rural residential areas including towns and villages where air quality, odour and noise generated by the use could have a detrimental impact on the rural residential and urban residents.

(c) Intensive animal industry is located on sites with access to the Region's road network that is adequate to meet the needs of the traffic generated by the use consistent with safety and road maintenance constraints.

(d) The scale of intensive animal industry is responsive to the character of the area in which it is located. In general only very small scale intensive animal industry which forms part of a diversified agricultural holding is located within the Basalt quality grazing precinct, the Alluvial plains precinct and the Walloon arable precinct in recognition of the fragmented settlement pattern of these areas. Within these precincts the intensive animal industry is located on the least productive land in the holding. Within the Alluvial plains precinct any intensive animal industry and all associated infrastructure including effluent disposal areas is located outside the flood plain.

An environmental Authority has been issued by DAF, which relates to the operation of the proposed feedlot. It is expected that operation in accordance with the EA will help minimise impacts on surface and ground water quality, vegetation and wildlife.

As discussed earlier in the report, there is currently no sufficient access to the proposed feedlot site. If the issues regarding road upgrade requirements can be resolved, the applicant would be required to enter into an infrastructure agreement with TRC for the required road upgrades.

The subject site is located on Agricultural Land Classification (ALC) Class A and B land, which has been addressed in the purpose of the Rural zone code above.

The outcomes of the code state that intensive animal industries, even of a small scale, are not located in areas where the subdivision pattern is highly fragmented and there is potential for significant rural settlement. The land surrounding the subject site is fragmented, and most of these lots are individually owned. The proposed development would not be in keeping with the small scale grazing and cropping character of the area, and due to the close settlement pattern of the precinct, the proposed feedlot may impact on the residential amenity of the area for the people already living there. Many residents of nearby towns and rural properties have expressed concerns that the operation of the proposed feedlot will impact them through odour, traffic, and possible health implications.

The prevailing south east winds and low inversion layers in the area may lead to significant odour impacts on the township of Clifton. The applicants S-Factor calculations have been addressed in the Strategic Intent above.

It is expected that there will be some impact on the amenity of the residents living in the surrounding area including the Clifton township, the feedlot will be located on 8.95 hectares of productive land, and may conflict with the character of the surrounding area, indicating that a feedlot of this nature would be better located elsewhere in the region, and that the proposed development does not meet all of the outcomes for the Intensive animal industry code.

Access

The code requires that intensive animal industries have access to the Region's road network via fully constructed sealed roads from the property boundary.

The associated Performance outcome is

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

As stated in the assessment against the Rural zone code above, there is not sufficient access to the proposed feedlot site.

Conservation of good quality agricultural land

The code requires that the use is not established on good quality agricultural land or strategic cropping land or potential strategic cropping land.

The subject site is located on Good Quality Agricultural Land, and is mapped as strategic cropping land. The 2016 State Planning Policy Guidance for Agriculture (Section 2.6 – How to appropriately integrate the policy) permits intensive animal industries on ALC Class A and B land where the impacts can be minimised and the development can allow for land remediation, as close as practical, to pre-development conditions.

The associated Performance outcome is:

PO3 Land is conserved for grazing and cropping in accordance with State Planning Policy 1/92: Development and the Conservation of Agricultural Land.

As addressed in the assessment against the Rural zone code above, the applicant has stated that the proposed feedlot is on the least productive part of the site, but no supporting evidence has been supplied. The site of the proposed feedlot is on at least 8.95 hectares of good quality agricultural land. The 2016 State Planning Policy Guidance for Agriculture (Section 2.6 – How to appropriately integrate the policy) permits intensive animal industries on ALC Class A and B land where the impacts can be minimised and the development can allow for land remediation, as close as practical, to pre-development conditions.

PO4 The intensive animal industry is located on the least productive, lower agricultural quality parts of the site

The applicant has stated that the proposed feedlot is on the least productive part of the site, but no supporting evidence has been supplied. No overriding need has been demonstrated for the feedlot to be established in an area with such high quality soil.

Control of impacts

AO5.1 New uses are separated from sensitive receptors in accordance with table 9.3.6.4 or in accordance with the requirements of a development approval – which ever is the greater.

Table 9.3.6.4

Sensitive element	Minimum distance (metres)
Land in a Low density residential, Medium density residential or Rural Residential zone.	49 or less standard cattle units or 349 or less standard sheep units – 4 km 50 or more standard cattle units or 350 or more standard sheep units – 6 km or in accordance with the requirements of a development approval – which ever is the greater.

Council has received advice stating that Council is required to consider elements outside of the Southern Downs, such as the township of Clifton, in the assessment against the Southern Downs Planning Scheme.

The proposed feedlot would be located approximately 4.2 kilometres from Clifton, which includes the nearest land within a Low density residential, Medium density residential or Rural Residential zone. This is less than the 6km required for feedlots over 49 SCU as per Table 9.3.6.4

The associated Performance outcome is:

PO5 The use does not have unacceptable impacts on people or properties not associated with the use.

Due to the existing settlement pattern resulting from the fragmentation of land in the area, there are a significant number of existing dwellings in proximity to the proposed development. There is a considerable risk that these dwellings will be impacted.

The applicants S-Factor calculations have been addressed in the Strategic Intent above. The applicant is relying on buffers within adjoining properties for the proposed feedlot. This could potentially restrict development potential of these sites and therefore create unacceptable impacts on property.

It is expected that there will be an impact on the amenity of the residents living in the surrounding rural areas and the Clifton township.

Biodiversity areas overlay code

The purpose of Biodiversity areas overlay code is to:

- (b) maintain and enhance ecological processes;*
- (c) provide for the retention and enhancement of a linked network of habitat areas;*
- (d) facilitate, where possible, the restoration of degraded ecosystems and habitats; and*
- (e) protect areas of important scenic amenity value.*

The purpose of the code will be achieved through the following overall outcomes.

- (a) Significant conservation areas are conserved to ensure their ongoing contribution to the natural environment and biological diversity of the area.*
- (c) The natural environment and biodiversity values of wetlands and waterways are conserved.*

The proposed feedlot will not be located within any land mapped in the Biodiversity areas overlay. A section of Remnant Vegetation located mostly on Lot 198, approximately 420 metres from the proposed feedlot location is the closest area mapped in the Biodiversity areas overlay.

Bushfire hazard overlay code

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

The purpose of the code will be achieved through the following overall outcomes.

- (a) *Development in areas at risk from bushfire is compatible with the nature of the hazard.*
- (b) *The risk to people, property and the natural environment from bushfire is minimised.*
- (c) *Development does not result in a material increase in the extent or severity of bushfire.*

The Planning Scheme requires that Development is not located on land that is subject to bushfire hazard as shown on the overlay map. No part of the proposed feedlot will be located in any area of the Bushfire hazard overlay code and the land surrounding the site of the proposed feedlot is clear pastoral land. It is considered that the proposed application meets the requirements of the Planning Scheme in relation to bushfire.

Carparking and loading code

The Car parking and loading code does not specify a particular number of car parking spaces for the proposed use. The applicant has not specified any particular area for vehicle parking. The site includes sufficient area available for associated vehicles to park around the proposed feedlot. The applicant also owns sheds on other properties that do not make up part of this application. It is expected that long term storage of vehicles associated with the proposed feedlot could be stored in the sheds off site. It is not considered reasonable to require marked car parking spaces for the proposed use.

Healthy Waters Code

The *flooding and drainage* and *water cycle management* sections of the code are the only sections that apply to the proposed development.

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

The purpose of the code will be achieved through the following overall outcomes:

- (a) *Development impacts on the environment, natural landforms, wetlands, water courses and riparian corridors arising from altered stormwater quality and flow are avoided or minimised during development and construction activities;*
- (c) *Development facilitates an efficient use of water resources; and adverse impacts as a result of flooding and the effects of drainage are avoided.*

The applicant has stated that a sedimentation pond with a volume of 5.5ML and a 17.32ML holding pond will be constructed as part of the proposed development. The capacity of the proposed sedimentation pond and holding pond would be required to be in accordance with the *Australian Standards and Condition WT3 of Environmental Authority (EA) Permit number 2017-01*. Compliance with the Australian Standards and the conditions of the EA would minimise the

potential impacts of stormwater runoff from the proposed development. It is noted that these potential effects can be minimised.

Landscaping code

The applicant has not provided any landscaping plan and does not propose any landscaping as part of the proposed development.

The Intensive animal industry code requires that *“A 10 m wide vegetated buffer strip is located between the facility and adjoining roads and properties”* to screen any Intensive animal industries from adjacent public places and nearby properties.

If the proposed development is approved, a condition should be included requiring a 10 metre wide vegetated buffer, and that a Landscaping plan providing details of the landscaped buffer.

Outdoor lighting code

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

Physical infrastructure code

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

The proposed development complies with, or can be conditioned to comply with the Code in regards to Water supply, Waste water disposal, Energy, Roads and Rail, Development near underground utility services, and Crime prevention and safety.

Infrastructure Charges

Infrastructure charges are not applicable to Intensive animal industry uses.

Conclusion

An application has been received for a 3,500 SCU Feedlot. A Not Properly Made Notice was issued on 16 September 2016. A response was received and the application was Acknowledged on 18 November 2016. On 11 May 2017, Council received a changed application under s351 of the Sustainable Planning Act (SPA) to reduce the Standard Cattle Unit (SCU) to 3,150 and include additional lots that were previously missing from the IDAS Forms.

The subject site consists of seven lots and has an area of 335 hectares and has historically been used for cropping and grazing. The site has frontage to Warfields Road to the east, and an unconstructed part of Colliery Park Road to the north. Unmade road reserves border the southern and eastern edges of the site. Another unmade road reserve dissects the site, between Lot 197 and Lot 198.

It is proposed that the feedlot would be located over Lots 199 and 200. It is proposed that the development will be constructed in a series of stages, beginning at 500 Standard Cattle Units (SCU) and expanding at a rate that will be determined on an as required basis over 10 years. The applicants report states that at the completion of the final stage the feedlot will a total surface area of 8.95 hectares (2.67% of the site), and the site plans provided show an area of 9.04 hectares.

At the completion of the final stage, it is expected that the proposed feedlot would have a capacity of 3,150 Standard Cattle Units (SCU), with pens stocked at up to 15 square metres per SCU. The feedlot would operate seven days a week during daylight hours (approximately 6:00am-6:00pm), and will employ up to four full time equivalent persons.

Toowoomba Regional Council was given the opportunity to provide Third Party Advice regarding the original application, and again once the applicant had changed the application. Prior to the changed application, TRC asked that Council request further information regarding transport routes and traffic volumes for the proposed application. The initial Third Party Advice received from TRC listed recommended conditions relating to road upgrades within the Toowoomba region. Further to the Third Party Advice, TRC submitted two (2) properly made submissions requesting that the development application should be refused on the basis that the proposed development will have an unacceptable impact in terms of wear and tear on TRC's road network, or that if the application is approved, the applicant should be required to upgrade a number of roads in the Toowoomba region. Currently there is not sufficient truck access to the proposed feedlot site. The traffic report provided by the applicant and the submissions received from TRC have conflicting requirements for upgrades to the proposed access routes to the site. If the issues regarding road upgrade requirements can be resolved, the applicant would be required to enter into an infrastructure agreement with TRC for the required road upgrades.

The Department of Infrastructure, Local Government and Planning (DILGP) were a Concurrence agency for the application as the proposal involves an Environmentally Relevant Activity (ERA) and because the facility will have a capacity of more than 2,000 head. The DILGP requires conditions to be attached to any approval. An Environmental Authority (EA) has been issued to the applicant under the provisions of the Environmental Protection Act 1994 (the Act). The EA was issued by the Department of Agriculture and Fisheries (DAF) on 17 January 2017.

The application underwent public notification from 22 February 2017 to 14 March 2017. After the application was changed under Section 351 of SPA on 5 May 2017, the applicant was required to undertake public notification again. All original submitters were notified that a changed application was received and their original submissions would still be counted, and that they are welcome to lodge new or changed submissions in relation to the changed aspects of the application. The application underwent Public Notification for a second time from 26 June 2017 to 14 July 2017.

Throughout the public notification periods, 53 different submitters provided feedback about the application. A number of these submitters provided multiple submissions in relation to the application. The issues raised by the submitters are; Water source, Odour, Pests, Noise, Health, Runoff and Contamination, Traffic, Not in accordance with Planning Scheme, Proposal is not consistent with the principles from the *Southern Downs Non-Urban Land Study* by Buckley Vann Town Planning Consultants, Agricultural land, Distance to sensitive receptors, Accuracy of information provided in application, Scenic amenity, Indigenous sites, Land value, Issues with other 256SCU Feedlot in Toowoomba Region, and Monitoring and compliance.

The character of the surrounding area is primarily small scale cropping and grazing operations with scattered dwellings. The land surrounding the subject site is fragmented, with most lots existing as individual holdings with areas of around 40 hectares. The fragmentation of the surrounding area has led to the area being closely settled, creating a relatively high number of neighbours in proximity to the subject site that may be impacted by the proposed development.

The applicant has used S-Factor calculations as justification that there will be minimal impact on people or properties not associated with the use, however this does not take into consideration other factors such as other intensive animal industries and the inversion layers of the region. Whilst S-Factor calculations were originally accepted as a means of demonstrating sufficient buffering to retain the amenity of residents living in the surrounding area, further investigation has revealed that this may not be sufficient. As such, odour dispersion modelling would be required to demonstrate that there are no odour impacts on nearby sensitive receptors.

It is expected that there will be an impact on the amenity of the residents living in the surrounding area including the Clifton township, and the proposed use may conflict with the existing character of the surrounding area.

It has not been demonstrated that the proposed development complies with the relevant assessment benchmarks of the Southern Downs Planning Scheme in regards to:

- Intensive animal industry code
- Rural zone code including the Basalt quality grazing precinct code

Notwithstanding the Environmental Authority issued by DAF, there are insufficient grounds for Council to approve the application, as it has not been adequately demonstrated that the proposed development can meet the requirements of the Strategic framework of the Southern Downs Planning Scheme in relation to;

- Settlement pattern (Element - Land use impacts)
- Natural resources and landscape (Element - Rural land and production areas)
- Natural resources and landscape (Element - Intensive animal industry)

Options

THAT Council:

1. Adopt the officer's recommendation.
2. Would be prepared to further consider the application subject to the applicant entering into an infrastructure agreement with Toowoomba Regional Council for the construction of roads.
3. Adopt an alternative recommendation.

Recommendation

THAT the application for Material change of use for Intensive animal industry (3150 SCU Feedlot) on land at Warfields Road, Allora, described as Lots 194, 196, 197, 198, 199, 200, and 201 M3413, Parish of Allora, County of Merivale, be refused for the following reasons:

1. The proposed site is located within the Basalt quality grazing precinct of the Rural zone, where the surrounding area is closely settled and is surrounded by predominantly single detached dwellings on small rural lots. The proposed development is of a scale that is not suitable for the precinct, and is likely to cause conflict with the existing residential amenity of the area.

There is not sufficient grounds to justify the approval of this application, as proposed development cannot comply with the following sections of the Southern Downs Planning Scheme:

Section 3.3.10, Strategic Framework, Settlement Pattern, Element - Land use impacts:

- The proposed development may increase the potential for conflict with existing residential uses located in the area.

Section 3.3.10.1(6), Strategic Framework, Settlement Pattern, Element - Land use impacts, Specific outcomes:

- Additional odour dispersion modelling is required to address concerns about potential odour impacts for nearby residents and missing information from the S-Factor calculations.

Section 3.3.10.2(5), Strategic Framework, Settlement Pattern, Element - Land use impacts, Land use strategies:

- The proposed development requires large portions of the adjoining lots as part of the buffer area, which may cause odour impacts on existing residential uses located in the area.

Section 3.4.1(6), Strategic Framework, Natural Environment, Strategic outcomes:

- The location and scale of the proposed development are not in keeping with the character of the area and the Basalt quality grazing precinct.

Section 3.6.2.1(5), Strategic Framework, Natural resources and landscape, Element - Rural land and production areas, Specific outcomes:

- The information provided by the applicant does not satisfy the requirements for no impacts on the abovementioned features and design solutions for the proposed development have not managed to satisfactorily demonstrate that there will be no conflict with surrounding uses.

Section 3.6.4, Strategic Framework, Natural resources and landscape, Element - Intensive animal industry:

- Due to the lot characteristics and fragmentation of surrounding sites, large portions of adjoining lots are required to be used for buffering for the site. Currently there is

not sufficient truck access to the proposed feedlot site.

Section 3.6.4.1(1)(4), Strategic Framework, Natural resources and landscape, Element - Intensive animal industry, Specific outcomes:

- Currently there is not sufficient truck access to the proposed feedlot site.

Section 3.6.4.2(1)(2), Strategic Framework, Natural resources and landscape, Element - Intensive animal industry, Land use strategies:

- The proposed feedlot is much larger than the size supported in the Basalt quality grazing precinct. There is insufficient space to locate the required buffers for the proposed feedlot within the subject site. Due to the closely settled character of the precinct, there is potential for impacts to nearby residential areas. There is not currently any good truck access available to the site.

Section 6.2.10.2(2)(d)(k) (3)(a)(i)(ix)(xi)(c)(vi), Rural zone code, Purpose:

- The location subject site is constrained with proximity to urban areas, such as the town of Clifton, which is located approximately 4.2 kilometres away. The increase in associated heavy vehicle traffic and impacts from the operation of the proposed feedlot has the potential to impact on a significant number of sensitive receptors. The applicant has not responded to the closely settled character of the precinct as the proposed feedlot is reliant on buffer zones within properties that are not owned by the applicant, and therefore there is conflict with prevailing character of the surrounding area.

It is expected that there will be an impact on the amenity of the residents living in the surrounding area, the proposed development will conflict with the character of the surrounding area, and has the potential to result in impacts on the water and scenic values of the area.

Section 6.2.10.3, Rural zone code, Assessment criteria:

- PO1 - The proposed feedlot is not in keeping with the community values of the area
- AO4 – Colliery Park Road is not constructed to a sealed standard.
- PO4 - Currently there is not sufficient truck access to the proposed feedlot site.

Section 6.2.10.3, Rural zone code, Basalt quality grazing precinct, Assessment criteria:

- PO1 - It has not been demonstrated that the proposed feedlot is located on the least productive, lower soil quality area of the site.
- AO3 - The proposed development is significantly larger than 150 SCU.
- PO3 – The proposed feedlot is significantly larger than the Planning Scheme's interpretation of a 'small scale' intensive animal industry, and it has not been sufficiently demonstrated that the proposed feedlot will not cause nuisance to other properties.

Section 9.3.6.2 (1)(2)(a)(b)(c)(d), Intensive animal industry code, Purpose:

- The fragmentation of the surrounding area has led to the surrounding area being closely settled, and there is a relatively high number neighbours in proximity to the subject site that may be impacted by the proposed development. Currently there is

not sufficient access to the proposed feedlot site. The scale of the proposed feedlot is not in keeping with the character of the Basalt quality grazing precinct.

Section 9.3.6.3, Intensive animal industry code, Assessment criteria:

- AO5.1 – The proposed feedlot is not 6 kilometres from residential land in Clifton.
- PO5 – It has not been demonstrated that the proposed feedlot will not cause nuisance to other properties.


2. A number of submissions were received which contained grounds that warrant refusal of the application.

Attachments

1. Submissions (Excluded from agenda - Provided under separate cover)[View](#)

12.9 Request to Change an Existing Approval - Burge Pastoral Group Pty Ltd, 116 Tudor Valley Road, Allora

Document Information

 Southern Downs <small>REGIONAL COUNCIL</small>	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 23 August 2017
	Development Assessment Coordinator	ECM Function No/s: MCU\00939 & ERA\00168

APPLICANT:	Burge Pastoral Group Pty Ltd
OWNER:	William J Burge
ADDRESS:	116 Tudor Valley Road, Allora
RPD:	Lot 1 RP193319, Lots 181 & 182 A342737, Parish of Clifton, County of Aubigny, and Lot 1 RP97864 and Lot 2442 M34991, Parish of Allora, County of Merivale
ZONE:	Rural (Basalt Quality Grazing and Basalt Uplands)
PROPOSAL:	Intensive Animal Use - Cattle Feedlot, 999 SCU ERA No. 2 (b) Intensive Animal Feedlotting - more than 150 to 1000 SCU
LEVEL OF ASSESSMENT:	Impact
SUBMITTERS:	NA
REFERRALS:	Department of Infrastructure, Local Government and Planning
FILE NUMBER:	MCU\00939 & ERA\00168

Recommendation Summary

THAT:-

1. The Request to change an existing approval for application Intensive Animal Use (Cattle Feedlot, 999 SCU) and Environmentally Relevant Activity (ERA No. 2 (b) Intensive Animal Feedlotting - more than 150 to 1000 SCU) on land at 116 Tudor Valley Road, Allora, described as Lot 1 RP193319, Lots 181 & 182 A342737, Parish of Clifton, County of Aubigny, and Lot 1 RP97864 and Lot 2442 M34991, Parish of Allora, County of Merivale, be approved to extend the relevant period for two (2) years only and the conditions be amended to reflect any procedural changes and changes to legislation.
2. The applicant also be advised that Council is unlikely to approve any further extensions of time as the Feedlot is located in an area where feedlots of this size do not accord with the Southern Downs Planning Scheme.

Background

On 25 March 2009 Council issued a Decision Notice for an Intensive Animal Use – 999 SCU Cattle Feedlot, and ERA No. 2(b) – Intensive Animal Feedlotting, more than 150 to 1000 SCU, on land at 116 Tudor Valley Road, Allora, described as Lot 1 RP193319, Lots 181 & 182 A342737, Parish of Clifton, County of Aubigny, and Lot 1 RP97864, Lot 2442 M34991, Parish of Allora, County of Merivale.

On 26 November 2009 Council issued a Notice to Change an Existing Approval with regards to amalgamation of the lots, unrestricted access for Council officers, disposal of waste water, inference with the amenity of the area, treed buffers, and access to Tudor Valley Road.

On 17 September 2013, Council issued a Notice to Change an Existing Approval which extended the relevant period to 6 July 2017.

On 30 June 2017, the applicant has lodged another request for a further four year (or longer) extension to the relevant period.

Report

The subject land is located on Tudor Valley Road, and is approximately 5 kilometres from Allora township. The property currently contains a dwelling, ancillary farm sheds, a 49 SCU feedlot, and a piggery.

The applicant has requested a four year (or longer) extension to the relevant period, to allow for the completion of the development. The applicant has provided the following information to support the extension:

From the date of the notice, dated 17 September 2013, received from SDRC, the climatic and the resultant economic situation we have found ourselves prevailing through, has prevented us proceeding with the development of this project. The original development permit, was issued on 26th March 2009, with a Notice to Change an Approval dated 26 November 2009. Since this earlier date, we have, as a shire and district, experience unprecedented extremes in weather, drought, followed by 3 floods, followed by the current extended dry years which have formed the drought we have all experienced.

Therefore our business, agronomic, and cattle management decisions, work, finances and efforts have been focused on:

- 1. Repairs and infrastructure damage sustained from the flooding;*
- 2. The limited cropping opportunities available; and*
- 3. Providing fodder for and sustaining our cattle herd of Eu MSA accredited black Angus Breeding Stock and progeny.*

*Considering this, I ask that you consider our request to provide us with a significant extension of time, to commence and complete the above project. A four-year extension was granted last time, and as this is a substantial project, for which we have the equipment and skills to complete **"inhouse"**, **this same period would be appreciated and beneficial to our cause**, as we rebuild our financial stability. We have completed some smaller works, within the scope of the overall project for example:*

- 1. The planting and establishment of a grove of trees on the main driveway entrance of the property to the residence (The extended dry has prevented us from establishing further tree buffer areas); and*
- 2. Pushed up and utilised stockpiled gravel (for use in road and shed pad construction throughout the property) which the resultant **"pond"** will become part of the effluent management infrastructure of the feedlot.*

Our records indicate we have, as a company, steadily increased the financial strength and therefore net profit of our business. This has taken some very hard work, and careful management of small opportunities we have been given. With a return to a more moderate climate, and having learned from, and changed our farming practices to, manage the past decade of abnormal climate/rainfall events, we believe we will be able to re-establish our financial position/stability, allowing us to move forward. Initially to commence and then progress in manageable stages, to the completion of the project. This will ultimately become a significant tool, with which we can value add our primary products, grains, fodder/hay and cattle, to stabilise, and eventually increase our productivity, leading to a stronger financial position. This being the purpose of the project from its inception.

The original approval was issued in March 2009 under the former Warwick Shire Planning Scheme. It is noted that the approved development is in conflict with the current Southern Downs Planning Scheme in relation to intensive animal industries with regards to the Acceptable outcomes and Performance outcomes of the precincts, as follows:

AO3- Basalt quality grazing

- (a) Intensive animal industries are limited to Less than 151 standard cattle units or less than 350 standard sheep units in a feed lot or less than 21 standard pig units in a piggery and less than 200 poultry; and*
- (b) The intensive animal industry is located at least 200 m from site boundaries and waterways; and*
- (c) The intensive animal industry is located at least 1 km from land in a Township, Rural residential or Residential zone.*

PO3 - Basalt quality grazing

Intensive animal industries are limited to small scale operations that:

- (a) value add to the dominant agricultural uses in the precinct;*
- (b) are not located on good quality agricultural land or strategic cropping land or potential strategic cropping land;*
- (c) do not impact on the scenic values of the area;*
- (d) are located on sites that are large enough to provide substantial buffers to the site boundaries and water ways; and*
- (e) do not create an environmental nuisance.*

PO2 – Basalt uplands

Intensive animal industry uses are not established in this precinct if the use is shown to potentially:

- (a) impact on the water and scenic values;*
- (b) impact on environmental values including vegetation cover;*
- (c) result in loss of productive agricultural land;*
- (d) conflict with the prevailing character of the precinct (the prevailing character of the precinct relies on its high scenic amenity and landscape character values); or*
- (e) impact on the amenity of the residents living in or tourists visiting the surrounding area.*

The scale of the approved feedlot exceeds the thresholds outlined in the above Acceptable and Performance Outcomes. In consideration of the conflict with the current planning scheme requirements, and that no significant progress has been made to proceed with the development, it is considered appropriate that the relevant period be extended by two years only.

Referral

The Department of Natural Resources and Mines, and the Department of Agriculture, Fisheries and Forestry were Concurrence agencies for the original application. The now Department of Infrastructure, Local Government and Planning (DILGP) have advised that they have no objection to the proposed extension of the relevant period.

Conclusion

The applicant has requested to change the approval to allow for an extension to the relevant period. In consideration of the conflict with the current planning scheme requirements in relation to the rural precinct in which the subject property is located within, and given that no significant progress has been made to proceed with the development in eight (8) years, it is considered appropriate that the relevant period be extended by two years only.

Options

THAT

1. The officer's recommendation is adopted.
2. The application is refused with reasons.

Recommendation

- A. THAT the application for Request to Change an Existing Approval, that being the Decision Notice dated 25 March 2009 and the subsequent changes on 26 November 2009 and 17 September 2013, for an Intensive Animal Use – 999 SCU Cattle Feedlot, and ERA No. 2(b) – Intensive Animal Feedlotting, more than 150 to 1000 SCU, on land at 116 Tudor Valley Road, Allora, described as Lot 1 RP193319, Lots 181 & 182 A342737, Parish of Clifton, County of Aubigny, and Lot 1 RP97864, Lot 2442 M34991, Parish of Allora, County of Merivale, be approved to extend the relevant period for two (2) years only and the conditions be amended to reflect any organisational changes and changes to legislation, as follows:

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 by the applicant, as determined by the Director Planning, ~~and~~ Environment ~~and~~ Corporate Services, and subject to the final development being amended in accordance with the conditions of this approval.

Land Use & Planning Controls

2. This approval is for a Feedlot with a maximum capacity of 999 SCU. Any proposal to increase the size of the use from a total of 999 SCU, or to increase the area used for feedlot cattle by erecting additional cattle pens, which is defined as assessable development under the Southern Downs Planning Scheme, would be subject to a separate application for assessment in accordance with the ~~Sustainable Planning Act 2016~~ and would have to comply with the requirements of the Planning Scheme.
- 2A. This approval will lapse on 6 July ~~2017~~19, unless an extension of the relevant period is approved in accordance with the ~~Sustainable Planning Act 2009~~2016.

Reconfiguration of a Lot

3. The owners of the land may, prior to the use commencing, enter into a covenant with Council, in a form approved by Council's solicitors, in respect of the land so that none of these lots can be sold independently of the other, providing that Council will release each lot from that covenant when the covenantor furnishes evidence to satisfy Council that the use of the land for an Intensive Animal Use has permanently ceased and the use abandoned (including the removal of pens and enclosures), as determined by the Director Planning and Environment. Covenant documentation is to be prepared by Council's solicitors at the applicant's cost.

Building, Health & Development Compliance

4. The conditions of this approval are to be complied with to the satisfaction of the Director Planning, ~~and~~ Environment ~~and~~ Corporate Services, and prior to the use of the site commencing.
5. With at least 24 hours notice, the applicant is to permit Council officers unrestricted access to the site at any time subject to reasonable security and health restrictions on access, so as to ensure the use is being conducted in accordance with the conditions of the approval.

Amenity & Environmental Controls

6. All buildings, enclosures and other structures and areas used in the intensive animal use shall be constructed, maintained and operated in such a manner as to provide, in the opinion of the Director Planning, ~~and~~ Environment ~~and~~ Corporate Services, for the effective control of flies, rodents, pests, weeds and odour or other deleterious matter or thing.
7. The applicant is to ensure that all wastes are suitably collected and disposed of so as not to adversely impact on the environment.
8. Deleted.
9. Deleted.

10. There is to be no unreasonable interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise.
11. Deleted.

Landscaping and Buffers

12. Treed buffers of at least 10.0 metres in width are to be planted 50 metres from all sides of the Feedlot pens so as to minimise the visual impact of the use from nearby properties and roads. The treed buffers are to be densely planted with evergreen trees and shrubs suitable for the climate of the area and to be a variety of native species to grow to a height of 3.0 to 20.0 metres at maturity. To ensure an effective visual buffer is formed, 50% of the trees planted are to be a minimum of one metre high at the time of planting.
13. The treed buffer strips shall be planted and maintained to the satisfaction of the Director Planning, ~~and~~ Environment ~~and Corporate Services~~. A bond for the amount of \$10,000 shall be submitted prior to the use commencing to ensure the maintenance of the treed buffer strips. The bond shall be returned twelve (12) months after the use has commenced, and subject to the satisfactory establishment and maintenance of the treed buffers during the intervening 12 months. The terms and conditions of the bond must include details of its purpose and intended use to the satisfaction of the Director Planning, ~~and~~ Environment ~~and Corporate Services~~. Should the buffers not be maintained, Council may call up the bond to undertake work to satisfy the requirements of this approval. The applicant must allow access to the site for any works to be undertaken in compliance with this condition.

Carparking and Vehicle Access

14. Vehicle access to the Feedlot site must be from Tudor Valley Road. Access to the Feedlot site from Wagland Road is prohibited.
15. The applicant must construct vehicle access to the site to the satisfaction of the Director Engineering Services. The access must be constructed along Tudor Valley Road at a location which provides adequate sight distance in either direction. Such entrance roadworks shall be constructed in bitumen and shall include appropriate drainage works. If necessary, the property access gateway must be located within a setback such that all vehicles proposed to enter and/or exit the land are able to stand clear of the Tudor Valley Road carriageway whilst the property gateway is being opened and/or closed.
16. Prior to B Double Trucks being used in association with the Feedlot, the Tudor Valley Road access to the Feedlot must be constructed to allow safe manoeuvring of B Double Trucks in and out of the property with adequate sight distance in either direction. Such entrance works shall be bitumen sealed to the property entrance. If necessary the property access gateway must be located within a set back such that all vehicles proposed to enter and/or exit the land are able to stand clear of the carriageway whilst the property access gateway is being opened and/or closed. The applicant shall bitumen seal the shoulders of Tudor Valley Road in the vicinity of the access so that turning movements made by B Double Trucks are made on sealed shoulders.
17. The applicant must construct an all-weather internal driveway from the property entrance to the Feedlot site.

Roadworks

18. The applicant must reinstate any roadworks and drainage works damaged during construction of the development, to the satisfaction of the Director Engineering Services.
19. Prior to B Double Trucks being used in association with the Feedlot, the applicant must obtain approval from Queensland Transport for Tudor Valley Road to become a B Double Route. In order for Tudor Valley Road to become a B Double Route, the Department of Main Roads may have conditions relating to the New England Highway/Tudor Valley Road intersection. The Southern Downs Regional Council will require that Tudor Valley Road be upgraded from the New England Highway to 20.0 metres past the entrance, to comply with the minimum

requirements of the "Route Assessment Guidelines for Multi Combination Vehicles in Queensland" for single lane bitumen road with AADT less than 150 vehicles per day, to the satisfaction of the Director Engineering Services.

Operational Works

20. A Development Permit for Operational Works must be obtained in accordance with the ~~Integrated Planning Act 2016~~ for the Operational Works required in Conditions 15, 16 & 18. A **Price Schedule of Quantities** certified by a Registered Professional Engineer in Queensland (RPEQ) is to be submitted with the Application for Operational Works. **Fees** for an Application for Operational Works, ~~i.e. approval of engineering design and inspection fees (minimum fee \$600 are in accordance with Council's General Fees and Charges.), are as follows:~~
- ~~□ 6% for the first \$20,000 of the capital value of construction work, PLUS 2% for the amount in excess of \$20,000 of the capital value of construction work for the purpose of carrying out a design check of the engineering works associated with the development and for supervision of engineering works associated with the development. Such supervision is additional to and not in lieu of supervision required under the contractual obligations of the developer's design consultant.~~
- ~~50% of the fee (for design approval), based on the capital value of the works at the date of lodgement of design plans, is payable at the date of lodgement.~~
- ~~The balance amount (the inspection fee), which is based on the capital value of the works at the time of commencement of construction, is payable prior to the use commencing.~~
21. All Operations Works shall be subject to a 12 months Defect Liability Period commencing from the date of completion of the works, being the day of the works being accepted on-maintenance by Council officers. ~~510%~~ of the total construction costs or final contract amount for these operational works shall be submitted to Council to be held by Council as security. Council will hold this money in trust pending the expiration of the defect liability period. These funds will be refunded following a defect-free inspection at the end of the Defect Liability Period.
22. The design, schedules and specification for all Operational Works and the supervision of construction of all work associated with the development shall be carried out by a Registered Professional Engineer in Queensland (RPEQ) and to the satisfaction of the Director Engineering Services.
23. The Operational Works shall be carried out in accordance with the provisions of the Planning Scheme, and all engineering requirements associated with the development shall be completed to the satisfaction of the Director Engineering Services prior to the use commencing.
24. The developer must use roadworks signage on all public roads in accordance with the Southern Downs Regional Council Roadworks Signing Guide. Copies of the Guide are available from Council. A **Traffic Control Plan** is to be submitted to Council prior to the Operational Works commencing.
25. All works associated with the development shall be carried out so as to minimise soil erosion and to control sediment, and such measures shall be incorporated into the engineering design of the development, to the satisfaction of the Director Engineering Services.

Aboriginal Cultural Heritage


26. In carrying out the development, 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 applicant will be complying with the cultural heritage duty of care if the development is conducted in accordance with gazetted cultural heritage duty of care guidelines. An assessment of the proposed activity against the duty of care guidelines will help determine whether or to what extent Aboriginal cultural heritage may be harmed by the activity. 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.nrw.qld.gov.au

- B. THAT the applicant also be advised that Council is unlikely to approve any further extensions of time as the Feedlot is located in an area where feedlots of this size do not accord with the Southern Downs Planning Scheme.

Schedule 2 – Department of Primary Industries Conditions

1401/00168
EPA/00168

425807

 **Queensland
Government**

Reference: QEWW0573

Department of
Primary Industries and Fisheries

27 November 2008

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

SOUTHERN DOWNS REGIONAL COUNCIL
WARWICK BRANCH
RECEIVED
28 NOV 2008
MPS

Dear Sir

Referral agency's response to development application (Section 3.3.16(1) *Integrated Planning Act 1997*)

I refer to the development application dated 30 July 2008 by Burge Pastoral Group Pty Ltd for the establishment of a cattle feedlotting activity on land described as Lot 1 RP193319, Lots 181 and 182 A342737, Lot 1 RP97864 and Lot 2442 M34991 ("the Development Application"). The administering authority under the *Environmental Protection Act 1994* is a concurrence agency for this application.

The administering authority's response is to tell your council as assessment manager that the enclosed conditions must attach to any development approval. These conditions should be attached in the exact form enclosed.

The reasons the administering authority requires these conditions to be included are:

- 1 The Reference Manual for the Establishment and Operation of Beef Cattle Feedlots is a policy the administering authority applies to the assessment of a development application for a cattle feedlotting activity ("the Policy").
- 2 The administering authority considers the imposition of the conditions is necessary to ensure the development complies with the Policy and that the conditions are reasonably required in respect of the development.

The findings on material questions of fact are:

- 1 The development involves making a material change of use of premises for an environmentally relevant activity, namely cattle feedlotting.

Mission Vision
Profitable primary industries for Queensland
Maximise the economic potential of Queensland primary industries on a sustainable basis

ILERU, 203 Tor Street
PO Box 102
Toowoomba
Queensland 4350 Australia
Business Centre 13 25 23
Website www.dpi.qld.gov.au
ABN 78 342 684 030

CONCURRENCE AGENCY RESPONSE TO DEVELOPMENT APPLICATION

Section 3.3.16(1) Integrated Planning Act 1997



**Queensland
Government**

Department of
**Primary Industries
and Fisheries**

CATTLE FEEDLOTING

The administering authority under the *Environmental Protection Act 1994* (EP Act) is a concurrence agency for this application. The administering authority has delegated responsibility for the administration of the environmentally relevant activity "Cattle Feedlotting" to officers of the Department of Primary Industries and Fisheries

The administering authority's response is to tell the assessment manager that the following conditions must attach to any development approval.

Development Permit Applicant: Burge Pastoral Group Pty Ltd

Applicant's address: 116 Tudor Valley Road
Tabletop
ALLORA QUEENSLAND 4362

Environmentally Relevant Activity: 2(c) Cattle Feedlotting

Land description: Lot 1 RP193319, Lot 181 & 182 A342737, Lot 1 RP97864 and Lot 2442 M34991 ("the Land")

Location: 116 Tudor Valley Road, Tabletop ALLORA

Feedlot Name: The Hollow

DPI Property Number: QEWW0573

Approved capacity: 999 Standard Cattle Units.

Stocking Density: 12.5m²/Standard Cattle Unit

Class of Feedlot: One

Dated this 27th day of November 2008.

Signed M. Furness

Mitchell Furness

Senior Environmental Scientist

Delegate of the Administering Authority
Environmental Protection Act 1994

Department of Primary Industries & Fisheries

27 November 2008

- 2 The development will comply with the Policy if it is carried out in accordance with the enclosed conditions.

The evidence or other material on which these findings on material questions of fact were based is as follows:

- 1 The Development Application
- 2 *Integrated Planning Act 1997* and *Integrated Planning Regulation 1998*
- 3 *Environmental Protection Act 1994* and *Environmental Protection Regulation 1998*
- 4 The Policy
- 5 Information request
- 6 Response to information request
- 7 Other information provided by the applicant

If the applicant wishes to make representations to the administering authority as a referral agency about its response, the applicant may, under section 3.5.9 of the *Integrated Planning Act 1997* and by written notice given to the assessment manager, for not more than 3 months, stop the decision making period at any time before the decision is made. The applicant may withdraw the application at any time.

If you require any further information regarding this matter, please do not hesitate to contact me on telephone 07 4688 1374 or email mitchell.furness@dpi.qld.gov.au.

Yours sincerely



Mitchell Furness
Senior Environmental Scientist - Environmental Regulation
Regional Delivery

Att

C.C: Burge Pastoral Group Pty Ltd
116 Tudor Valley Road
Allora Qld 4362

Prevention of Environmental Harm

- (A5) In carrying out the ERA, all reasonable and practicable measures must be undertaken to prevent or minimise the likelihood of environmental harm.

Records

- (A6) Any record or document required to be kept under these Development Permit Conditions must be kept at an appropriate place on the Land for a period of at least five (5) years and be available for examination by an Authorised Person. The record retention requirements of this condition will be satisfied if any daily and weekly records are kept for a period of at least three (3) years and these records are then kept in the form of annual summaries after that period.

Alterations

- (A7) No material alteration to the facilities within the ERA Area and no change in the way in which the ERA is carried out can be undertaken without the prior written approval of the Delegate of the Administering Authority.

Construction of Effluent Holding Pond and Sedimentation Basin

- (A8) The Effluent Holding Pond and Sedimentation Basin must be designed and constructed in accordance with accepted engineering practice, to ensure long term structural integrity. The in-situ coefficient of permeability of the finished base, batters and embankments must not exceed 0.1mm/day. If this standard cannot be achieved using the in-situ material, lining must be carried out in accordance with the specification in Appendix E of the *Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland (2000)*.
- (A9) "As-built" surveys of the Effluent Holding Pond and Sedimentation Basin must be carried out to confirm their respective storage volumes and an "as-built" survey of the Feedlot Area must be carried out to confirm the area of the Feedlot Area and the area of each of the facilities therein. The results of these surveys must be submitted to an Authorised Person prior to any person commencing to carry out the ERA.

Vegetative Buffers

- (A10) Vegetated buffers having a minimum width of 20m must be established and maintained along all watercourses adjacent to areas where manure or effluent is utilised on the Land. Effluent and manure must not be applied to land within these buffers.

Specific Operational Requirements

The following operating conditions are based on the requirements for a Class **One** cattle feedlot, as outlined in the *Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland (2000)*.

- (A11) Pen cleaning by removal or mounding must be carried out at a maximum interval of 8 weeks, weather permitting, to ensure that the Manure Pack depth does not reach 50mm.
- (A12) Cleaning under fences must be carried out **monthly** or as soon as practically possible when accumulated manure obstructs drainage.
- (A13) Wet patches must be eliminated **weekly** or as soon as practically possible after rainfall. *MA*

(A14) Potholes must be repaired **weekly** or as soon as practically possible after rainfall.

(A15) Feed residues must be removed from feed troughs and bins **weekly**.

(A16) Spilt feed must be removed from around the feed troughs and bins **weekly**.

General Operational Requirements

(A17) Liquid and solid contaminants that may cause environmental harm must not be allowed to directly or indirectly leave the Land.

(A18) Cattle must be fed and watered in such a manner as to minimise spillage and overflow.

(A19) Wastewater generated by routine water trough cleaning operations must be disposed of without causing erosion or significant ponding on the pen surface.

(A20) All banks and drains must be maintained at all times and repaired as soon as practically possible following any damage, including erosion damage.

(A21) All banks and drains must be kept clean and free from any obstruction that may impede the flow therein.

(A22) The Sedimentation Basin must be maintained at all times and cleaned as soon as practically possible following the deposition of any sediment that may affect the ability of the Sedimentation Basin to perform its normal function.

(A23) The Effluent Holding Pond must be de-sludged as soon as practically possible after the storage volume is reduced by sediment buildup.

Manure Pack Removal

(A24) The Manure Pad must be left intact during Manure Pack removal and pen cleaning operations.

(A25) Following removal of the Manure Pack, the surface of the Manure Pad must be left in a smooth, durable, uniform state.

Pen Surface Renovations

(A26) The original pen surface must be restored to its original specifications if damaged during cleaning operations.

SCHEDULE B - WATER

(B1) Contaminants that may cause environmental harm must not be allowed to directly or indirectly enter any waters that leave the Land.

(B2) Any entry of contaminants to waters that leave the Land must be recorded and immediately reported to the Delegate of the Administering Authority.

(B3) All runoff from within the Controlled Drainage Area must enter the Effluent Holding Pond. Runoff from outside the Controlled Drainage Area must not enter the Controlled Drainage Area.

SCHEDULE C - UTILISATION, MANAGEMENT AND DISPOSAL OF SOLID AND LIQUID WASTES

- (C1) The rate of application of liquid and solid wastes from the ERA must not exceed the rates at which the critical constituents of the wastes, that is, water, nutrients (especially nitrogen and phosphorus) and salts, are:
- (a) taken up by plants and removed from the Waste Utilisation Areas by harvesting;
 - (b) safely stored within the soil profile; or
 - (c) released into the surrounding environment in an acceptable form.

Liquid Wastes

- (C2) The Effluent Holding Pond must be managed to ensure that over-topping does not occur and in particular must have a minimum of 500mm between the effluent level and the base of the spillway.
- (C3) Effluent from the Effluent Holding Pond must be applied uniformly over the Effluent Utilisation Area using a managed irrigation system.

Solid Wastes

- (C5) Manure, sludge and feed removed from within the Feedlot Area must be:
- (a) stored within the Manure Compost Area;
 - (b) exported from the Land; or
 - (c) applied uniformly to the Solids Spreading Area provided that Condition (C1) is not contravened.

Carcass Disposal

- (C6) Animal carcasses must be disposed of so as not to cause environmental harm. Carcasses must be disposed of by being composted in the Carcass Disposal Area.
- (C7) The permeability of the base of the Compost Area must not exceed 0.1mm/day and sufficient absorbent material must be available to prevent any form of liquid leaving the Compost Area.
- (C8) A suitable site for the mass burial of carcasses shall be identified on the property and disposal procedures incorporated in the feedlot environmental management plan.

SCHEDULE D - COMMUNITY AMENITY

- (D1) The ERA must be operated so as not to cause unreasonable interference with the comfortable enjoyment of life and property or commercial activity off-site.
- (D2) Any utilisation of liquid and solid wastes must be carried out so as to minimise environmental harm.

SCHEDULE E - MONITORING, RECORDING AND REPORTING

MONITORING

- (E1) All results of monitoring undertaken as a requirement of these Development Permit Conditions must be kept for recording purposes and copies of the results must be forwarded to the Delegate of the Administering Authority within 30 days of receipt.

- (E2) All sampling for monitoring purposes, carried out under these Development Permit Conditions, must be in accordance with the most recent edition of the Department of Primary Industries and Fisheries Sampling Manual, or any similar publication which may supersede this document.
- (E3) All measurement and analysis of contaminants released to waters must be made in accordance with methods prescribed in the Water Quality Sampling Manual, 3rd Edition, December 1999, Environmental Protection Agency or more recent editions or supplements to that document.
- (E4) The analysis of all samples collected for monitoring purposes must be performed by either a laboratory accredited by the NATA (National Association of Testing Authorities), or a laboratory with equivalent standards for the tests undertaken.
- (E5) All instruments and devices used for the measurement and monitoring of any parameter under these Development Permit Conditions must be calibrated, operated and maintained in accordance with the relevant Australian Standard (if in existence), or otherwise to a relevant international standard as nominated by the Delegate of the Administering Authority.
- (E6) The purpose of the monitoring undertaken as a requirement of these Development Permit Conditions is to monitor compliance with Schedules B, C and D of these Development Permit Conditions.

Waste Utilisation Areas Soil Monitoring

- (E7) The following analyses are required for soil samples collected from the specified depth intervals from representative sites within the Waste Utilisation Areas:

Parameter	Depth Intervals
Colwell Phosphorus (Colwell P)	0 - 10 cm, 50 - 60 cm, 90 - 100 cm
Nitrate Nitrogen (NO_3^- - N)	0 - 30 cm, 50 - 60 cm, 90 - 100 cm
Exchangeable Sodium Percentage (ESP)	0 - 30 cm, 50 - 60 cm, 90 - 100 cm
Electrical Conductivity (EC)	0 - 30 cm, 50 - 60 cm, 90 - 100 cm
pH and chloride	0 - 30 cm, 50 - 60 cm, 90 - 100 cm

Note: Surface (0 - 10cm) sampling should be conducted by collection of at least 30 randomly selected, well distributed cores at each test site. These individual cores should be bulked together, and thoroughly mixed to form the single representative sample for the test site, analysed for the above required parameters.

- (E8) Soil monitoring samples must be collected annually, at approximately the same time every year, to fit in with normal agricultural practices.

Surface Water Monitoring

- (E9) The following analyses are required for surface water samples collected from water courses on an event basis, ie. when runoff from the feedlot and/or associated waste utilisation areas is entering a watercourse. For comparison purposes, samples are to be collected directly upstream and down stream of the point where runoff from the feedlot complex or waste utilisation areas enters the watercourse:

4

Parameter
Total Phosphorus (Total P)
Ortho Phosphorous (Ortho P)
Sodium Adsorption Ratio (SAR)
Electrical Conductivity (EC)
pH
Total Nitrogen or Total Kjeldahl Nitrogen (TKN)
Ammonium-Nitrogen (NH ₄ ⁺ – N)
Potassium (K)

RECORDING

Operational Recording

Details (including the date and location) of the following are to be recorded and produced and a copy provided to an Authorised Person upon request:

- (E10) All cattle introduced to and removed from the Feedlot Area, including:
 - (a) number, and actual or estimated liveweight of cattle;
 - (b) date of introduction and removal; and
 - (c) number of cattle deaths.
- (E11) Routine operating procedures undertaken to prevent or minimise environmental harm, including:
 - (a) pen cleaning and manure removal, storage and utilisation; and
 - (b) fly and insect treatment and control.
- (E12) Routine maintenance works undertaken to ensure the ERA is operating in accordance with these Development Permit Conditions:
 - (a) drainage channel maintenance;
 - (b) Controlled Drainage Area maintenance; and
 - (c) Sedimentation Basin and Effluent Holding Pond maintenance.
- (E13) Results of all monitoring undertaken as a requirement of these Development Permit Conditions.
- (E14) Staff training to enhance environmental management skills and awareness of environmental issues.
- (E15) For each application of liquid and solid waste, the date, rate of application and the exact area within the Waste Utilisation Areas receiving the liquid and solid waste material, and the crop or pasture yields resulting therefrom.
- (E16) For each export of solid wastes from the ERA area:
 - (a) the date, quantity and type of waste removed; and
 - (b) the name and address of the recipient of the waste.

Incident Recording

- (E17) Details of the following must be recorded and produced and a copy provided to an Authorised Person upon request:
 - (a) the time, date and duration of equipment malfunctions or other operational problems which may have resulted in a direct or indirect impact on the environment;
 - (b) any corrective measures implemented;
 - (c) the results of assessments of the environmental impact of any releases of contaminants into the environment;

- (d) any release of contaminants reasonably likely to cause environmental harm;
- (e) any substantial increase in cattle deaths; and
- (f) any changes in management practices, which may have resulted in enhanced environmental performance.

Complaint Recording

- (E18) All complaints (including those associated with the release of a contaminant such as odour or noise), regarding the ERA must be recorded and produced and a copy provided to an Authorised Person upon request. The complaint records must include the following details:
- (a) time and date of complaint;
 - (b) particulars of the complaint;
 - (c) method of communication (telephone, letter, personal etc);
 - (d) name, contact address and contact telephone number of complainant (Note: if the complainant does not wish to be identified then, "not identified" is to be recorded);
 - (e) wind direction and strength and any other relevant climatic conditions;
 - (f) complaint investigation undertaken and findings;
 - (g) any management practices that may have contributed to the complaint;
 - (h) name of person responsible for investigating the complaint;
 - (i) action taken as a result of the complaint investigation and signature of responsible person; and
 - (j) notification to an Authorised Person (if applicable).

REPORTING

- (E19) As soon as practicable after becoming aware of any emergency or incident resulting in the release of a contaminant, other than those released during normal daily operations, which has caused or is likely to cause environmental harm, an Authorised Person must be notified by telephone or facsimile. Written confirmation is required following notification by telephone.
- (E20) An Authorised Person must be immediately notified of any substantial increase in cattle deaths.

SCHEDULE F - SPECIAL CONDITIONS

NIL

SCHEDULE G - DEFINITIONS

For the purposes of these Development Permit Conditions the following definitions apply:

- (G1) **Ancillary Areas:** The facilities located outside the Controlled Drainage Area listed in clause A1(b)
- (G2) **Authorised Person:** An authorised person under the EP Act
- (G3) **Class of Feedlot:** As defined in the *Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland (2000)*
- (G4) **Controlled Drainage Area:** The area shown on the attached site plan from which the overland flow of water is excluded to avoid it becoming contaminated

- (G5) **Delegate of the Administering Authority:** Senior Environmental Scientist, Department of Primary Industries and Fisheries (DPI&F), PO Box 102, Toowoomba Qld 4350 or any other delegate advised by the administering authority
- (G6) **Development Information:** As defined in Condition (A1)
- (G7) **these Development Permit Conditions:** The conditions in Schedules A – G required to be imposed by the administering authority under the EP Act
- (G8) **Effluent Holding Pond:** The effluent holding pond or ponds within the Controlled Drainage Area designated as such on the attached plans with a minimum working capacity of 6.55 megalitres
- (G9) **Effluent Irrigation Area:** The area of 16.6 hectares outside the Controlled Drainage Area designated as such on the attached plans. The maximum effluent application rate must not exceed 70mm/year.
- (G10) **EP Act:** The *Environmental Protection Act 1994* and all regulations and policies made under it.
- (G11) **ERA:** The environmentally relevant activity of cattle feedlotting carried out on the Land.
- (G12) **ERA Area:** The Feedlot Area and the Ancillary Areas
- (G13) **Feedlot Area:** The Controlled Drainage Area including the facilities listed in Condition A1(a)
- (G14) **Land:** The land described on the front page of these Development Conditions
- (G15) **Manure Pad:** The highly dense layer of compacted soil/manure mix, which forms a virtually impermeable seal on the surface of the pens.
- (G16) **Manure Pack:** The manure deposited on the pen surface, above the Manure Pad.
- (G17) **Manure Compost Area:** The area designated as such on the attached plans
- (G18) **Manure Utilisation Area:** The minimum area of 52.5 hectares outside the Controlled Drainage Area designated as such on the attached plans. Manure Application on this area must not exceed 3.8/ha/yr (wet basis). The balance of manure not able to be applied must be exported offsite.
- (G19) **Sedimentation Basin:** The sedimentation basin within the Controlled Drainage Area designated as such on the attached plans with a minimum working capacity of 1100 cubic metres.

M.T.

(G20) Standard Cattle Unit:

The number of standard cattle units per beast must be calculated in accordance with the following table:

Approximate Weight of Beast at Turnoff (kg liveweight)	Number of Standard Cattle Units
700	1.12
650	1.06
600	1.00
550	0.94
500	0.87
450	0.81
400	0.74
350	0.67

(G21) Waste Utilisation Areas: the Effluent Irrigation Area and the Solids Spreading Area

Any term used in these Development Permit Conditions that is not defined but is defined in the EP Act has the meaning given to it in the EP Act.

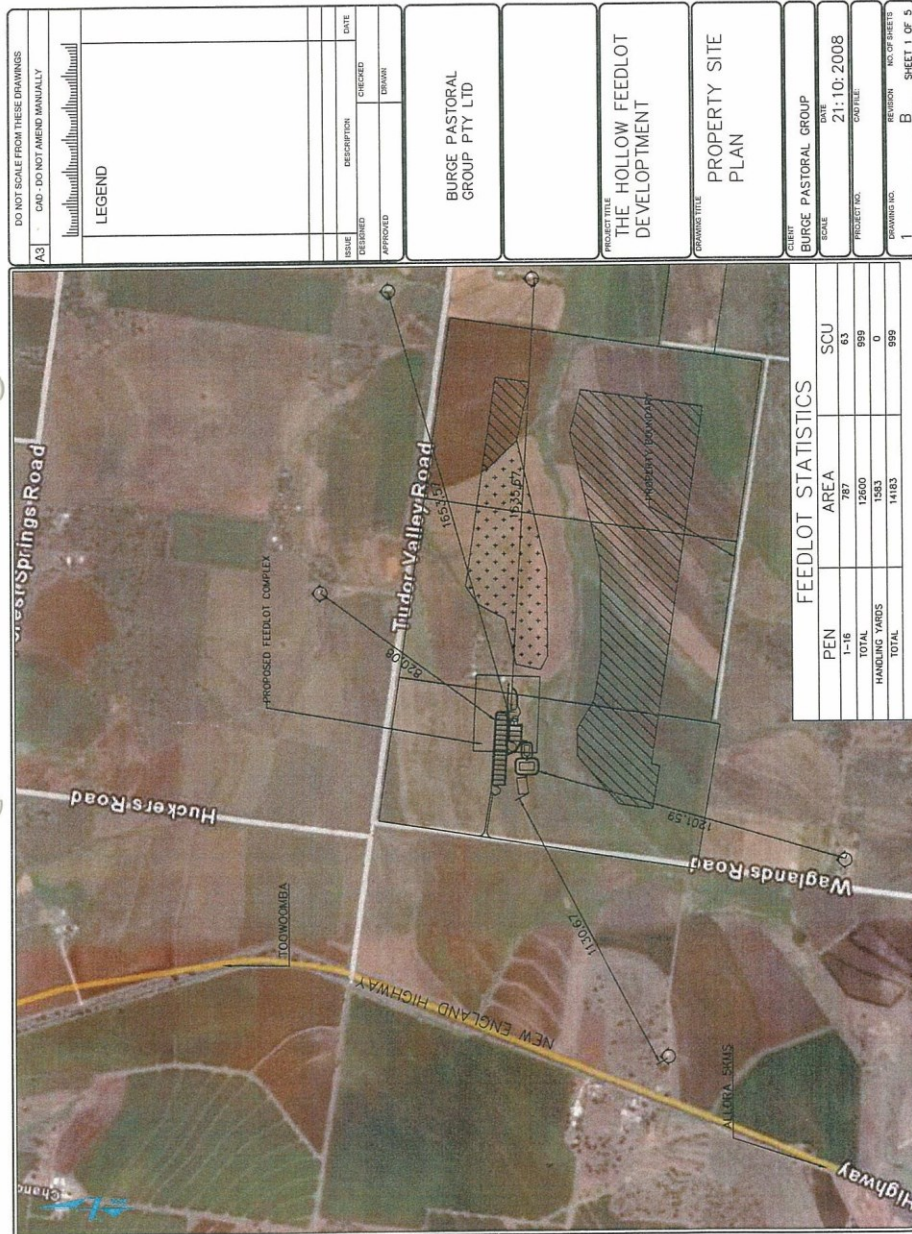
Dated this 27th day of November 2008.

Signed M. Furness

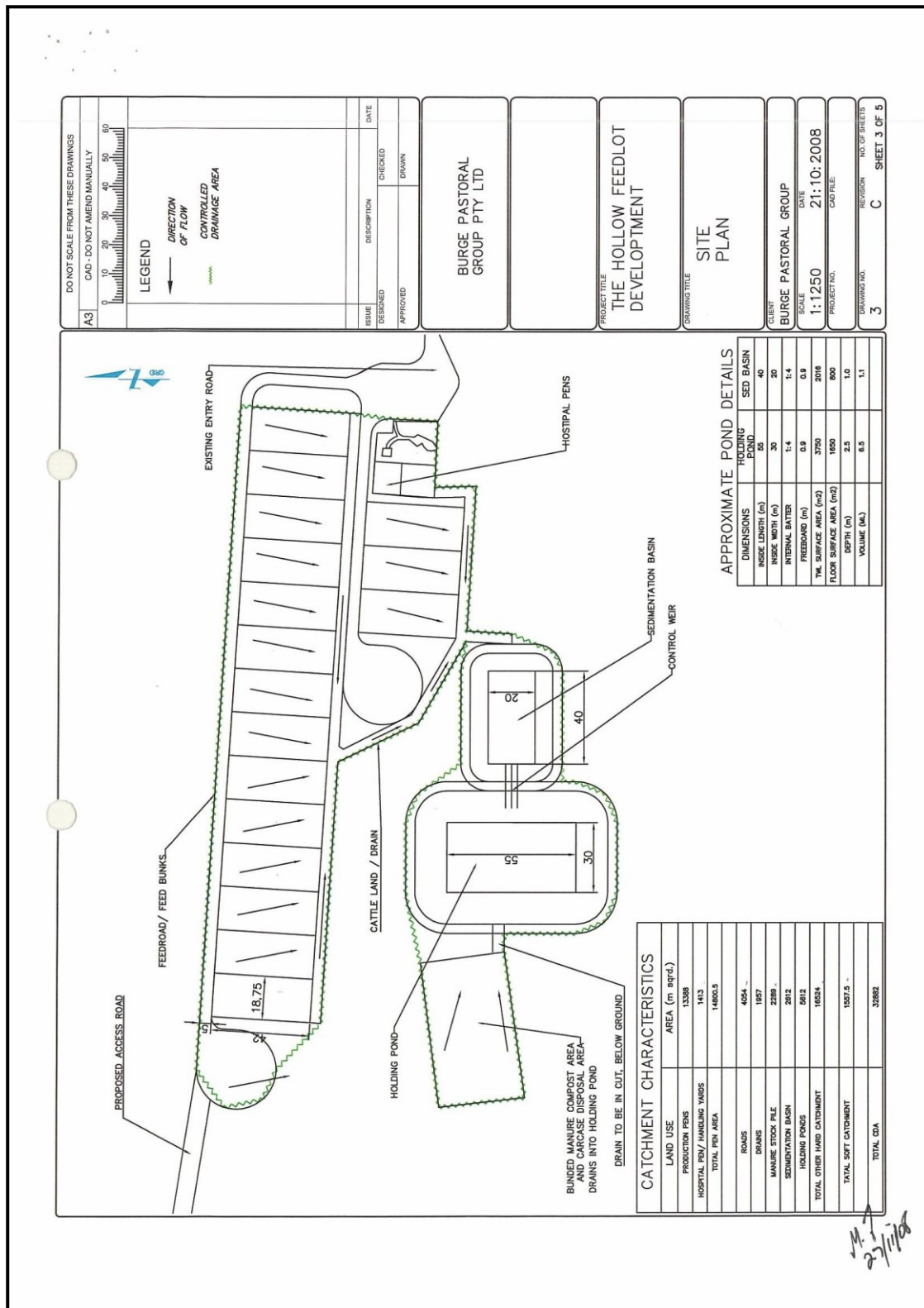
Mitchell Furness

Senior Environmental Scientist

Delegate of the Administering Authority
Environmental Protection Act 1994







Schedule 3 – Department of Natural Resources & Water Conditions

Referral Agency Response – Material Change of Use

s 3.3.16 Integrated Planning Act 1997



Department of
Natural Resources and Water

1. Application information

- 1.1. **Applicant's name:** Burge Pastoral Group Pty Ltd
- 1.2. **Property description:** Lot 1 RP193319, 181 & 182 A342737, 1 RP97864, 2442 M34991
- 1.3. **Assessment Manager/Reference:** Southern Downs Regional Council
- ASM:ASM/U\00939 & ERA\00168
- 1.4. **Date application was referred to Department:** 25 July 2008
- 1.5. **Departmental Reference:** eLVAS Case No: 2008/006422, File Ref.
No: TOO/310/309(0013), Trackjob No: IC0708TBA0010
- 1.6. **Type of development sought by the application:**
 - Material Change of Use

2. Concurrence Agency response:

The Chief Executive of the Department of Natural Resources and Water directs that the following conditions must be imposed on any approval given by the Assessment Manager:

- Any new infrastructure associated with the Material Change of Use must not be located within 'Area A' as identified on Referral Agency Response (Vegetation) Plan 2008/006422, dated 01 August 2008.
- Any new infrastructure associated with the Material Change of Use, other than a fence, road or vehicular track, must not be located within 'Area B' as identified on Referral Agency Response (Vegetation) Plan 2008/006422, dated 01 August 2008.
- All waste associated with the Material Change of Use must be located a sufficient distance from assessable vegetation to ensure that no incidental poisoning occurs.

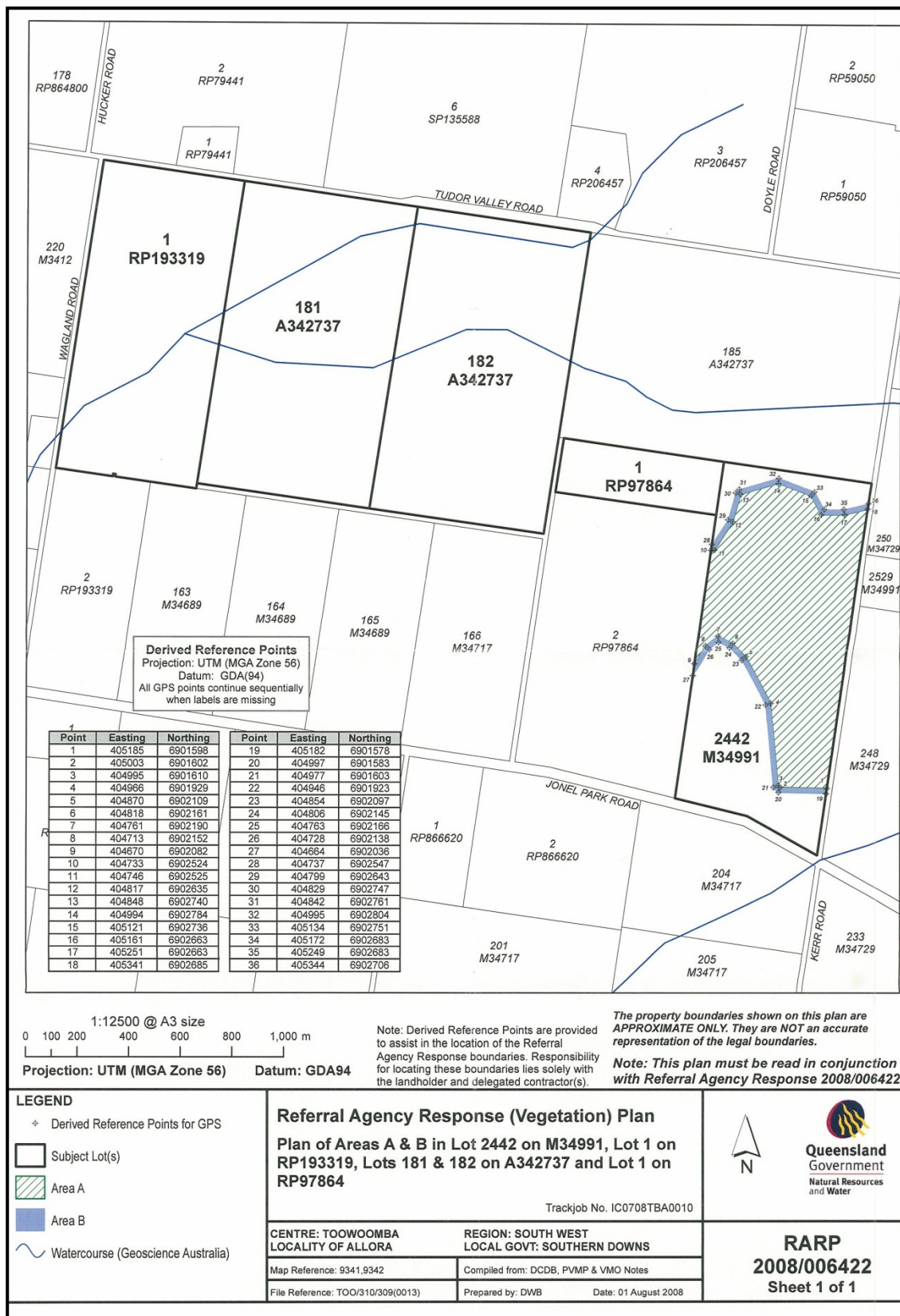
3. Decisions and Reasons:

The assessing officer is satisfied that the application meets the Performance Requirements of Criteria Table A of the *Concurrence Agency Policy for Material Change of Use – 23 August 2007* because clearing as a result of the MCU will not occur within assessable vegetation. Conditions have been imposed based on the information provided to ensure clearing does not occur unless it is already exempt under Schedule 8 of the *Integrated Planning Act 1997*.

4. Authorised Officer Signature:

Jason Chavasse
Senior Vegetation Management Officer VM1
South West

Date of Response: 13/8/2008




Attachments

Nil

12.10 Major Amendment to Southern Downs Planning Scheme - Proposed Rezoning of 20 Herbert Street, Allora

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 23 August 2017
	Planning and Compliance Coordinator	ECM Function No/s: 18.15.11

Recommendation

THAT Council considers whether to rezone land at 20 Herbert Street, Allora, described as Lot 2 RP51378 and Lot 1 RP114992, from the Low density residential zone to the Industry zone.

Report

The proposed major amendments to the Southern Downs Planning Scheme included the proposed rezoning of land at 20 Herbert Street and 22-22A South Street, Allora, from the Low density residential zone to the Industry zone. This proposed rezoning involves five allotments:

- Lot 2 RP51378 and Lot 1 RP114992 located at 20 Herbert Street, i.e. the GrainX site; and
- Lot 2 RP114992 and Lots 1 & 2 RP171158 located at 22 and 22A South Street, i.e. Denny's Engineering and Welding Pty Ltd.

Public Consultation

On 10 February 2017, Council commenced public consultation in regards to proposed major amendments of the Southern Downs Planning Scheme. As part of the public consultation process, written advice was sent to the owners of the land proposed to be rezoned, the proposed rezoning was highlighted in the public notices placed in the local newspapers and on Council's website, media releases were provided, and fact sheets were made available in Council's offices and also on Council's website.

There was strong community objection to the proposed rezoning with thirty-five (35) submissions received objecting to the proposal. No submissions were received in support of rezoning the land. Many of the submissions referenced the operations at the GrainX site and the adverse impacts associated with this business. The matters raised in the submissions included:

- There is no need for additional industrial land – Allora has an industrial estate.
- The land is unsuitable for industrial zoning.
- There is no benefit to the community in rezoning this land.
- The roads in this area are unsuitable for industrial uses.
- The existing Low density residential zoning provide protective measures to prevent future problems if conditions of compliance are enforced and regulated by Council.
- Industrial use of this land should be subject to public notification.

- It would be unfair to those residents who live on Forde Street if they had to deal with additional noise, pollution and activities that would occur if this rezoning was to proceed.
- The rezoning would further devalue surrounding residential land. Residents are unable to sell their properties currently due to GrainX's operations.
- The environmental impacts associated with GrainX are unacceptable and detrimental to the health and wellbeing of residents. Rezoning the land could result in GrainX further expanding their operations and creating more impacts.
- The proposed rezoning is Council acceding to GrainX and favouring GrainX.
- Denny's Engineering was forced to relocate outside of Allora because they were located on land that was not zoned industry. GrainX should also be encouraged to move. GrainX has been given preferential treatment.
- Residents feel the proposed rezoning is an attempt to deceive them and give GrainX the ability to run their business 24 hours a day. Rezoning the land will not silence those complaining about GrainX.
- GrainX consistently fails to meet approval conditions and timeframes for compliance. Council fails to regulate and enforce conditions. Rezoning will cause greater complacency further impacting on the quality of life for residents. Rezoning the land to Industry relinquishes Council from all accountability and responsibility.
- In 2013 there were close to 100 objections by residents to the GrainX business operating in Allora. These residents were totally ignored by Council and now suffer detrimental effects on a daily basis.

Consideration of Rezoning at Meeting on 24 May 2017

At its meeting on 24 May 2017, Council decided not to proceed with the rezoning of this land. The matters considered in making this decision include:

- The strong community objection to the proposed rezoning;
- Given the number of surrounding residences, it is appropriate that industrial use of the land remained subject to impact assessment; and
- A small extension to the Industry zoned land has been proposed on Forest Plain Road to provide some additional industrial land.

Following this decision letters were sent to the owners of the land and the 35 submitters advising of Council's decision.

Requests to Reconsider Rezoning

At the meeting on 26 July 2017, Council considered and agreed to a request from a representative of the landowner of the three adjoining allotments at 22 and 22A South Street, for Council to change its previous decision and decide instead to proceed with the rezoning.

A similar request has been received from Chris Hood, one of the landowners of 20 Herbert Street, Allora, for Council to reconsider the rezoning this land. The letter received from Mr Hood is attached. The matters raised in the letter are as follows:

- It would be inappropriate to rezone 22-22A South Street and not rezone 20 Herbert Street.
- The industrial use of the land predates many of the residences in this area.
- The land should have been zoned Industry.
- There are significant permanent improvements on the land that prevent relocating the business.
- The business can continue to operate regardless of the zoning of the land.

- There are issues in defending to owners and stakeholders the logic of operating an industrial business on residential zoned land.

Further correspondence has also been received from the Southern Downs Residents Action Group Inc. requesting that a moratorium be placed on any rezoning of the GrainX site until such time as the investigation by Council is completed and any subsequent action, if any, is taken by Council.

Proposal

This land has been included in a residential zone since the adoption of the Warwick Shire Planning Scheme in December 1999. Prior to that time the land was not zoned, as there was no planning scheme for the former Allora Shire.

Under the current zoning of Low density residential, any proposal to conduct a new industrial activity on the land is subject to impact assessment; which means that planning approval is required and the development application must undergo public notification.

Any proposal to make a minor extension to an existing industrial activity on this land is currently subject to code assessment. This means that planning approval is still required to be obtained from Council, but the application would not be subject to public notification.

If the land is rezoned to Industry, there will be fewer requirements when establishing an industrial activity on the land:

- A change from an existing industrial activity to a Low impact industry or a Warehouse in an existing non-residential building, will not require approval from Council.
- A change from an existing industrial activity to a Medium impact industry or High impact industry, will not require approval from Council provided certain requirements are met.
- A High impact industry, Low Impact industry, Medium impact industry or Warehouse (other than in the circumstances described above) will be subject to code assessment (i.e. planning approval is required from Council, but the application would not be subject to public notification).
- A Special industry will continue to be subject to impact assessment (i.e. the development application will be subject to public notification).

Given the proximity to residences, it is not considered appropriate that a Medium impact industry or High impact industry proceed without planning approval from Council. When Council decided to proceed with the rezoning of the land at 22-22A South Street, further amendments to the planning scheme were proposed to restrict Medium impact industries and High impact industries proceeding as Self-assessable development. A similar restriction currently applies to land within the northern part of the Warwick Industrial Estate. It is recommended that if Council decides to rezone 20 Herbert Street, the following amendments also be made to the planning scheme.

3.3.7.1 Element - Industrial areas - Specific outcomes

- (1) The interface between industrial development and sensitive uses is managed to protect communities and individuals, and to ensure the long term viability of industrial development. The existing residential development north of McDougall Street is the closest residential development to the Warwick Industrial Estate. Industrial development adjacent to the southern side of McDougall Street does not include industry which would have negative impacts on the adjoining residential area. **Similarly, industrial development of land at 20 Herbert Street and 22-22A South Street, Allora, does not include industry that would have negative impacts on the adjoining residential areas.**

Table 5.5.4 Industry zone

Industry activity	Exempt
	If a change from one an industry activity to a Low impact industry or a Warehouse in an existing non-residential building.
	Self-assessment
	If a change from one an industry activity to a Medium impact industry or a High impact industry in an existing non-residential building, except if the existing building

	is on a site: (a) on McEvoy Street north of Schnitzerling Street, or on a site within 100 metres south of McDougall Street, in Warwick; or (b) at 20 Herbert Street or 22-22A South Street, Allora.
	Code assessment
	If - (a) the self-assessable use does not comply with all self-assessable acceptable outcomes identified in the assessment criteria column; or (b) the use is a High impact industry, a Low Impact industry, a Medium impact industry or a Warehouse and is not exempt or self-assessable.

Table 6.2.4.3 – Industry zone - Self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Amenity	
PO2 Uses do not result in sensitive land uses outside of the Industry zone experiencing a lower standard of amenity as a result of industrial air, noise and odour emissions.	AO2 (a) The use is not a Medium impact industry, High impact industry or Special industry if located on a site: (i) with frontage to McEvoy Street north of Schnitzerling Street, or on a site within 100m south of McDougall Street, Warwick, or (ii) at 20 Herbert Street or 22-22A South Street, Allora. the use is not a Medium impact industry, High impact industry or Special industry. (b) Storage areas are sealed where necessary to mitigate dust nuisance and sediment runoff. (c) The use is consistent with the objectives set out in the <i>Environmental Protection (Noise) Policy 2008</i> and the <i>Environmental Protection (Air) Policy 2008</i> .

Budget Implications

Costs associated with public notification.
Possible claims for compensation.

Policy Consideration

Corporate Plan

- 4.4 Apply the Planning Scheme to ensure consistent and balanced decisions are made in relation to lifestyle and growth opportunities.
8.1 Review the Planning Scheme in accordance with State legislation.

Operational Plan

Oversee review of the Planning Scheme including initiatives to streamline Development Assessment.

Complete the review of the Southern Downs Planning Scheme.

Community Engagement

The proposed amendments to the Planning Scheme underwent a public consultation process for more than 30 business days.

Legislation/Local Law

Sustainable Planning Act 2009

Statutory guideline 04/14 - Making and amending local planning instruments
Southern Downs Planning Scheme

Options

Council:

1. Decides to retain Lot 2 RP51378 and Lot 1 RP114992 in the Low density residential zone for the following reasons:
 - (i) There are many residential uses in this area and it is appropriate that industrial use of this land be subject to impact assessment;
 - (ii) There was strong community objection to the proposed rezoning; and
 - (iii) Additional industrial zoned land has been provided in Allora, being an extension to the Industry zoned land on Forest Plain Road and the land at 22-22A South Street.
2. Decides to further consider this matter when a new planning scheme is proposed.
3. Decides to change the decision made on 24 May 2017, and rezone Lot 2 RP51378 and Lot 1 RP114992, located at 20 Herbert Street, Allora, from Low density residential zone to Industry zone, and decides to proceed with the following amendments to the planning scheme:

3.3.7.1 Element - Industrial areas - Specific outcomes

- (1) The interface between industrial development and sensitive uses is managed to protect communities and individuals, and to ensure the long term viability of industrial development. The existing residential development north of McDougall Street is the closest residential development to the Warwick Industrial Estate. Industrial development adjacent to the southern side of McDougall Street does not include industry which would have negative impacts on the adjoining residential area. **Similarly, industrial development of land at 20 Herbert Street and 22-22A South Street, Allora, does not include industry that would have negative impacts on the adjoining residential areas.**

Table 5.5.4 Industry zone

Industry activity	Exempt
	If a change from one an industry activity to a Low impact industry or a Warehouse in an existing non-residential building.
	Self-assessment
	If a change from one an industry activity to a Medium impact industry or a High impact industry in an existing non-residential building, except if the existing building is on a site: <ol style="list-style-type: none"> (a) on McEvoy Street north of Schnitzerling Street, or on a site within 100 metres south of McDougall Street, in Warwick; or (b) at 20 Herbert Street or 22-22A South Street, Allora.
	Code assessment
	If - <ol style="list-style-type: none"> (a) the self-assessable use does not comply with all self-assessable acceptable outcomes identified in the assessment criteria column; or (b) the use is a High impact industry, a Low Impact industry, a Medium impact industry or a Warehouse and is not exempt or self-assessable.

Table 6.2.4.3 – Industry zone - Self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Amenity	
PO2 Uses do not result in sensitive land uses outside of the Industry zone experiencing a lower standard of amenity as a result of industrial air, noise	AO2 <ol style="list-style-type: none"> (a) The use is not a Medium impact industry, High impact industry or Special industry if located on a site: <ol style="list-style-type: none"> (i) with frontage to McEvoy Street north of Schnitzerling Street, or on a site within 100m south of McDougall Street, Warwick, or (ii) at 20 Herbert Street or 22-22A South Street, Allora. , the use is not a Medium impact industry, High impact industry or Special industry. (b) Storage areas are sealed where necessary to mitigate dust nuisance

Performance outcomes	Acceptable outcomes
and odour emissions.	and sediment runoff. (c) The use is consistent with the objectives set out in the <i>Environmental Protection (Noise) Policy 2008</i> and the <i>Environmental Protection (Air) Policy 2008</i> .

Attachments

1. Letter from Chris Hood [View](#)



PO Box 325
Hamilton QLD 4007

Mr David Keenan
Chief Executive Officer
Southern Downs Regional Council
Fitzroy Street
Warwick QLD 4370

24th July 2017

Dear David

RE: Rezoning 22 and 22A South Street and 20 Herbert Street Allora

We wish to join with Denny's Engineering and Welding Pty Ltd (Dennys) in requesting Council to proceed with rezoning various parcels of land at 22 and 22a South Street and 20 Herbert St in Allora from Low density residential to Industry as was envisaged earlier this year.

We would see it as entirely inappropriate if 22 and 22a South Street was rezoned without the same decision being made for 20 Herbert Street.

We are aware of correspondence to Council from Dennys where they have sought to set out why their land (and by association, our land) should indeed be rezoned as Industry given the obvious industrial use of both properties stretching back over many decades and indeed prior to the existence of a lawful Town Plan.

It is true that both businesses are located in close proximity to residential dwellings however, the industrial usage of both properties predates many residences and industrial usage of these properties has never ceased.

The underlying zoning of the properties as low density residential never made sense and we have long argued it was a mistake given its obvious historical usage.

Whilst it is possible to expand both businesses into additional locations as Dennys have sought to do, the fact remains that both properties have significant permanent improvements thus preventing any wholesale shift of each business to a new location and therefore allowing the land to be utilized in any reasonable way as a low density residential site.

We realise that there have been objections from affected residents. However, the zoning categorisation itself does not change the fact that activities carried out on both properties are obviously reflective of an Industry Zoning. Both businesses are lawfully operating on these properties and have done so for decades. As far as I am aware, both businesses can continue to do so into the future regardless of what the Zoning states.

Objections arguing the existence of suitable alternative Industry zoned land is not relevant in this particular case. The issue relates solely to the fact that both properties were erroneously zoned Low density residential in the initial town plan some years ago.

We concur with Dennys arguments that it is a nonsense to have such an anomaly regarding the zoning which in turn creates numerous issues for both businesses in defending to owners and stakeholders the logic of operating a full scale industrial business on low density residential zoned land that has little chance of ever being utilized as such.

We would respectfully ask that Council sees fit to proceed with its proposal to rezone both properties to their correct and most logical zoning category.

Yours sincerely

**Chris Hood
Director**

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

Nil

14. NOTICES OF MOTION

Nil

15. GENERAL BUSINESS

16. CONSIDERATION OF CONFIDENTIAL BUSINESS ITEMS

In accordance with the provisions of Section 275(1) of the *Local Government Regulation 2012*, a local government may resolve to close a meeting to the public and move 'into Committee' to discuss confidential items, such that its Councillors or members consider it necessary to close the meeting.

Recommendation

THAT the meeting be closed to the public and move into committee to discuss the following items, which are considered confidential in accordance with Section 275(1) of the *Local Government Regulation 2012*, which permits the meeting to be closed to the public for business relating to the following, as indicated:

16.1 Concession on High Water Consumption - PN 28240

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.

16.2 Second Request for Water Relief - PN 99520

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.

16.3 Expansion of Applethorpe Pipeline

Reason for Confidentiality

This item is considered confidential in accordance with section 275(1)(c) of the *Local Government Regulation 2012*, as it contains information relating to the local government budget.

16.4 EOI - Stanthorpe Treated Effluent

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.

16.5 Investigations of Environmental and Development Offences, GrainX, 20 Herbert Street, Allora

Reason for Confidentiality

This item is considered confidential in accordance with section 275(1)(f) of the *Local Government Regulation 2012*, as it contains information relating to starting or defending legal proceedings involving Southern Downs Regional Council.

16.6 2017/18 - Grants to Community - Round One

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.

16.7 Non-Compliance with Development Approval – Requirements for Access Works, Gap Creek Farm, 9674 Cunningham Highway, Tregony

Reason for Confidentiality

This item is considered confidential in accordance with section 275(1)(f) of the *Local Government Regulation 2012*, as it contains information relating to starting or defending legal proceedings involving Southern Downs Regional Council.