

SOUTHERN DOWNS REGIONAL COUNCIL ORDINARY COUNCIL MEETING

Dear Councillors

Your attendance is hereby requested at the Ordinary Council Meeting to be held in the Council Chambers, Southern Downs Regional Council, 64 Fitzroy Street, Warwick on **Wednesday**, 8 **March 2023** at **9:00AM**.

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

Dave Burges

CHIEF EXECUTIVE OFFICER

2 March 2023

WEDNESDAY, 8 MARCH 2023 Ordinary Council Meeting

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ACKNOWLEDGEMENT TO COUNTRY

- 1. PRAYER & CONDOLENCES
- 2. ATTENDANCE
- 3. APOLOGIES
- 4. READING AND CONFIRMATION OF MINUTES
- 4.1 Ordinary Council Meeting 22 February 2023

Recommendation

THAT the minutes of the Ordinary Council Meeting held on Wednesday 22 February 2023 be adopted.

5. ACTIONS FROM COUNCIL MEETINGS

5.1 Actions from Ordinary Council Meeting 8 February 2023

Document Information

	Report To: Ordinary Council Meeting	
	Reporting Officer:	Meeting Date: 8 March 2023
	Chief Executive Officer	ECM Function No/s:
Southern Downs REGIONAL COUNCIL		

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 Ordinary Council Meeting held 8 February 2023.

A copy of the Action Report is attached.

ATTACHMENTS

1. Actions from Ordinary Council Meeting 8 February 2023.



ACTIONS FROM ORDINARY COUNCIL MEETING 8 FEBRUARY 2023

MEETING DATE	ITEM NUMBER	AGENDA ITEM	ACTION OFFICER	ACTION TO DATE	COMPLETED
				23 Feb 2023 - 11:52 AM - Dave Burges	
8/02/2023	8.1	Correspondence	Burges, Dave	Action completed by: Seymour, Marion Correspondence sent to Australia Post with copy to Mrs Neden.	23/02/2023
				23 Feb 2023 - 11:52 AM - Dave Burges	
8/02/2023	8.1.1	Late Correspondence	Burges, Dave	Action completed by: Seymour, Marion Noted.	23/02/2023
				20 Feb 2023 - 3:06 PM - David Fletcher	
8/02/2023	11.1	23_045 Supply and Delivery Bagged Cement	Fletcher, David	Action completed by: Keir, Dianna Council resolution noted.	20/02/2023
		Constitution of Alfattic Outside December		20 Feb 2023 - 3:05 PM - Ellie Brackenborough	
8/02/2023	11.2	Community Engagement Activities October - December 2022	Brackenborough, Ellie	Action completed by: Keir, Dianna Council resolution noted.	20/02/2023
		11.3 YMCA Monthly Report - November/ December 2022 - WIRAC	Brackenborough, Ellie	20 Feb 2023 - 3:05 PM - Ellie Brackenborough	
8/02/2023	11.3			Action completed by: Keir, Dianna Council Resolution noted,	20/02/2023
				27 Feb 2023 - 9:55 AM - Gary Murphy	
8/02/2023	12.1	Infrastructure Services Monthly Status Report	Murphy, Gary	Action completed by: Verney, Prue That Council notes the operational details as outlined in the Infrastructure Services Monthly Report.	27/02/2023
				9 Feb 2023 - 3:42 PM - Angela O'Mara	
8/02/2023	13.1	Planning & Environmental Services Monthly Status Report	O'Mara, Angela	Action completed by: Watt, Jenny Resolution Noted.	9/02/2023
		Mahaid Channa Miller Brania Family Fahanda a Bh		10 Feb 2023 - 2:49 PM - Tonya Collier	
8/02/2023	13.2	Material Change of Use - Dennis Family Enterprises Pty Ltd, C/- Reel Planning Pty Ltd - 43 Percy Street, Warwick	Collier, Tonya	Action completed by: Watt, Jenny Decision Notice emailed to applicant.	10/02/2023
		Request for Tender 23_008- Mulching of Green Waste and		9 Feb 2023 - 3:44 PM - Nicole Collett	
8/02/2023	13.3	Timber Waste Products and Shredding of Mattresses at Waste Facilities	Collett, Nicole	Action completed by: Watt, Jenny Resolution forwarded to relevant officer.	9/02/2023
				9 Feb 2023 - 3:43 PM - Scott Riley	
8/02/2023	13.4	Pest Management Advisory Committee Meeting	Riley, Scott	Action completed by: Watt, Jenny Resolution Noted.	9/02/2023

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ACTIONS FROM ORDINARY COUNCIL MEETING 8 FEBRUARY 2023

MEETING DATE	ITEM NUMBER	AGENDA ITEM	ACTION OFFICER	ACTION TO DATE	COMPLETED
9/02/2022	47.4	COZEE Deliaf from Water Congumntian Charges	Daid Mallia	28 Feb 2023 - 5:37 PM - Nellie Reid Action completed by: Reid, Nellie	20/02/2022
8/02/2023	11.1	60355 Relief from Water Consumption Charges	Reid, Nellie	Noted - Credit to be processed on property and letter sent to Property owner	28/02/2023

6	DECL	ARATIONS	OF CONFL	ICTS OF	INTEREST

7. MAYORAL MINUTE

Nil

8. READING AND CONSIDERATION OF CORRESPONDENCE

8.1 Correspondence

Document Information

	Report To: Ordinary Council Meeting		
	Reporting Officer:	Meeting Date: 8 March 2023	
	Chief Executive Officer	ECM Function No/s:	
Southern Downs REGIONAL COUNCIL			

Recommendation

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

REPORT

1. Department of Regional Development, Manufacturing and Water regarding the Queensland Government's approval to commence construction of the Toowoomba to Warwick Pipeline Project and outlining details of the project and clarification on issues previously raised (copy attached).

Action: Noted.

ATTACHMENTS

1. Correspondence from Department of Regional Development, Manufacturing and Water 9



Our ref: CTS 02305/23

10 February 2023

Councillor Vic Pennisi Mayor Southern Downs Regional Council PO Box 26 WARWICK QLD 4370 Department of Regional Development, Manufacturing and Water

email: Vic.Pennisi@sdrc.qld.gov.au

Toowoomba to Warwick Pipeline – government approval to commence project

Dear Councillor Pennisi

I am writing with regard to the Queensland Government's recent approval to commence construction of the Toowoomba to Warwick Pipeline project (the Project).

As you are aware, both the Toowoomba Regional Council (TRC) and Southern Downs Regional Council (SDRC) voted to support the Project at their respective council meetings in November 2022, subject to a number of conditions. Following on from this, the Department of Regional Development, Manufacturing and Water (the department) has been working with both councils to address some of the conditions in order to progress approval from the Queensland Government to commence the Project activities.

The approved funding for the Project includes:

- Grant funding of \$8.5 million (excluding GST) to SDRC for the 'Smart Reticulation and Network Monitoring (SNRM)' project.
- Payment of a Community Service Obligation (CSO) to Seqwater to enable it to discount the fixed bulk water charges on the water it will supply to SDRC over the 10 years from 2026-27 to 2035-36. This means that SDRC will not be required to pay for any fixed bulk water supply charges on water provided by Seqwater for a period of 10 years.

SDRC has previously raised affordability concems regarding the Project, including in a letter to former Minister for Water Dr Anthony Lynham MP on 13 July 2020. The above funding is intended to assist SDRC with these affordability issues. The funding also addresses Condition numbers 3 and 9 on SDRC's Resolution 17.1 made on 9 November 2022 (the Resolution).

In accordance with Condition number 4 of the Resolution, the CSO will be reviewed within the 10-year period to determine SDRC's financial condition at the time and consider what measures have been implemented to reduce water losses and improve efficiency in the reticulation network.

1 William Street
Brisbane QLD 4000
GPO Box 2247 Brisbane
Queensland 4001 Australia
Telephone 13 QGOV (13 74 68)
Website www.rdmw.qld.gov.au
ABN 51 242 471 577

To further assist with affordability around the ongoing operation of the pipeline, condition number 5 of the Resolution required the annual fixed Operations and Maintenance (O&M) costs be reduced from the proposed \$560,000 per annum through a grant from the state government. On 12 December 2022, the Premier and Minister for the Olympic and Paralympic Games approved repurposing of \$2.55 million from the approved CSO over a 10-year period to further supplement SDRCs O&M costs, bringing the per annum cost down to \$305,000. The additional funding will be made available to SDRC, by way of a grant, which will commence once the pipeline is commissioned.

On 25 January 2023, Her Excellency the Governor, acting by and with the advice of the Executive Council, approved the project commencement. This approval means that preconstruction activities for the Project can now commence in earnest and Seqwater will be issued with a Direction to construct, own and operate the pipeline in the coming weeks.

Officers from the department have been working with SDRC officers to finalise the SNRM Grant Agreement, which will be provided to SDRC in the coming weeks. This is to ensure that funding can be provided as soon as possible, as per Condition number 9 of the Resolution.

Once commissioned, Seqwater will transfer to SDRC the ownership and operation of the Warwick Reservoir and the Allora Pipeline connection (reservoir, transfer pump station and connecting pipeline). This arrangement has been discussed and agreed between SDRC officers and Seqwater as it will provide SDRC with the greatest flexibility for managing the assets.

SDRC will need to negotiate and finalise the supply agreements with Seqwater and TRC for the Project and the department will continue working with both councils to support this process as per Condition 8 of the Resolution. Furthermore, the Premier has noted that TRC will set reasonable and affordable charges for costs payable by SDRC.

I would like to take this opportunity to thank SDRC for continuing to work collaboratively with both the department and Seqwater to deliver this important project.

I have asked for Ms Carla Littlejohn, A/Director, Major Infrastructure Projects, Department of Regional Development, Manufacturing and Water to assist you with any further queries. You may wish to contact Ms Littlejohn on (07) 3199 7876 or by email at Carla.Littlejohn@rdmw.qld.gov.au.

Yours sincerely

Bernadette Zerba

Deputy Director-General

Regional Economic Development

Cc David Burgess

Chief Executive Officer

Email: David.Burgess@sdrc.qld.gov.au

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9.	RECEPTION AND READING OF PETITIONS AND JOINT LETTERS
	Nil

10. EXECUTIVE SERVICES REPORTS

10.1 Chief Executive Officer Employment Contract

Document Information

	Report To: Ordinary Council Meeting	
	Reporting Officer:	Meeting Date: 8 March 2023
	Mayor	ECM Function No/s:
Southern Downs REGIONAL COUNCIL		

Recommendation

THAT Council offer a new Employment Contract for the position of Chief Executive Officer to David Burges for a period of four (4) years commencing from 14 September 2023.

REPORT

Report

Southern Downs Regional Council and David Burges ("Chief Executive Officer") entered into a Contract of Employment dated 14 September 2020 for a term of three (3) years, terminating on 13 September 2023. The Contract contained the option of an additional two (2) year Contract which required the mutual agreement between the Council and the Chief Executive Officer.

Pursuant to clause 4.1 of the Employment Contract, Council and/or the Chief Executive Officer shall initiate discussions about entering into a new Employment Contract not later than nine (9) months prior to the date of termination of the existing Employment Contract.

In accordance with the current Contract of Employment, the Chief Executive Officer provided advice to Council on 17 January 2023 indicating interest in seeking a new Employment Contract for a period of four (4) years.

The performance of the Chief Executive Officer has been regularly reviewed by Council. Performance reviews undertaken have shown that the Chief Executive Officer has consistently met the Key Performance Indicators set by Council, and all have been endorsed by Council.

It is proposed that a new Employment Contract for the position of Chief Executive Officer be offered to David Burges for a period of four (4) years commencing from 14 September 2023.

FINANCIAL IMPLICATIONS

Salary and superannuation conditions.

RISK AND OPPORTUNITY

Risk

Nil

Opportunity

Nil

COMMUNITY ENGAGEMENT

Internal Consultation

Mayor and Councillors

External Consultation

Nil

LEGAL / POLICY

Legislation / Local Law

Industrial Relations Act 2016

Corporate Plan

Nil

Policy / Strategy

Nil

ATTACHMENTS

Nil

10.2 Organisation Information Reports - February 2023

Document Information

	Report To: Ordinary Council Meeting	
	Reporting Officer:	Meeting Date: 8 March 2023
	Chief Executive Officer	ECM Function No/s:
Southern Downs REGIONAL COUNCIL		

Recommendation

THAT Council note the contents of the attached Information Reports.

REPORT

Background

Recognising that Councillors cannot be involved in operational matters and that it is in the best interests of the elected member body and the community to be provided information on the operations of Council, various Information Reports are provided regularly to Council.

These reports are now placed as early as possible in the agenda and prior to any decision or strategic reports.

Report

Relevant Information Reports are provided as attachments to this covering report, and include:

- 1. Planning and Environmental Services Monthly Status Report.
- 2. Infrastructure Services Monthly Status Report.

FINANCIAL IMPLICATIONS

Where relevant and unless noted otherwise, budget provisions have been made for the operational and capital issues discussed in the reports.

RISK AND OPPORTUNITY

Risk

That Councillors are not adequately informed of operational matters that may be of interest.

That members of the public are not adequately informed of operational matters that may be of interest.

Opportunity

These reports present an opportunity to the organisation to demonstrate progress of a wide range of deliverables.

COMMUNITY ENGAGEMENT

Internal Consultation

Consultation is undertaken where deemed appropriate on various matters that may be included in the Information Reports.

External Consultation

Consultation is undertaken where deemed appropriate on various matters that may be included in the Information Reports.

LEGAL / POLICY

Legislation / Local Law

Nil

Corporate Plan

Various matters included in the Information Reports contribute to the realization of Council's Corporate Plan themes of *People*, *Places*, *Prosperity* and *Performance*.

Policy / Strategy

Various matters included in the Information Reports contribute to the realisation of Council's policies and strategies.

ATTACHMENTS

- 1. Planning and Environmental Services Monthly Status Reports.
- 2. Infrastructure Services Monthly Status Report

Planning & Environmental Services Monthly Status Report

Document Information

	Report To: Ordinary Council Meeting		
	Reporting Officer: Manager Planning and	Meeting Date: 8 March 2023 ECM Function No/s:	
Southern Downs	Development		

Recommendation

THAT Council notes the operational details as outlined in the Planning & Environmental Services Monthly Status Report.

REPORT

Planning and Development

Planning Services

A Shaping Southern Downs Advisory Committee meeting was held on 21 February 2023. The
meeting was well attended, with Des Neijens joining the committee. Discussion occurred in
relation to the new Southern Downs Planning Scheme, the Urban Design Frameworks, and an
Economic Development update.

Built Environment

The backflow prevention register program is continuing with 279 devices now tagged and a
further 351 devices which have been previously identified, but yet to be tagged. Testing has
been occurring across the region and Council has been providing reminder notices to property
owners of tagged devices, where testing is overdue.

Environmental Services

Local Laws

The following are some of the pest management activities undertaken in November 2022:

Officers continued work in areas where and when conditions permit. These were either in response to resident's reports to Council, or Local Laws Officers identifying the invasive plants as part of their routine work. When work is undertaken on the roadside, letterbox drops/education is undertaken to nearby landholders where appropriate.

- Planning continues for Aerial Baiting 2023. Aerial baiting lines being finalised and mapped -375km in length.
- Preparations are in place for our next round of coordinated wild dog baiting 8th 9TH and 10th March 2023.
- Attended Biosecurity Advisory Committee Meeting at Toowoomba Regional Council depot.
 Guest speaker presentation on Ag Drones and SDRC report presented.
- Three Local Laws Officers attended a Fumigation Course (rabbit burrows and natal fox dens) with applications for licences made to QLD Health.

- Project plan submitted for African Swine Fever in conjunction with Toowoomba Regional and Western Downs Councils.
- Two replacement sections on the Stanthorpe Wild Dog Spur Fence completed after flood damage including repairs to the section crossing the Severn River.
- Three movement activated cameras installed on the Stanthorpe Wild Dog Spur fence.
- Grid cleaning on Nundubbermere Road for Stanthorpe Wild Dog Spur fence.
- Two Ad-hoc Wild dog baiting's were conducted at the Warwick Pound.
- Girraween National Park Coolatai spraying has been completed.
- Roadside weed spraying continued in the southern region (Blackberry), with Lantana work continuing in the Greymare area and Lantana, Box Thorn and Blackberry treated on Connolly Dam Rd and Blakes Rd. Ragweek was also treated on Hermitage Emu-Vale Rd and Blakes Rd.
- Two day patrol and patch of the Killarney Wild Dog Spur Fence was undertaken.
- In February forty-three (43) cats were impounded, four (4) being returned to their owner and ten (10) being rehomed. Twenty-nine (29) were taken to vets - Feral.
- In February twenty-five (25) dogs were impounded with fourteen (14) being returned to their owner and eleven (11) being rehomed.
- Animal control issued four (4) infringements and twenty (20) Compliances.
- Four (4) QLD dog breeder concerns regarding incorrect breeder identification number (BIN).
- Five (5) abandoned vehicles were reported.
- Three (3) illegal dumping's attended for tyres and general waste.
- Twelve (12) Overgrown Allotments reviewed.

Officers continue to make contact with customers where possible to try to prevent all possibility of going to compliance. This is working well with only one forwarded to contractor.

- Four (4) parking related issues.
- Six (6) cat traps hired out.
- Three (3) illegal camping issues.

Regulatory Services

- A total of seventeen (17) applications were received in February2023, with sixteen applications being approved.
- There was seven (7) routine inspections of licensed businesses conducted, as well as five (5) follow-up inspections and seven (7) pre-opening inspections. There was also four (4) inspections conducted relating to enquiries or complaints about licensed businesses.
- There was a further twenty-nine (29) inspections on non-licensed premises or onsite inspections relating to a complaint.
- Five (5) legal notices were issued and seventy-one (71) building search information for rates searches completed.
- A total of fifty-five (55) ment requests were received including complaints and enquiries on illegal dumping, building compliance, public health risks, planning/unlawful use of land, environmental, local laws and food.

Sustainability & Environmental Officer

- Conducted 5 toolbox talks on Environmental Awareness with Works, P&G & Facilities crews.
- Grant applications Disaster Recovery grants Flying fox survey for alternative sites; Flying fox alternative site on ground works; and African Swine Fever for Local Laws.
- Completed Climate Change Policy.
- Reviewed Climate Change Adaptation Assessment by LGAQ.
- Social Media shared opening of Australian Government Future Drought Fund Grants; and shared opening of Australian Government Small Business Energy Efficiency Grant.

 Community engagement - SQL Andrew Davidson; Granite Belt Sustainable Action Network & Granite Belt resource recovery group; John Hodgon Threatened Species Network-Department Environment & Science; and Friends of Everest Rd Reserve with Andrew Macdonald for delivery of mower & accessories bought with Gaming Find grant supported by SDRC.

Waste

- In February 2023, there were 6887 transactions across the weighbridge at the Warwick Waste Facility and 2844 transactions across the weighbridge at the Stanthorpe Waste Facility.
- Waste education was delivered across the region at the end of February. Lessons were
 delivered to approximately 500 students from 11 schools and kindergartens across the
 region, as well as a free community workshop on composting and worm farming.
- Officers attended a workshop in Roma on the 3 March to develop an options analysis and review an interim report as part of the development of the Darling Downs South West Regional Waste Plan.

ATI		

Nil

Infrastructure Services Monthly Status Report

Document Information

6	Report To: Ordinary Council Meeting				
	Reporting Officer:	Meeting Date: 8 March 2023			
	Director Infrastructure Services	ECM Function No/s:			
Southern Downs					

Recommendation

THAT Council receives and notes the Infrastructure Services Monthly Status Report dated 8 March 2023.

REPORT

The Infrastructure Services Directorate has responsibility for the operational aspects of a range of functions, which are outlined below.

Director Infrastructure Services

Highlights

- Progression of the T2W pipeline project with Council confirming support; meeting to continue in 2023. Premier has now announced that the funding has been approved.
- Progression of Stanthorpe SMART meter rollout at 95% complete including initial leak detection occurring. Agreement with Unity water to monitor the network has been signed.
- Project Management Plan for rollout of SMART meters associated with the Network Monitoring and Leak detection funding linked to the T2W project to the rest of the district has been submitted; waiting on funding agreement to be finalised.
- Progression of risk assessment for Connolly Dam to understand the critical works that will be required to address dam safety requirements
- Consultation with Native Title Claimants has commenced for Condamine River Road following the identification of some process concerns. A collaborative approach is being pursued.
- Feedback on online auction of surplus equipment has been positive.

WORKS

Maintenance & Operational – see Attachments

- Flood Recovery program Project Status Report
- Condamine River Road Progress Report
- Road Maintenance Report February 2023
- Capital Works Report and Cashflow 2023-02-24

PARKS AND OPERATIONS

Maintenance Activity Parks

Parks South

- 20 Parks including Wallangarra and Dalveen, town entrances, town entrances, Stanthorpe Sporting Association sporting fields, Storm King Dam foreshore and Quart Pot Creek circuit.
- 17 toilets maintained including Donnelly's Castle and Dalveen and pressure cleaned.
- Significant weed control measures undertaken.

Parks North

Warwick/Outer Crew

- 42 Parks including 11 Parks maintained twice, 25 Walkways, 3 River Walkways and 2 Reserves.
- All toilets were also maintained over the month including pressure cleaning and rubbish collection.
- Significant weed control measures undertaken.

Killarney / Tannymorel / Emu Vale

- 15 x Parks/Open Spaces areas maintained 2-4 times.
- All toilets were also maintained over the month including pressure cleaning.

Allora

- 9 x Parks/Open Spaces areas maintained twice.
- All toilets were also maintained over the month including pressure cleaning.

Workshops

 An interview was conducted on 21 February, 2023 for the Diesel Fitter Position at the Warwick Workshop with testing currently being conducted.

Facilities Maintenance HelpDesk

Facilities Maintenance HelpDesk Portal Request Data:



Cemetery Interment Service Provision

Cemetery	Burial Locations	<u>February</u>
-	-	-
Warwick	Lawn	1
Stanthorpe	Outdoor Burial Wall	1
_	Monumental	3
Eden Gardens	Lawn	5
Killarney	Lawn	2
Wallangarra	Lawn	

Cemetery	Ashes Interment Location	
Warwick	Lauren Grove	3
	Grave	1
Stanthorpe	Grave/Vault	1
Killarney	Columbarium	3
Eden Gardens	Memorial Garden	1
Allora	Grave	
	Columbarium	
Total		21

Significant achievements/outputs from the team since last report

Parks

- SDIEA traineeships commenced with high level assistance provided to participants;
- Significant tree works undertaken;
- Some playground maintenance items addressed;
- Project works undertaken at Chase Estate playground delivering significant refurbishment playground reopened 27 February 2023; and
- Static Car Show at Rotary Park enjoyed by local community.

Workshops

- An online auction of Council's used Plant is being conducted by Ray White Nasco. The
 auction started on 23 February 2023 with an inspection day on Friday, 24 February 2023, at
 the Yangan Road Depot. The auction closed at 1.00 pm on Tuesday, 28 February 2023.
- Council took delivery of one Ford Ranger utility, one Kubota 54" Zero Turn mower and one Komatsu PC210LC-11 excavator.
- Warwick Workshop achieved compliance from the WH&S team members for the WH&S review after an on-site visit.

Facilities

- Roof repaired at Warwick Town Hall;
- Work plan has been organised for the removal of old air conditioning from the Warwick Administration building;
- · Cleaning of carpets and chairs in the Warwick Library and Town Hall;
- Several capital projects in various stages progressed further. Works for Queensland's Stanthorpe Netball Clubhouse project design amendments were presented to Planning and Environmental Services and received favourable feedback – awaiting outcome;
- Interviews undertaken for vacant Facilities Supervisor position;
- · Set up Town Hall for Values day and concerts; and
- Test and tag underway.

Significant planned events and/or activities for the next reporting period

Parks

- Playground strategy to be determined while further maintenance items also hope to be addressed;
- ANZAC Day preparations to commence;
- Concepts and scope of works for various operational activities; and
- Project planning for SDIEA participants.

Workshops

- Complete the online auction process; and
- Complete the budgets for 2023/24.

Facilities

- Major undertaking to remove redundant air conditioning units at Warwick Administration building will hopefully address water penetration issues;
- Flashing installation on Warwick Administration roof with hope of addressing water penetration issues;
- Installation of new shade sail Allora Pool; and
- Filling vacant Facilities Supervisor position.

Current and emerging risks and issues which may impact work outputs

Parks

- Late summer storms presenting some difficulties and risks;
- While park public toilet vandalism continues to present challenges continued consultation with QPS has mitigated occurrences. Notwithstanding, vandalism remains a risk and prevents crews from undertaking core duties leading to demoralization;
- Further staff resignations impacting on work outputs; and
- SDIEA program presenting weighty challenges.

Workshops

 Stanthorpe Workshop needs to action WH&S concerns after an onsite visit from the WH&S team.

Facilities

- Warwick Town Hall rear steps are a safety hazard;
- · Receipt of quotes in a timely manner;
- Lack of skilled staff;
- Communication between areas;
- Contractor availability and management;
- Significant capital project workload without a permanent supervisor. This poses an additional
 risk to the remaining Facilities Maintenance Officers having to perform beyond role
 requirements and expectations leading to health and wellbeing challenges and service level
 diminishment.

WATER

- Delivery works for SMART meters installation in Stanthorpe is all but complete with less than 30 meters to still be installed by Council staff as they are more complex. There have been a number of success stories already and this project has already contributed to water saving targets in Stanthorpe. The project management plan for the next stage of the SMART meters has been approved. This is to provide SMART meters to the remainder of the water supplies. The signed funding agreement should be received shortly, allowing works to commence.
 - The agreement has been signed with Unity Water to allow them to monitor our SMART meters in Stanthorpe for one year and provide reports on potential issues.
- Upgrade of Tertiary Treatment Plant Warwick STP
 The contractor responsible for civil works has completed 90% of the civil works. They are unable complete the erection of the industrial shed for UV units due to delays associated with supply issue (shed construction expected to be complete by late March 2023).
- The contractor responsible for the mechanical works at the Warwick STP has completed the
 design works and 70% of the fabrication works. The contractor will mobilise to site once the
 industrial shed has been completed by the civil contractor.

- Tenders for emergency storage tanks for three sewer pump stations located in Stanthorpe have closed and we are negotiating with the preferred tenderer.
- Working on the Dunn Street portion of the water network upgrades in Stanthorpe. The drilling
 equipment has been damaged by the rock and there is a delay while this is repaired. The site
 will be tidied up and works will cease until the drilling machine is back on site. Started the
 bypass for the northern bypass station but just waiting on materials to complete this portion of
 the works.

Update on Drought Resilience Project

	Project Objective	Status Update
Activity 1	Developing water supply from bores in the Cunningham Alluvium to Warwick	This project is now out to tender. Construction is anticipated to commence by April and be complete by August 2022. DMDRW has been consulted regarding extension of time for delivery (all Activities) and this is in line with those timeframes.
Activity 2	Development of the Allora bore field (Dalrymple Creek Alluvium)	Detailed design is continuing and then this portion of work will be added to the tender for activity 1.
Activity 3	Water supply from Connolly Dam to the Warwick WTP	A meeting was held to resolve comments made on the GHD reports. This meeting was productive and all major issues were resolved. This applies to Activities 3 and 4.
Activity 4	Blending and Pre-treatment Facility - Warwick Water Treatment Plant Upgrade	Preliminary design is ongoing and is a large task and is ongoing as reported last month. Consultants are reviewing design requirements based on blending options from various sources. More milestones and iterative reviews are being put into place to ensure quality of deliverables,
Activity 5	Extraction of water from below the minimum operating level (MOL) at Leslie Dam by SDRC (about 74% of dead storage)	SunWater have commenced the design work required for this project.
Activity 6	Investigation of market availability of groundwater entitlements, test bore locations and system integration	Consultants have completed a draft report which has been reviewed. Was discussed at the meeting in January and the report anticipated to be complete by March.

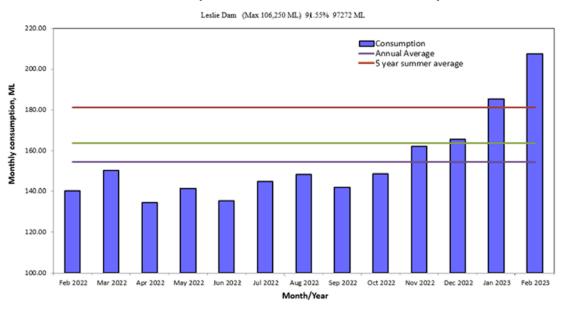
Water Graphs

From April 2023, the following Water graphs will not be reported in the Infrastructure Services Monthly Status Report but will be available on the Southern Downs Regional Council website. The link to these graphs will be supplied in the Infrastructure Services Monthly Report that will be presented at the next Ordinary Council Meeting being held on 12 April 2023.

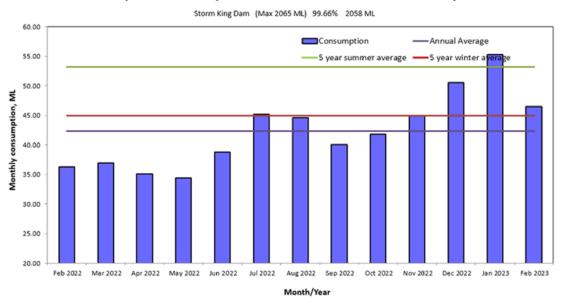
Similarly the depletion forecasts for water resources will be made available.

AVERAGE CONSUMPTION PER C	ONNECTION								
Month	February							Consumption per p	erson
Days /Month	28								
		Number of Conne		onnections Proportion of Use		Average Daily Consumption Litres / connection / day		Residential Consumption	
Water Scheme	Monthly Supply (kL)	Non- residential	Residential	Non- residential	Residential	Non-residential	Residential	based on 2021 census persons per household	Consumption Target 200
Stanthorpe Total less 3 standpipes	44,762	407	2326	29%	71%	1,153	485	167,40	200
Warwick Total less Yangan, Allora, truckwash and 2 standpipes	195,416	942	6715	46%	54%	3,390	564	245.10	200
Killarney less 1 standpipe	9,943	108	392	41%	59%	1,340	537	255.60	200
Wallangarra (less Tenterfield SC)	3,174	48	248	38%	62%	894	284	142.01	200
Allora less 1 standpipe	6,290	123	425	34%	66%	617	350	152.16	200
Dalveen	829	15	57	24%	76%	471	396	171.98	200
Leyburn	1,381	28	98	42%	58%	736	293	133.22	200
Pratten (less 30 kL backwash filter)	1,071	11	71	11%	89%	377	480	218.32	200
Yangan	2,449	18	90	80%	20%	3,901	192	73.68	200

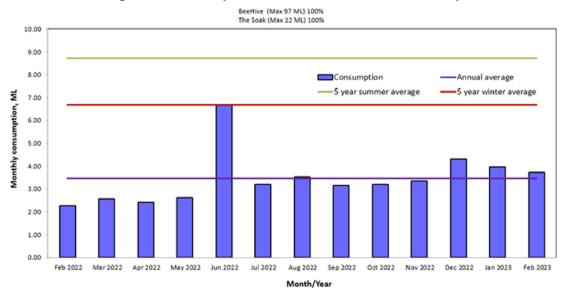
Warwick WTP Monthly Water Production 13 months to February 2023

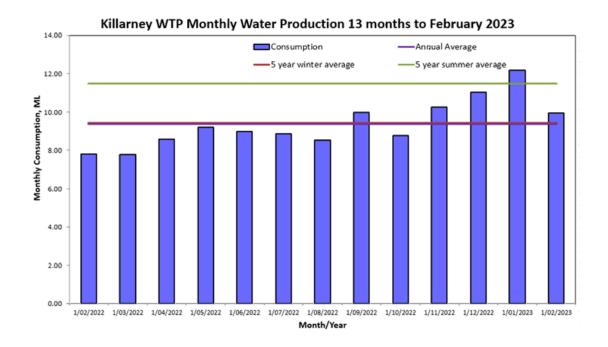


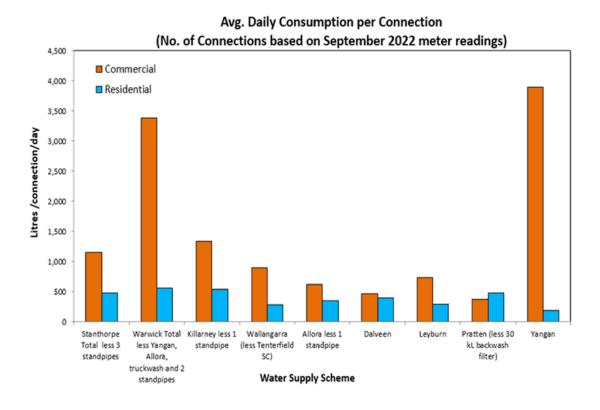
Stanthorpe WTP Monthly Water Production 13 months to February 2023

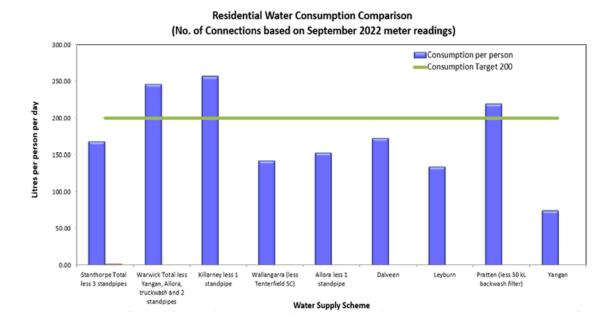


Wallangarra WTP Monthly Water Production 13 months to February 2023









ATTACHMENTS

- 1. Flood Recovery Program - Project Status Report
- 2. 3. Condamine River Road Progress Report
- Road Maintenance Report February 2023
- 4. Capital Works Report and Cashflow 2023-02-24

Project Status Report



PROJECT: SDRC 2020, 2021 & 2022 DRFA PROGRAMS (5)

REPORT NUMBER	28	REPORT DATE	24 February 2023
REPORT PREPARED BY	Ben Lusk, GenEng Solutions		
REPORT RECIPIENT	James Varughese		
COPIES TO	Gary Murphy, GenEng PM Team		

PROJECT UPDATE

Report Period	Up to 22 February 2023
Progress	2020 Submissions — All works associated with these submissions have been completed. — Finalisation and acquittals are underway.
	March 2021 Submissions
	 All submissions for this event have been approved and delivery is required by June 2023.
	 An extension of time request has been submitted to QRA in February for the approved betterment works on Condamine River Road. The significant adverse weather incurred since approval of the submission back in 2021 has made physically accessing the multiple construction sites very challenging. It's hoped an extension of time will allow some breathing room in the delivery program, should further poor weather be encountered. The value of the March 2021 REPA program is estimated to be \$5.8M including \$2M
	betterment. - Works associated with this event are approximately 60% complete. The remaining
	40% of this event is the Condamine River Road projects plus Lyndhurst Land works that are scheduled to be completed over the next 3 months.
	November 2021 Submissions
	 Talgai West, Goldfields and Glen Niven Road culvert betterment applications are the only submissions still awaiting approval from QRA.
	The current value of the November 2021 REPA program estimated \$1.5M. This doesn't incorporate increases in value of the betterment applications, should they be approved. **Mode associated with this count are approximately 80% countries.** **Configuration** **The current value of the November 2021 REPA program estimated \$1.5M. This doesn't incorporate the second value of the Secon
	Works associated with this event are approximately 80% complete.
	Feb & May 2022 Submissions 9 of 14 unsealed and 16 of 30 sealed roads submission have been approved. Kital Road Bridge betterment remains under QRA assessment. Betterment submissions for Merivale Street, Connells Bridge Road and Wheatvale Plains Road have also recently been submitted. 4 other submissions, including 2 betterment are under final stages of development and are expecting to be lodged with QRA late February/early March.

GenEng Solutions Pty Ltd Page 1 of 3

SDRC-DRFA Program | Status report 24 February 2023

Report Period	Up to 22 February 2023
porer enou	
	 The current value of REPA for combined Feb and May 2022 events is estimated at \$23.2M, not including unsubmitted betterment values still being finalised.
	Delivery
	 The priority of REPA delivery is with 2021 events (March and November), having delivered the final roads from the 2020 program in December. Site investigations are underway around the Spring Creek Road landslip to inform an appropriate reconstruction strategy. The tendering period for Talgai West, Goldfields and Glen Niven Road culverts, and Lyndhurst Lane contract has passed, with construction expecting to begin in April. Sealed road packages are being developed and programmed for delivery. An initial package of works around Killarney is expected to begin in the final week of February, delivered by Council day labour. Monthly progress reporting and planning for delivery of approved works continues. First contract package for sealed road repair to be released to market in March.
QRA	 Monthly progress reporting continues to QRA. There are >50 active submissions requiring reporting and forecasts each month. 26 submissions, including 14 for sealed roads and 7 betterment submissions are under review with QRA.
Forecast Activities	 Monthly claims to QRA. SDRC reporting. Unsealed roads submission delivery. Sealed road submission delivery. Structures repairs to be submitted with betterment components where appropriate. Development of strategy for major component of the pavement program. Provide forecasts for next years council budget for complementary works

GenEng Solutions Pty Ltd Page 2 of 3

SDRC-DRFA Program | Status report 24 February 2023

Report Period	Up to 22 February 2023					
Financial	Event	Actual	Committed	ECC	EFC	Income
Status	Feb 20	\$9,050,005	\$0	\$13,560	\$9,063,565	\$8,283,925
	Mar 21	\$4,810,236	\$1,702,592	\$2,033,257	\$6,843,493	\$3,986,414
	Nov 21	\$2,245,051	\$118,143	\$1,018,716	\$3,263,767	\$2,150,465
	Feb 22	\$1,879,491	\$788,931	\$6,597,502	\$8,476,993	\$3,010,781
	May 22	\$4,434,840	\$141,439	\$18,455,959	\$22,890,798	\$4,787,498
	TOTAL	\$22,419,623	\$2,751,106	\$28,118,993	\$50,538,616	\$22,219,082
Critical Issues/ Delays/ Concerns	 The approved betterment projects on Condamine River Road (Killarney) remains at risk of further delays from any future rainfall in the catchment. Due to delays accessing Spring Creek Road site with drilling rigs designs and tendering will not be completed in time for funding estimate updates. First sealed road package to tender for market testing of rates to inform estimate 					
		-	•	_		5.
Attachments	 First sea updates 	-	age to tender f of March.	_		5.

GenEng Solutions Pty Ltd Page 3 of 3

Cambanoora Gorge / Condamine River Road

Progress Tracking on Recommendations from Council Report 15/12/2021

Togress Tracking on Necommendations	Hom Council Report 13/12/2021
o. Recommendation	Progress Report end-February 2023
50	Action Closed.
2 Implements the interim (revised) Condamine River Road Temporary Closure Procedure (CRRTCP) until the installation of 2x CCTV cameras and	Equipment installed and operational. Condamine River Road Temporary Closure Procedure being followed.
electronic road dissure signs is complete	council is maintaining the crossings in accordance with DAF requirements when safe to
section 3 of the report	do so.
4 Continue to deliver the project to install two CCTV cameras and water level monitoring equipment	Equipment installed and operational, awaiting incorporation into Council's Disaster Management Dashboard.
5 Undertake a road safety review of the Condamine River Road	RFQ drafted, awaiting finalisation and release to market.
6 Continueto promote behaviours such as: takeyour rubbish home with you, where possible bring appliances that allow you to capture and remove any toil eting impacts, avoid stirring up sediment in wet crossings and reduce speed to minimise dust so as to keep the amenity of the Cambahoora Gorge pleasant for all	Ongoing.
7 Continue to work with community groups on suitable wording for any materials that promote use of the Cambanoora Gorge and environs	No updates.
	Working Group was provided copies of December 21 report and closure procedure. Staff have recently undertaken a meeting within ative title claimants with regards to the project and communication and stakeholder engagment. Matters raised are being
9 Proceed with the design of a bed level crossing for Long, Mill and 2nd Crossings in a bid to obtain external funding such as Betterment funding under QRA arrangements	Betterment funcing received for 4 crossings, Long, Black Fellows Gully, Mill and Second crossings. Designs have been completed. Construction contract awarded. Two crossings approved by Fisheries with discussions continuing on the remaining two Environmental assessments are being undertaken and site inspections will be carried out as part of these assessments.
10 Maintain the other crossings "as is" until they can be reviewed by the working group twelve months after the last crossing listed in 9 above has been constructed	Ongoing and dependent on weather conditions.
11 Proceed with a design for a bed level crossing at the upstream side of	Funding obtained. See item 9 above.
Blackfellow Guily and apply for external funding such as Betterment under QRA	The crossing will be constructed at the lower crossing to meet road design guidelines and provide suitable property access.
12 Continue to meet with local groups as appropriate to obtain community feedback	Ongoing.
Reis, Heywood, Billy John Daggs, Andrew Evans, Long and Watson Crossings	No applications have been made recently and focus is concentrated to expedite the funding received to upgrade the first four crossings.
14 Continue to provide road dosure information to the existing mailing list and provide a copy of the SDRC road dosure policy	No further update. Road closure information is available on Council's website
15 Reinforce the legislative requirement to obtain approval (such as minor works or operational works permits) from Council for any activities within the road comdor and remove items such as trees, rocks, signs or barriers that have been placed without a permit, if deemed to be a safety issue	Council staff are cognisant of requirements
16 Be provided with updates on a regular basis	this report forms is the current method of update on a monthly basis.

Road Maintenance Report Works Department



Report Date	23 February 2023
	Link for Current and Future Road Works –
	Current and Future Road Works - Southern Downs Regional Council (sdrc.qld.gov.au)

	Current and Future Road Works - Southern Downs Regional Council (sdrc.qld.gov.au)
Achievements Since Previous Report	2022/23 program developed. It is very basic as maintenance activities continue to be very reactive and ongoing.
This Month's Planned Work	Operational Works for 2022/23 have commenced and are in progress. Flood Damage Works continue. Reseal Preparation Works completed. Pavement Repairs — unapproved Flood Damage repairs continue. Town streets are the focus until more approvals flow through. Unsealed roads, Grading Northern — Restoration of Essential Public Assets (REPA), maintenance grading and resheeting continues on various roads. Customer complaints regarding road conditions are being responded to when resources and conditions allow. Experiencing a lot of follow up on road damage and defects that are not associated to declared flood damage events. This is due to ongoing rain events. Canningvale Road access repairs are completed. Old Stanthorpe Road repair completed. Spring Creek Road land slip sidetrack works for drill rig are completed. Repairs on Bracker Road failed section will commence this week or next week and then moving onto town streets again. Freestone Road Palmers Bridge relocated property access completed. RMPC works — we are well into our contract expenditure so the feeling is we will program this crew onto SDRC roads for Flood Damage works. Feedback has been provided to TMR and we will be moving onto SDRC works after a large repair on Yangan Road has been completed as a safety repair, and will look at any individual requests that come our way if we can manage this. TMR made a late request for repairs on Leyburn Cunningham Road. We had to say no due to other programmed works of our own. Warwick Killarney Road and Warwick Yangan Road pavement failures logged awaiting TMR feedback on delivery type. This work may go to Roadtek. Pavement Repairs — Amosfield Road — waiting TMR approval. Amiens Road to be programmed. Patching/slashing/sign repairs/inspections/sweeping are carried out by a maintenance program around the region. We are getting on top of pothole patching repairs and looking at reducing our expenditure by removing one Jetpatcher from our work flow plant hire. Slashing operations are good due to dry conditions.
Work Planned for Next Month	 Remaining RMPC task; Unapproved REPA sealed roads; Approved REPA unsealed roads; Line marking left over jobs;

	 Programmed signage works and Merit signage works; Road patrols pothole/edge break repairs and Merit requests.
Safety Concerns	 Compliance with new traffic management regulations; Staff impact with workloads and vacancies.
Staffing Matters	 Staff leave at supervisor level has placed a strain on job site supervision; Vacant positions are not being filled quickly enough.
Plant Maintenance Requirements	• Nil
Key Budgetary Concerns	 Expenditure on sealed network activities will require additional funding or transfer within internal programs. There are a lot of defects to address that are not funded from REPA.

Southern Downs A great place to live, work, play and stay.



INFRASTRUCTURE SERVICES Works Department Capex Program 22/23

Capital Works Report and Cashflow 2023-02-24

STIP - Safe Transport Infrastructure Program
IN/SPP - Heavy Verbicks Selety And Productivity Program (50:50)
BS - Blosk Receive Programme (50:50)
BS - Blosk Receive Programme (50:50)
BS - Blosk Receive (10:0)
TIDS - Transport Infrastructure Scheme (50:50)
WHO - Winds for Quaerstanded (10:0)
URC - Local Roads and Communities Infrastructure Grant (10:0)
URC - Local Roads and Communities Infrastructure Grant (10:0)
QRA - Quaerstander Reconstruction Authority (10:0)

	Project Name	Original Total	Revised Total	Current	Previous Years	Act Expend	Commit	Actual + Commit this	Funding	Progress	Project Officer	Est Start	Act Start	Est Finish	Act Finish	Status/Comment
		Budget	Budget	Budget	Expend	this Year	Comme	Year	· unong		- reject o meet	251 01011	Act state	2511 1111511		Caston Communi
	CAPITAL WORKS - DAY LABOUR	8,637,341	8,639,059	6,543,853	1,185,206	3,993,752	795,887	4,789,638								
	0		4044.04	****		0.440.000	175 417	0.4/7.000								
CP800475	Previous Year Depot Rd Yangan Rd Xion Design	5,882,841 790,000	6,215,615 83,113	4,666,353	f,099,262 83,113	3,142,003	475,917	3,617,920	SDRC	100%	Mark Cochrane	29/07/2019	5/98/2019	31/03/2021		Conditional approval received from TMR - land acquisition process commenced through Operational Budget
	,			4 400 000		1.197.283	210.221	1,407,504	HVSPP				11/11/2020	30/06/2022		Land acquisition almost completed. Construction of roadworks component completed, culvert construction in
CP800672	Curtin Rd Widen Reconstruct (HVSPP7)	1,220,000	1,899,861	1,400,000	499,861	1,197,283	210,221	1,407,504		85%	Heath Tomkins	1/07/2020	11/11/2020			progress, request for extention of time & budget submitted to the Department for approval
CP800694 CP800713	Freestone School Road Bus Turning Black Spot Program 21-22	1,400,500	19,083 980,218	15,000 980,218	4,083	0	0	9	SDRC BS 21/22	0% 0%	Leigh Murphy James Varughese	7/12/2020 1/07/2021	1/97/2021	30/06/2023		Design and planning commenced See specific projects below
0.000110	Distr. Spot i togum 21 22	1,100,000	500,210		ľ	×		Ť	DO LULL	474	vanco ranginos	50172021		00002022		Project variation request approved to upgrade Palmerin/Fitzroy, Palmerin/Percy roundabouts to raised priority
CP800758	Palmerin St Crossings (BS21-22)	0	41,417	0	45,417	13,267	4,250	17,517	BS 21/22	0%	Andrew Mapes	1/07/2021	1/07/2021	30/07/2022		wombat crossings and at grade mid-block crossings on Palmerin St (x2), King St and Grafton St, line marking at Palmerin/Grafton signalised intersection.
CP800759	Guy St Crossings (BS21-22)	0	31,874	0	31,874	12,385	3,500	15,885	BS 21/22	0%	Andrew Mapes	1/07/2021	1/07/2021	30/07/2022		Project variation request approved to upgrade Guy/Fitzroy, Guy/Grafton, Guy/Percy roundabouts to raised priority
CP800765	Bisley St / Baguley St (BS 21-22)	0	8,583	0	8,583	46,422	0	46,422	BS 21/22	100%	Nithin Raju	1/07/2021	17/07/2022	30/07/2022	1/08/2022	womon crossings. Project completed
CP800766	Freestone Rd / Lowe Rd (BS21-22)	0	3,804	0	3,804	933	0	933	BS 21/22	0%	Nithin Raju	1/07/2021		30/07/2022	17/11/2022	Project withdrawn
CP800767 CP800768	Churchill Dr / Marshall St (BS21-22 RTR) Glengallan/Coe/Murphy (BS21-22 RTR)	0	19,367	0	19,367 19,749	136,015 21,901	3,569 60.780		BS 21/22 BS 21/22	100%	Andrew Mapes Mark Cochrane	1/07/2021	1/07/2021	30/07/2022	20/01/2023	
CP800769	Brackes / Tooth / Mardon (BS21-22)	ŏ	14,395	ŏ	14,395	12,316	4,513		BS 21/22	5%	Nithin Raju	1/07/2021	99772021	30/07/2022		In progress Design and planning in progress
CP800772	Washpool Rd (BS21-22)	Ó	125,402	0	125,402	21,742	2	21,744	B\$ 21/22	99%	Nithin Raju	1/07/2021	14/10/2021	30/07/2022		Project completed, awaiting installation of regulatory speed signage
CP800723 CP800712	O'Deas Rd Wildash (TIDS) FY21-22 Barlows Gate Road Upgrade (R2R)	750,000 500,000	114,664	1,104,793	114,664 63,154	1,124,666	18,323	1,142,989	TIDS 21/22 RTR 21/22	100% 95%	Mark Cochrane Mark Cochrane	5/07/2021 26/07/2021	11/10/2021	30/06/2022 20/06/2022	27/06/2022	Project completed
CP800712 CP800728	Pratter Village Sealing RTR 21-22	177.341	261,242	215,516	45,726	215.516	10,323	215,516	RTR 21/22	100%	Heath Tomkins	11/01/2022	4/01/2022	31/03/2022	24/10/2022	Project completed Project completed
CP800739	Whites Road Floodway (R2R)	50,000	68,831	60,000	8,831	ů.	0	0	RTR 21/22	0%	Leigh Musphy	5/07/2021	18/10/2021	30/06/2022		RFQ for design being drafted
CP800858	East St Warwick Rehabilitation R2R	35,000	509,855	50,000	9,855 1,071	46,082	4,004		RTR 21/22	1%	James Varughese	1/10/2021	12/04/2022	30/06/2024		Design progressing - almost completed
CP800856 CP800857	Brook Streets Resurfacing LRCI3 Boronia Streets Resurfacing LRCI3	195,000 155,000	241,071 175,000	240,000 175,000	7,0/1	208,762	632 143.253		LRCI Phase 3 LRCI Phase 3	100%	James Varughese James Varughese	2/01/2022	23/03/2022	30/06/2022 30/06/2023		Project completed In progress
CP800860	Tooth St Drainage LRCI3	100,000	58,000	50,000	ŏ	4.052	0	4.052	LRCI Phase 3	0%	James Varughese	2/01/2022	23/03/2022	30/06/2023		Design and planning commenced
CP800861	Glennie Heights SS Disabled Park LRCI3	60,000	27,973	25,826	2,147	25,826	0	25,826	LRCI Phase 3	100%	Leigh Musphy	2/01/2022	23/03/2022	30/06/2023	7/10/2022	Project completed
CP800862 CP800865	Homestead Road Drainage LRC13 Footpath Replacement LRC13	150,000 150,000	158,000 200,000	150,000 200,000	0	19,590 29,121	2,280 20,589		LRCI Phase 3 LRCI Phase 3	0% 0%	James Varughese	2/01/2022	23/03/2022	30/06/2023 30/06/2022		Design progressing
	Resheet Barlows Gate Rd, Elbow Valley	150,000	2,166	200,000	2,166	3,575	20,369	3,575	SDRC	100%	James Varüghese Malcolm Beattle	4/04/2022	404/2022	4/04/2022	30/06/2022	In progress Gravel supply and cartage to stockpile only
	,															
	Current Year	2,754,500	2,423,444	t,877,500	85,944	851,749	319,970	1,171,719								
CP800877 CP800906	Black Spot Program 22-23 Denham/Folkestone/Railway Sts BS22-23	954,500	887,500 2,443	887,500	2,443	0 14,558	8,019	22,577	BS 22/23 BS 22/23	0% 5%	James Varughese Heath Tomkins	1/07/2022	1/07/2022	30/06/2023 30/06/2023		See below for specific projects
CP800907	Glen RdWilli St BS22-23	ŏ	7,555	ŏ	7,555	11,330	2,120		BS 22/23	0%	Nithin Raju	1/07/2022		30/06/2023		Design completed, work being scheduled Design investigations commenced
CP800908	Paynes Rd BS22-23	0	6,673	0	6,673	130,598	113,610		BS 22/23	60%	Wayne Lavender	1/07/2022	19/01/2023	30/06/2023		In progress
CP800909	Corundum St BS22-23	0	2,026	0	2,026	13,707	6,099		BS 22/23	0%	Heath Tomkins	1/07/2022		30/06/2023		Design progressing
CP800910 CP800911	Albert St/Dragon St BS22-23 Whiskey Gully Rd/Yellowbox Rd BS22-23	0	1,585	0	1,585 1,561	11,524 28,663	12,610		BS 22/23 BS 22/23	5% 95%	Nithin Raju Heath Tomkins	1/07/2022	1/07/2022 23/11/2022	30/06/2023	31/01/2023	Design completed Project completed
CP800912	Hendon Deuchar Rd/Cullens Rd BS 22-23	Ó	679	Ô	679	16,378	1,262	17,639	BS 22/23	5%	Nithin Raju	1/07/2022	10.131411	30/06/2023	********	Design investigations commenced
CP800913	Ann St/Glen Rd BS22-23	0	226		226	5.753	2,321	8,073	BS 22/23	90%	Heath Tomkins	1/07/2022	1/09/2022	30/06/2023		Project completed
CP800878	Boat Ramp Road (Cathish Way) Leske Dam	100,000	100,000	100,000	0	0	0	0	QFIG	0%	James Varughese	4/07/2022	410717000	30/06/2023		Low level boat ramp road extension unable to be delivered as it is underwater, considering options to vary this project
CP800899 CP800914	Resheet Gravel Roads (ex LRRS) 22-23 Resheet Boyce Rd, Broadwater LRCI3	1,200,000	850,000 Ö	850,000	, o	7,891 1,993	32,850	34.843	LRCI/SDRC LRCI/SDRC	20%	Heath Tomkins Heath Tomkins	1/07/2022	1/07/2022	30/06/2023 30/06/2023		See below for specific projects (\$600,000 LRCI funded; \$600,000 SDRC funded) In progress
CP800915	Resheet Back Creek Rd, Mt Tully LRC13	ŏ	ō	ŏ	ŏ	108,914	9,629		LRCI/SDRC	70%	Heath Tomkins	1/07/2022		30/06/2023		In progress
CP800916	Resheet Marinis Rd, Mt Tully LRC13	Ó	Ô	Ô	Ó	20,000	38,776		LRCI/SDRC	20%	Heath Tomkins	1/07/2022		30/06/2023		In progress
CP800917 CP800918	Resheet Belford Rd, Mt Tully LRC(3 Resheet Osbaldeston Rd, Sugarloaf LRC(3	0	0	0	0	39,033 82,526	28,154 36,594		LRCI/SDRC LRCI/SDRC	20% 100%	Heath Tomkins Heath Tomkins	1/07/2022		30/06/2023 30/06/2023		In progress Project completed, awaiting invoices
CP800919	Resheet Thanes Cr Rd, Thanes Creek LRCI3	0	0	0	ő	85,280	30,384	85,280	LRCI/SDRC	100%	Heath Tomkins	1/07/2022	11/10/2022	30/06/2023	13/10/2022	Project completed
CP800920	Resheet Traiee Rd, Pratten LRCI3	0	0	0	0	140,990	1,078		LRCVSDRC	100%	Heath Tomkins	1/07/2022	2/09/2022	30/06/2023	16/09/2022	Project completed, awaiting invoices
CP800928 CP800931	Resheet Barlows Gate Rd, Elbow Vall SDRC Resheet Big Hill Rd, Pratten - SDRC	0	63,196	0	63,196	33,398 83,768	12,289	45,687 83,768	LRCI/SDRC LRCI/SDRC	100%	Heath Tomkins Heath Tomkins	1/07/2022	28/06/2022 27/09/2022	30/06/2023 2/12/2022	7/10/2022	Project completed, awaiting invoices Completed
CP800955	Resheet Old Stanthorpe Rd. CherryGulSDRC	0	0	o	0	12.896	0	12,896	LRCI/SDRC	0%	Heath Tomkins	29/11/2022	29/11/2022	28/02/2023	2110/2022	In progress
	Bracker Rd Rehab RTR 22-23, 23-24	500,000	500,000	40,000	0	2,550	1,035		QRA	0%	James Varughese	1/10/2022	1/10/2022	30/06/2024		Design investigations in progress

Page 1 of 5 ERRORS OMISSIONS UNINTENTIONAL

SAEInghvering Services Works Projects Capital John (CWY22-23) For Inginity Cost Tracking Capital Works Report Capital Works Report and Cathifole 2023-02-24

Date Prined - 24/02/2023



Capital Works Report and Cashflow 2023-02-24

STIP - Safe Transport Infrastructure Program
HYSPP - Heavey Vehicle Safety And Productivity Program (50:50)
BSP - Block Persewal Programme (50:50)
BSP - Block Persewal Programme (50:50)
NOT STARTED
Construction
CNL,GGP - Cycle NetworkLocal Government Grants Program (50:50)
Planning and Design
RTR - Reades to Recovery (100)
Congressed
TIDS - Transport Infrastructure Scheme (50:50)
Warring
W4Q - Works for Quesnistant (100)
SSUGD

Date Prined - 24/02/2023

LRCH - Local Roads and Communities Infrastructure Grant (100) QRA - Queensland Reconstruction Authority (100)

		Original	Revised	Current	Previous			Actual +												
	Project Name	Total	Total	Annual	Years	Act Expend this Year	Commit	Commit this	Funding	Progress	Project Officer	Est Start	Act Start	Est Finish	Act Finish	Status/Comment				
		Budget	Budget	Budget	Expend	tino rear		Year												
	CAPITAL MAINTENANCE/FLOOD DAMAGE	18,700,000	24,213,034	9,098,515	2,614,519	2,489,705	829,875	3,319,581												
						0.400.000	70 / 000	0.0/0./70												
CP800583	Previous Year Flood Recovery 19 20 Feb20 Event (QRA)	15,000,000	6,943,242 2,114,024	4,419,982 783,588	2,523,260 1,330,336	2,188,283	724,889	2,913,172	ORA	93%	Malcolm Beattie	1/07/2020	14/02/2020	30/06/2022		See below for specific projects				
CP800653	Braithwaites Xng Flood Recovery Feb 20	0.000,000	107,299	00,000	107,299	396,957	0	396,957	ORA.	17%	Malcolm Beattle	16/10/2020	16/10/2020	20/12/2022		Contractor commenced onsite 29/08/2022, wet weather impacted, contract extended to end Dec 2022				
CP800654	Unsealed Rds 9 Flood Recovery Feb 28	0	182,526	0	182,526	46	0	46	QRA	100%	Malcolm Beattle	21/10/2020	21/10/2020	5/03/2022	30/06/2022	ompleted				
CP800655	Structures 1 Flood Recovery Feb 20	0	104,767	0	104,767	412	0	412	ORA	100%	Malcolm Beattle	28/08/2020	28/08/2020	6/09/2022	31/07/2022	ompleted				
CP800674 CP800675	Unsealed Roads 4 Flood Recovery Feb 20 Unsealed Roads 5 Flood Recovery Feb 20	0	337,884 65,631	9	337,884 65,631	166,627 320	0	166,627 320	ORA ORA	100% 99%	Malcolm Beattle Malcolm Beattle	14/12/2020	14/12/2020	4/12/2022	30/09/2022	completed completed				
CP800676	Unsealed Roads 6 Flood Recovery Feb 20	ő	14,030	ŏ	14,030	444	ő	444	QRA	100%	Malcolm Beattle	14/09/2021	14/09/2021	26/09/2022	20/07/2022	Completed				
CP800677	Unsealed Roads 7 Flood Recovery Feb 20	0	8,889	0	8,889	90,813	Ō	90,813	QRA	98%	Malcolm Beattle	9/08/2021	1/07/2021	30/10/2022		Nearing completion				
CP800678	Unsealed Roads 8 Flood Recovery Feb 20	0	1,459	0	1,459	45,114	0	45,114	QRA	98%	Malcolm Beattle	12/05/2021	12/05/2021	17/11/2022		Nearing completion				
OP001190 CP800750	Special Maintenance 22-23 RTR March 2021 Rain Event - Capital (QRA)	500,000 3,000,000	26,104 2,597,144	26,104 2,597,144	9	24,008	140	24,147	RTR 22/23 ORA	1% 41%	Malcolm Beattle Malcolm Beattle	1/07/2022	1/07/2022 31/03/2021	30/06/2023		In progress See below for specific projects				
CP800774	Allora: 1 Flood Recovery Mar21	0	0	0	ő	1,503	0	1,503	ORA	41%	Malcolm Beattle	1/02/2022	1/02/2022	14/12/2022		In progress				
CP800776	Pikedale 1 Flood Recovery Mar21	0	0	Ō	0	31,732	210		ORA	67%	Malcolm Beattle	5/08/2021	22/07/2021	13/12/2022		In progress				
CP800777 CP800785	Glengallan Flood recovery Mar21 Warwick 1 Flood Recovery Mar21	0	23,732	0	23,732	118,647 1,500	140	118,787 1,500	ORA ORA	22% 100%	Malcolm Beattle Malcolm Beattle	1/01/2022 5/08/2021	1/01/2022 27/07/2021	28/11/2022 30/08/2022	13/08/2021	Works programmed Completed				
CP800799	Manyale 2 Flood Recovery Mar21	0	211.263	9	211,263	(52,878)	0	(52.878)	ORA	97%	Malcolm Beattle	7/10/2021	7/10/2021	30/10/2022	70002021	In progress				
CP800806	North Branch 1 Flood Recovery Mar21	ō	41,108	ō	41,108	71,483	0	71,483	ORA,	95%	Malcolm Beattle	1/11/2021	1/11/2021	1/01/2023		In progress				
CP800807	Thanes Ck 2 Flood Recovery Mar21	0	0	0	0	110,043	0	110,043	QRA	52%	Malcolm Beattle	4/06/2022	4/06/2022	21/02/2023		In progress				
CP800808 CP800809	Goldfields Flood Recovery Mar21 Warwick 2 Flood Recovery Mar21	0	31,669	9	31,669	3,065 9,270	501	3,566 9,270	ORA ORA	11%	Malcolm Beattle Malcolm Beattle	1/03/2022	1/03/2022	6/02/2023 30/12/2022		Programmed In progress				
CP800810	Emu Vale 2 Flood Recovery Mar21	ŏ	41,761	ō	41,761	102,475	ő	102,475	ORA	92%	Malcolm Beattle	22/02/2022	22/02/2022	30/03/2023		In progress				
CP800812	Killarney 2 Flood Recovery Mar21	0	0	0	0	81,817	2,170		ORA	8%	Malcolm Beattle	1/10/2022	1/10/2022	14/03/2023		In progress				
CP800814 CP800815	Maryvale 3 Flood Recovery Mar21 Emuvale 3 Flood Recovery Mar21	0	20,480	0	20,480	94,125 85,425	820	94,944 85,425	ORA	17%	Malcolm Beattle Malcolm Beattle	18/01/2022	18/01/2022 1/01/2022	30/12/2022 14/03/2023		In progress				
CP800816	Killarney 3 Flood Recovery Mar21	ů	0	ŏ	ď	113,063	210		ORA	0%	Malcolm Beattle	16/11/2022	W0 W 2022	30/03/2023		In progress In progress				
CP800825	Girr/EmuSwamp 1 Flood Recovery Mar21	Ö	0	Ö	Ô	96,358	2,296	98,654	QRA	37%	Malcolm Beattle	1/01/2022	1/01/2022	6/02/2023		In progress				
CP800826 CP800827	Connolly Dam Flood Recovery Mar21 Greymare 1 Flood Recovery Mar21	0	0	0	9	190,312	1,540	190,312 1,540	ORA ORA	12% 0%	Malcolm Beattle Malcolm Beattle	1/11/2022	29/09/2022	30/12/2022 8/02/2023		In progress				
CP800828	Floodway/Struct 1 Flood Recovery Mar21	0	427	ŏ	427	34,363	0,040	34,363	ORA	14%	Malcolm Beattle	1/01/2022	1/01/2022	29/06/2023		Programmed In progress				
CP800829	Condamine River Rd DONT USE Mar21	ō	0	o	0	167	Ō	167	ORA	0%	Malcolm Beattle	1/01/2022	1/01/2022	2/05/2023		In progress				
CP800830	Charleys Gully Fway Flood Recovery Mar21	0	0	0	0	133,896	0	133,896	ORA	22%	Malcolm Beattle	23/06/2022	7/02/2022	30/12/2022		In progress				
CP800876	Condamine River Rd Flood Recovery Mar21	0	0	0	0	0	662,993	662,993	ORA	0%	Malcolm Beattle					Construction contract awarded, environmental assessments being undertaken. Also see CP800880 in External Delivery section due to split funding sources.				
CP800874	November 2021 Rain Event - Capital (QRA)	0	1,913,946	1,013,046	0	0	0	0	QRA	63%	Jed Harrison	1/07/2022	3/12/2021	30/06/2023		See below for specific projects				
CP800921	Emu Swamp Flood Recovery Nov21	. 0	0	0	. 0	23,561	0	23,561	QRA	0%	Jed Harrison	25/01/2023		28/02/2023		In progress				
CP800922 CP800923	Thulimbah Flood Recovery Nov21 Goldfields Flood Recovery Nov21	0	0	9	2	15,600 14,787	46,193 5,625	61,793 20,412	ORA ORA	0% 33%	Jed Harrison Jed Harrison	7/02/2023 1/10/2022	28/09/2022	30/03/2023 13/04/2023		In progress				
CP800923 CP800924	Girraween Flood Recovery Nov21	0	0	0	0	29,892	830		ORA	34%	Jed Harrison	10/10/2022	28/09/2022	1/05/2023		In progress In progress				
CP800925	Goldfields Floodway Flood Recovery Nov21	ŏ	0	ō	ő	78,340	1,224		QRA.	0%	Jed Harrison	27/06/2022	2/05/2022	17/05/2023		In progress				
CP800926	TalgiaW RdFloodway Flood Recovery Nov21	0	. 0	0	. 0	36,692	0	36,692	QRA	0%	Jed Harrison	6/07/2022	2/05/2022	17/05/2023		In progress				
CP800927	GlenNiven Culvett Flood Recovery Nov21	۰ ا	0	٥	ı "	38,304	0	38,304	ORA	0%	Jed Harrison	6/07/2022	2/05/2022	17/05/2023		In progress				
	Current Year	200.000	17,269,792	4,678,533	9f.259	30f.423	104.986	406.409												
CP800884	Emergent repairs to Stormwater 22-23	50,000	55,000	55,000	0	15,767	15,825	31,592	SDRC	0%	James Varughese	1/07/2022	1/07/2022	30/06/2023		In progress				
CP800888	Major Pavement Repairs Various 22-23	100,000	300,000	300,000	. 0	Ů	0	0	SDRC	0%	James Varughese	1/07/2022	15/02/2023	30/06/2023		See below for specific projects				
CP800971 CP800972	Harris St/Johnson St Pavement Repairs Davadi St Pavement Repairs	0	0	9	9	0	675 675		SDRC	0%	Heath Tomkins Heath Tomkins	15/02/2023 15/02/2023	15/02/2023	30/04/2023		Work being scheduled Work being scheduled				
CP800736	Replacement Damaged Kerb Channel 22-23	50,000	191,259	100,000	91,259	46,484	14,323		SDRC	0%	Malcolm Beattie	1/07/2021	17/05/2022	30/06/2022		In progress				
CP800933	Flood Recovery Feb 2022 Event (QRA)	0	3,404,756	904,756	0	Û	0	Ö	ORA	12%	Jed Harrison	1/09/2022	5/04/2022	30/08/2024		See below for specific projects				
CP800935 CP800954	Greymare (Unsealed) Flood Recovery Feb22 Unsealed Rds - Allora Flood Rec Feb22	0	0	0	0	704 1,309	9,625	10,329 4,620	ORA ORA	0%	Jed Harrison Jed Harrison	21/02/2023 25/11/2022		19/04/2023		In progress In progress				
CP800956	Unsealed Rds - Warwick Flood Rec Feb22	0	0	ŏ	ŏ	1,546	1,925	1,925	QRA	0%	Jed Harrison	25/11/2022		30/06/2023		progress anning/Design				
CP800958	Unsealed Rds - Conn Dam Flood Rec Feb22	Ô	0	Ó	Ó	1,798	7,019	8,816	QRA	0%	Jed Harrison	14/12/2022		30/06/2024		progress				
CP800963	Unsealed Rds - Glengallen Flood Rec Feb22	0	0	0	0	6,900	6,930		ORA	0%	Jed Harrison	14/12/2022		30/06/2024		progress				
CP800964 CP800934	Unsealed Rds - Maryvale Flood Rec Feb22 Flood Recovery May 2022 Event (QRA)	0	13.318,777	0 3,318,777	0	0	770	770	ORA ORA	0% 0%	Jed Harrison Jed Harrison	14/12/2022	20/05/2022	30/06/2024		progress				
CP800944	Minor Structures A Flood Recov May 22	0	0	0,510,177	0	3,323	0	3,323	ORA	0%	Jed Harrison	6/02/2023	200082025	31/08/2023		ee below for specific projects progress				
CP800952	Warwick B Sealed Roads Flood Recov May 22	0	0	0	0	10,502	0	10,502	QRA	0%	Jed Harrison	21/11/2022		30/06/2023		progress				
CP800953 CP800957	Giraween B Sealed Rds Flood Recov May22 O'Deas Rd Pvmt Damage Flood Rec May22	0	0	9	0	5.713 132.553	4,256	9,969 158,853	ORA ORA	0%	Jed Harrison Jed Harrison	25/11/2022 7/12/2022		30/06/2023		In progress In progress				
CP800957 CP800967	Thulimbah C Sealed Rds Flood Rec May22	0	0	ď	0	76,370	13,352	89,722	ORA	0%	Jed Harrison	15/12/2022		30/06/2024		in progress In progress				
							,544			Page i										
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SAEIngheeting Services(Works)/Tojects(Capital Jobs (CI)FY22-23/For Inightly Cost Tracking), Capital Works Report(Capital Works Report and Cathillow 2023-02-24

ERRORS OMISSIONS UNINTENTIONAL



Capital Works Report and Cashflow 2023-02-24

STIP - Safe Transport Infrastructure Program

HVSPP - Heavy Vehicle Safety And Productivity Program (50/50) BRP - Bridge Renewal Programme (50/50)

BS - Blackspot (100)

CNLGGP - Cycle NetworkLocal Government Grants Program (50/5 RTR - Roads to Recovery (100)

TIDS - Transport Infrastructure Scheme (50/50) W4Q - Works for Queensland (100)

LRCF - Local Roads and Communities Infrastructure Grant (100)

QRA - Queensland Reconstruction Authority (100)

	NOT STARTED
	Construction
(50)	Planning and Design
	Completed
	Warning
	ON HOLD
	Outsourced - External Contractor

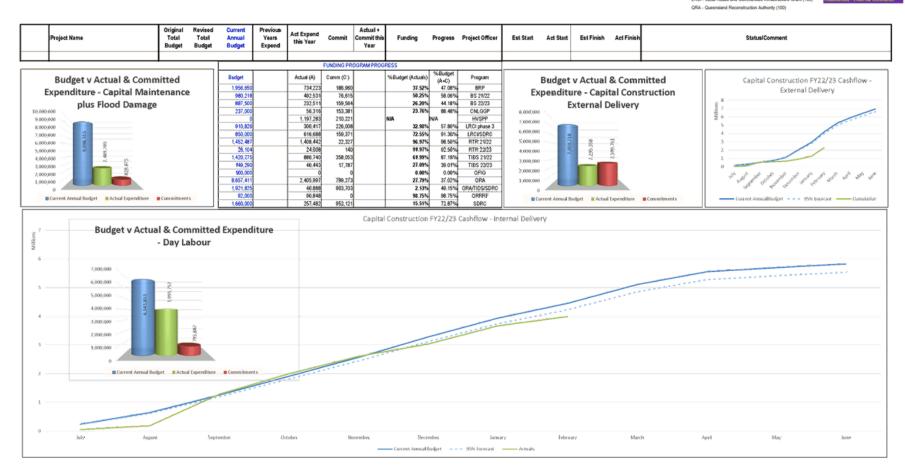
	Project Name	Original Total Budget	Revised Total Budget	Current Annual Budget	Previous Years Expend	Act Expend this Year	Commit	Actual + Commit this Year	Funding	Progress	Project Officer	Est Start	Act Start	Est Finish	Act Finish	Status/Comment			
\vdash	CAPITAL WORKS - EXTERNAL	9,359,245	10,874,838	7,059,718	2,303,665	2,295,358	2,599,761	4,895,119											
1																			
	Previous Year	4,655,965	6,227,268	3,923,603	2,303,665	2,090,306	788,346	2,878,651											
CP800415 CP800660	Dragon Pratten Easey St Cycle Design Connolly Dam Rd Culvert Repl Widen (BRP)	227,969 463,650	209,560 598,684	50,000 491,650	159,560 107,034	2,966 473,274	97,732 565		CNLGGP BRP	60% 100%	James Varughese Mark Cochrane	5/12/2018	4/02/2019 9/11/2020	30/06/2022	1201/2022	Working with TMR on draft design, feedback collated by TMR and being considered Project completed, awaiting invoices, Project Variation Request submitted to Department for additional funding			
															13/0 1/2023	Detailed Design completed, RFT for construction being considered by Council on 8 March 2023, bridge structural			
CP800661	Homestead Road Bridge Construction (BRP)	1,065,000	1,556,664	1,465,000	91,664	260,949	186,395		BRP	10%	Mark Cochrane	1/07/2020	9/11/2020	30/06/2022		components ordered - delivery late Feb, variation for additional funding and EOT being drafted			
CP800773	Nundubbermere Rd Floodway (BS21-22)	0	43,043	0	43,043	227,548		227,548	BS 21/22	100%	Heath Temkins	1/07/2021	1/07/2021	30/07/2022	13/09/2022				
CP800725 CP800863	Goomburra Road Upgrade (TIDS) FY21-22 Alice St Amosfield Rd Footpath LRCI3	423,846 75,000	1,429,853	1,400,000	29,853	859,815 11,178	358,052 59,254		TIDS 21/22 LRCI phase 3	0% 5%	James Varughese James Varughese	1/07/2021 2/01/2022	1/07/2022	30/06/2022		Completed, awaiting final invoices			
CP800740	Condamine Rr Rd CCTV - Cambanoora Gorge	150,000	122,324	92,000	30,324	90.848	00,231	90,848	ORRRE	100%	Heath Tomkins	1/07/2021	27/08/2021	30/06/2023	3/12/2022	In progress Completed			
CP800489	Quart Pot Ck Cycle way (CNLGGP)	833,000	641,815	500	641,315	334	-	334	CNLGGP	100%	Heath Tomkins	10/01/2020	5/08/2019	31/12/2021	30/06/2022				
CP800853	Pavement Asphalt Rehab Resurfacing 21-22	450,000	548,398	12,629	535,769	12,629	1	12,630	TIDS 21/22	100%	Mark Cochrane	1/07/2021	31/01/2022	30/06/2022	6/06/2022	Completed			
CP800854 CP800855	King St Warwick Resurfacing Grafton St Warwick Resurfacing	205,000 350,000	139,059 375,676	8,146 22,178	130,913 353,498	8,146 22,178	- 9	8,146 22,178	TIDS 21/22 RTR 21/22	100%	Mark Cochrane Mark Cochrane	1/07/2022	14/04/2022 28/04/2022	30/06/2023	6/06/2022	Completed Completed			
CF600633	Oration Scientific Resultating	330,000	313,010	22,170	333,480	22,110	,	22,170	WILL EAST	10076	mark Countaire	1001/2022	2010412022	30/00/2023	10/00/2022	progress			
1																Bisley St - 90%completed			
CP800720	Hydraulic Stormwater Studies	170,000	254,553	125,000	129,553	67,425	30,696	98,122	SDRC	60%	James Varughese	1/12/2020	1/f2/2020	30/11/2021		Oxenham St - Concept design completed; minor variation to scope to complete study			
1																Tooth St - Report completed; assessment being completed - LRCI project approved			
CP800729	Quart Pot Creek Lighting (CNLGGP)	40,000	43,693	40,000	3,693	9.891	15,109	25,000	CNLGGP	10%	Heath Tomkins	30/07/2021	1/92/2022	30/06/2022		Fairwill Dr - Report Completed; assessment being completed - LRCI project approved Design contract awarded, work commenced			
CP800731	Rosehill Road Cycleway (CNLGGP)	150,000	131,060	102,500	28,560	18,984	25,480		CNLGGP	60%	Heath Tomkins	1/07/2021	1/02/2022	30/06/2023		Preliminary designs considered by CNLGG. Developing response to design enquiries			
CP800866	Mt Stirling Rd Ftpath GlenAplin (CNLGGP)	52,500	62,885	44,000	18,885	24,140	15,060	39,200	CNLGGP	50%	Heath Temkins	1/07/2021	1/02/2022	30/06/2023		Preliminary designs considered by CNLGG. Developing response to design enquiries			
_	611/	/ TAN 000	10171770	0.704.775		247.454		0.070.700			Nil								
ı	<u>Current Year</u>	4,703,280	4,647,570	3,136,115	õ	205,052	1,811,416	2,016,468			Nil					Construction contract awarded, environmental assessments being undertaken.			
CP800880	Condamine River Rd-Construct 4 Crossings	1,921,825	1,921,825	1,921,825	0	40,888	903,703	944,591	ORA/TIDS/SDRC	1%	Malcolm Beattle	5/07/2022	21/10/2022	30/06/2023		Also see CP800876 in Flood Damage section due to split funding sources.			
CP800885	Inverramsay Rd Widen (TIDS) 22-23, 23-24	850,000	869,290	69,290	0	9,257	13,105	22,361	TIDS 22/23	0%	James Varughese	1/07/2022		30/06/2023		In progress			
CP800885	Leyburn Stormwater Investigations	Nil	Nil I	Wil	0	Ni i	Nil		SDRC	Nil	Nil	NI	Nil	Nil	Nil	Not started			
CP800889 CP800892	Matthews St Stormwater Retention Basins Old Stanthorpe Rd Widening TIDS FY22-23	75,000 756,455	75,000 756,455	40,000 80,000	0	5,820 31,187	5,240 4,683		SDR0 TIDS 22/23	0% 0%	Heath Tomkins James Varughese	1/07/2022	1/07/2022	30/06/2023		Design in progress			
		100,400	(30,433	80,000	- 0	31,107	4,003	30,009								Design in progress Budget transfetTed to cover overspend at Curtin Rd and Barlows Gate Rd should request for variation with Department			
CP800893	Pavement Asphalt Rehab Resurfacing 22-23	Nil	Nil I	Wi	0	NI I	Nil		RTR 22/23	NII	Nil	Nil	Nil	Nil	Ni	be declined			
CP800898	Reseal Program 22-23	1,000,000	1,000,000	1,000,000	0	116,934	884,685	1,001,619	SDRC	5% 0%	James Varughese	1/07/2022	1/07/2022	30/06/2023		Project completed, awaiting invoices, line marking and signage in progress			
CP800900	Rural Drainage Investigation	100,000	25,000	25,000		967		967	SDRO	0%	James Varughese	1/07/2022	1/07/2022	30/06/2023		Design in progress			
1																			
$\overline{}$	CAPITAL WORKS - COMBINED TOTAL			\$ 22,702,086		\$ 8,778,815	S #225.523	 											
	S HOURS - COMMINED TO TAK			- melione	'	39%	19%	1											
						57.20		1											

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Capital Works Report and Cashflow 2023-02-24

STIP - Safe Transport Infrastructure Program
HYSPP - Heavy Vehicle Safety And Productivity Program (50:50)
BS - Blockaped (100)
CNLGOD - Cycle Network Programmer (50:50)
BS - Blockaped (100)
CNLGOD - Cycle NetworkLocal Government Grants Program (50:50)
Panning and Design
TICS - Transport Infrastructure Scheme (50:50)
Warning
Warning
Warning
URQ - Works for Queenstand (100)
LRC- - flood Reads and Communities Infrastructure Grant (100)
CROSCODE - Communities Infrastructure Grant (100)
CROSCODE - Communities Infrastructure Grant (100)
CROSCODE - Communities Infrastructure Grant (100)



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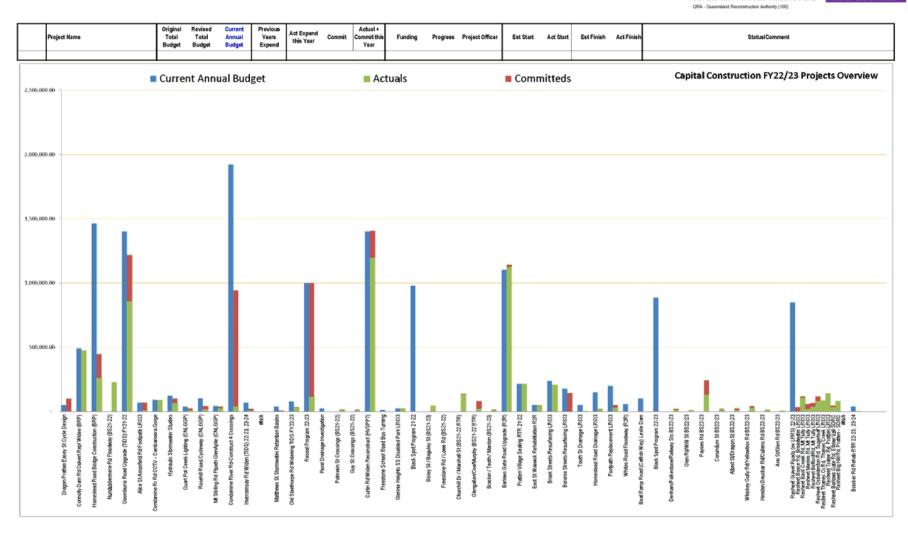
Date Prined - 24/02/2023



Capital Works Report and Cashflow 2023-02-24

STIP - Safe Transport Infrastructure Program
HVSPP - Heavy Vehicle Safety And Productivity Program (50:50)
BS- Blacksport (100)
CNL GOP - Cycle NetworkLocal Government Grants
Fig. - Blacksport (100)
CNL GOP - Cycle NetworkLocal Government Grants Program (50:50)
Panning and Design
TIDS - Transport Infrastructure Scheme (50:50)
Warning
Warning
UNQ - Works for Coversition (100)
LRC2 - focal Robots and Communities Infrastructure Grant (100)

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Page 5 of 5 ERRORS OMISSIONS UNINTENTIONAL

Date Prined - 24/02/2023

11. CUSTOMER AND ORGANISATIONAL SERVICES REPORTS

11.1 Regional Arts Development Fund 2022/23 - Application for Recommendation

Document Information

(6)	Report To: Ordinary Council Mee	ting
	Reporting Officer:	Meeting Date: 8 March 2023
	Acting Grants Officer	ECM Function No/s: 15.36.01
Southern Downs		

Recommendation

THAT Council approve funding of \$4,475.00 for the Stanthorpe Pottery Club Inc. from the 2022/23 Regional Arts Development Fund (RADF), for the Australian Native Ceramic Workshop & Human Form Sculpture Workshop.

REPORT

Background

The Regional Arts Development Fund (RADF) is a partnership between the Queensland Government and Southern Downs Regional Council to support local arts and culture in regional Queensland

The purpose of the RADF program is to support local artists and creative community organisations and to provide opportunities for local residents to participate in arts and cultural activities.

The priorities for the 2022/23 Program are:

- Arts and cultural tourism (e.g. festivals and events);
- Heritage and collections of the region (e.g. museums, galleries, libraries, heritage trails);
- Applications where funding is aimed at participants from demographics and segments of the community who have not historically participated in RADF funded programs or projects;
- Arts and creative activities which support the wellbeing of participants, strengthen social connections and build community resilience; and
- Provide employment opportunities for local artists and arts workers.

Applicants can apply for a maximum of \$10,000 in funding.

Report

The 2022/23 RADF program opened on Monday 14 November 2022 and remains open until 31 July 2023 or until the budget is fully expended (whichever is sooner).

One (1) application was received in January 2023 and was assessed online via SmartyGrants and undertaken in accordance with Council's RADF Guidelines.

An overview of the process is provided below:

- Stage One (1) is the pre-eligibility criteria assessment which ascertains if applications are eligible to apply for the funding. If applications are deemed ineligible, they do not progress to stage two (2).
- Stage Two (2) is the application assessment criteria, which is undertaken by two (2) assessors.
- Each application assessment criteria carries a percentage weighting, as follows:

Weighting	Application Assessment Criteria (total score of 100%)
15%	Description of the project and how the funding will be used
20%	How the project contributes to the Assessment Criteria (Quality, Reach,
	Impact and Viability) as outlined in the RADF Guidelines
15%	Outline the outcomes expected to be achieved from the project and how it
	will benefit the Southern Downs community
15%	Budget – description of expenses, income and co-funding, authentic
	quotations attached
10%	How the need for the project was identified
10%	How does the project align with the Southern Downs priorities
5%	List each stage of the project and the expected completion date
5%	What steps have been taken to address Workplace Health & Safety, Public
	Liability Insurance, Blue Card (if working with children), copyright and
	relevant licences
5%	Support materials (letter of support, concept plans etc)

- Each application is individually assessed and scored by each assessor.
- SmartyGrants automatically calculates the moderated score for each application for each assessor.
- The Total Moderated Score is calculated and as per the Guidelines, applications must meet the minimum Total Moderated Score of 3 (out of 5) to be recommended for funding.
- If the application meets all pre-eligibility criteria and the minimum Total Moderated Score, the Grants Officer will write an Email of Recommendation to the Manager of Community Services for their consideration.
- The Manager Community Services advises whether they do or do not recommend to Council to award funding.

The one (1) application assessed, met the minimum Total Moderated Score of 3 and above and is therefore eligible for funding.

The application is from Stanthorpe Pottery Club Inc - Australian Native Ceramic Workshop & Human Form Sculpture Workshop.

The total funding requested is \$4,475.00 and the available budget for the 2022/23 RADF program is \$104,110.00.

Conclusion/Summary

The Manager Community Services recommends that the one (1) application received in January 2023, which met the Assessment Criteria of the RADF Guidelines, be funded for a total of \$4,475.00.

The balance of the budget for the 2022/23 RADF Program, \$99,635.00 remains available for applicants until 31 July 2023.

FINANCIAL IMPLICATIONS

The total 2022/2023 budget for the RADF Program is as per below:

	Arts Queensland Funds	Council Contribution	Total
	\$39,500	\$39,500	\$79,000
RADF 2022/2023	2021/22 Uns	spent funds carried over to	\$30,832
	Total available for	2022/23 RADF Program	\$109,832

If the recommended funding of \$4,475.00 is awarded to one (1) applicant, \$99,635.00, will remain available in the budget to be awarded to eligible applicants until 31 July 2023.

The funding provided by Arts Queensland must be fully expended by September 2023.

RISK AND OPPORTUNITY

Risk

Nil

Opportunity

Funding to be granted to various projects throughout the region, providing many ongoing benefits to the community.

COMMUNITY ENGAGEMENT

Internal Consultation

Council staff

External Consultation

Applicant feedback: Council's online SmartyGrants application forms include a feedback section to be completed by the applicant. The feedback data is collated and reviewed by the Grants Officer in an endeavor to ensure the continuous improvement in Council's delivery of funding to the community. The feedback summary is attached to this report (Attachment Two (2)).

LEGAL / POLICY

Legislation / Local Law

Local Government Act 2009

Local Government Regulation 2021

Corporate Plan

Theme: People

Focus Area: Learning and Developing

Deliverable: 6. Engage with community groups to assist them to increase their connection to

Council and their effectiveness and sustainability.

Focus Area: Wellbeing and Diversity

Deliverable/s: 9. Develop and promote our unique artistic and cultural diversity whilst

acknowledging and maintaining local heritage.

10. Actively support community initiatives to enhance general community

wellbeing.

Theme: Performance Focus Area: Customer Focus

Deliverable: 34. Monitor and evaluate Council operations and conduct surveys of customer

satisfaction levels.

Policy / Strategy

Arts & Culture Policy PL-CS053 27 January 2021

Public Art Policy PL-CS107 10 August 2022

ATTACHMENTS

- 1. Applicant Feedback Summary U.
- 2. List of Applicant & Scores.

Regional Arts Development Program Applicant Feedback Summary

Application Form Feedback

The RADF application form requires applicants to respond to the following questions -

1. How they heard about the RADF Program? Mandatory multiple choice question.

Option	Responses
Community Grants Officer	1
Customer Service Officers	0
Direct email to your group	0
Council Facebook page	0
Council website	0
Word of mouth	0
Other	0

2. How they rated using the online Smarty Grants application form? Mandatory single choice question.

Option	Responses
Very easy	0
Easy	0
Neutral	1
Difficult	0
Very difficult	0

3. How long it took to complete the application form? Not a mandatory question.

Time in Minutes	Responses
	240

4. Applicants were offered an opportunity to add any additional feedback. Not a mandatory question.

Feedback Comment	Action (if required)

2022/23 Regional Arts Development Fund (RADF)

Becommended Applications (sorted by Total Moderated Score)

Application ID	Applica nt	Project Title	Brief Project Description	Project Start Date	Project End Date	Total Project Cost	Total Amount Requested	Total Moderated Score (must he above 3)		Approved by Council Resolution
RADF-2223002	Leah Kelly	Міне Yaurs Оля	A Creative workshop for those who have survived domestic violence and are able to reflect back on their survival (current, and the hope they found and express that in the form of painting on a ceramic egg form. This art work will then be used us part of an enhibition Repair is not all ways near and sidy," and returned to the participant after the exhibition.	6/01/2023	6,01/2023	\$3, A 10.00	\$1,250.00	3.80	\$1,250.00	Yes- 25/01/2023
RADF-2223005	Warwick Potters Association Inc.	Worlshop Series - Scutpting and Surfaces	We are seeking Junding support to assist in bringing an artist to Worwick to educate us in different ways to work with clay, suploring sculpting and decorating surfaces.	20/01/2023	2,04/2023	\$4,670.00	\$3,400.00	3.40	\$3,400.00	Yes- 25/01/2023
RADF-2223007	Warwick and District Historical Society Inc	Winning Exhibit	The Historical Society is working sowards restoring some of the presses and refurbishing princing equipment in order to get the principle in working solder once more and so this end, may inking reflects for the pilitishing press have been purchased with Museum faults from a supplier in the USA, A visit so a working principuler are as the Beenkeigh Historical Society has been arranged for 18. January. These expresses will be borne by the paracipants. To further the project, we would like to use these funds to upskill educates in typesecting. We have located a letterpress studio where we orison printer conducts workshops teaching these techniques.	18/01/2023	15/03/2023	\$1,673.00	\$1,072.00	3.90	\$1,072.00	Yes- 22/02/2023

Item 11.1 Regional Arts Development Fund 2022/23 - Application for Recommendation Attachment 2: List of Applicant & Scores

RADF-2223001	Stanthorpe Pottery	Ceramic Workshop & Human Form	The funding will be used to conduct two ceramic workshops. One workshop will focus on techniques involved in sculpturing wildlife forms as well as decorating these forms. The second workshop will focus on building large Sculptures depicting the human form. Techniques such as Sculfolding, Breintian to the Insances of the human form as well as Scule will be covered in the workshop	11,/03/2023	31/10/2023	\$6,409.00	\$4,475.00	3.25	\$4,475.00	
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Total Amount Recommended:

\$10,197.00

Total Budget Remaining for 2022/23: Remaining for 2022/23 Program: \$109,832.00 \$99,635.00

12. INFRASTRUCTURE SERVICES REPORTS

12.1 RFT 23_066 Homestead Road Bridge and Approaches

Document Information

Report To: Ordinary Council Meeting		ting
	Reporting Officer:	Meeting Date: 8 March 2023
	Manager Works	ECM Function No/s: 28.14, 28.02
Southern Downs		

Recommendation

THAT Council enter into a contract with Lohman Contracting Pty Ltd for the sum of \$728,943.30 excluding GST for contract 23_066 Homestead Road Bridge and Approaches [22-23].

REPORT

Background

Homestead Road, Rosenthal Heights is classified as an urban access road with an average daily traffic volume of 69 vehicles per day. The road leading to the current floodway across Rosenthal Creek is sealed from the intersection with Bracker Road; then turns to a gravel road surface beyond the floodway.

This contract relates to the construction of a single lane bridge structure and ancillary works on approaches and demolition of the existing low-level floodway structure. The bridge type is semi-modular and the bridge components have been purchased by Council prior to awarding this contract in order to facilitate project delivery timeframes in line with funding requirements. The prefabricated bridge components will be ready for delivery from mid-March 2023.

The existing floodway is the only entry/exit point for 15 rural properties and is regularly affected by flood waters. The existing floodway is to remain as a temporary access/egress point for residents during construction of the bridge and approaches.

The existing floodway is of single vehicle width, approximately 4m, which requires vehicles travelling north to give way to those travelling south. Both approaches to this floodway are immediately after curves with reduced sight distance, which has the potential to cause crashes.

The existing approach road is in reasonable condition.

The project was successfully submitted to the Australian Government's Bridge Renewal Program funding for construction in 2022-23 budget.

Council is proposing to upgrade the existing road/structure to meet the following project outcomes:

- Road user safety;
- Farm machinery and farm produce/freight efficiency;
- Environmental improvements to the creek flow with minimum disturbance to the banks and

Improve access/egress conditions for residents.

During the evaluation of the tender submissions, particular focus was given to:

- The local provision of goods and services;
- Local industry participation; and
- Selecting a tenderer with a collaborative and open approach to Council and a track record of working with clients to achieve mutually beneficial outcomes.

In order to appoint a contractor to complete the works, tender documents were prepared by Council staff due to the estimated value of contract being above the \$200,000 tender threshold. The tender was released as an open tender in order to comply with legislation and Council's Procurement Policy on 8 December 2022 with an original closing date of 16 January 2023; however, an extension of time was requested by several prospective tenderers resulting in a revised closing date of 30 January 2023.

Report

Council requires a suitably qualified and innovative contractor to undertake the works in a safe, quality controlled and economical manner to provide a satisfactory and long-lasting asset to Council and the community.

Eight offers were received for the Homestead Road Bridge and Approaches project. It is noted that only seven offers were considered by the Tender Evaluation Team to be compliant offers.

The tender evaluation criteria for this contract was as follows:-

Evaluation Criteria and Definitions	Information Required	Weighting
Price and Value for Money	Price Schedule	60%
Competitiveness of the submission taking into account all Tendered fees / cost and price adjustments for risks/omissions/qualifications.		
Delivery Methodology, Approach, Risks, Issues and Departures	Risk Management Plan:	20%
Degree to which the following Tender components comply with the requirements of this request and demonstrate an understanding of the Project requirements, key technical and program issues and proposed	Conflict of Interest forms;	
solutions. • Proposed methodology and approach	Statement of Approach	
Key Project risks/issues and proposed solutions		
Departure and Risk Schedule		
Conflict of Interest		
Capabilities, Experience and Resources and Management Systems Demonstrated experience and capabilities of the Contractor and key personnel in delivering the requirements of this Project type for a regional local authority. • Contract experience • Nominated Contractor team	 5. Statement of Experience capabilities 6. Resources 7. Management Systems 8. Referees 	15%
 Current commitments Details of Subcontractors Details of management systems – Health and Safety, Environmental, Quality Assurance, Traffic Management 		
Local Business and Industry Contribution to Local Economy		5%

- Initiatives to promote/support the local community
- Local Pricing adjustment applies pursuant to Procurement Policy

All panel members individually assessed and scored each submission. An average of each panel member's moderated score was used for final scoring of each tender submission. The table below shows the summary score for each submission and the prices submitted by each tenderer for the conforming tender offers. All prices are inclusive of GST.

Vendor / response	Score	Indicated price
ARK CONSTRUCTION GROUP PTY LTD - VPR584254	79.2	\$1,100,744.75
BELLRISE INVESTMENTS PTY. LTD VPR585316	71.2	\$1,087,850.50
DAVBRIDGE CONSTRUCTIONS - VPR585156	69.5	\$1,267,236.66
DURACK CIVIL - VPR585325	69.4	\$1,321,561.00
JOE WAGNER GROUP PTY LTD - VPR585327	63.1	\$1,742,283.40
LOHMAN CONTRACTING - VPR585122	90.5	\$801,837.63
SILVERSTRAND DEVELOPMENTS PTY LTD - VPR585387	50.3	\$2,430,264.33

Conclusion/Summary

After review of the tender documentation, Lohman Contracting Pty Ltd scored the highest ranking after the price score was added to non-priced attributes score. The panel agreed to recommend to award the contract to Lohman Contracting Pty Ltd.

Lohman Contracting Pty Ltd is a medium-sized Queensland based multidisciplinary contractor. They have displayed within their tender documentation a full understanding of the requirements of the contract, the necessary experience and attributes to complete the project. Council has current experience of successfully working with this contractor over a recent contract at Connolly Dam Road culvert replacement. The project was completed satisfactorily and involved working in a waterway under saturated conditions.

FINANCIAL IMPLICATIONS

Estimated Project Surplus		50,268
Provisional contingency (20% of tender amount)	145,789	1,414,732
Tender from Lohman Contracting Pty Ltd	728,943	
Expenditure to date (design, environmental assessments, purchase of bridge structural components)	540,000	
Available Budget		1,465,000
Reallocation of funds from PJ102603 Leyburn Stormwater Investigation	50,000	
Council matched funding Reallocation of funds from PJ102589 Resheeting 22-23	532,500 350,000	
Bridge Renewal Program approved funding	532,500	

A Request for Variation for additional 50% funding will be submitted to the Australian Government's Bridge Renewal Program. However, if this variation request is unsuccessful, the above reallocation of project funding will cover the full potential shortfall.

The second quarter review process has reallocated funds against this project. Should the grant variation be successful, it is proposed to return the funds to the intended projects above. Leyburn Stormwater investigation will continue and a budget application will be made for 2024.

RISK AND OPPORTUNITY

Risk

OPR24 – Asset Management – Inadequate asset management practices impacts on Council's ability to ensure acceptable levels of service from its infrastructure.

The highest risk rating if the project is not implemented, is failure to improve on Council's funded road network projects. This failure could potentially risk impacting on Council's project outcomes identified within the opening section of this report.

OPR32 – Federal Roads Funding – Due to lack of security of federal roads funding eg Roads to Recovery and Bridge Renewal Programme, there is a risk that Council will not be able to continue to renew its roads assets.

The highest risk rating if the project is not implemented, is failure to utilize previously approved federal government funding for this initiative to upgrade a frequently inundated floodway to a more flood-resilient bridge. Council has already expended significant capital to deliver this project.

Opportunity

Council has the opportunity to proceed with this project and claim \$532,500 co-funding contribution from the Australian Government's Bridge Renewal Program to provide better flood-immunity to the community on the southern-side of Rosenthal Creek along Homestead Road who become stranded once the floodway is impassable.

COMMUNITY ENGAGEMENT

Internal Consultation

Director Infrastructure Services and Manager Finance regarding budgetary implications.

External Consultation

Nil

LEGAL / POLICY

Legislation / Local Law

Local Government Act 2009 Local Government Regulations 2012

Corporate Plan

Theme: Places

Focus Area: Accessibility and Services

Deliverable: 15. Lobby and plan for practical and cost effective solutions that provide safe and

accessible air, road and rail transport corridors for the community, visitors and

industry.

Theme: Prosperity

Focus Area: Communications and Development Infrastructure

Deliverable: 29. Continue to provide quality core services/functions to the community in the

following areas, whilst ensuring that Council's legislative obligations are met:

- libraries
- building
- plumbing
- cemeteries
- development assessment
- community/youth services
- parks and gardens
- pools/fitness centres
- waste
- roads and drainage
- water and sewerage
- environmental protection
- pest management

Policy / Strategy

SDRC Procurement Policy (PL-FS010) Work Health and Safety Policy (PL-HR003) Code of Conduct Policy (PL-HR052)

ATTACHMENTS

Nil

13. PLANNING AND ENVIRONMENTAL SERVICES REPORTS

13.1 Material Change of Use - Joel E Rickert & Samantha Ristuccia - 774 Roona Road, Junabee

Document Information

	Report To: Ordinary Council Meeting	
	Reporting Officer:	Meeting Date: 8 March 2023
	Planning Services Coordinator	ECM Function No/s:
Southern Downs		

APPLICANT:	Joel E Rickert Samantha Ristuccia
OWNER:	Joel E Rickert
ADDRESS:	774 Roona Road, Junabee
RPD:	Lot 3 RP52844
LAND USE AREA:	Rural (Alluvial Plains precinct)
PROPOSAL:	Dwelling house (not in accordance with building setbacks)
LEVEL OF ASSESSMENT:	Code
SUBMITTERS:	Not Applicable
REFERRALS:	Not applicable

RECOMMENDATION SUMMARY

THAT the application for Material Change of Use for the purpose of a Dwelling house (not in accordance with building setbacks) on land at 774 Roona Road, Junabee, described as Lot 3 RP52844, be approved subject to conditions.

REPORT

The subject property is within the Rural zone and is located within the Alluvial Plains precinct. The size of the subject property is 7.5 hectares and has a slope from the north west corner to the south east corner. Currently there is a shed located on the eastern boundary.



Figure 1: Subject property

Roona Road comprises of both bitumen seal and gravel construction but the section of road that has frontage to the subject property, is of gravel construction. The land surrounding the subject property is primarily used for cultivation, with the nearest dwelling adjoining the western boundary.

The proposed location of the new Dwelling house is within a low point of the subject property, with the northwest corner of the property being the highest point.



Figure 2: Photo looking east from Roona Road- location of new dwelling

The applicant seeks consent to construct a Dwelling house not in accordance with the building setbacks. The Dwelling house is proposed to be located approximately 32.8 metres from Roona Road and 25 metres from the eastern boundary.

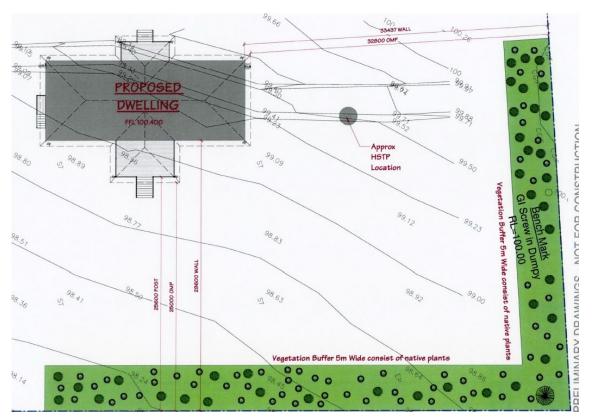


Figure 3: Proposed site Plan

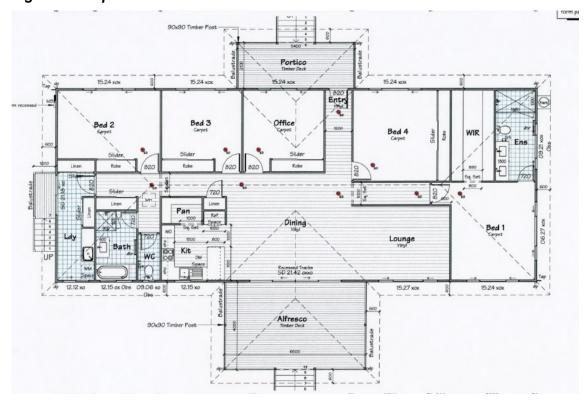


Figure 4: Proposed Floor Plan



Figure 5: Proposed front and side elevations



Figure 6: Proposed rear and side elevations

The supporting cover letter provided by the applicant outlines the following:

We are desperate to work with you and are requesting leniency with the regulations so we can have a relaxation of the boundaries for 33m northern boundary (Roona Road Frontage) and we present 2 options for consideration in relation to the distance from the eastern boundary.

Option 1 our main preference is where the house is already pegged out is for a measurement of 13m from the eastern boundary to the first point of contact of the house which is the edge of the Alfresco area. This Alfresco area is 4m deep and 6.5m wide where the external walls of the house on the eastern side then starts. We would then still include a vegetation buffer zone in this area. We base Option 1 heavily on the fact that on the other side of our eastern boundary fence there is approximately 113m in width heading east of unfarmable land which is grassed and this forms a

major buffer before our own vegetation buffer zone. A site visit would be welcomed to show how evident this is.

Option 2 which is still not preferable to us however we felt we had to move the house after the onsite meeting which would be to move the outer most edge of the Alfresco area 25m from our eastern boundary (plus the 5m road reserve on the other side of the eastern boundary) which would then take the measurement to 30m of grassed land including our vegetation buffer zone to the outer edge of the Alfresco area of the house.

This is going to be our forever home and we are pleading to have leniency with regards to the regulations so we can start building our dream home.

We have attached plans of which we are obtaining building quotes and photos of the land and house sites, however they do not do the topography of the land justice by displaying the real gradient slope of the land, stormwater run, soil conditions and overall ambience and practicality of the most sensible location to build a new house on nearly the only flat area on the block. We would be more than willing to meet any Councillors onsite for a site inspection prior to the Council meeting so you could actually see first hand the issues we have and request boundary relaxation for that cannot be seen on a computer overlay.

The plans that were submitted with the lodgement of the application show a setback of 25 metres from the eastern boundary and therefore for the purpose of the assessment, this application has only been assessed against the proposed 25 metre setback and not the referenced 10 metre setback in the supporting documentation.

Assessment against the Planning Scheme

Benchmarks applying to the development

The following codes of the Southern Downs Planning Scheme are benchmarks applying to the development:

- 9.3.7 Residential uses code
- 9.4.6 Physical infrastructure code

Residential uses code

AO8 - The Caretaker's accommodation, Dwelling house or Dual occupancy (excluding any ancillary outbuildings) is setback a minimum of 60 metres from any boundary with a gravel road or unmade road reserve.

The subject property has a frontage to a section of Roona Road that is of gravel construction, with the proposed Dwelling house to be setback approximately 32.8 metres from Roona Road. Therefore, justification against the Performance outcome is required.

PO8 - Caretaker's accommodation, Dwelling houses and Dual occupancy are located, designed, oriented and constructed to minimise noise and dust nuisance from traffic on the road network that is not part of the State controlled road network.

The elevation of the Dwelling house that fronts the Roona Road frontage has limited openings with only a bedroom and bathroom window that addresses the street. The only window that is for a habitable space is the window within the bedroom which is a high window with a window sill height of 1.5 metres with the primary window for the room facing east. The applicant has indicated that they intent to provide a vegetation buffer along the road frontage to assist with noise and dust nuisances and therefore with conditions imposed, the development is considered to comply with the Performance outcome.

- **A09 -** (a) The Caretaker's accommodation, Dwelling house or Dual occupancy is located on a lot with an area of at least 4,000 m²; and
 - (b) The Caretaker's accommodation, Dwelling houses or Dual occupancy (excluding any ancillary outbuildings) is setback a minimum of 60 m from side and rear lot boundaries.

The dwelling house is proposed to be located 25 metres from the eastern boundary and therefore justification against the Performance outcome is required.

PO9 - Caretaker's accommodation, Dwelling houses and Dual occupancy are located, designed and constructed to minimise the potential for conflict with existing or potential uses on adjoining land. This includes the potential of odour, spray drift, noise and dust associated with horticulture.

The applicant has provided the following justification:

PO8 - Caretaker's accommodation, Dwelling houses and Dual occupancy are located, designed, oriented and constructed to minimise noise and dust nuisance from traffic on the road network that is not part of the State controlled road network.

At the same time we are also requesting approval for a reduced setback for the eastern side boundary from 60m, where once again the below points as argument which we will address below.

PO9 - Caretaker's accommodation, Dwelling houses and Dual occupancy are located, designed and constructed to minimise the potential for conflict with existing or potential uses on adjoining land. This includes the potential of odour, spray drift, noise and dust associated with horticulture.

1. Topography of the land – The most western boundary of our block is just over the crown of a hill and is sloped quite steeply all the way down to our eastern boundary where it does just flatten out for a small area. This is a black soil cultivated paddock from the top of the hill down to where we have not worked the land for the house area. Since purchase in 2021 we have already had a crop for sale off the land. We have 4 contour banks in place to help minimise water flow however they have not been adequate enough and water has run on numerous occasions down the hill. Having water run like this would not be advisable for good house foundations not to mention having to deal with black soil erosion around our house and living area. If we had to build a house 60m from boundaries this would put the house basically on top of a contour bank and in the middle of a black soil cultivation paddock. We would have constant worry with building foundations, water pooling around the house making it difficult to control mosquitoes and vermin, it would impact on the amount of money we could crop from this land, not to mention look ridiculous. We then would ourselves create issues from working the land with dust etc right beside our house.

- Stormwater Run off is very evident even with the 70mls from last weeks rain that water
 pools in and around the contour banks as well as run down the hill. Once again black soil
 moving in the stormwater runoff is also not ideal for stable house foundations. Water
 pooling near a dwelling could pose a health concern for mosquitoes and other vermin being
 drawn to the water.
- 3. Existing Location of Services IE Power We have spent a lot of money having had Ergon run 3 phase power from up the top western boundary hill where our neighbours house is down to our eastern boundary where we have already stood a Property Pole and wired ready for the house construction. From this property pole site we would be running UG mains to the house, farm shed and to the bore. This is quiet an expensive exercise and having to run it any further than what we have budgeted for in our building is going to be at a great expense for us. As we have 2 x 5000g water tanks off the existing farm shed if we were to build the house further off the eastern boundary than desired, we would then have to have a much larger pump to pump the water as effectively we would be pumping up it up a hill.
- 4. We are planning on having a vegetation buffer on the eastern and northern boundaries around the house area (as noted on the house plans) which will control the potential threat of spray drift, dust and odour from horticulture activities. Since we have purchased the block back in 2021 we can say that we have never experienced any of these. We are planning on having the house airconditioned which will be of benefit if ever a dust situation arises as a control method (A/C is not noted on the house plans as this is being done privately at the same time the house in being constructed and does not come under building costs for quotation purposes).
- 5. Neighbouring Property On The Eastern Side Boundary (Owners for many many years Llyod and Mark Mauch) While it appears on records that there is a 5m road easement on the other side of my eastern boundary, when you actually do a site visit and see first-hand, there is a fenced off laneway of 13m) THEN another 100m heading east of unfarmable land due to the terrain of their land which prevents them from being able to cultivate this area so they never have and never will. There is also underground pipe that prevents said cultivation if they were able to in the first place for stock water. As this is unusable land we feel this vast area should be taken into consideration as basically vacant land that would be unfarmed and would be a buffer for horticultural activities as just grass land.
- Neighbouring Property On The Western Side This house should have also have had a
 relaxation for building close to the road as it would be roughly in line with our house. The
 owners here advise us that dust from Roona Road at this distance is of no concern to them.
- Currently a house in being constructed on Mapes Rd, Junabee and to the eye their northern
 and western boundary requirements would have required a relaxation also. They also had
 obviously not many choices for building due to the topography of their block.

The proposed setbacks from the northern and southern boundary complies with the 60 metre setback however the setback from the eastern boundary forms part of the assessment against the Performance outcome. The eastern boundary does adjoin an access handle that is 12 metres wide and services the lot that adjoins at the rear (southern boundary) of the property. This access width combined with the proposed 25 metre setback from the eastern boundary will give the proposed dwelling house a setback of 35 metre from Lot 5 RP52844 that does contain cultivation land.

It appears that there is a natural stormwater drainage line that runs parallel to the western boundary of Lot 5 RP52844 (eastern side of the access handle). This in the past has created a section of the lot that is subject to periodic inundation of water logged soil resulting in parts of the land being unable to be cropped. The area that is unable to be cropped at certain times of the year, depending on weather conditions, will also assist to increase the separation distances from the new Dwelling house and to the portion of Lot 5 that is cropped more frequently.

While it would be preferred to reorientate the Dwelling house to have less openings from habitable spaces away from the eastern boundary, the proposed 5.0 metre wide vegetation buffer will assist with reducing the impacts of dust and sprays from the nearby properties. The subject property is

surrounded by cultivation land including on the subject property and therefore it could be argued that regardless of the location of the Dwelling house, it would at some point endure nuisance either from within the site or from nearby properties. The applicant has indicated that air-conditioning is intended to be provided, which will further assist in minimising conflict from nearby farming operations. With conditions imposed for a vegetation buffer and the installation of air-conditioning, the proposed setback is considered to comply with the Performance outcome, as the potential for conflict with existing or potential uses on adjoining land is minimised.

Physical infrastructure code

With condition imposed, the development can comply with the Code.

Recommendation

THAT the application for Material Change of Use for the purpose of a Dwelling house (not in accordance with building setbacks) on land at 774 Roona Road, Junabee, described as Lot 3 RP52844, 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 plans submitted with the application, and subject to the final development being amended in accordance with the conditions of this approval.

Plan Name	Plan No.	Date
Site Location	2205819 page 4 of 10 Rev E	30/01/2023
Site Plan	2205819 page 5 of 10 Rev E	30/01/2023
Ground Floor	2205819 page 6 of 10 Rev E	30/01/2023
Elevations 1 of 2	2205819 page 7 of 10 Rev E	30/01/2023
Elevations 2 of 2	2205819 page 8 of 10 Rev E	30/01/2023

2. Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval prevail.

Building and Site Design

- 3. The building is to be set back at least 25 metres from the eastern property boundary and 32.8 metres from the Roona Road frontage.
- 4. The Dwelling house is to include mechanical ventilation i.e. air-conditioning, to reduce odour, noise, drift sprays and dust impacts from nearby non-residential uses e.g. rural industry activities.
- 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 21 (Final Inspection Certificate) issued for the building works is to be provided to Council prior to the use commencing. (See advisory note below.)

Amenity and Environmental Controls

7. 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 waste facility.

Fencing, Landscaping and Buffers

8. A five (5) metre wide landscaped buffer is to be planted in line with the proposed Dwelling house to reduce any potential lawful nuisances from adjoining properties. The landscaping buffer is to be planted along the eastern boundary and along the Roona Road frontage in accordance with the plan titled Site plan, drawing number 2205819, Rev E and dated 30 January 2023. The buffer is to contain random plantings of a variety of native, preferably endemic, trees and shrub species of differing growth habits. The trees and shrubs must be of species that are fast growing, frost resistant and drought hardy. The buffer is to have a mature tree height of at least 3.0 metres. Vegetated buffers are to be maintained so they form an effective buffer.

Car Parking and Vehicle Access

9. Vehicle access is to be constructed and/or maintained to the site in accordance with Council's standard. (Council's Development Engineer can provide details regarding Council's standard.)

Water Supply and Waste water

- 10. The proposed new dwelling is to be provided with on-site water storage as follows:
 - (a) if two bedrooms or less 45,000 litres; or
 - (b) if more than two bedrooms 67,500 litres.

On-site water storage may include the provision of a bore, dams, water storage tanks or a combination of these.

11. All sewage generated from this property must be disposed of by means of an on-site sewage facility (OSSF) in accordance with the AS/NZS 1547:2012 - On-site Domestic Wastewater Management, Queensland Plumbing and Wastewater Code and the Standard Plumbing and Drainage Regulation 2003.

Electricity, Street Lighting and Telecommunications

12. Reticulated electricity connections must be provided to the proposed development to the standards of the relevant authorities.

Alternatively.

An adequate on-site energy supply with a system capacity of at least 6.5 kWh/day and a back of for at least four (4) days is to be provided. Fuel generators are not to be provided for required energy supply or required back up.

Advisory Notes

- (i) Unless otherwise stated, all conditions of this approval are to be complied with to the satisfaction of the Director Planning and Environmental Services, prior to the use commencing, and then compliance maintained at all times while the use continues.
- (ii) Any proposal to increase the scale or intensity of the use on the subject land, that is assessable development under the Planning Scheme, would be subject to a separate application for assessment in accordance with the *Planning Act 2016* and would have to comply with the requirements of the Planning Scheme.
- (iii) It is encouraged that you arrange for a free compliance inspection to be carried out prior to the use commencing. This will involve a physical inspection of the premises along with an internal audit of Council's records. Written advice will be provided for your records advising if compliance with the conditions has been achieved.
- (iv) Plumbing and Drainage Approval is to be obtained in accordance with the Plumbing and Drainage Act 2018 for the proposed plumbing and drainage works. The application for Plumbing and Drainage approval must be submitted to Council with the appropriate forms, plans and fees associated with this application. A Certificate of Compliance must be issued for the works prior to the use commencing.
- (v) **Building Approval is to be obtained** for a Class 1a in accordance with the *Planning Act 2016* for the proposed building work. The building application must be submitted to a Building Certifier with the appropriate **forms**, **plans and fees** associated with this application. The building plans are to accord with the plans approved in this approval. The building is to be constructed in accordance with the Building Approval prior to the commencement of the use. A **Form 21** (**Final Inspection Certificate**) **must be issued for the building works prior to the use commencing**.
- (vi) This area is expressly identified as being potentially impacted by lawful non-residential uses. In commencing a residential use, the owner(s) acknowledges and accepts that the use may be potentially impacted by emissions from the lawful non-residential use. It is the responsibility of the property owner(s) to take all measures necessary to ensure that the

- proposed dwelling is developed and maintained in such a way as to mitigate odour, dust and noise impacts from the surrounding lawful non-residential use. These measures must be undertaken at the expense of the property owner(s).
- (vii) Council will not be sealing Roona Road as a result of any dust complaints received.
- (viii) Prior to constructing or upgrading an access, an application must be submitted and approved by Council for a permit under Local Law No. 1 (Administration) 2011 and Subordinate Local Law No. 1.15 (Carrying Out Works on a Road or Interfering with a Road or its Operation) 2011.
- (ix) Site works must be constructed such that they do not, at any time, in any way restrict, impair or change the natural flow of runoff water, or cause a nuisance or worsening to adjoining properties or infrastructure.
- (x) All Development Permits for Operational Works and Plumbing and Drainage Works should be obtained prior to the issue of a Development Permit for Building Works.
- (xi) Telecommunications in New Developments

For information for developers and owner builders, on important Commonwealth telecommunication rules that need to be complied with, visit www.infrastructure.gov.au\tind

Aboriginal Cultural Heritage

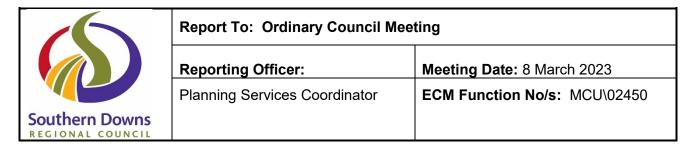
(xii) All reasonable and practicable measures must be taken to ensure that no harm is caused to Aboriginal cultural heritage (the "cultural heritage duty of care"). The cultural heritage duty of care is met if the development is conducted in accordance with gazetted cultural heritage duty of care guidelines.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

ATTACHMENTS

Nil

13.2 Material Change of Use - Jason P Wilmot - 42 Halloran Drive, Thulimbah

Document Information



APPLICANT:	Jason P Wilmot
OWNER:	Edric R Bull
ADDRESS:	42 Halloran Drive, Thulimbah
RPD:	Lot 1 SP218465
LAND USE AREA:	Rural (Granite Belt precinct)
PROPOSAL:	Dwelling house (not in accordance with building setbacks)
LEVEL OF ASSESSMENT:	Code
SUBMITTERS:	Not Applicable
REFERRALS:	Not applicable

RECOMMENDATION SUMMARY

THAT the application for Material Change of Use for the purpose of a Dwelling house (not in accordance with building setbacks) on land at 42 Halloran Drive, Thulimbah, described as Lot 1 SP 218465 be approved subject to conditions.

REPORT

An application has been lodged for a new Dwelling house that is not in accordance with building setbacks. However, the subject property is of a size where the 60 metre setback from all boundaries cannot be achieved. The subject property is 1.2 hectares in size and has access to Halloran Drive via an easement over Lot 2 SP218465, in favour of the subject property. Halloran Drive is bitumen sealed with no formalised kerb and channel. Although Halloran Drive is the road to access the property, the subject property does not have direct frontage to a road, with access via an easement.



Figure 1: Site location



Figure 2: House pad location, photo from rear of lot facing southwest

The subject property formed part of an original reconfiguration from 2008 which created the following layout:

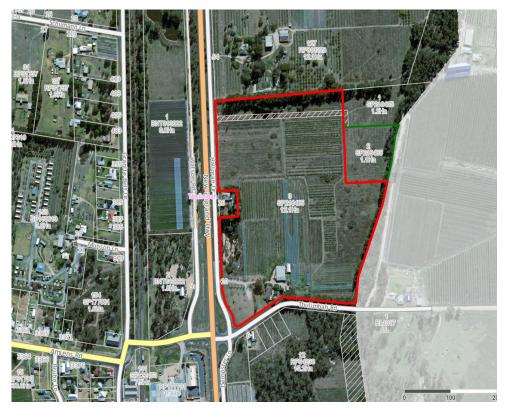


Figure 3: Previous lot layout from 2008

In 2018, a boundary realignment (File ref: RC\01671) was approved and resulted in the below layout:



Figure 4: Currently lot layout

Based on the outcome of the 2008 boundary realignment, it became evident why the easement runs parallel to, and within, the western boundary of the subject property. As the easement is for access purposes, an amendment to the previous approval would be required to alter the easement that is no longer required i.e. the easement that runs parallel to, and within, the western boundary that previously serviced Lot 2 to the south.

The proposed Dwelling house is sited as follows:

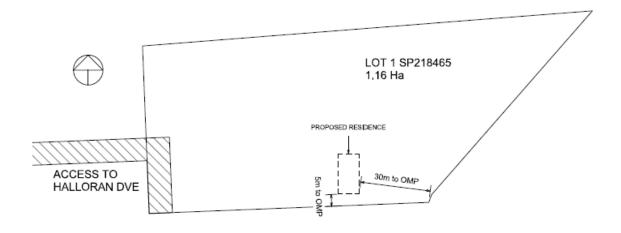


Figure 5: Proposed site plan

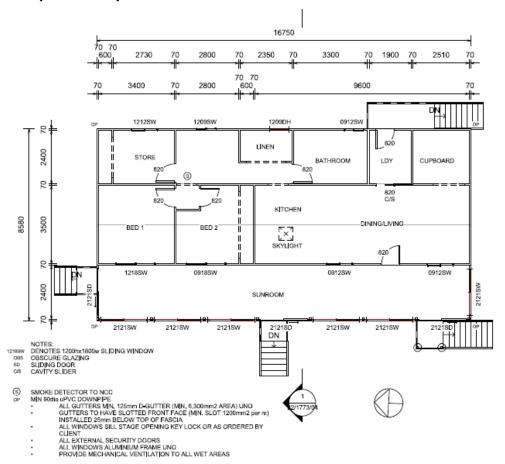


Figure 6: Proposed Floor Layout

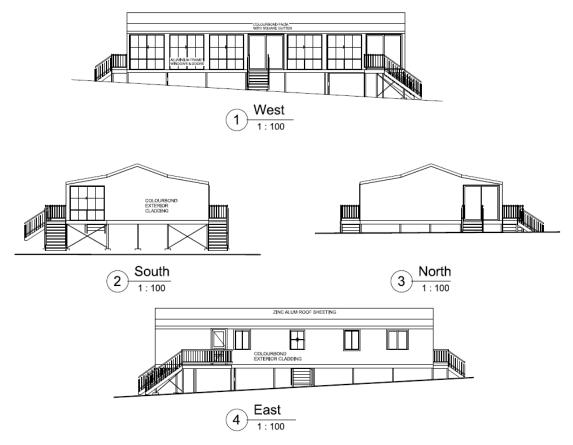


Figure 7: Proposed elevations

The subject property is surrounded by rural properties that either contain an existing rural use or are of an adequate size where a rural use can occur. The subject property adjoins an orchard to the east, which is located on the other side of the New South Wales border. The adjoining property to the north has existing horticultural activities and the adjoining property to the south and west were formerly part of an orchard that has since been discontinued.

Assessment against the Planning Scheme

Benchmarks applying to the development

The following codes of the Southern Downs Planning Scheme are benchmarks applying to the development:

- 9.3.7 Residential uses code
- 9.4.6 Physical infrastructure code

Residential use code

- **A09 -** (a) The Caretaker's accommodation, Dwelling house or Dual occupancy is located on a lot with an area of at least 4.000 m²; and
 - (b) The Caretaker's accommodation, Dwelling houses or Dual occupancy (excluding any ancillary outbuildings) is setback a minimum of 60 m from side and rear lot boundaries.

The dwelling house is proposed to be located 5.0 metres from the southern boundary, 30 metres from the eastern boundary and approximately 42 metres from the northern boundary. The setback from the western boundary achieves the 60 metre setback. As three of the four boundaries cannot achieve the setbacks, justification against the Performance outcome is required.

PO9 - Caretaker's accommodation, Dwelling houses and Dual occupancy are located, designed and constructed to minimise the potential for conflict with existing or potential uses on adjoining land. This includes the potential of odour, spray drift, noise and dust associated with horticulture.

The applicant provided the following comments in relation to the proposed dwelling house location:

attached is areal photo of my which I have drown the proposed house site also showing the unoutable weak on the rost of the block. - Listed below are the reasons it is the suitable place to put the Rouse on - Reason ! It is a removal Rome which cannot be altered to fit in with the site. ay In the cleared area alcove where I would liked the site to be, It would be too close or under the power lines. 3 If the site is moreed further month away from the Southern boundary, there are two many trees which would have tee be removed, (mostly nature trees) They are a feature and for shade I want them kept. 4 The bottom section of the block where the land is more levell, is prone to water logging, 5, I was not informed and was unaware of your distances rule from boundaries; my block is Zoned RESIDENTIS and I took It that the blocks subdivided on the south side of me to be the same; according to residential rules I thought I was well within the limets and hade gone ahead having the house site prepared

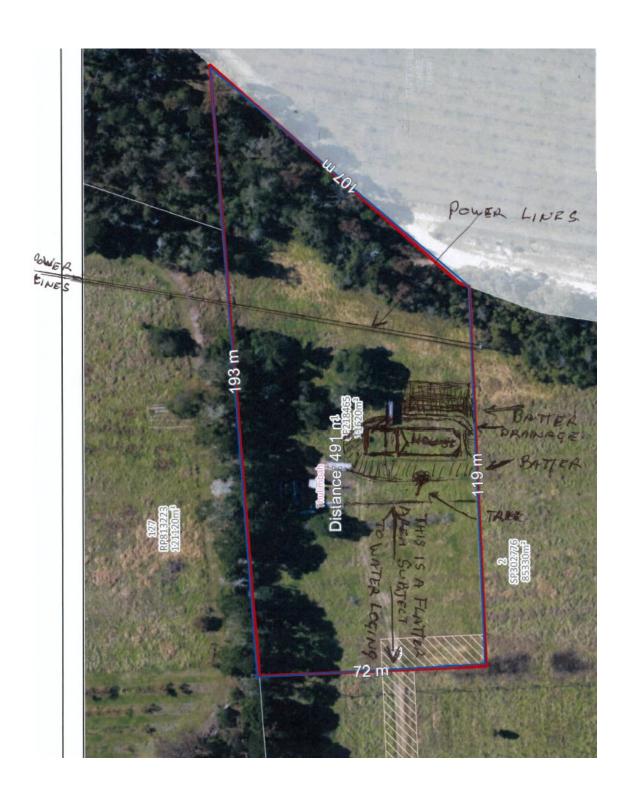
by as you would know; There has been a lot mor Earth moving done preparing the site secause the site is an a slope - Like - There is a leatter above the hou site where the hill has been cut into to form a breel site, also a wide leather folling away at the leathon The tree shown drown on the photo has been removed off the house pad to be replanted where its shown (very likely it could die) all this work will take a lot of undoing are any great dangers to be made and & Can't see any else on the block to put another house pad. TREE SHIPTED off SITE. SKETCH of PAD! HOLL PAD BATTERED DRAINAGE coking South from Neath FRONT of HOUSE FACINE W. 16.750 M BATTZA DRIVE could more the house site loundary on the Southern side other werse there's too many Trees to destroy on the north end. My neighbour on the South side is Denoe
Riggato, he has agreed with me on the type of
dereing to be put up between us as we are to share
the cost. He intends to run cattle beside me.
I have spoken to Denoe on this matter about
how close to his boundary I can be — and he
has told me he has no objections on what
distance we put the house

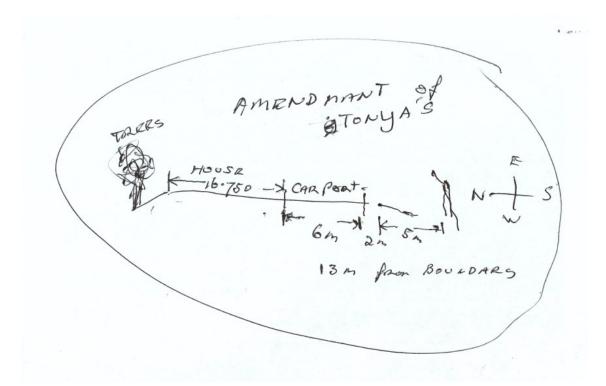
dike I stated, it is possible for me to more the slower on the prepared sad onother 2 metass away from the boundry which will put me TMETER.

Away. I look forward to a societive response from SDRC swelly a dispinsation can be agreed apon? In no way did I purposely prepare the sad where it is just to get my own way with you.

I have been waiting since july 2022 for this removal from to arriver.

And I have been a home less porson since and I'mhoping This weill end soon





The applicant has chosen the location of the Dwelling house to avoid the powerlines that are at the rear of the property and to avoid unnecessary vegetation clearing on-site. Although none of the vegetation on-site is protected vegetation, it is acknowledged that the existing vegetation is mature vegetation and has some benefit in being retained. The subject property adjoins land on all boundaries that is a size for rural industry activities. To centrally locate the Dwelling house within the subject property, building setbacks would still not comply.

The applicant's preference is to have the Dwelling house approved with a 5.0 metre setback from the southern boundary. The applicant has advised that he can shift the dwelling house 2.0 metres further to the north to provide a 7.0 metre setback from the southern boundary, which enables the retention of the vegetation on-site. While the 7.0 metres is an increase to the southern boundary setback, it was suggested to the applicant to further assist in mitigating potential impacts from surrounding farming operations, that the carport be relocated from the northern side of the Dwelling house to the southern side. This would enable the 7.0 metre setback to include a row of trees and would also create a separation of 13 metre from the southern boundary to the wall of the dwelling/habitable room, with the carport further assisting in reducing potential impacts.

The suggested amendments combined with vegetation, either maintaining existing vegetation or providing new planting will ensure that the development complies with the Performance outcome in that the Dwelling house has been located, designed and constructed to minimise the potential for conflict with existing or potential uses on adjoining land.

It is suggested that landscaping areas, either retaining existing vegetation or additional planting, is required as follows:



Physical infrastructure code

With conditions imposed, the proposed development complies with the requirements of the Code.

Recommendation

THAT the application for Material Change of Use for the purpose of a Dwelling house (not in accordance with building setbacks) on land at 42 Halloran Drive, Thulimbah, described as Lot 1 SP218465 be approved subject to the following conditions:

Schedule 1 - Southern Downs Regional Council Conditions

Approved Plans

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

Plan Name	Plan No.	Date
Site Plan (as amended in red by Council 28 February 2023)	22/1773/01	13/01/2022
Floor Plan	22/1773/02	13/01/2022
Elevations	22/1773/03	13/01/2022

2. Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval prevail.

Building and Site Design

- 3. The building is to be set back from the property boundaries at least as follows:
 - 30 metres from the eastern boundary;
 - 7.0 metres from the southern boundary to the carport and 13 metres to the Dwelling house;
 - 42 metres from the northern boundary; and
 - 60 metres from the western boundary.
- 4. A copy of the Certificate of Compliance for Plumbing and Drainage Works is to be provided to Council. (See advisory note below.)
- 5. A copy of the Form 21 (Final Inspection Certificate) issued for the building works is to be provided to Council prior to the use commencing. (See advisory note below.)

Amenity and Environmental Controls

6. During the construction phase of the development, all wastes must be separated into recyclables (where possible) and landfill wastes, and disposed of at the Stanthorpe waste management facility.

Fencing, Landscaping and Buffers

7. The areas identified in blue below are to be maintained as landscaping buffers where possible. If vegetation in these areas are removed or dies, replacement planting is to occur within Lot 1 SP218465. Any replacement planting that occurs within Lot 1 is to achieve a five (5) metre wide landscaped buffer and is to have a mature tree height of at least 3.0 metres to reduce any potential lawful nuisances from adjoining properties.

The area identified in green below is to be planted in proximity to the Dwelling house along the southern boundary. The landscaping is to be planted to achieve a hedge formation with a minimum width of 1.0 metre.

The planting is to contain random plantings of a variety of native, preferably endemic, trees and shrub species of differing growth habits. The trees and shrubs must be of species that are fast growing, frost resistant and drought hardy. Vegetated buffers are to be maintained so they form an effective buffer.



Car Parking and Vehicle Access

8. Vehicle access is to be maintained to the site in accordance with Council's standard. (Council's Development Engineer can provide details regarding Council's standard.)

Water Supply and Waste water

- 9. The proposed new dwelling is to be provided with on-site water storage as follows:
 - (a) if two bedrooms or less 45,000 litres; or
 - (b) if more than two bedrooms 67,500 litres.

On-site water storage may include the provision of a bore, dams, water storage tanks or a combination of these.

10. All sewage generated from this property must be disposed of by means of an on-site sewage facility (OSSF) in accordance with the AS/NZS 1547:2012 - On-site Domestic Wastewater Management, Queensland Plumbing and Wastewater Code and the Standard Plumbing and Drainage Regulation 2003.

Electricity, Street Lighting and Telecommunications

11. Reticulated electricity connections must be provided to the proposed development to the standards of the relevant authorities.

Alternatively,

An adequate on-site energy supply with a system capacity of at least 6.5 kWh/day and a back of for at least four (4) days is to be provided. Fuel generators are not to be provided for required energy supply or required back up.

Advisory Notes

- (i) Unless otherwise stated, all conditions of this approval are to be complied with to the satisfaction of the Director Planning and Environmental Services, prior to the use commencing, and then compliance maintained at all times while the use continues.
- (ii) Any proposal to increase the scale or intensity of the use on the subject land, that is assessable development under the Planning Scheme, would be subject to a separate application for assessment in accordance with the *Planning Act 2016* and would have to comply with the requirements of the Planning Scheme.
- (iii) It is encouraged that you arrange for a free compliance inspection to be carried out prior to the use commencing. This will involve a physical inspection of the premises along with an internal audit of Council's records. Written advice will be provided for your records advising if

compliance with the conditions has been achieved.

- (iv) Plumbing and Drainage Approval is to be obtained in accordance with the *Plumbing and Drainage Act 2018* for the proposed plumbing and drainage works. The application for Plumbing and Drainage approval must be submitted to Council with the appropriate forms, plans and fees associated with this application. A Certificate of Compliance must be issued for the works prior to the use commencing.
- (v) **Building Approval is to be obtained** for a Class 1a in accordance with the *Planning Act 2016* for the proposed building work. The building application must be submitted to a Building Certifier with the appropriate **forms, plans and fees** associated with this application. The building plans are to accord with the plans approved in this approval. The building is to be constructed in accordance with the Building Approval prior to the commencement of the use. A **Form 21 (Final Inspection Certificate) must be issued for the building works prior to the use commencing.**
- (vi) This area is expressly identified as being potentially impacted by lawful non-residential uses. In commencing a residential use, the owner(s) acknowledges and accepts that the use may be potentially impacted by emissions from the lawful non-residential use. It is the responsibility of the property owner(s) to take all measures necessary to ensure that the proposed dwelling is developed and maintained in such a way as to mitigate odour, dust and noise impacts from the surrounding lawful non-residential use. These measures must be undertaken at the expense of the property owner(s).
- (vii) Prior to constructing or upgrading an access, an application must be submitted and approved by Council for a permit under Local Law No. 1 (Administration) 2011 and Subordinate Local Law No. 1.15 (Carrying Out Works on a Road or Interfering with a Road or its Operation) 2011.
- (viii) 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.
- (ix) 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.

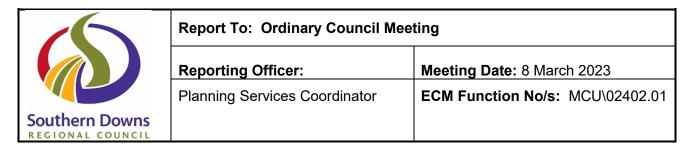
Aboriginal Cultural Heritage

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

ATTACHMENTS

13.3 Material Change of Use (Minor Change) - Erik M Griswold - 305 Watters Road, Fletcher

Document Information



APPLICANT:	Erik M Griswold
OWNER:	Vanessa A Tomlinson & Erik M Griswold
ADDRESS:	305 Watters Road, Fletcher
RPD:	Lot 2 RP196402
LAND USE AREA:	Rural
PROPOSAL:	Dwelling house (not in accordance with building setbacks)
LEVEL OF ASSESSMENT:	Minor Change
SUBMITTERS:	Not applicable
REFERRALS:	Nil

RECOMMENDATION SUMMARY

THAT the application for a Minor Change to a Material Change of Use for a Dwelling house (not in accordance with building setbacks) on land at 305 Watters Road, Fletcher, described as Lot 2 RP 196402, be approved subject to Conditions 1 and 3 being amended as follows:

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

Plan Name	Plan No.	Date
Site Plan (Proposed Dwelling House)	01 A Our Ref: 2306	19 July 2022 05/02/202 3
Plan / Elevations	02 A	19 July 2022
Elevations	03 A	19 July 2022

3. The building is to be set back at least 40 21 metres from the southern property boundary and at least 60 metres from the frontage.

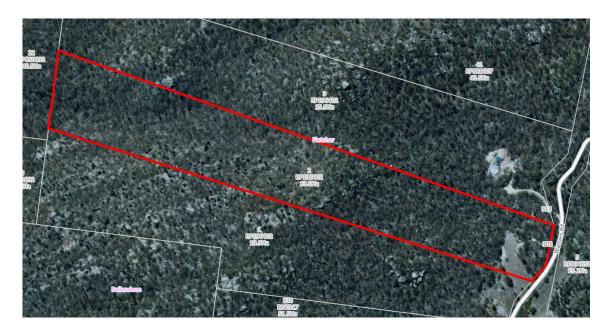


Figure 1: Subject property

The application for a dwelling house not in accordance with building setbacks was approved under delegated authority on 7 October 2022, with the Decision Notice issued on 10 October 2022. This approval was issued with a reduced setback of 40 metres from the Dwelling house to the southern property boundary. This minor change request is to consider a further reduced setback from the southern boundary.

The subject lot is rectangular in shape, generally 13 hectares in size and has frontage to Watters Road, which is a constructed sealed road. The land is heavily vegetated, contains rocky outcrops and has a ridgeline running north to south, towards the centre of the lot.

Lot 2 RP196402 contains an existing outbuilding, located adjacent to a cleared area in the southeast corner. Council mapping indicates that the area cleared has a slope of up to 10%.

Land adjacent to the lot is also heavily vegetated with rocky outcrops. This land is generally not used for agricultural purposes. The adjoining lot to the north is designated as the Wylah Natural Refuge which extends across the subject land west of the cleared area. Land to the north contains a Dwelling house and land to the south is currently vacant.

The two bedroom Dwelling house is to be located within the cleared area located in the south-east corner of the lot. The dwelling house is as follows:

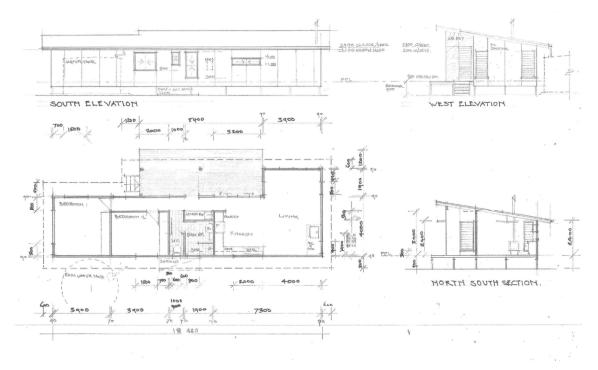


Figure 2: Floor plan and Elevations

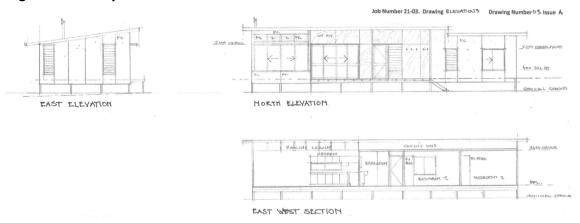


Figure 3: Elevations

Council approved a Material Change of Use for the purpose of a dwelling house that was not in accordance with building setbacks. The reduced setback was to the southern boundary and was approved with the following conditions imposed:

Condition 3:

The building is to be setback at least 40 metres from the southern property boundary and at least 60 metres from the frontage.

The applicant provided the following statement in relation to amending Condition 3 of the approval:

The original setback of 40m was based on the architect's site plan, which showed the distance from the southern boundary point, due north 40m, with a perpendicular showing the position of the house.

When we recently measured the position of the site, we realised it wasn't 40m (as indicated in google earth), but actually 33m. This was shown in the surveyor's site plan I submitted on 6 Feb, which uses the same measurement method as the architect's site plan.

Then in response to your feedback, I asked the surveyor to include the distance to the southern boundary line (not the southernmost boundary point and perpendicular).

The position of the house hasn't really changed, just the measurements have been corrected and amended.

Although the applicant made reference above that the setback was actually 33 metres and not 40 metres, this still remained inconsistent with the supporting documentation provided. With the clarification of the setback from the outer most protection of the Dwelling house to the southern property boundary, the following plan was submitted showing the correct setback of 21 metres.

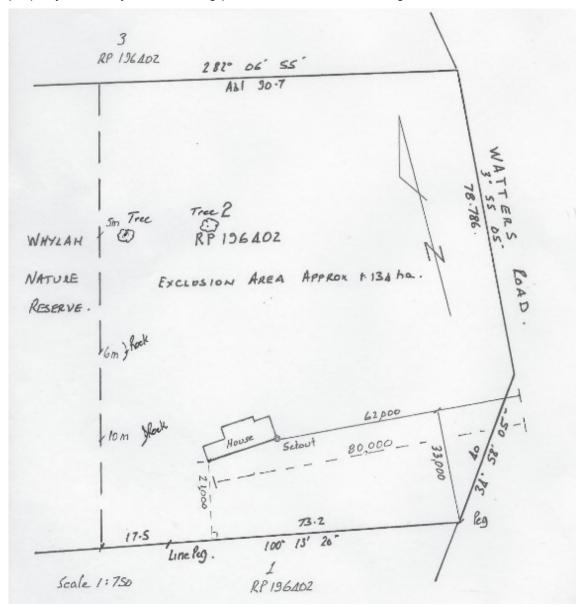


Figure 4: Proposed new site plan

The following justification was provided to support the 40 metre setback from the southern boundary against PO9 of the Residential uses code:

The proposed site is generally 40 metres from the southern boundary which does not meet the required setbacks. The chosen site is already cleared and is located outside the areas of regulated vegetation and the nature refuge. No further clearing is required, minimising impact to the existing environmental values. Land to the south is currently vacant. Due to the extent of vegetation, slope and exposed rock on the lot, use of the land for horticultural purposes is very constrained and the likelihood of impacts from any agricultural use are minimal. Whilst the Dwelling house will be located within the required setbacks, given the potential use, existing vegetation and existing bushfire hazard, no additional landscaping will be required. Compliance with the Performance outcome can be achieved.

Although the setback has now been proposed to be reduced from 40 metres to 21 metres, the justification provided remains relevant. The error in location does not change the site context, and the reduced setback of 21 metres is considered appropriate to ensure compliance with Performance outcome PO9 of the Residential use code is maintained.

The assessment against the bushfire risk associated with the changes in the setback also remains unchanged as the location of the Dwelling house remains within the Medium potential bushfire intensity, which remains unchanged from the original assessment.

In terms of consistency, generally when a Dwelling house is approved with a reduced building setbacks, landscaping would form part of a condition of an approval. On this occasion when taking into consideration the site characteristics including bushfire, the extensive areas of protected vegetation both on the subject property and the adjoining property to the south where the reduced setback is proposed and the limited cleared area available (refer to figure 5), landscaping is not considered appropriate in this instance.



Figure 5: Areas identified as Category B area (Remnant Vegetation)

Therefore, it is recommended that only Condition 3 be amended as follows:

3. The building is to be setback at least 40-21 metres from the southern property boundary and at least 60 metres from the frontage.

As a result of the new proposal plan submitted with the application, Condition 1 is to be amended as follows:

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

Plan Name	Plan No.	Date
Site Plan (Preposed Dwelling House)	01 A Our Ref:	19 July 2022
Site Plan (Proposed Dwelling House)	2306	05/02/2023
Plan / Elevations	02 A	19 July 2022
Elevations	03 A	19 July 2022

Assessment against the Planning Scheme

Benchmarks applying to the development

The following codes of the Southern Downs Planning Scheme are benchmarks applying to the development:

- 8.2.3 Bushfire hazard overlay code
- 9.3.7 Residential uses code9.4.6 Physical infrastructure code

Recommendation

THAT the application for a Minor Change to a Material Change of Use for a Dwelling house (not in accordance with building setbacks) on land at 305 Watters Road, Fletcher, described as Lot 2 RP196402, be approved subject to the following amendment to the conditions:

Schedule 1 - Southern Downs Regional Council Conditions

Approved Plans

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

Plan Name	Plan No.	Date
Site Plan (Proposed Dwelling House)	01 A Our Ref:	19 July 2022
Site Flair (Froposed Dwelling House)	2306	05/02/2023
Plan / Elevations	02 A	19 July 2022
Elevations	03 A	19 July 2022

2. Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval prevail.

Building and Site Design

- 3. The building is to be set back at least 40 21 metres from the southern property boundary and at least 60 metres from the frontage.
- 4. A copy of the Certificate of Compliance for Plumbing and Drainage Works is to be provided to Council. (See advisory note below.)
- 5. A copy of the Form 21 (Final Inspection Certificate) issued for the building works is to be provided to Council prior to the use commencing. (See advisory note below.)

Amenity and Environmental Controls

- 6. During the construction phase of the development, all wastes must be separated into recyclables (where possible) and landfill wastes, and disposed of at an approved waste facility.
- 7. All wastes are to be suitably collected and disposed of so as not to adversely impact on the environment.
- 8. If clearing is required, to achieve compliance with the Bushfire Attack Level report prepared by Crecer Consulting Engineers, dated 2 May 2022, all cleared or lopped timber and vegetation must be processed on site by wood chipping, mulching or similar method and should be relocated on the lot where biodiversity values can be enhanced.

Any processing of trees or vegetation must be carried out in a safe manner and without any adverse environmental impacts from noise or dust emissions, and in accordance with any requirements under the *Environmental Protection Act 1994*.

Car Parking and Vehicle Access

- 9. Vehicle access is to be constructed to the site in accordance with Council's standard. (Council's Development Engineer can provide details regarding Council's standard.)
- 10. The internal driveway to the proposed dwelling on Lot 2 RP196402 must be able to provide road access with a minimum clearances of 3.0 metres wide and 3.0 metres high for safe passage of emergency vehicles.

Water Supply and Waste water

- 11. The proposed new dwelling is to be provided with on-site water storage as follows:
 - (a) if two bedrooms or less 45,000 litres; or

(b) if more than two bedrooms - 67,500 litres.

On-site water storage may include the provision of a bore, dams, water storage tanks or a combination of these.

- 12. All sewage generated from this property must be disposed of by means of an on-site sewage facility (OSSF) in accordance with the AS/NZS 1547:2012 On-site Domestic Wastewater Management, Queensland Plumbing and Wastewater Code and the Standard Plumbing and Drainage Regulation 2003.
- 13. 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.

All fire fighting connections are to be carried out in accordance with the *Plumbing and Drainage Act 2018*.

Electricity, Street Lighting and Telecommunications

14. Underground/aboveground electricity connections must be provided to the proposed development to the standards of the relevant authorities.

OR

For electricity supply, a system capacity of at least 6.5KWh/day and back up for at least four days is to be provided. Fuel generators are not provided for the required energy supply or required back up.

Advisory Notes

- (i) Unless otherwise stated, all conditions of this approval are to be complied with to the satisfaction of the Director Planning and Environmental Services, prior to the use commencing, and then compliance maintained at all times while the use continues.
- (ii) Any proposal to increase the scale or intensity of the use on the subject land, that is assessable development under the Planning Scheme, would be subject to a separate application for assessment in accordance with the *Planning Act 2016* and would have to comply with the requirements of the Planning Scheme.
- (iii) It is encouraged that you arrange for a free compliance inspection to be carried out prior to the use commencing. This will involve a physical inspection of the premises along with an internal audit of Council's records. Written advice will be provided for your records advising if compliance with the conditions has been achieved.
- (iv) Plumbing and Drainage Approval is to be obtained in accordance with the Plumbing and Drainage Act 2018 for the proposed plumbing and drainage works. The application for Plumbing and Drainage approval must be submitted to Council with the appropriate forms, plans and fees associated with this application. A Certificate of Compliance must be issued for the works prior to the use commencing.
- (v) **Building Approval is to be obtained** for a Class 1a in accordance with the *Planning Act* 2016 for the proposed building work. The building application must be submitted to a Building Certifier with the appropriate **forms**, **plans and fees** associated with this application. The building plans are to accord with the plans approved in this approval. The building is to be constructed in accordance with the Building Approval prior to the commencement of the use. A **Form 21 (Final Inspection Certificate) must be issued for**

the building works prior to the use commencing.

- (vi) No clearing of remnant vegetation or regulated regrowth vegetation is to occur under this approval. A Development Permit for Operational Works must be obtained from the Department of Infrastructure, Local Government and Planning for the clearing of any remnant vegetation, unless exempt under Schedule 21 of the *Planning Regulation 2017*.
- (vii) This area is expressly identified as being potentially impacted by lawful non-residential uses. In commencing a residential use, the owner(s) acknowledges and accepts that the use may be potentially impacted by emissions from the lawful non-residential use. It is the responsibility of the property owner(s) to take all measures necessary to ensure that the proposed dwelling is developed and maintained in such a way as to mitigate nuisance impacts from the surrounding lawful non-residential use. These measures must be undertaken at the expense of the property owner(s).
- (viii) 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.
- (ix) Prior to constructing or upgrading an access, an application must be submitted and approved by Council for a permit under Local Law No. 1 (Administration) 2011 and Subordinate Local Law No. 1.15 (Carrying Out Works on a Road or Interfering with a Road or its Operation) 2011.
- (x) 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.
- (xi) All Development Permits for Plumbing and Drainage Works should be obtained prior to the issue of a Development Permit for Building Works.

Telecommunications in New Developments

(xii) For information for developers and owner builders, on important Commonwealth telecommunication rules that need to be complied with, visit www.infrastructure.gov.au\tind

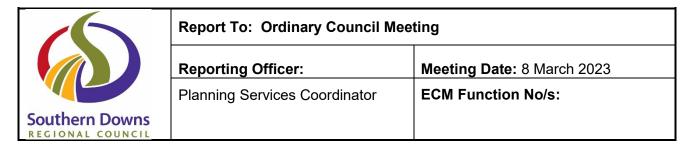
Aboriginal Cultural Heritage

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

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13.4 Making Representations about an Infrastructure Charges Notice - MCU\02418 - 3 Smythe Street, Stanthorpe

Document Information



APPLICANT:	EP Strawberries C/-Adapt Planning Pty Ltd
OWNER:	Archpop Pty Ltd
ADDRESS:	3 Smythe Street, Stanthorpe
RPD:	Lot 68 on RP44561
LAND USE AREA:	Low density residential
PROPOSAL:	Representations for Negotiated Infrastructure Charges Notice – Material Change of Use to establish Non-resident workforce
	accommodation (up to 12 people)
LEVEL OF ASSESSMENT:	Code
SUBMITTERS:	Not Applicable
REFERRALS:	Nil
FILE NUMBER:	MCU\02418

RECOMMENDATION SUMMARY

THAT Council refuse the representations made in relation to the infrastructure charges levied for the Material Change of Use to establish Non-resident workforce accommodation (up to 12 people) at 3 Smythe Street, Stanthorpe, described as Lot 68 on RP44561 and the current Infrastructure Charges Notice remains.

REPORT

The applicant obtained a Development Permit for a Material Change of Use to establish Non-resident Workforce Accommodation (up to 12 people) on the subject site. As part of the Development Permit, Council issued an Infrastructure Charges Notice totalling \$30,000, calculated in accordance with the below table:

Development Type	Network	Charge Rate	Proposed	Credit	Charge
Specialised uses					
(Accommodation	A II	67 F00 man avita	6	Ć1F 000	¢20.000
(short-term) use	All	\$7,500 per suite	6	\$15,000	\$30,000
category applicable)					
				TOTAL:	\$30,000

Office use only				
Network	Proportion of Charge	Charge/Network	Receipt Code	
Public Parks and land for community facilities	6%	\$1,800.00	RC243	
Transport	12%	\$3,600.00	RC241	
Water supply	28%	\$8,400.00	RC244	
Sewerage	49%	\$14,700.00	RC245	
Stormwater	5%	\$1,500.00	RC242	

In accordance with Section 126 of the *Planning Act 2016* (the Act), the applicant suspended the appeal period to make representations in relation to the Infrastructure Charges Notice under section 125 of the Act.

The applicant's representations are summarised below, and are included in full as an attachment to this report.

Representations

"This proposal simply converts an existing 3+ bedroom dwelling house into Non-resident workforce accommodation. Considering the layout of the existing house, this development can only ever operate as a single household with 3+ bedrooms. There is only a single kitchen and laundry within the house. There are shared bathrooms, with no ensuites or key-lockable bedrooms. Each room cannot function as an individual self-contained (motel or cabin style) suite...

...By way of example, the conversion of this existing dwelling to a Non-resident workforce accommodation is being charged at a rate that is equivalent to 6 Hotel suites or 6 cabins in town that can be used by 6 separate unrelated groups on a full-time commercial basis...

...it would be more reasonable to charge the development as a single dwelling/household rather than on a per suite or cabin basis. We would like to again stress the fact that the existing house as a result of this approval will only be used by a group of people similar to a single household"

Response

Charge Rate

Table 1 of Council's Charges Resolution (No. 3.1) 2022 includes Non-resident workforce accommodation as a Specialised Use. In accordance with Table 2 of the Charges Resolution, the adopted charge for Specialised Use is "the charge (in Columns 3 & 4) for the charge category (in Column 1) that Council has decided are the most similar uses and appropriate rates: Non-resident workforce accommodation = Accommodation (short term)"

Therefore, the charge rate applied to the development is in accordance with Council's resolution.

'Suite'

The applicant's representations state that Council's application of 'suite' is incorrect, in order to justify that the development should not be levied infrastructure charges. It is noted that 'suite' is not defined in Council's Infrastructure Charges Resolution or Planning Scheme, nor is it defined within the *Planning Act 2016* or associated Regulation.

As part of the representations, the applicant has stated that rent for non-resident workers is levied at a rate of \$150 per week, per person, including electricity and water. Therefore, each person is considered to be occupying the accommodation facility separately, accessing a certain space within the Dwelling House, rather than the facility being rented as an entire 'household'. The application of Infrastructure Charges per 'bedroom' is considered to accurately reflect the nature of the use.

Comparable to Dwelling House

Consideration is given to the applicant's representations that the use is comparable to a single dwelling/household. As detailed in the development description, the proposed development will accommodate up to twelve (12) people in six (6) bedrooms. In accordance with the 2021 Census data, dwellings comprised of more than five (5) people constituted only 3.1% of the total housing stock in the Southern Downs Regional Council Local Government Area. Therefore, infrastructure demand for a 'Dwelling House' is assumed to be based on accommodation rates of five (5) persons or less. The proposal to accommodate 12 people will therefore place additional demand on Council's trunk infrastructure networks when compared with an 'average' single dwelling house.

This is further supported as the car parking required for a Dwelling House in Table 9.4.2.4 of the Planning Scheme is 2 spaces, which may be in tandem, whereas a parking rate of 1 space per 2 workers applies for Non-resident Workforce Accommodation.

As noted above, the applicant states that rent for non-resident workers is levied at a rate of \$150 per week, per person. While rent includes electricity and water, total income for this dwelling would be up to \$1,800 per week. In comparison, the average rental price for properties available in Stanthorpe (as at 27/2/2023) is \$385 per week.

The use of the dwelling for Non-resident Workforce Accommodation therefore does not compare to a standard 'Dwelling House' use.

Levying of Charges

In accordance with Section 120 of the *Planning Act 2016*, "a levied charge may be only for extra demand placed on trunk infrastructure that the development will generate". Based on the assessment above, the applied charges are considered to be levied in accordance with the Act.

The applicant's representations relating to previous development approvals for comparable uses not being levied charges is incorrect. While previous Development Approvals for Non-resident Workforce Accommodation did not have to pay infrastructure charges, this was a mechanism of the charge rate when compared to the credits applied, rather than a change in methodology.

The charge rate was increased from \$2,500 per suite to \$7,500 per suite in the current resolution. As a result, the \$15,000 credit applied for a single dwelling house no longer equates to, or exceeds, the charges applied and therefore charges are now payable.

Agriculture Industry

Council acknowledges the importance of the agriculture industry to the Southern Downs region, as reflected in the policies and outcomes within the Southern Downs Planning Scheme.

Infrastructure charges are levied so that development in the region makes a contribution towards the capital works for the expansion, maintenance or replacement of infrastructure, based on increased demand.

While Council supports the agricultural industry, Council must also protect ratepayers from being burdened with the costs of these capital works resulting from development in the region.

In addition, it can be considered that in applying the Accommodation (Short-term) use class in the Charges Resolution, Council has provided support to the Agricultural Industry.

The applicant's description of the proposed use in the representations is comparable to Rooming Accommodation, defined in the Planning Scheme as:

Premises used for the accommodation of one or more households where each resident:

- has a right to occupy one or more rooms
- does not have a right to occupy the whole of the premises in which the rooms are situated
- may be provided with separate facilities for private use
- may share communal facilities or communal space with one or more of the other residents The use may include:
 - rooms not in the same building on site
 - provision of a food or other service
 - on site management or staff and associated accommodation.

Facilities include furniture and equipment as defined in the Residential Tenancies and Rooming Accommodation Act 2008.

If the use were considered comparable to Rooming Accommodation, charges would be levied under the Accommodation (long term) charge category in the Charges Resolution, at a rate of \$15,000 per suite.

Through Council's decision to apply the Accommodation (short term) charge rate, the agriculture industry has been provided a 50% reduction in payable infrastructure charges.

STATEMENT OF REASONS

Reasons for the decision

The infrastructure charges notice has been calculated in accordance with Council's Charges Resolution (3.1) 2022 based on a demonstrated increased demand on Council's infrastructure networks. No changes to the infrastructure charges notice is therefore supported.

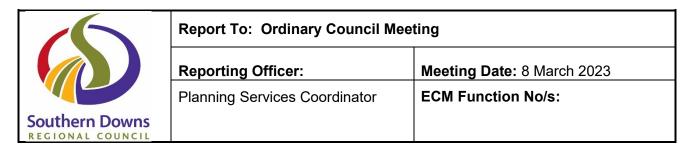
Recommendation

THAT Council refuse the representations made in relation to the infrastructure charges levied for the Material Change of Use to establish Non-resident workforce accommodation (up to 12 people) at 3 Smythe Street, Stanthorpe, described as Lot 68 on RP44561 and the current Infrastructure Charges Notice remains unchanged.

ATTACHMENTS

13.5 Making Representations about an Infrastructure Charges Notice - MCU\02419 - 28 Pierpoint Street, Stanthorpe

Document Information



APPLICANT:	EP Strawberries C/-Adapt Planning Pty Ltd
OWNER:	Stephen B Baronio
ADDRESS:	28 Pierpoint Street, Stanthorpe
RPD:	Lot 18 RP44561
LAND USE AREA:	Medium density residential zone
PROPOSAL:	Non-resident workforce accommodation (Conversion of existing
	dwelling for up to 12 people)
LEVEL OF ASSESSMENT:	Code
SUBMITTERS:	Not Applicable
REFERRALS:	Nil
FILE NUMBER:	MCU\02419

RECOMMENDATION SUMMARY

THAT Council refuse the representations made in relation to the infrastructure charges levied for the Material Change of Use to establish Non-resident workforce accommodation (Conversion of existing dwelling for up to 12 people) at 28 Pierpoint Street, Stanthorpe, described as Lot 18 on RP44561 and the current Infrastructure Charges Notice remains.

REPORT

The applicant obtained a Development Permit for a Material Change of Use to establish Non-resident Workforce Accommodation (Conversion of existing dwelling for up to 12 people) on the subject site. As part of the Development Permit, Council issued an Infrastructure Charges Notice totalling \$30,000, calculated in accordance with the below table:

Development Type	Network	Charge Rate	Proposed	Credit	Charge
Specialised uses (Accommodation (short-term) use category applicable)	All	\$7,500 per suite	6	\$15,000	\$30,000
, , , ,		I		TOTAL:	\$30,000

Office use only				
Network	Proportion of Charge	Charge/Network	Receipt Code	
Public Parks and land for community facilities	6%	\$1,800	RC243	
Transport	12%	\$3,600	RC241	
Water supply	28%	\$8,400	RC244	
Sewerage	49%	\$14,700	RC245	
Stormwater	5%	\$1,500	RC242	

In accordance with Section 126 of the *Planning Act 2016* (the Act), the applicant suspended the appeal period to make representations in relation to the Infrastructure Charges Notice under section 125 of the Act.

The applicant's representations are summarised below, and are included in full as an attachment to this report.

Representations

"This proposal simply converts an existing 3+ bedroom dwelling house into Non-resident workforce accommodation. Considering the layout of the existing house, this development can only ever operate as a single household with 3+ bedrooms. There is only a single kitchen and laundry within the house. There are shared bathrooms, with no ensuites or key-lockable bedrooms. Each room cannot function as an individual self-contained (motel or cabin style) suite...

...By way of example, the conversion of this existing dwelling to a Non-resident workforce accommodation is being charged at a rate that is equivalent to 6 Hotel suites or 6 cabins in town that can be used by 6 separate unrelated groups on a full-time commercial basis...

...it would be more reasonable to charge the development as a single dwelling/household rather than on a per suite or cabin basis. We would like to again stress the fact that the existing house as a result of this approval will only be used by a group of people similar to a single household"

Response

Charge Rate

Table 1 of Council's Charges Resolution (No. 3.1) 2022 includes Non-resident workforce accommodation as a Specialised Use. In accordance with Table 2 of the Charges Resolution, the adopted charge for Specialised Use is "the charge (in Columns 3 & 4) for the charge category (in Column 1) that Council has decided are the most similar uses and appropriate rates: Non-resident workforce accommodation = Accommodation (short term)"

Therefore, the charge rate applied to the development is in accordance with Council's resolution.

'Suite'

The applicant's representations state that Council's application of 'suite' is incorrect, in order to justify that the development should not be levied infrastructure charges. It is noted that 'suite' is not defined in Council's Infrastructure Charges Resolution or Planning Scheme, nor is it defined within the *Planning Act 2016* or associated Regulation.

As part of the representations, the applicant has stated that rent for non-resident workers is levied at a rate of \$150 per week, per person, including electricity and water. Therefore, each person is considered to be occupying the accommodation facility separately, accessing a certain space within the Dwelling House, rather than the facility being rented as an entire 'household'. The application of Infrastructure Charges per 'bedroom' is considered to accurately reflect the nature of the use.

Comparable to Dwelling House

Consideration is given to the applicant's representations that the use is comparable to a single dwelling/household. As detailed in the development description, the proposed development will accommodate up to twelve (12) people in six (6) bedrooms. In accordance with the 2021 Census data, dwellings comprised of more than five (5) people constituted only 3.1% of the total housing stock in the Southern Downs Regional Council Local Government Area. Therefore, infrastructure demand for a 'Dwelling House' is assumed to be based on accommodation rates of five (5)

persons or less. The proposal to accommodate 12 people will therefore place additional demand on Council's trunk infrastructure networks when compared with an 'average' single dwelling house. This is further supported as the car parking required for a Dwelling House in Table 9.4.2.4 of the Planning Scheme is 2 spaces, which may be in tandem, whereas a parking rate of 1 space per 2 workers applies for Non-resident Workforce Accommodation.

As noted above, the applicant states that rent for non-resident workers is levied at a rate of \$150 per week, per person. While rent includes electricity and water, total income for this dwelling would be up to \$1,800 per week. In comparison, the average rental price for properties available in Stanthorpe (as at 27/2/2023) is \$385 per week.

The use of the dwelling for Non-resident Workforce Accommodation therefore does not compare to a standard 'Dwelling House' use.

Levying of Charges

In accordance with Section 120 of the *Planning Act 2016*, "a levied charge may be only for extra demand placed on trunk infrastructure that the development will generate". Based on the assessment above, the applied charges are considered to be levied in accordance with the Act.

The applicant's representations relating to previous development approvals for comparable uses not being levied charges is incorrect. While previous Development Approvals for Non-resident Workforce Accommodation did not have to pay infrastructure charges, this was a mechanism of the charge rate when compared to the credits applied, rather than a change in methodology.

The charge rate was increased from \$2,500 per suite to \$7,500 per suite in the current resolution. As a result, the \$15,000 credit applied for a single dwelling house no longer equates to, or exceeds, the charges applied and therefore charges are now payable.

Agriculture Industry

Council acknowledges the importance of the agriculture industry to the Southern Downs region, as reflected in the policies and outcomes within the Southern Downs Planning Scheme.

Infrastructure charges are levied so that development in the region makes a contribution towards the capital works for the expansion, maintenance or replacement of infrastructure, based on increased demand.

While Council supports the agricultural industry, Council must also protect ratepayers from being burdened with the costs of these capital works resulting from development in the region.

In addition, it can be considered that in applying the Accommodation (Short-term) use class in the Charges Resolution, Council has provided support to the Agricultural Industry.

The applicant's description of the proposed use in the representations is comparable to Rooming Accommodation, defined in the Planning Scheme as:

Premises used for the accommodation of one or more households where each resident:

- has a right to occupy one or more rooms
- does not have a right to occupy the whole of the premises in which the rooms are situated
- may be provided with separate facilities for private use
- may share communal facilities or communal space with one or more of the other residents The use may include:
 - rooms not in the same building on site
 - provision of a food or other service
 - on site management or staff and associated accommodation.

Facilities include furniture and equipment as defined in the Residential Tenancies and Rooming Accommodation Act 2008

If the use were considered comparable to Rooming Accommodation, charges would be levied under the Accommodation (long term) charge category in the Charges Resolution, at a rate of \$15,000 per suite.

Through Council's decision to apply the Accommodation (short term) charge rate, the agriculture industry has been provided a 50% reduction in payable infrastructure charges.

STATEMENT OF REASONS

Reasons for the decision

The infrastructure charges notice has been calculated in accordance with Council's Charges Resolution (3.1) 2022 based on a demonstrated increased demand on Council's infrastructure networks. No changes to the infrastructure charges notice is therefore supported.

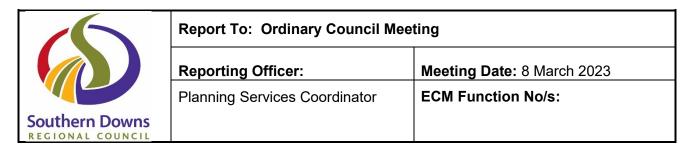
Recommendation

THAT Council refuse the representations made in relation to the infrastructure charges levied for the Material Change of Use to establish Non-resident workforce accommodation (Conversion of existing dwelling for up to 12 people) at 28 Pierpoint Street, Stanthorpe, described as Lot 18 on RP44561 and the current Infrastructure Charges Notice remains unchanged.

ATTACHMENTS

13.6 Making Representations about an Infrastructure Charges Notice - MCU\02420 - 37 Wallangarra Road, Stanthorpe

Document Information



APPLICANT:	EP Strawberries T/A Trustee for the EP Strawberry Unit Trust			
	C/-Adapt Planning Pty Ltd			
OWNER:	Battistaann Property Pty Otd			
ADDRESS:	37 Wallangarra Road, Stanthorpe			
RPD:	Lot 2 RP54495			
LAND USE AREA:	Low density residential			
PROPOSAL:	Representations for Negotiated Infrastructure Charges Notice – Material Change of Use to establish Non-resident workforce accommodation (up to 8 people)			
LEVEL OF ASSESSMENT:	Code			
SUBMITTERS:	Not Applicable			
REFERRALS:	Nil			
FILE NUMBER:	MCU\02420			

RECOMMENDATION SUMMARY

THAT Council refuse the representations made in relation to the infrastructure charges levied for the Material Change of Use to establish Non-resident workforce accommodation (up to 8 people) at 37 Wallangarra Road, Stanthorpe, described as Lot 2 on RP54495 and the current Infrastructure Charges Notice remains.

REPORT

The applicant obtained a Development Permit for a Material Change of Use to establish Non-resident Workforce Accommodation (up to 8 people) on the subject site. As part of the Development Permit, Council issued an Infrastructure Charges Notice totalling \$30,000, calculated in accordance with the below table:

Development Type	Network	Charge Rate	Proposed	Credit	Charge
Specialised uses (Accommodation (short-term) use category applicable)	All	\$7,500 per suite	4	\$15,000	\$15,000
				TOTAL:	\$15,000

Office use only					
Network	Proportion of Charge	Charge/Network	Receipt Code		
Public Parks and land for community facilities	6%	\$1900.00	RC243		
Transport	12%	\$1,800.00	RC241		
Water supply	28%	\$4,200.00	RC244		

Sewerage	49%	\$7,350.00	RC245
Stormwater	5%	\$750.00	RC242

In accordance with Section 126 of the *Planning Act* 2016 (the Act), the applicant suspended the appeal period to make representations in relation to the Infrastructure Charges Notice under section 125 of the Act.

The applicant's representations are summarised below, and are included in full as an attachment to this report.

Representations

"This proposal simply converts an existing 3+ bedroom dwelling house into Non-resident workforce accommodation. Considering the layout of the existing house, this development can only ever operate as a single household with 3+ bedrooms. There is only a single kitchen and laundry within the house. There are shared bathrooms, with no ensuites or key-lockable bedrooms. Each room cannot function as an individual self-contained (motel or cabin style) suite...

...By way of example, the conversion of this existing dwelling to a Non-resident workforce accommodation is being charged at a rate that is equivalent to 6 Hotel suites or 6 cabins in town that can be used by 6 separate unrelated groups on a full-time commercial basis...

...it would be more reasonable to charge the development as a single dwelling/household rather than on a per suite or cabin basis. We would like to again stress the fact that the existing house as a result of this approval will only be used by a group of people similar to a single household"

Response

Charge Rate

Table 1 of Council's Charges Resolution (No. 3.1) 2022 includes Non-resident workforce accommodation as a Specialised Use. In accordance with Table 2 of the Charges Resolution, the adopted charge for Specialised Use is "the charge (in Columns 3 & 4) for the charge category (in Column 1) that Council has decided are the most similar uses and appropriate rates: Non-resident workforce accommodation = Accommodation (short term)"

Therefore, the charge rate applied to the development is in accordance with Council's resolution.

'Suite'

The applicant's representations state that Council's application of 'suite' is incorrect, in order to justify that the development should not be levied infrastructure charges. It is noted that 'suite' is not defined in Council's Infrastructure Charges Resolution or Planning Scheme, nor is it defined within the *Planning Act 2016* or associated Regulation.

As part of the representations, the applicant has stated that rent for non-resident workers is levied at a rate of \$150 per week, per person, including electricity and water. Therefore, each person is considered to be occupying the accommodation facility separately, accessing a certain space within the Dwelling House, rather than the facility being rented as an entire 'household'. The application of Infrastructure Charges per 'bedroom' is considered to accurately reflect the nature of the use.

Comparable to Dwelling House

Consideration is given to the applicant's representations that the use is comparable to a single dwelling/household. As detailed in the development description, the proposed development will accommodate up to eight (8) people in four (4) bedrooms. In accordance with the 2021 Census data, dwellings comprised of more than five (5) people constituted only 3.1% of the total housing stock in the Southern Downs Regional Council Local Government Area. Therefore, infrastructure demand for a 'Dwelling House' is assumed to be based on accommodation rates of five (5)

persons or less. The proposal to accommodate 8 people will therefore place additional demand on Council's trunk infrastructure networks when compared with an 'average' single dwelling house.

This is further supported as the car parking required for a Dwelling House in Table 9.4.2.4 of the Planning Scheme is 2 spaces, which may be in tandem, whereas a parking rate of 1 space per 2 workers applies for Non-resident Workforce Accommodation.

As noted above, the applicant states that rent for non-resident workers is levied at a rate of \$150 per week, per person. While rent includes electricity and water, total income for this dwelling would be up to \$1,200 per week. In comparison, the average rental price for properties available (as at 27/2/2023) is \$385 per week.

The use of the dwelling for Non-resident Workforce Accommodation therefore does not compare to a standard 'Dwelling House' use.

Levying of Charges

In accordance with Section 120 of the *Planning Act 2016*, "a levied charge may be only for extra demand placed on trunk infrastructure that the development will generate". Based on the assessment above, the applied charges are considered to be levied in accordance with the Act.

The applicant's representations relating to previous development approvals for comparable uses not being levied charges is incorrect. While previous Development Approvals for Non-resident Workforce Accommodation did not have to pay infrastructure charges, this was a mechanism of the charge rate when compared to the credits applied, rather than a change in methodology.

The charge rate was increased from \$2,500 per suite to \$7,500 per suite in the current resolution. As a result, the \$15,000 credit applied for a single dwelling house no longer equates to, or exceeds, the charges applied and therefore charges are now payable.

Agriculture Industry

Council acknowledges the importance of the agriculture industry to the Southern Downs region, as reflected in the policies and outcomes within the Southern Downs Planning Scheme.

Infrastructure charges are levied so that development in the region makes a contribution towards the capital works for the expansion, maintenance or replacement of infrastructure, based on increased demand.

While Council supports the agricultural industry, Council must also protect ratepayers from being burdened with the costs of these capital works resulting from development in the region.

In addition, it can be considered that in applying the Accommodation (Short-term) use class in the Charges Resolution, Council has provided support to the Agricultural Industry.

The applicant's description of the proposed use in the representations is comparable to Rooming Accommodation, defined in the Planning Scheme as:

Premises used for the accommodation of one or more households where each resident:

- has a right to occupy one or more rooms
- does not have a right to occupy the whole of the premises in which the rooms are situated
- may be provided with separate facilities for private use
- may share communal facilities or communal space with one or more of the other residents The use may include:
 - rooms not in the same building on site
 - provision of a food or other service
 - on site management or staff and associated accommodation.

Facilities include furniture and equipment as defined in the Residential Tenancies and Rooming Accommodation Act 2008

If the use were considered comparable to Rooming Accommodation, charges would be levied under the Accommodation (long term) charge category in the Charges Resolution, at a rate of \$15,000 per suite.

Through Council's decision to apply the Accommodation (short term) charge rate, the agriculture industry has been provided a 50% reduction in payable infrastructure charges.

STATEMENT OF REASONS

Reasons for the decision

The infrastructure charges notice has been calculated in accordance with Council's Charges Resolution (3.1) 2022 based on a demonstrated increased demand on Council's infrastructure networks. No changes to the infrastructure charges notice is therefore supported.

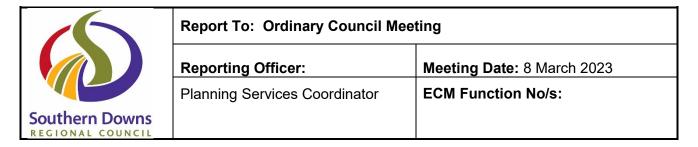
Recommendation

THAT Council refuse the representations made in relation to the infrastructure charges levied for the Material Change of Use to establish Non-resident workforce accommodation (up to 8 people) at 37 Wallangarra Road, Stanthorpe, described as Lot 2 on RP54495 and the current Infrastructure Charges Notice remains unchanged.

ATTACHMENTS

13.7 Making Representations about an Infrastructure Charges Notice - MCU\02421 - 18 Clarke Street, Stanthorpe

Document Information



APPLICANT:	EP Strawberries C/-Adapt Planning Pty Ltd			
OWNER:	Pietro Savio			
ADDRESS:	18 Clarke Street, Stanthorpe			
RPD:	Lot 12 RP88305			
LAND USE AREA:	Low density residential			
PROPOSAL:	Representations for Negotiated Infrastructure Charges Notice – Material Change of Use to establish Non-resident workforce accommodation (Conversion of existing dwelling for up to 11 people)			
LEVEL OF ASSESSMENT:	Code			
SUBMITTERS:	Not Applicable			
REFERRALS:	Nil			
FILE NUMBER:	MCU\02421			

RECOMMENDATION SUMMARY

THAT Council refuse the representations made in relation to the infrastructure charges levied for the Material Change of Use to establish Non-resident workforce accommodation (Conversion of existing dwelling for up to 11 people) at 18 Clarke Street, Stanthorpe, described as Lot 12 on RP88305 and the current Infrastructure Charges Notice remains.

REPORT

The applicant obtained a Development Permit for a Material Change of Use to establish Non-resident Workforce Accommodation (Conversion of existing dwelling for up to 11 people) on the subject site. As part of the Development Permit, Council issued an Infrastructure Charges Notice totalling \$22,500, calculated in accordance with the below table:

Development Type	Network	Charge Rate	Proposed	Credit	Charge
Specialised uses (Accommodation (short-term) use category applicable)	All	\$7,500 per suite	5	\$15,000	\$22,500
				TOTAL:	\$22,500

Office use only					
Network	Proportion of Charge	Charge/Network	Receipt Code		
Public Parks and land for community facilities	6%	\$1,350.00	RC243		
Transport	12%	\$2,700.00	RC241		
Water supply	28%	\$6,300.00	RC244		
Sewerage	49%	\$11,025.00	RC245		
Stormwater	5%	\$1,125.00	RC242		

In accordance with Section 126 of the *Planning Act 2016* (the Act), the applicant suspended the appeal period to make representations in relation to the Infrastructure Charges Notice under section 125 of the Act.

The applicant's representations are summarised below, and are included in full as an attachment to this report.

Representations

"This proposal simply converts an existing 3+ bedroom dwelling house into Non-resident workforce accommodation. Considering the layout of the existing house, this development can only ever operate as a single household with 3+ bedrooms. There is only a single kitchen and laundry within the house. There are shared bathrooms, with no ensuites or key-lockable bedrooms. Each room cannot function as an individual self-contained (motel or cabin style) suite...

...By way of example, the conversion of this existing dwelling to a Non-resident workforce accommodation is being charged at a rate that is equivalent to 6 Hotel suites or 6 cabins in town that can be used by 6 separate unrelated groups on a full-time commercial basis...

...it would be more reasonable to charge the development as a single dwelling/household rather than on a per suite or cabin basis. We would like to again stress the fact that the existing house as a result of this approval will only be used by a group of people similar to a single household"

Response

Charge Rate

Table 1 of Council's Charges Resolution (No. 3.1) 2022 includes Non-resident workforce accommodation as a Specialised Use. In accordance with Table 2 of the Charges Resolution, the adopted charge for Specialised Use is "the charge (in Columns 3 & 4) for the charge category (in Column 1) that Council has decided are the most similar uses and appropriate rates: Non-resident workforce accommodation = Accommodation (short term)"

Therefore, the charge rate applied to the development is in accordance with Council's resolution.

'Suite'

The applicant's representations state that Council's application of 'suite' is incorrect, in order to justify that the development should not be levied infrastructure charges. It is noted that 'suite' is not defined in Council's Infrastructure Charges Resolution or Planning Scheme, nor is it defined within the *Planning Act 2016* or associated Regulation.

As part of the representations, the applicant has stated that rent for non-resident workers is levied at a rate of \$150 per week, per person, including electricity and water. Therefore, each person is considered to be occupying the accommodation facility separately, accessing a certain space within the Dwelling House, rather than the facility being rented as an entire 'household'. The application of Infrastructure Charges per 'bedroom' is considered to accurately reflect the nature of the use.

Comparable to Dwelling House

Consideration is given to the applicant's representations that the use is comparable to a single dwelling/household. As detailed in the development description, the proposed development will accommodate up to eleven (11) people in five (5) bedrooms. In accordance with the 2021 Census data, dwellings comprised of more than five (5) people constituted only 3.1% of the total housing stock in the Southern Downs Regional Council Local Government Area. Therefore, infrastructure demand for a 'Dwelling House' is assumed to be based on accommodation rates of five (5) persons or less. The proposal to accommodate 11 people will therefore place additional demand on Council's trunk infrastructure networks when compared with an 'average' single dwelling house.

This is further supported as the car parking required for a Dwelling House in Table 9.4.2.4 of the Planning Scheme is 2 spaces, which may be in tandem, whereas a parking rate of 1 space per 2 workers applies for Non-resident Workforce Accommodation.

As noted above, the applicant states that rent for non-resident workers is levied at a rate of \$150 per week, per person. While rent includes electricity and water, total income for this dwelling would be up to \$1,650 per week. In comparison, the average rental price for properties available in Stanthorpe (as at 27/2/2023) is \$385 per week.

The use of the dwelling for Non-resident Workforce Accommodation therefore does not compare to a standard 'Dwelling House' use.

Levying of Charges

In accordance with Section 120 of the *Planning Act 2016*, "a levied charge may be only for extra demand placed on trunk infrastructure that the development will generate". Based on the assessment above, the applied charges are considered to be levied in accordance with the Act.

The applicant's representations relating to previous development approvals for comparable uses not being levied charges is incorrect. While previous Development Approvals for Non-resident Workforce Accommodation did not have to pay infrastructure charges, this was a mechanism of the charge rate when compared to the credits applied, rather than a change in methodology.

The charge rate was increased from \$2,500 per suite to \$7,500 per suite in the current resolution. As a result, the \$15,000 credit applied for a single dwelling house no longer equates to, or exceeds, the charges applied and therefore charges are now payable.

Agriculture Industry

Council acknowledges the importance of the agriculture industry to the Southern Downs region, as reflected in the policies and outcomes within the Southern Downs Planning Scheme.

Infrastructure charges are levied so that development in the region makes a contribution towards the capital works for the expansion, maintenance or replacement of infrastructure, based on increased demand.

While Council supports the agricultural industry, Council must also protect ratepayers from being burdened with the costs of these capital works resulting from development in the region.

In addition, it can be considered that in applying the Accommodation (Short-term) use class in the Charges Resolution, Council has provided support to the Agricultural Industry.

The applicant's description of the proposed use in the representations is comparable to Rooming Accommodation, defined in the Planning Scheme as:

Premises used for the accommodation of one or more households where each resident:

- has a right to occupy one or more rooms
- does not have a right to occupy the whole of the premises in which the rooms are situated
- may be provided with separate facilities for private use
- may share communal facilities or communal space with one or more of the other residents The use may include:
 - rooms not in the same building on site
 - provision of a food or other service
 - on site management or staff and associated accommodation.

Facilities include furniture and equipment as defined in the Residential Tenancies and Rooming Accommodation Act 2008

If the use were considered comparable to Rooming Accommodation, charges would be levied under the Accommodation (long term) charge category in the Charges Resolution, at a rate of \$15,000 per suite.

Through Council's decision to apply the Accommodation (short term) charge rate, the agriculture industry has been provided a 50% reduction in payable infrastructure charges.

STATEMENT OF REASONS

Reasons for the decision

The infrastructure charges notice has been calculated in accordance with Council's Charges Resolution (3.1) 2022 based on a demonstrated increased demand on Council's infrastructure networks. No changes to the infrastructure charges notice is therefore supported.

Recommendation

THAT Council refuse the representations made in relation to the infrastructure charges levied for the Material Change of Use to establish Non-resident workforce accommodation (Conversion of existing dwelling for up to 11 people) at 18 Clarke Street, Stanthorpe, described as Lot 12 on RP88305 and the current Infrastructure Charges Notice remains unchanged.

ATTACHMENTS

14.		OR CONFERENCE OTHER BODIES	≣ &	REPORTS	FROM	DELEGATES
	Nil					

15. NOTICES OF MOTION

15.1 Notice of Motion - Extension of Lease of John Deere Mower to Warwick Fish Stocking Association

Document Information

	Report To: Ordinary Council Meeting		
	Reporting Officer: Meeting Date: 8 March 2023		
	Chief Executive Officer	ECM Function No/s:	
Southern Downs REGIONAL COUNCIL			

Notice of Motion - To Be Moved by Cr Gale

THAT Council extend the lease of the John Deere Model 1585 Series II out-front mower with 72 inch cutting deck and air-conditioned cab currently leased to the Warwick Fish Stocking Association, at a rate and with conditions negotiated by the Chief Executive Officer, being cognisant of the community service role that the Warwick Fish Stocking Association performs by mowing Council land at Leslie Dam.

Comments from the Chief Executive Officer

In May 2022 the Warwick Fish Stocking Association Inc wrote to Council requesting consideration of an in-kind donation under Council's Grants to Community of a used Council mower to assist in the cleaning of vegetation on the SunWater land adjacent to the Association's clubhouse at Leslie Dam.

This request was considered by Council at its Ordinary Meeting held on 9 November 2022, at which time Council resolved that the request lay on the table until such time as Council can further consider support for not for profit organisations across the region.

The Association subsequently were successful in obtaining funding through an Application under Council's Community Grants Program in the amount of \$2,000.00 to cover lease fees for a mower for the period 9 January 2023 to 8 April 2023.

Any extension of the Association's current leasing arrangement would require a budgetary consideration.

ATTACHMENTS

1. Notice of Motion.



Notice of Motion by Councillors

Councillor: Andrew Gale	Date: 27/02/2023
Motion:	
THAT	
Council extend the lease of the John Deere Model 1585 Series II out-front mov air-conditioned cab currently leased to the Warwick Fish Stocking Association, negotiated by the Chief Executive Officer, being cognisant of the community se Stocking Association performs by mowing council land at Leslie Dam.	at a rate and with conditions

Relevant Background Information

In May 2022, the Secretary of the Warwick Fish Stocking Association (The Association) wrote to Council seeking assistance with an in-kind donation of a mower. The Association had already made enquiries direct with Council staff and identified a mower of a size and capability which they deemed would suit their needs. It was a John Deere Model 1585 Series II out-front mower with 72 inch cutting deck and air-conditioned cab.

Council's Fleet Coordinator assessed in Nov 2022 that this mower has a likely disposal price at auction of between \$15,000 and \$18,000 excluding GST. This request came to council at the general meeting on 9 November 2022 and it was decided to let the matter lay on the table until such time as Council can further consider support for not for profit organisations across the region.

Subsequent to that date, Council and The Association entered into an arrangement to lease the aforesaid mower for a period of three months. This lease was funded by a council grant to community for \$2000.

Signature

Council Meetings Policy - Section 8.6 Notice of Motion

 Notices of Motions shall be lodged in the approved form with the Chief Executive Officer or their delegate two (2) calendar days prior to the closure of the business paper agenda for the meeting of Council at which the Notices of Motion are to be considered.

Councillors shall ensure, where it is intended that employees of the Council be asked to carry out some specific defined action that a Notice of Motion is written in such a way that, if carried, the motion carries clear and unambiguous direction.

- Start with the word "That" f
- Use the third person and avoid the use of the first person f
- Clearly indicate the intention of the Council f
- Avoid statements that are ambiguous f
- Aim for clarity of expression f
- Be carefully constructed and if necessary, set out in clauses that can be clearly identified by letters or numbers f
- Indicate proposed action or reflect agreed views on a particular issue f
- Don't re-introduce a resolution which has already been rejected

Relevant Background Information Continued:

/f f/h Cr Anchew Cale.

The Association has very limited access to funding other than for their core business of stocking fish fingerlings and to continue the lease at this rate would be untenable. They do have enough funding from memberships to maintain and operate the mower. It's proposed by this motion that they are able to continue the lease at a rate that is affordable to them.

Given that the lease is due to expire at the start of April but the mowing needs in the area will continue, continued access to this mower is still very much required to maintain a safe and attractive area.

16. GENERAL BUSINESS

17. CONSIDERATION OF CONFIDENTIAL BUSINESS ITEMS