



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, 61 Marsh Street, Stanthorpe on **Wednesday, 13 March 2024 at 9:00AM**.

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

Dave Burges

CHIEF EXECUTIVE OFFICER

6 March 2024

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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 - 21 February 2024**


Recommendation

THAT the minutes of the Ordinary Council Meeting held on Wednesday 21 February 2024 be adopted.

5. ACTIONS FROM COUNCIL MEETINGS

5.1 Actions from Ordinary Council Meeting 21 February 2024

Document Information

	Report To: Ordinary Council Meeting	
	Reporting Officer:	Meeting Date: 13 March 2024
	Chief Executive Officer	ECM Function No/s:

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 21 February 2024.

A copy of the Actions Report is attached.

ATTACHMENTS

1. Actions Ordinary Council Meeting 21 February 2024 [📎](#)



ACTIONS FROM ORDINARY COUNCIL MEETING 21 FEBRUARY 2024

MEETING DATE	ITEM NUMBER	AGENDA ITEM	ACTION OFFICER	ACTION TO DATE	COMPLETED
21/02/2024	5.1	Actions from Ordinary Council Meeting 17 January 2024	Burges, Dave	26 Feb 2024 10:04am Seymour, Marion - Completion Completed by Seymour, Marion on behalf of Burges, Dave (action officer) on 26 February 2024 at 10:04:43 AM - Noted.	26/02/2024
21/02/2024	6.1	Conflict of Interest - Cr McDonald: Agenda Item 10.1	Burges, Dave	26 Feb 2024 10:04am Seymour, Marion - Completion Completed by Seymour, Marion on behalf of Burges, Dave (action officer) on 26 February 2024 at 10:04:50 AM - Noted.	26/02/2024
21/02/2024	6.2	Conflict of Interest - Cr Tancred: Agenda Item 10.4	Burges, Dave	26 Feb 2024 10:04am Seymour, Marion - Completion Completed by Seymour, Marion on behalf of Burges, Dave (action officer) on 26 February 2024 at 10:04:57 AM - Noted.	26/02/2024
21/02/2024	6.3	Conflict of Interest - Cr Tancred: Agenda Item 13.1	Burges, Dave	26 Feb 2024 10:05am Seymour, Marion - Completion Completed by Seymour, Marion on behalf of Burges, Dave (action officer) on 26 February 2024 at 10:05:04 AM - Noted.	26/02/2024
21/02/2024	6.4	Conflict of Interest - Cr Tancred: Agenda Item 13.4	Burges, Dave	26 Feb 2024 10:05am Seymour, Marion - Completion Completed by Seymour, Marion on behalf of Burges, Dave (action officer) on 26 February 2024 at 10:05:11 AM - Noted.	26/02/2024
21/02/2024	6.5	Conflict of Interest - Cr Tancred: Agenda Item 13.5	Burges, Dave	26 Feb 2024 10:05am Seymour, Marion - Completion Completed by Seymour, Marion on behalf of Burges, Dave (action officer) on 26 February 2024 at 10:05:17 AM - Noted.	26/02/2024
21/02/2024	6.6	Conflict of Interest - Mayor Pennisi: Agenda Item 13.1	Burges, Dave	26 Feb 2024 10:05am Seymour, Marion - Completion Completed by Seymour, Marion on behalf of Burges, Dave (action officer) on 26 February 2024 at 10:05:25 AM - Noted.	26/02/2024
21/02/2024	6.7	Conflict of Interest - Cr McDonald: Agenda Item 13.4	Burges, Dave	26 Feb 2024 10:05am Seymour, Marion - Completion Completed by Seymour, Marion on behalf of Burges, Dave (action officer) on 26 February 2024 at 10:05:32 AM - Noted.	26/02/2024
21/02/2024	6.8	Conflict of Interest - Cr McDonald: Agenda Item 13.5	Burges, Dave	26 Feb 2024 10:05am Seymour, Marion - Completion Completed by Seymour, Marion on behalf of Burges, Dave (action officer) on 26 February 2024 at 10:05:40 AM - Noted.	26/02/2024



ACTIONS FROM ORDINARY COUNCIL MEETING 21 FEBRUARY 2024

MEETING DATE	ITEM NUMBER	AGENDA ITEM	ACTION OFFICER	ACTION TO DATE	COMPLETED
21/02/2024	6.3.1	Conflict of Interest - Cr Tancred: Agenda Item 13.1	Burges, Dave	26 Feb 2024 10:05am Seymour, Marion - Completion Completed by Seymour, Marion on behalf of Burges, Dave (action officer) on 26 February 2024 at 10:05:46 AM - Noted.	26/02/2024
21/02/2024	8.1	Correspondence	Burges, Dave	26 Feb 2024 10:05am Seymour, Marion - Completion Completed by Seymour, Marion on behalf of Burges, Dave (action officer) on 26 February 2024 at 10:05:52 AM - Noted.	26/02/2024
21/02/2024	10.1	Organisation Information Reports February 2024	Burges, Dave	26 Feb 2024 10:06am Seymour, Marion - Completion Completed by Seymour, Marion on behalf of Burges, Dave (action officer) on 26 February 2024 at 10:06:00 AM - Noted.	26/02/2024
21/02/2024	10.2	Change of Date: Ordinary Council Meeting April 2024	Burges, Dave	26 Feb 2024 10:13am Seymour, Marion - Completion Completed by Seymour, Marion on behalf of Burges, Dave (action officer) on 26 February 2024 at 10:13:24 AM - Change in date noted, with changes made to Website Schedule. Media will notify the change through its channels.	26/02/2024
21/02/2024	10.3	Condamine Community Alliance	Burges, Dave	26 Feb 2024 10:06am Seymour, Marion - Completion Completed by Seymour, Marion on behalf of Burges, Dave (action officer) on 26 February 2024 at 10:06:29 AM - Noted.	26/02/2024
21/02/2024	10.4	Investigation Report re Alleged Councillor Conduct Breach - OIA Matter Number C/23/00552 - Decision	Burges, Dave	26 Feb 2024 10:07am Seymour, Marion - Completion Completed by Seymour, Marion on behalf of Burges, Dave (action officer) on 26 February 2024 at 10:07:25 AM - Noted.	26/02/2024
21/02/2024	11.1	Financial Services - Financial Report as at 31 January 2024	Dowie, Brooke	04 Mar 2024 1:55pm Dowie, Brooke - Completion Completed by Dowie, Brooke (action officer) on 04 March 2024 at 1:55:48 PM - January 2024 Finance Report noted.	4/03/2024
21/02/2024	11.2	Closing Report and Management Letter - 2022-2023	Gross, Helen	04 Mar 2024 4:04pm Keir, Dianna - Completion Completed by Keir, Dianna on behalf of Gross, Helen (action officer) on 04 March 2024 at 4:04:43 PM - Council resolution noted.	4/03/2024
21/02/2024	13.1	Material Change of Use – Consideration of Change Representations – Belinda J Hohenhaus and Jamie S Charles C/-Precinct Urban Planning, 29 Homestead Road, Rosenthal Heights	O'Mara, Angela	04 Mar 2024 1:24pm O'Mara, Angela - Completion Completed by O'Mara, Angela (action officer) on 04 March 2024 at 1:24:03 PM - Negotiated Decision Notice has been sent to the applicants.	4/03/2024



ACTIONS FROM ORDINARY COUNCIL MEETING 21 FEBRUARY 2024

MEETING DATE	ITEM NUMBER	AGENDA ITEM	ACTION OFFICER	ACTION TO DATE	COMPLETED
21/02/2024	13.2	Other Change to Material Change of Use - Katrina & Russell Smith: Donges Road, Severnlea	Beck, Sean	05 Mar 2024 3:02pm Anderson, Michelle - Completion Completed by Anderson, Michelle on behalf of Beck, Sean (action officer) on 05 March 2024 at 3:02:08 PM - Decision Notice & Statement of Reasons issued on 28/2/2024	5/03/2024
21/02/2024	13.3	Consideration of Change Representations - RC Property 5 Pty Ltd C/- Wolter Consulting Group Pty Ltd: 75-79 Greenup Street, Stanthorpe	Travers, Catherine	05 Mar 2024 3:02pm Anderson, Michelle - Completion Completed by Anderson, Michelle on behalf of Travers, Catherine (action officer) on 05 March 2024 at 3:02:56 PM - Decision Notice & Statement of Reasons issued on 28 February 2024	5/03/2024
21/02/2024	13.4	Consideration of Change Representations - Uniting Church In Australia Property Trust (Q) C/- NSPIRE Planning & Design: 33A Guy Street, Warwick	Travers, Catherine	05 Mar 2024 3:03pm Anderson, Michelle - Completion Completed by Anderson, Michelle on behalf of Travers, Catherine (action officer) on 05 March 2024 at 3:03:54 PM - Negotiated Decision Notice & Statement of Reasons issued 26 February 2024	5/03/2024
21/02/2024	13.5	Consideration of Change Representations: Uniting Church In Australia Property Trust (Q) C/- NSPIRE Planning & Design - 12 Eucalyptus Street, Killarney	Hay, Mitchell	05 Mar 2024 3:04pm Anderson, Michelle - Completion Completed by Anderson, Michelle on behalf of Hay, Mitchell (action officer) on 05 March 2024 at 3:04:44 PM - Negotiated Decision Notice & Statement of Reasons issued on 28 February 2024	5/03/2024
21/02/2024	13.6	Darling Downs-Moreton Rabbit Board Proposed Budget and Operational Plan 2024/2025	Collett, Nicole	05 Mar 2024 2:11pm Collett, Nicole - Completion Completed by Collett, Nicole (action officer) on 05 March 2024 at 2:11:37 PM - Letter sent to DDMRB 5/3/24 advising resolution.	5/03/2024
21/02/2024	13.7	Pest Management Advisory Committee Meeting	Collett, Nicole	05 Mar 2024 2:09pm Collett, Nicole Noted, no action needed 05 Mar 2024 2:10pm Collett, Nicole - Completion Completed by Collett, Nicole (action officer) on 05 March 2024 at 2:10:18 PM - Noted, no action needed	5/03/2024
21/02/2024	14.1	Regional Water Assessment Stakeholder Advisory Group	Seymour, Marion	26 Feb 2024 10:07am Seymour, Marion - Completion Completed by Seymour, Marion (action officer) on 26 February 2024 at 10:07:37 AM - Noted.	26/02/2024



ACTIONS FROM ORDINARY COUNCIL MEETING 21 FEBRUARY 2024

MEETING DATE	ITEM NUMBER	AGENDA ITEM	ACTION OFFICER	ACTION TO DATE	COMPLETED
21/02/2024	14.2	Border Regional Organisation of Council	Burges, Dave	26 Feb 2024 10:07am Seymour, Marion - Completion Completed by Seymour, Marion on behalf of Burges, Dave (action officer) on 26 February 2024 at 10:07:46 AM - Noted.	26/02/2024
21/02/2024	13.3.1	Alternate Motion - Consideration of Change Representations - RC Property 5 Pty Ltd C/- Wolter Consulting Group Pty Ltd: 75-79 Greenup Street, Stanthorpe	Travers, Catherine	05 Mar 2024 3:05pm Anderson, Michelle - Completion Completed by Anderson, Michelle on behalf of Travers, Catherine (action officer) on 05 March 2024 at 3:05:45 PM - Negotiated Decision Notice & Statement of Reasons issued 28/02/2024	5/03/2024
21/02/2024	17.1	Stanthorpe Regional Art Gallery and Library Expansion Project - Balance of Construction Work for the Project	Charles, Jon	04 Mar 2024 4:05pm Keir, Dianna - Completion Completed by Keir, Dianna on behalf of Charles, Jon (action officer) on 04 March 2024 at 4:05:13 PM - Council resolution noted.	4/03/2024

6. DECLARATIONS OF CONFLICTS 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: 13 March 2024
	Chief Executive Officer	ECM Function No/s:

Recommendation

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

REPORT

1. **Minister for Transport and Main Roads and Minister for Digital Services** in response to Council's letter dated 14 December 2023 regarding repair work to the Wallangarra rail line following damage caused during the November 2023 bushfires (copies of both attached).

Action: Noted.

ATTACHMENTS

1. Correspondence from Minister for Transport and Main Roads [↓](#)
2. Correspondence from Council re Restoration of Wallangarra Rail Line [↓](#)



Minister for Transport and Main Roads Minister for Digital Services

Our ref: QR3749/MCR-23-771

Your ref: MB:PF/15.03

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

26 February 2024

Councillor Vic Pennisi
Mayor
Southern Downs Regional Council
vic.pennisi@sdrcl.qld.gov.au

Dear Councillor Pennisi

Thank you for your letter of 14 December 2023 about the repair work to the Wallangarra rail line following damage caused during the November 2023 bushfires.

I would also like to acknowledge the fantastic work by emergency services and local residents in controlling the fires and keeping the community safe.

Queensland Rail has advised inspections determined that four timber bridges were completely destroyed, more than 1000 sleepers require replacement and that there was damage to an additional timber bridge and one road over rail bridge. Queensland Rail has advised while the road over rail bridge is closed, a detour is in place.

I am pleased to advise that Queensland Rail has committed to repairing and reopening the road over rail bridge with repair works expected to commence in March this year and take approximately six weeks to complete, pending weather and construction conditions.

I am further advised by Queensland Rail that the Wallangarra branch line is occasionally used by the Southern Downs Steam Railway (SDSR) association for steam train services. No Queensland Rail customer or freight services utilise this branch line.

I understand the cost to repair the line are high in comparison to the patronage and service frequency. As such, the line between Stanthorpe and Wallangarra will remain closed while we continue to investigate options.

In regard to the Australian Defence Force stores at Wallangarra/Jennings, I am advised by Queensland Rail that these stores have not been used or maintained for over 20 years and are in an unusable condition. I am further advised the line to the stores is not in service therefore transportation of any machinery along the Wallangarra line would not be viable.

Queensland Rail acknowledges the importance of the Wallangarra branch line to the community and remains committed to working with SDSR and other heritage partners to find alternative routes for their train journeys.

In fact, Queensland Rail has been very supportive of heritage operations throughout the Southern and Western Downs. SDSR, for instance, has been using one of Queensland Rail's heritage steam locomotives for well over 12 months while its own steam locomotive undergoes major repairs. Also Queensland Rail has recently granted SDSR use of the historic Warwick Railway Station through a long-term, 'peppercorn' lease.

Queensland Rail will continue to work with its heritage partners and keep the community and all stakeholders informed of any updates.

Should you have any questions, please contact Ms Amber Gilmore, Media and Government Affairs Manager, Queensland Rail, by email at amber.gilmore@qr.com.au.

I trust this information is of assistance.

Yours sincerely



BART MELLISH MP
Minister for Transport and Main Roads
Minister for Digital Services

Our Ref: MB:PF/15.03

14 December 2023



The Hon Bart Mellish MP
Minister for Transport and Main Roads
1 William Street
BRISBANE QLD 4000

Email: transportandmainroads@ministerial.qld.gov.au

Dear Minister Mellish

Re: Damaged Railway Line from Stanthorpe to Wallangarra

Congratulations on your recent appointment to the Minister for Transport and Main Roads portfolio. The Southern Downs Regional Council has been a strong partner with the previous Palaszczuk government and is keen to see this continue under Premier Steven Miles.

With the recent reshuffle of the State Ministerial portfolios, I thought I would take this opportunity to give you a brief update of the natural disaster that impacted our region in October and November 2023, with those devastating fires leaving a long-lasting impact on our community,

During the October/November 2023 fires, some 20,000 plus hectares were burnt, with the villages of Dalveen and Wallangarra being front and centre of two of our more significant fires during that time.

While the fires were short lived, and our emergency services partners did an exceptional job to bring these fires under control so quickly, the impact from these fires has extended far beyond that initial response.

One such example is the impact these fires had on our Wallangarra community. While this community was fortunate to not have lost more, it did lose a crucial backbone and lifeblood for this small community, being the rail line between Stanthorpe and Wallangarra.

While the hay day for this line may have passed, this small community relies heavily on this line due to the tourism it creates around both the train travel and connection to Wallangarra.



Warwick Office 64 Fitzroy Street Warwick QLD 4370
Stanthorpe Office 61 Marsh Street Stanthorpe QLD 4380
Mail to: The CEO, Southern Downs Regional Council, PO Box 26 Warwick 4370
ABN 59 786 792 651



1300 MY SDRC (1300 697 372)



mail@sdrc.qld.gov.au



sdrc.qld.gov.au

Southern Downs online



-2-

I am concerned that if this line is not reinstated, the tourism that this town relies so heavily on will disappear. Without this crucial economic investment, this community will continue to suffer, feel abandoned, and unfortunately, I am concerned the human and social impact that any delay or non-replacement of this line may have on this community's spirit.

In addition, the Department of Defence owns a facility located near the Wallangarra township. The availability of a railway transport connection to that area may also have future logistical implications.

Minister, I understand there may be more pressing issues for the State Government at the time, however, at a local level there is non-more pressing then the reinstatement of this crucial rail line for this community.

I would welcome the opportunity for the Minister to visit our magnificent region and personally take a look at the importance this rail asset plays in our region.

Minister, once again, congratulations on your portfolio appointment and I look forward to working closely and having a productive, collaborative relationship with the State Government, which is now lead by Premier Steven Miles.

Should you have any queries regarding the above please contact Mr Michael Bell, Manager Community Services/Local Disaster Coordinator on 0487 301 898.

Yours faithfully



Mayor Vic Pennisi
Chairperson
Southern Downs Local Disaster Management Group


9. RECEPTION AND READING OF PETITIONS AND JOINT LETTERS

Nil

10. EXECUTIVE SERVICES REPORTS

10.1 Organisation Information Reports March 2024

Document Information

	Report To: Ordinary Council Meeting	
	Reporting Officer:	Meeting Date: 13 March 2024
	Chief Executive Officer	ECM Function No/s:

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. Customer and Organisational Services Monthly Status Report February 2024
2. Warwick Art Gallery Report
3. YMCA Monthly Reports
4. Infrastructure Services Monthly Status Report February 2024
5. Planning and Environmental Services Monthly Status Report February 2024

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 realisation 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. Customer and Organisational Services Monthly Status Report[↓](#)
2. Warwick Art Gallery Report[↓](#)
3. Warwick Art Gallery Financial Statements (Confidential - Provided to Councillors only)
4. YMCA Monthly Reports[↓](#)
5. YMCA Stanthorpe Financial Information (Confidential - Provided to Councillors only)
6. YMCA Wawick Financial Information (Confidential - Provided to Councillors only)
7. Infrastructure Services Monthly Status Report[↓](#)
8. Planning and Environmental Services Monthly Status Report[↓](#)

INFO REPORT | Customer & Organisational Services Status Report - February 2023

Document Information

	Report To: Ordinary Council Meeting	
	Reporting Officer:	Meeting Date: 13 March 2024
	Director Customer and Organisational Services	ECM Function No/s:

Recommendation

THAT Council receive and note the Customer and Organisational Services Status Report for the month of February 2024.

REPORT

The Customer and Organisational Services Directorate has responsibility for the operational aspects of a range of functions within Council and external to Council.

Major Projects Update

Project Name	Status
Stanthorpe Art Gallery/Library Expansion	<ol style="list-style-type: none"> 1. Contract finalised and signed with ICM. 2. Site tidied and locks changed 3. Construction documents collected and cross referenced 4. ICM progressing contact with trades and collection of all payment history/ details etc
Warwick Saleyards Redevelopment	<ul style="list-style-type: none"> ○ Stage 1 is progressing well with selling pens and processing areas well advanced and all base gravel laid. Rock embankment for ramps, soft shade support posts, stormwater and future roof columns are underway. ○ In coming weeks, work will commence on electrical, plumbing and ramps.

Community Services

Disaster Management

On 5 March 2024, Council's Local Disaster Coordinator attended a cross border exercise with Tenterfield Shire Council's Local Emergency Response Committee. The exercise scenario related to animal movement and looked to understand how each agency would potentially respond in the case of agricultural disease outbreak.

Library Services

Update on activities and delivery against a number of Library Services' KPIs (as of February) are provided below.

Reference No	Description of Item / Project	Responsible Officer (Title)	Expected Start Date	Expected Finish Date	Quarterly Status Review	% Complete	Comment
7: Offer contemporary library services across the region that reflect the needs of the community.							
7.1 Offer innovative library services during the expansion of the library, such as click and collect, outreach and home delivery, across the region that reflect the needs of the community.							
7.1.1	Provide a gateway to virtual online services and networks	Library Branch Coordinator	1 July 2023	30 June 2024		66%	Continued maintenance, evaluation and purchasing of digital resources, updates of OPAC and Library page on Council's website
7.1.2	Deliver innovative programs to engage with the community and enhance the library as a community resource	Library Branch Coordinator	1 July 2023	30 June 2024		66%	Programming plans Tech assist, Crafternoon, holiday activities (ongoing), and Turing Tumbles (STEM) Author visit Heather Reyburn, Kids Korner fortnightly storytime, Assumption College fortnightly visit. Book Week. Qld Health – Baby Rhymetime Storytime Kids Korner fortnightly storytime visit Under 8s day – Warwick East School Visits to St Joseph's School Stanthorpe – prep – Year 6. Summer Reading Club 2023/2024 completed. Tech Savvy outreach to Regency Park
7.1.3	Promote library services to reflect an increase in usage	Library Branch Coordinator	1 July 2023	30 June 2024		66%	Social media promotion ongoing: (1-29 February 2024) Southern Downs Library Facebook – 8 posts , 3,131 post reach, 45 interactions Instagram – 9 posts , 215 post reach, 11 interactions Social media promotion ongoing: cumulative figures (July 2023 – June 2024) Southern Downs Library Facebook – 75 posts , 42,708 post reach, 3,258 interactions Instagram –115 posts, 3,091 post reach, 384 interactions Southern Downs Library Facebook followers: 1088 Instagram followers: 261 Advertisement and editorial in Southern Living Monthly Your Southern Downs eNews Holiday activities information sent to local schools Library statistics February 2024 Loans: 10,967 Returns: 8,108 Reservations placed: 2,131 New members: 128 Current membership as of 31 Jan 2024: 9,608 Library visitors: 4,798
7.1.4	Work towards ensuring all of the SDRC	Library Branch Coordinator	1 July 2023	30 June 2024		66%	Delivery Outreach Requests for purchase

Reference No	Description of Item / Project	Responsible Officer (Title)	Expected Start Date	Expected Finish Date	Quarterly Status Review	% Complete	Comment
	community has access to library services reflective of their needs						Tech assist (user needs based program) First5forever outreach Regional & Requested Delivery service Homerun service ongoing
7.1.5	Measure effectiveness of program delivery through 1 survey per year	Library Branch Coordinator	1 July 2023	30 June 2024		90%	Anticipated annual survey being finalised. Library survey conducted 1-28 August. Survey results being analysed. Allora region survey conducted including Library elements
7.1.6	Meet all financial, statistical, legislative and reporting requirements of relevant bodies (e.g. Council, State Library of Queensland)	Library Branch Coordinator	1 July 2023	30 June 2024		80%	Preparation for Annual reporting requirements commenced Monthly figures gathered Quarterly figures gathered Community engagement details supplied Annual report to State Library & First5Forever forward plan submitted. Monthly reports
7.1.7	Ensure best practice management of our facilities and services	Library Branch Coordinator	1 July 2023	30 June 2024		66%	QPLA meeting (Queensland Public Libraries Association) YPLG meeting (Young People Library Group) Monthly team meetings Monthly one on one staff meetings Collection maintenance – ongoing Library van off the road and will go to Brisbane for service (battery & associated issues) Library van monitored for battery performance issues Civica meeting (Account Manager) Fortnightly Branch Coordinator meetings Recruitment for Warwick positions Quarterly all of service staff meetings Library supplier meetings LGMA meeting SPUN conference (Spydus User Network) QGDC digital inclusion online meeting Staff recruitment discussion Allora Killarney book exchange report to council Stanthorpe Library/Art Gallery renovation is continuing. IntraSpace quote received for feedback (shelving and furniture) Shelving/furniture items ordered. Previous information received – electrical drawings approved, returns chute options provided Adilam selected, joinery concerns for front counter – design already signed off on. Entrance & foyer precast panels assembled. Front extension slab laid and roofing laid/replaced. Construction continues
7.1.8	Foster a strength-based team culture with well-trained staff (5 training opportunities undertaken by staff)	Library Branch Coordinator	1 July 2023	30 June 2024		60%	Leadership development program – 2 staff Cert IV Library & Information Services – 2 staff, 1 completed. Population forecast workshop – 1 staff SCARF training Spydus training x 4 New PPT & Casual commence work in Warwick New PPT commence work in Allora

Corporate Services

Land Management

Tenders for the sale/disposal of vacant freehold land are currently open to the public and close on 19 March 2024. The Land Management Team continue to assist with land requirements for new trunk infrastructure requiring easements.

Description	Total
Aerodrome	6
Commercial Leases	3
Community Leases	92
Grazing	37
Special Purpose	12
Telecommunication	9
Current Leases	159

Note: 31 of the above are under negotiation for renewal

Warwick Saleyards

February 2024 saw a total of four (4) cattle sales and four (4) sheep sales.

Cattle numbers through the yards were good throughout February, with some rain and the promise of more, prices continued to rise from on the first yearly sale average (heavy yearling steers) of 306c/kg and levelled out to around 355c/kg for heavy yearling steers. Numbers were well up on last year with 1200 more through the yards. This was a surprise given the limited space and infrastructure with the Saleyards redevelopment now well underway.

Sheep numbers remained relatively steady throughout February, with numbers will up on this time last year. With greater numbers yarded this obviously reduced the price in comparison to February 2023. Details of all sales are available on the MLA website.

Construction of the yards is now well underway with new industry-grade cattle fences and pens being installed, while the catwalks and future roof supports continue to be manufactured off-site.



Livestock Numbers for the Month of February

Cattle

Year	Month	No of head processed	Av No. Per Sale	Av Price Per head
2024	Jan	5295	1323	Heavy Yearling Steers: 355c/kg
2023	Jan	4096	1024	Heavy Yearling Steers: 382c/kg
Financial Year to Date sales:			28177 head	

Sheep

Year	Month	No of head processed	Av No. Per Sale	Av Price Per head
2024	Jan	8657	2164	Heavy Lambs \$170.75
2023	Jan	6900	1725	Heavy Lambs \$201.00
Financial Year to Date sales:			60490 head	

Governance

Complaints, Right to Information, Information Privacy Matters

Request type	Internal status	Date last status update
Administrative action complaint	2 current	Under review
Ombudsman matter for review	1 current	
Right to Information	1 current	2 applications ongoing

Policies and Procedures status as at 04/03/2024

Details	Current	Past Review Date	Under Review	Draft Policies	Awaiting Adoption	To be rescinded
Policies- strategic and Operational	58	27	23	6	2	0

Procedures – strategic and Operational	28	59	3	3	0	0
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Insurance

The governance team is working through finalising existing claims. A significant amount of work has been processed in this space which is seeing the majority of backlog worked through to bring insurance claims up to date

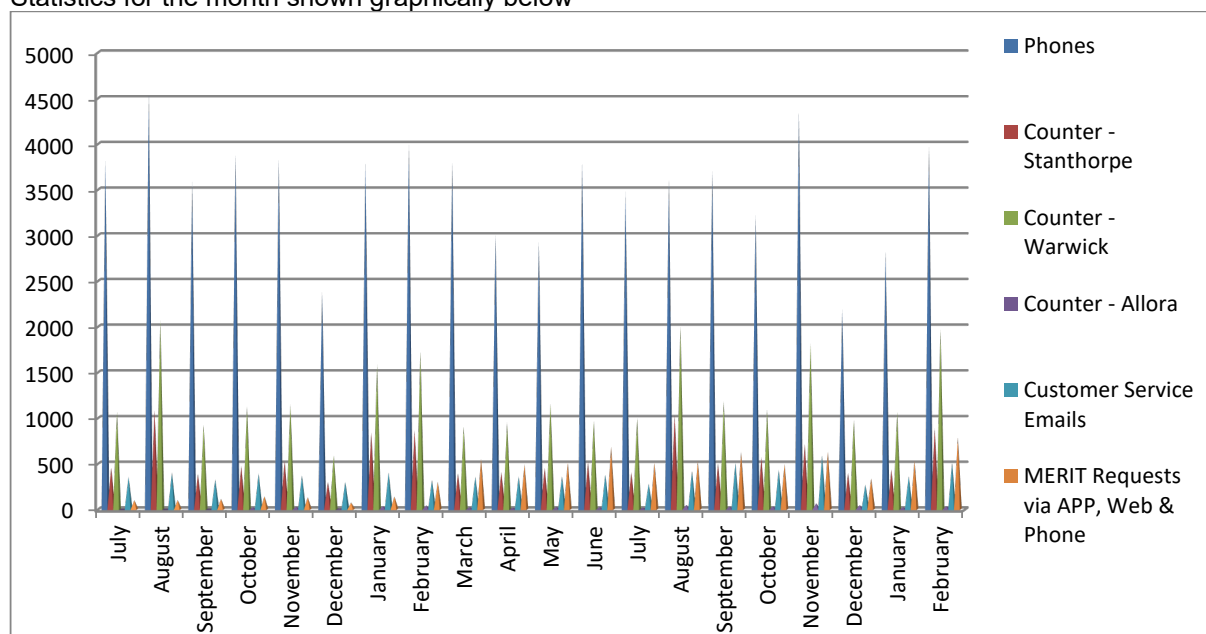
Claim Description	Number	Settlement Payout
Motor vehicle claims – In progress	26	N/A-
Property Matters – In progress	11	N/A-

Customer Service

February saw 15 times the volume of inquiries compared to January, with the increase in inquiries relating to revenue and finance, due to rates being due for the period.

Statistics for the month of:	February 2024
Phones	3979
Counter – Stanthorpe	888
Counter – Warwick	1970
Counter – Allora	36
Customer Service Emails	511
MERIT Requests vi app, web and phone	790

Statistics for the month shown graphically below



Sustainability & Strategy

Asset Management

The RFQ for the Open Space, Sport and Recreation Mater Plan has been awarded and a kick off meeting programmed. Several submissions were made, all of a high standard making the choice difficult. The Asset Responsibility Matrix initiative continues to be implemented with updates to the internal Asset Management information and processes being developed.

Project Lifecycle Management (PLM)

The PLM module implementation has begun with key stakeholders working with TechnologyOne to define the parameters and functions of the module. Alignment to the Project Management Framework (PMF) require some minor modifications to templates and processes. The changes are being made but will not be implemented until the PLM module is adopted.

Flood Studies

The flood studies continue to be on track for the deadlines and program delivery dates. AECOM are working closely with the QRA appointed Peer Reviewer to ensure the deliverables meet the specifications. The Department of Resources has provided the LiDAR capture information for the Quart Pot Creek Catchment and this has also been provided to AECOM.

GIS

The IntraMaps service has been migrated to the cloud environment and is the final stages of being rolled out to internal users. The GIS team are working through the LiDAR data to integrate this new data into the system. The team are also evaluating the data structures used to provide the GIS services to rationalise the volume of data required to provide the service. This is an ongoing program of work that will continue for some time. The overall objective is to improve the system and provide the required data and not be a repository of all information.

Project Management Office (PMO)

The Project Management Office continues to provide substantial support to project delivery internally with direct support, indirect support, training, and systems establishment. The Project Management Office also manages projects directly with responsibilities to other Departments, such as the Saleyards and Warwick Chamber refurbishment. Doing direct delivery activity allow the PMO to validate the PMF, a level of authority as it is proving it has the experience to run the projects.

Financial Services

Finance

- Waste Business price path work is progressing with additional information requested recently. A session will be held with all stakeholders once the draft report is received.
- Work on undertaking a high-level rating review is in progress with draft reports now anticipated to be received in March for consideration.
- Fuel Tax Credit review stage 2 work in progress.
- Work on Fleet rates and Internal Overheads is progressing and this body of work will be consolidated into the FY24/25 budget development.
- Quarter three budget review in progress with changes due by 8th March 2024.
- The FY24/25 budget development has commenced with the Finance Team circulating the Fees and Charges Model for review by Departments. Budget model has been updated and made available to staff for completion – draft to be completed by 18th March 2024.
- Valuers for comprehensive revaluation (land, water, waste water, building) and indexation have been appointed with site visits scheduled in March.
- A comprehensive review of revenue and debtors' processes has been undertaken with the team currently focusing on reviewing draft recommendations.
- Water meter readings has commenced on 19th February 2024 with water consumption notices anticipated to be issued in April.

Information Technology

- Work associated with Council's Business Continuity Plan / Disaster Response Plan (DRP) and Cybersecurity Incident Response Plan (CIRP) is progressing. The Team anticipates to present the final ICT DRP and CIRP for sign off in March. Work on the BCP sub plans has commenced with meeting to be organised with key staff from March onwards.
- Operational Level Agreement has been drafted for Water and IT to assist with management of SCADA systems. Feedback has been received and the draft OLA will be presented to the IT Steering Committee next month.
- IT Service Management capability review was undertaken in late January. This will assist in improving service delivery to enhance overall efficiency and effectiveness. Once the draft report is received work will commence on the implementation of recommendations.
- As per the Tech One CIA Roadmap work is on rolling out Enterprise Asset Management Module (EAM) is continuing. Council has transitioned the HR Org Module onto the new CIA platform with work progressing on the Purchase Card Modules.
- Work on the ELMO project is progressing with the Recruitment module being rolled out in stages across the organisation. Other configuration for the On Boarding and Core modules has been completed.
- Other IT related initiatives or projects are progressing and being monitored.

Procurement

- Procurement Team continues to work on implementing recommendations of the Fuel management review with focus now on the developed of a procedure for fuel reconciliations involving mobile fuel tankers.
- The Team is working with the Project Management Office and Safety team to streamline Procurement processes and templates.
- Further Training on Procurement, the use of Local Buy and Vendor Panel is currently being considered for later in the financial year.

February 2024 Reporting - Procurement	
Procurement Stats	
Number of Tenders Released	3
Contract number	Description
24_054	Supply and Delivery of Two Rear Tipping Tri Axle Trailers
24_070	Disposal of Freehold Vacant Land
24_037	Sewer Manhole Rehabilitation
Number of Tenders in progress	5
Contract number	Description
24-029	Storm King Dam Re-Tensioning
24_015	WIRAC Air Handling
24_054	Supply and Delivery of Two Rear Tipping Tri Axle Trailers
24_070	Disposal of Freehold Vacant Land
24_037	Sewer Manhole Rehabilitation
Number of RFQ's Released	5*
Contract number	Description
24_071	Bricklaying - High Street Streetscape
24_072	SDRC Aerial Baiting - Helicopter Hire
24_075	Light Fittings - Stanthorpe Art Gallery
24_076	1080 Wild Dog Baits
24_079	Dog Off Leash Area (DOLA), Warwick
Number of RFQ's in progress	12
Number of Contract Numbers Issued	11


Number of Purchase Orders Raised After Invoice Date	38
Inductions done	0
*this figure does not include RFQs we reviewed but were released by other departments	

ATTACHMENTS

Nil

0.0 INFO REPORT | Warwick Art Gallery Report

Document Information

	Report To: Ordinary Council Meeting	
	Reporting Officer:	Meeting Date: 13 March 2024
	Community Services Coordinator	ECM Function No/s:

Recommendation

THAT Council note the contents of the Warwick Art Gallery report, which has been provided as part of its Memorandum of Understanding with the Council.

REPORT

The Southern Downs Regional Council (SDRC) Warwick-based art collection is managed and administered by the Warwick Art Gallery Society Incorporated.

As required by the Memorandum of Understanding between SDRC and Warwick Art Gallery Society Inc., on a bi-monthly basis, the following statistics and data are to be presented to the Council for noting:

- Budget performance
- Visitor numbers by area
- Exhibitions including those touring, local and other exhibitions and public promotions offered by Warwick Art Gallery Society Inc.;

And the following on an annual basis:

- Audited financial statements
- Customer satisfaction data.

The Warwick Art Gallery provided the September to November report in December 2023, which the Community Services Department unfortunately missed and did not report to Council earlier. The Department apologises for this delay to both the Council and Gallery.

ATTACHMENTS

1. Warwick Art Gallery Quarterly Reports Sept-Nov 2023 and Dec 2023 - Feb 2024
2. Warwick Art Gallery Oct 2023 and January 2024 Profit and Loss plus Balance Sheet (Excluded from agenda - Provided under separate cover)



Warwick Art Gallery Report – September October November 2023

A. Exhibitions

Lost Conversations Back Road Artists	24 Aug – 7 Oct Artists from the backroads of Wyreema, Cambooya, Greenmount, Nobby and Clifton were featured in this exhibition. Three artworks sold.
InSight 6 Warwick State High School Students	31 August – 14 October Student artwork from years 7 to 12 at Warwick High School.
Precision: the art of cutting Various QLD Artists	12 October – 25 November An exquisite exhibition curated by Stephanie Lindquist, with Minqi Gu. Showcased artists who create work using cutting and incising techniques.
The Year in Review Allora Photography Group	19 October – 2 December Popular and supportive local group showcased their best challenge photographs from the previous twelve months.

B. Collection

Nothing to report

C. Attendance

Month	Exhibition	Adults	Children	Total	Previous year
December 2022	Lauren M/Fiona Hayes	404	69	473	288
January 2023	Leah Kelly/TwB Art Group	415	80	495	433
February 2023	Leah Kelly/TwB Art Group	390	102	492	450
March 2023	Anne Harris/Kerree Manthey	536	112	648	427
April 2023	Nikki Wood/Warwick Artists Group	506	119	625	703
May 2023	Nikki Wood/Warwick Artists Group	446	108	554	484
June 2023	The Interior/Sue Ellwood	371	93	464	497
July 2023	Chrys Zantis/Barbara Stephenson	5663	417	6080	5479
August 2023	Chrys Zantis/Barbara Stephenson/Back Road Artists	501	120	623	643
September 2023	Back Road Artists/WSHS	417	129	546	629
October 2023	Precision/Allora Photography Group	473	94	570	672
November 2023	Precision/Allora Photography Group	716	90	806	655
TOTAL				12376	11360

D. Public Programs and Community Engagement

- Official opening of *InSight 6* was held on Thursday 7 September with 60 guests and music by the students.
- Art Spark children's afterschool art program continues to grow – the younger group has been full with a waiting list for most of 2023.
- September School holiday workshops exploring easel painting and post card design – both activities inspired by the current exhibitions and fully booked.
- Official opening of *Precision: the art of cutting* was held on Saturday 14 October. Artist Pamela See was guest speaker along with artist Henri van Noordenburg.
- Official opening of Allora Photography Group exhibition was held on Friday 20 October. Accredited judge John Stewart was the guest speaker. Fifty guests attended.
- The documentary film *Changing Our Ways* premiered at the Warwick Twin Cinema on Sunday 22 October. The Gallery's partnership on the Edge of the Present exhibition with Uni NSW was featured in the film. <https://www.unsw.edu.au/news/2023/10/arts-festival-brings-healing-to-a-town-impacted-by-suicide>
- Tree Jumper registrations for 2024 have opened with the theme "Score".
- A workshop was held on Saturday 18 November as a precursor to the *Wildflowering by Design* touring exhibition schedules for 2024. The workshop was funded by Arts QLD and was fully booked.
- Our second Christmas Artisan Market was held on Friday 24th November. This year we partnered with the Warwick Chamber of Commerce and *Jingle and Mingle*. It was a huge success with 300 attendees.

E. Marketing and Promotion

- Facebook – we have 3129 followers +57 from last report. Our Facebook reach for the period was 14092. The most popular post was 3K reach for promotion of our September School Holiday workshop program
- Instagram – we have 1621 followers +23 from last report.
- The monthly Newsletter was distributed in the first week of October. Our newsletter is sent to 410 subscribers.
- Print media – Print media
 - Town and Country September – Back Road Artists ad and editorial
 - Warwick Stanthorpe Today – Backroad Artists editorial
 - Clifton Courier – Back Road Artists editorial
 - Town and Country October – WSHS exhibition
 - Town and Country November *Precision* exhibition
 - Warwick Today 19/10/23 *Precision* exhibition
 - Warwick Today 26/10/23 *Changing our Ways* film.
 - Warwick Today 2/11/23 Participate exhibition.

F. Facility

- Ongoing issues with our NBN connection have impacted the organisation especially as our phone systems are also reliant on good Wi-Fi. Our IT provider have been trying to find a solution for many months and the latest update is that some external cabling needs to be replaced.
- Continuing to have conversations with Parks & Gardens manager about removal of Yuccas as both a safety and aesthetic issue. Also received permission to place temporary native grass bed for the public programming activities for the Carbon-Dating exhibition in 2024.
- Have made a request to relocate the fire and safety objects located in the foyer. Waiting for Council approval to proceed.
- A display and comment/suggestion book has been installed in the Foyer Gallery presenting our internal reconfiguration plans.

G. Human Resources

- UniSQ student Miriam completed a 4 week internship with us. She assisted with activities in line with her subject Curatorial and Cultural Management
- Our Exhibitions Officer attended a free workshop on Collection Digitisation on Stanthorpe on the 14th of September.
- Currently we have 24 volunteers assisting us. Their duties include Reception, Catering, Exhibition Installs and Children's Art Assistance. Estimated hours per month contributed by volunteers is 130 hours.
- Director Chaired Museums and Galleries QLD Board meeting on Thursday 2 November
- Exhibitions Officer, Community Engagement Officer and volunteer Therese attended a workshop on volunteering Thursday 16 November in Stanthorpe.
- Director and Community Engagement Officer attended the Visual Arts Worker Symposium presented by Ipswich City Council on Monday 27th November



- The Director attended the Gallery and Museum Achievement Awards on Wednesday 22 November. Babinda Museum was announced as Winner for its outstanding achievement in the category of Projects by Organisations that are Volunteer Run.

H. Finance

- The most recent financial report including year-to-date figures against our budget is attached separately (October 2023).

I. Other News

- The exhibition program for 2023 ends on a high note with *Paint the Town – QLD Regional Artists Awards* touring exhibition and our in house project *pARTicipate Miniatures* installed and open right up until Christmas. Forty Four local artists entered *pARTicipate* which was sponsored by our friends at Rose City Shoppingworld.

**Warwick Art Gallery Inc Management Committee
6 December 2023**



Warwick Art Gallery Report – December 2023 to February 2024

A. Exhibitions

<i>Paint the Town – QLD Regional Art Awards touring exhibition</i>	1 Dec – 10 Feb This touring exhibition produced by Flying Arts Inc. was installed with volunteer assistance.
<i>pARTicipate miniatures</i>	7 Dec – 13 Jan Forty five local artists submitted work for the exhibition with 73 works part of the exhibition. Local judge Jayde Clacy and Toowoomba Art Group artist Priscilla Mundell judged the exhibition and awarded the main prize to Ros Lang for her ceramic work titled <i>Chanel Country</i> . Other winners were HIGHLY COMMENDED Tarnia Kittel, Thomas Benkendorff, Sue Keong, Graeme Smith and Jane Raquel Milliken + COMMENDED Caitlin Hawe, Celia de Winter, Fiona Hayes, Patricia Benkendorff and Sherylyn Roulston. The People's Choice prize was awarded to Symantha Boyce. Rose City Shoppingworld provided sponsorship for the some of the prize money.
<i>Observations: Shaken not Stirred</i> Steve Carr Clark	18 Jan – 2 Mar The exhibition was a bold commentary on contemporary and historical observations by this prolific local artist. 103 works were installed by the team.
<i>Soil and Mortar</i> Peter Osborn and Johanna Park	15 Feb – 23 Mar A mixed media exhibition by uniSQ PHD candidates. Installed with the assistance of the artists and volunteers.

B. Collection

Nothing to report

C. Attendance

Month	Exhibition	Adults	Children	Total	Previous year
March 2023	Anne Harris/Kerree Manthey	536	112	648	427
April 2023	Nikki Wood/Warwick Artists Group	506	119	625	703
May 2023	Nikki Wood/Warwick Artists Group	446	108	554	484
June 2023	The Interior/Sue Ellwood	371	93	464	497
July 2023	Chrys Zantis/Barbara Stephenson	5663	417	6080	5479
August 2023	Chrys Zantis/Barbara Stephenson/Back Road Artists	501	120	623	643
September 2023	Back Road Artists/WSHS	417	129	546	629
October 2023	Precision/Allora Photography Group	473	94	570	672
November 2023	Precision/Allora Photography Group	716	90	806	655
December 2023	Paint the Town/Participate Miniatures	299	45	344	473
January 2024	Paint the Town/ Steve Carr Clark	299	60	359	495
February 2024	Steve Carr Clark/Soil and Mortar	389	115	504	492
TOTAL				12123	11649

D. Public Programs and Community Engagement

- In partnership with the *Warwick Chamber of Commerce* and the *CBD Jingle and Mingle*, we held our second Christmas market on Friday night 24 December. The attendance of approximately 300 people was a good increase on last year's event, the addition of live music made it a perfect, festive atmosphere.
- *Participate Miniatures* presentation night was held on Friday 8 December
- The Art Spark program for Term 1 2024 has 30 enrollments with 13 children on a waiting list.
- Tree Jumper registrations for 2024 are going well with 45 registrations to date.
- Community Engagement Officer has visited CBD businesses promoting tree jumper registration.
- Community Engagement Officer has set up a Facebook group for Gallery volunteers and refreshed the Volunteer newsletter.
- Two new groups are booked into the Studio for regular art activities. A total of 5 community groups have weekly/monthly activities in the studio.

- Peter Osborn and Johanna Park's exhibition was officially opened by University of Southern Queensland Associate Professor Kyle Jenkins on Friday 16 February.
- Steve Carr Clark's exhibition was officially opened on Friday 19 January.

E. Marketing and Promotion

- Facebook – we have 3180 followers +51 from last report. Our Facebook reach for the period was 11862. The most popular post was 3K reach for promotion of registrations for our 2024 kids art program.
- Instagram – we have 1645 followers +24 from last report.
- The monthly newsletter was distributed in the first week of December, January and February. Our newsletter is sent to 412 subscribers.
- Print media – Print media
 - Town and Country Dec 23 *Paint the Town* exhibition
 - Southern Living magazine Dec 23 *Paint the Town* editorial
 - Warwick Today 14 Dec 23 Editorial *pARTicipate* exhibition
 - Town and Country Jan 18 *Steve Carr Clark* exhibition
 - Town and Country Feb 15 *Soil & Mortar* exhibition

F. Facility

- Designs for the upgrade to Gallery directional signage were approved.
- Fire and safety collateral has been moved from the Foyer following the Management Committee request in November 2023.
- Have received two quotes from local cabinet makers for the upgrade of the Gallery reception area.
- Sixteen letters of support have so far been received from community members for the proposed reconfiguration of reception/office/kitchenette/second exhibition space.

G. Human Resources

- Staff, the Management Committee and Volunteers joined together to celebrate a successful year at the Gallery with lunch at the Railway Hotel in Allora on Monday 4th December.
- Director Chaired the Museums and Galleries QLD meeting in Brisbane on Tuesday 12 December and again on Monday 12 February.
- Exhibiting artist Bianca Tainsh presented a collage workshop on Wednesday 13 December. Externally funded as part of the *Paint the Town* exhibition public programs
- Director attended the Condamine Community Advisory Committee meeting on Thursday 18th January.
- Director met with the Jumpers & Jazz in July Chair and Media coordinator on Tuesday 6 Feb about plans for the 20th Jumpers and Jazz in July

H. Finance

- The most recent financial report including year-to-date figures against our budget is attached separately (January 2024). In her report the treasurer explained the factors that have contributed to the deficit:
 - Retail Income – this is substantially down
 - Memberships – little to no increase on memberships from prior years
 - Sponsorship currently tracking behind budget
 - Grant income received before June 30 but paid out after June 30


I. Other News

- Warwick Art Gallery's Yarnbombed Tree exhibition was announced as a finalist in the Australian Street Art Awards. Announcement to be made on 8 March.
- Warwick Art Gallery Inc has been registered as a charity with the Australian Charities and Not-for-profits Commission

Warwick Art Gallery Inc Management Committee
6 March 2024

INFO REPORT | YMCA Monthly Reports - January 2024

Document Information

	Report To: Ordinary Council Meeting	
	Reporting Officer:	Meeting Date: 13 March 2024
	Community Services Coordinator	ECM Function No/s:

Recommendation

THAT Council receive the January 2024 monthly report from the Brisbane Young Men's Christian Association (YMCA) in relation to the operation of the Warwick Indoor Recreation & Aquatic Centre ("WIRAC") and the Stanthorpe Fitness Centre and Pool.

REPORT

A requirement of the contract with the YMCA for the management of the WIRAC and the Stanthorpe Fitness Centre and Pool, is an obligation that the YMCA to supply monthly reports relating to the operations of the facilities.

Attached to this Council report are the January 2024 monthly reports from YMCA.

ATTACHMENTS

1. YMCA Stanthorpe Monthly report January 2024
2. YMCA WIRAC Monthly report January 2024



YMCA Stanthorpe Monthly report for January 2024





EXECUTIVE SUMMARY

The start to 2024 has been an extremely busy time for the centre. With school holidays and scorching temperatures, the community has been flocking to the pool.

The New Year also saw the re-launch of the full group fitness class timetable which was scaled back for the Christmas period. It was great to see attendance back to normal and all our regular seniors, attending the classes they love. It seems a lot of community members had “spin” as part of their New Years resolutions because our spin bike classes are consistently reaching full capacity now. We will continue to monitor and may need to offer an additional class to meet the increased demand.

Bookings and planning for the upcoming Futsal Season 1 occurred and we are excited to launch this on February 5 with 25 teams confirm.

PROGRAMS AND SERVICES

Health and Wellness

- Memberships grew from 380 financial members at the end of December 23, to 421 financial members at the end of January 24.
- 7 members expired or cancelled during the month.

Apart from a coat of paint, the gym enclosure project has been completed and the members are loving the air-conditioned training environment, especially when temperatures reached 35 degrees. The last phase of the gym upgrade, involving the installation of new equipment, is scheduled to be finalised from February 6th to 8th. Upon completion, Y Stanthorpe will boast the finest, cutting-edge gym facilities in the region.





Aquatics

January was a busy month for the pool.

The intensive swimming holiday program finished on 19th of January. A total of 204 kids attend over the 5 days.

On the 20th of January the pool was closed to the community as we hosted the Country Champs swimming carnival. 400 children were in attendance. On the 21st the Stanthorpe Swimming club held a swimming clinic from 8am – 11am and had 50 children in attendance.

Our 2024 Learn to Swim program recommenced on the 22nd of January with 99 children

We hosted 2 swimming carnivals

- 28th of January – Stanthorpe swimming club carnival - 180 Swimmers
- 31st of January – Stanthorpe State High School Swimming Carnival – 450 students



Hire Groups

- 24.5 hire hours occurred during the month, which was 5 hours higher than last month as regular hirers returned.



Sports Competitions

Futsal is kicking off on the 5th of February. It will run for 12 weeks. We have 25 teams in the competition from all divisions.

Season 1 of Netball will start in early March. Nomination forms will go out this month.

ATTENDANCE

The overall attendance reported for the month was 8214 people which has jumped up 649 from December. Whilst casual aquatic attendance was down, visit passes were higher, showing the community are switching to membership. Fitness attendance increased as expected with New Year's Resolutions in motion.

		Oct-23	Nov-23	Dec-23	Jan-24	Feb-24
Fitness Attendance	Members	1316	1541	1491	1990	
	Casuals	777	308	390	428	
	24 hr Access	0	0	0	0	
	Group Fitness	1087	1089	769	1223	
	Total	3180	2938	2650	3641	0
Aquatics Attendance	Season & Visit pass	313	318	384	523	
	Casual	2197	1147	2877	2282	
	Spectator	120	0	0	0	
	Learn to swim	514	661	42	141	
	Squad	316	310	23	68	
	School Swim	1434	2071	637	121	
	School Carnivale		137	435	1030	
	School Break ups		261	98	0	
	Aqua Aerobics	114	146	91	186	
	Total	5008	5051	4587	4351	0
Stadium	Indoor Soccer	573	494	123	0	
	Netball	168	170	18	0	
	Table Tennis	45	41	56	78	
	Pickleball	40	43	72	62	
	Social Basketball	49	22	37	46	
	Social Badminton	55	20	22	36	
	Total	930	790	328	222	0
Hireage in Hours	Court	16	27.5	14.5	18.5	
	Room	8	16	5	6	
	Total	24	43.5	19.5	24.5	0
Overall Monthly Attendance		9118	8779	7565	8214	0
Year to date Overall Attendance				33676		



FINANCIAL PERFORMANCE

CONFIDENTIAL - PROVIDED TO COUNCILLORS SEPARATELY

FACILITY UPKEEP, MAINTENANCE AND IMPROVEMENTS

1. Concrete removed for new power pole.

Enron Energy conducted an inspection of the power pole in the car park on January 5th. The inspection revealed that the pole has become hollow and posed a potential risk during storms or strong winds. Ergon notified us via email to remove the concrete around the pole to facilitate the necessary works. On January 8th, we engaged Webbs Concreting to carry out this task of which the council has agreed to pay due to being part of the car park area and infrastructure. We are currently awaiting Enron's replacement of the pole.



2. Replacement of Main Pump Valve

Since assuming responsibility for the pool, we've been troubled by a persistent rattling noise originating from the main pump valve pipe. On January 20th, we enlisted the services of Aqua Rural, who determined that the non-return valve required replacement. The root cause was identified as a loose screw that had worn a hole in the valve. Following the replacement, the plant room has experienced a significant reduction in noise. Whilst this should have been a cost to council, in good faith, the YMCA has paid for these works.



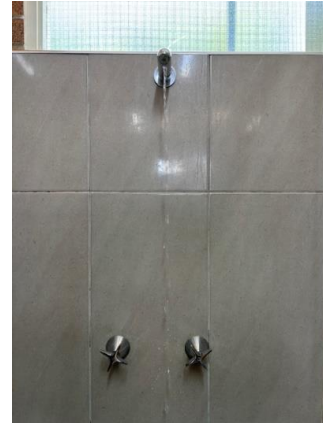


3. Leaking Shower tap - [REDACTED]

Since the YMCA has taken over the pool complex, we have been faced with an ongoing issue with one of the pool showers in the female change rooms.

Whilst we have engaged MWF Plumbing on two occasions to rectify the issue the major leaking tap cannot be repaired so MWF plumbing will be providing a report / quote to undertake what has been deemed a major issue. To repair, they will need to take tiles off to get to the pipes. In its present state we are losing a lot of water and we have done everything we can for now to minimise the water loss.

As soon as we have the report, we will pass onto council. As this was another inherited maintenance issue, the YMCA will be seeking reimbursement for the costs associated with the repairs



Council Contribution to Facility Maintenance:

1. Roof Leak – Above spin and aerobic room.

We would like to thank council and Mitch Ryan for their swift response to a significant roof leak we encountered on January 18th. Water infiltrated the spin room through the PowerPoint conduits, prompting urgent action. On January 19th, Mitch Ryan attended to the issue on his day off. Wilko Builders promptly inspected the roof on the same day to assess and rectify the problem, while Enbey Electrical ensured the PowerPoints were safe. Following Wilko's inspection and repairs, we've experienced no further leaks despite encountering several storms since. Additionally, Magnoli Cleaning revitalised carpets in the area, eliciting numerous compliments on the room's fresh scent. We sincerely appreciate the council's prompt resolution of this matter.

2. Pot Holes in Car Park.

The car park pot holes that were reported in December have now been repaired and again we thank council for actioning this on behalf of the Y and the community.

Before



After





Community Support:

The Y was delighted to extend full support to the Stanthorpe Swimming Club, which bestowed an honorary Chair upon Michael and Gail Smails on January 12th. Dylan Politch, the Y's center manager, attended the presentation on behalf of the YMCA. Dylan delivered a heartfelt speech expressing gratitude to Michael and Gail for their unwavering commitment and dedication to the Stanthorpe pool over the past 23 years. He also expressed appreciation for their assistance in setting up the pool and imparting valuable knowledge on its management to him.





YMCA Warwick (WIRAC) Monthly report for January 2024





EXECUTIVE SUMMARY

The YMCA Warwick (WIRAC) commenced January 2024 with a refreshed timetable for group fitness, reintroducing popular classes like "BOGA" alongside new additions such as Saturday morning "Boot camp."

The holiday intensive Learn to Swim program saw increased popularity compared to December, accompanied by continued family enjoyment with the Pool Inflatable activity.

Health and wellness initiatives, including a promotional offer, aimed to kickstart the year on a healthy note.

Aquatics activities resumed with the school term, witnessing a surge in Learn to Swim Program enrolment and squad participation, resulting in notable achievements in swim meets. Despite staffing challenges, efforts are ongoing to recruit Learn to Swim teachers and lifeguards to meet program demands.

Attendance across fitness, aquatics, and stadium activities remained consistent, reflecting community engagement and participation.

Financially, the month saw investments in facility upkeep and improvements, including updated signage and addressing maintenance issues like the learn-to-swim pool's backwash system and emergency lighting.

Continued business development efforts involve local advertising to promote memberships and programs, alongside potential collaborations with organizations like Headspace and the Jumpers & Jazz committee.

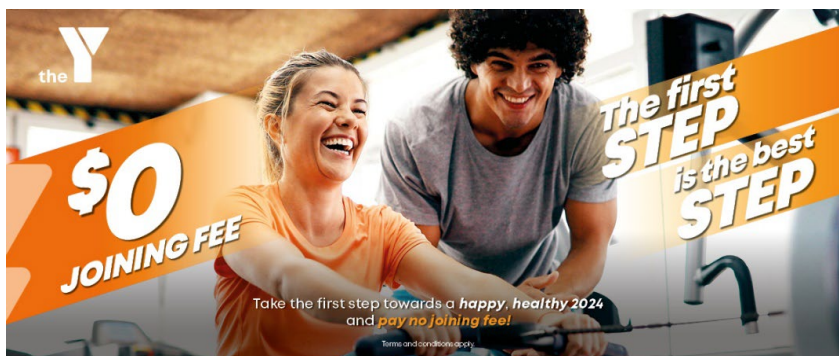
PROGRAMS AND SERVICES

After a 3 week break in Group Fitness January started off with a "NEW" timetable!

The popular "BOGA" class was back in the pool, as well as a few new additions including "Boot camp" on a Saturday morning!

The Holiday intensive Learn to swim program re-commenced during the middle two weeks of January, proving to be more popular than the December Intensive program. Holiday Fun continued with the Pool Inflatable going up on Tuesdays and Thursdays for families to enjoy!

Health and Wellness





We kicked off January with a \$0 Joining fee & no lock in contract. Offered to “Start 2024 health and wellness Journey!”

Aquatics

School recommenced Monday 22nd, along with the commencement of our Learn to swim Program, with 381 enrolled.

Our Squad coaches are starting to attend some swim meets around the area as our Squad program increases in numbers and Talent. With a number of children getting PB's and places in School carnivals and some achieving School Swimming Champions.

Hire Groups

Basketball returns on a Thursday and Friday afternoon, along with School programs throughout the day!

WARWICK JUNIOR CHAMPIONSHIPS
10 WEEK SEASON - TERMS 1 & 2

AGE GROUP	DAY/GAME TIME	LOCATION
U/8 - U/12	FRIDAY 3:45PM	WIRAC
U/14 - U/17	FRIDAY 5:00PM	WIRAC

WARWICK SENIOR CHAMPIONSHIPS
10 WEEK SEASON - TERMS 1 & 2

U18 - OPEN MEN	THURSDAY 6:00PM	WIRAC
U18 - OPEN WOMEN	FRIDAY 6:00PM	WIRAC

\$180 (Junior)
\$190 (Senior)
UPFRONT ONLINE FEE
OR
PAY AS YOU PLAY AT CHECK-IN (PER GAME)
\$10

• ALL SKILL LEVELS WELCOMED
• ALL SCHOOL TEAMS WELCOMED
• ENTER A TEAM OR PLAY AS AN INDIVIDUAL

WWW.RUNNINREBELSBASKETBALLCLUB.COM.AU PH:0404978203

STAFFING AND TRAINING

Still a shortage in Learn to swim teachers, resulting in limited spaces that can be offered in our Learn to swim Program. We continue to actively seek people interested in becoming swim teachers. Lifeguards are also in shortage, with the changes to the training course and the responsibility of a Lifeguard it can seem quite “daunting” for some. Again, we are continually actively seeking staff for these roles.



ATTENDANCE

		Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24
Fitness Attendance	Members	3944	3787	3280	3699					
	Casuals & Visit passes	393	166	286	1291					
	24 hr Access	2041	1833	1952	2003					
	Personal Training	97	104	64	44					
	Group Fitness	1226	1219	835	938					
	Total	7701	7109	6417	7975	0	0	0	0	0
Aquatics Attendance	Members	734	inc above	inc above	inc above					
	Casual	1733	1396	1522	3082					
	Aquatic Sports Ability	27	26	12	15					
	Learn to swim	1048	890	395	1143					
	Squad	189	196	102	153					
	School Swim	3573	2530	1260	0					
	Physio's	111	122	65	109					
	Aqua Aerobics	698	606	286	657					
Total		8113	5766	3642	5159	0	0	0	0	0
Stadium	Junior Futsal	102	188	0	0					
	Schools	659	674	425	413					
	Sports Ability	99	132	60	38					
	Pickleball	34	86	30	33					
	Taekwondo	225	203	85	0					
	Basketball	105	689	302	150					
	Social Badminton	24	28	22	12					
Total		1248	2000	924	646	0	0	0	0	0
OTHER										
Total		0	0	0	0	0	0	0	0	0
Overall Monthly Attendance		17062	14875	10983	13780	0	0	0	0	0
Year to date Overall Attendance		93180								



FINANCIAL PERFORMANCE

CONFIDENTIAL - PROVIDED TO COUNCILLORS SEPARATELY

FACILITY UPKEEP AND IMPROVEMENTS

- Updated Signage-

Aquatic Area rules and Hygiene signs updated, with gym signage and front door signage scheduled for February.



- **Learn to swim Pool back wash system-**

After consultation with Council and local Contractor; Listers Irrigation, it seems the solution is to Bypass the current system, by placing 5 filters above ground and locate these in the Plantroom, and re-routing the pipework will resolve the backwash system issue. Estimated works to be completed late Feb, at which time the LTS pool will require a full back wash.

it's essential to note that a similar issue is anticipated with the 25m pool in the not-too-distant future.

This impending concern holds greater significance as the pool will necessitate external filter installations due to a larger number of filters. Addressing this proactively will be crucial for seamless operations.



- **Lane Rope Anchor-**

A temporary fix has been put in place whilst all lanes require lane ropes in for the upcoming School swimming carnivals. We are still trying to source someone to do this particular work.



MAINTENANCE

1. Switchboard Project and Emergency Lighting:

The mains supply and metering were finally changed over to the new board on the 24th of January, which is great to have this finally completed this after a long saga with the electricity and metering providers. There are still works to cut over the remaining circuits to the new board. These works could not be completed prior to the mains changeover due to safety and loading. Contractors have been working at the site after hours to change over the remaining circuits. These works have taken longer than expected due to faults with circuits after changing to a safety switch. i.e. light fittings with water/moisture inside, damaged cables and seized fan motors. Completion date for this including Innotech BMS will be 30th March.



All emergency lighting has been completed for the site including testing which was a part of the works. We are now awaiting the engineer to adjust the plans and supply Form 15 certification, and then a full detailed list of fittings.

2. Air Handling in the Hydro Pool area and bathrooms:

Contractors have been appointed to commence the Hydro Air handling works by Council, which comes as a blessing! NRG (Contractors appointed) will be on site in February to commence scoping works for the upgrade and improvement of the air handling system.

Although this is great news, there is still the Air handling issue in the courts area and the main pool deck area. Those works have not been approved at this stage for this financial year, which “we” have grave concerns that the staff and patrons cannot possibly go through another summer with NO fresh air and no control of air temperature or humidity. We are hoping to have further discussions with



Council to discuss potential interim measures to address the safety issues we're facing in the main pool area and Court Area.

3. Repairs to sink area and wall in Male's bathroom on Pool deck:

Works have not yet commenced. Just awaiting Contractor's availability.

4. Ceiling above Grandstand in Aquatic Hall:

The ceiling in the Aquatic hall, above the Grandstand has finally give away. Awaiting a quote to make repairs.



5. Roof works on building: Awaiting Council tender details.

BUSINESS DEVELOPMENT


Continue to advertise in local papers, TV & Radio to inform the community on membership deals, programs and services updates and any other activities or promotions that WIRAC may have. Currently in discussions with Head Space to assist in running a Youth program. Also, in discussions with the Jumpers & Jazz committee regarding an event, that we may assist with.

CONCLUSION

In conclusion, January 2024 was a month of renewed energy and activity at YMCA Warwick (WIRAC). The facility successfully launched refreshed programs and services, attracting community participation across various activities. Despite challenges in staffing and maintenance, proactive measures are being taken to address them. Looking ahead, WIRAC remains committed to enhancing its offerings, fostering community engagement, and maintaining its position as a vital hub for health, wellness, and recreation in the region.

Infrastructure Services Monthly Status Report

Document Information

	Report To: Ordinary Council Meeting	
	Reporting Officer:	Meeting Date: 13 March 2024
	A/Director Infrastructure Services	ECM Function No/s:

Recommendation

THAT Council receives and notes the Infrastructure Services Monthly Status Report for February 2024, dated 13 March 2024.

REPORT

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

Director Infrastructure Services

Highlights

- Stanthorpe streetscape works commence this month following the Apple and Grape Festival.
- Contractors have commenced Ablution Facility refurbishment across 4 sites with work due for completion by June 2024.
- Following the heavy rainfall in late January, activation of the event by Queensland Reconstruction Authority has been granted. Emergent activity in response to the event is well advanced and damage assessment underway.
- REPA for all events up to May 2022 is programmed for completion in April 2024.
- Southern Downs Regional Council's (SDRC) reseal program is planned to commence in mid March.
- Smart Meter installation in Warwick continues with 1700 installed to date. Significant water leaks and resulting water savings have already been identified with positive response from residents.

Risks

- Ongoing engagement with High Street traders remains essential to avoid negative impacts of streetscape works.
- Roadtek have advised SDRC of increased charge-out rates impacting SDRC's bridge maintenance program.
- With REPA works delivery ending close to EOFY, complementary works funding commitment for at risk scope changes will not be finalised until early 2024/25.
- Staffing shortages and recruitment is a continuous challenge with ongoing vacancies.

WORKS

Maintenance and Operational – see Attachments

1. Works Department Monthly Report – 27 February 2024
2. 23-24 Works Department CAPEX Financial Report 2024-02-29
3. Flood Recovery Program – GenEng Progress Status Report 26 February 2024

PARKS AND OPERATIONS

Parks & Operations Capital Projects Monthly Report – March 2024 – see Attachment 4

WATER

Capital Projects

- 01/24 Installation of smart meters in Warwick in January 2024. This is progressing really well with no issues to date and good progress is being made. The Customer Liaison & Education Officer (CLEO) started in January 2024 and is performing well, already familiar with the project and has had several successful customer encounters. 02/24 The CLEO is now able to provide the statistics regarding the project. For January and February 2024 these are as follows:-
 - New smart meters installed in Warwick: 1,700
 - Leaks ceased over January and February 2024: 177
 - Potential kL water saved over a year: 147,800
 - Potential saving to customers over a year: \$420,000
 - Customer registrations onto the portal in January and February 2024: 104

The CLEO has received several phone calls thanking him, as the customers were unaware of the leaks and it will be a large saving to them.

- Unity Water project for monitoring SDRC DMA SMART meters in Stanthorpe for one year and providing reports on potential issues. 01/24 Detection Services were used to accurately locate a leak in the main street of Stanthorpe under the piazza area. This allowed SDRC officers to target their efforts and repair the leak with minimal damage to the piazza area. 02/24 There have been issues with the calibration of the Takadu model which they are trying to resolve. This is hampering obtaining good data from the model.
- Emergency storage tanks for three sewer pump stations located in Stanthorpe Contract. 12/23 All of the designs have now been received and the consultant is producing final “as for construction” drawings to allow the construction to begin. 01/24 The contractor has ordered the tanks. 02/24 The lead time on the tanks is twelve weeks and this will delay completion of the project.
- Market Square Rising Main Replacement Contract. To date 1 km of pipeline has been installed. Progress been hampered by location of unidentified services and rock in some locations.
- ALARP (as low as reasonably practicable) Study for Connolly Dam. 02/24 The consultant has commenced the hydrology update. They have reviewed the access to the crest and the spillway for testing equipment and found a driller that has tracked vehicles so that no upgrades to the track are required. The Dam Regulator requires a final Safety Review Report to be submitted by 31 December 2025. This deadline has been confirmed with the consultant. Funds for studies required by the Regulator will be sought in the 2024/25 budget.

- The T2W (Toowoomba to Warwick) Pipeline Project. Operations and Maintenance (O&M) monthly meetings continue. Costing of various scenarios and the maintenance implications are being developed as well as the trigger points for utilising the various sources in the event of drought. Considerations include the material selection, specification for the Allora reservoir and operation of the Allora bores independently of the T2W pipeline.
- Southern and Darling Downs Regional Water Assessment. 12/23 The consultation period has closed and SDRC sent a submission on the draft report. 01/24 There is strong support for progressing the Granite Belt Irrigation Project and further work will proceed. The development of a Detailed Business Case (DDBC) for the W2S pipeline will also proceed. There was strong community support for farm dam evaporation covers and expansion of recycled water schemes.
- Leslie Dam Delivery Main. SDRC will start the procurement of materials as there are some very long lead times for some items, particularly the pipes. 02/24 The design is well advanced and SDRC will order the bulk of the materials as soon as a list is received from the consultant on quantities. Due to the size of this project it will be carried over into the next financial year.
- Stanthorpe STP Upgrade. 01/24 Council approved the design at the Ordinary Council Meeting held on 13 December 2023 and the Concept Design Report has been submitted to the Regulator. Still awaiting an appointment with the Regulator to discuss the design, the way forward and the amendment of SDRC's Environmental Authority. 02/24 The meeting with the Regulator is proposed in early March 2024.
- Morgan Park Recycled Main Project. 01/24 The contractor has established on site and is commencing construction. There have been some minor design changes to avoid removal of trees on site. 02/24 Construction is progressing in line with the contractor's timeline.
- Yangan Reservoir Project. 11/23 Closing date for tenders extended to 5 December 2023 following a request for extension. The reservoir tenders have been evaluated and will be awarded in early February 2024. 02/24 Due to internal discussions on some departures supplied in the Tenderer's submission the award has been delayed. The design of the pipeline as well as the track and platform are complete.
- Connolly Dam Inlet Project. Sent the 2019 survey results to the tenderer and requested a revised price. They have submitted a tender value of close to a third of the original tender and we are negotiating with them to formalise a contract. 02/24 Contract being prepared to be sent to the contractor.
- Storm King Dam Re-tensioning Specification. 12/23 Tender has closed and has been evaluated. Waiting on award and contract signing. 01/24 Contract has been awarded and waiting on the contractor to commence the works.

Update on Drought Resilience Project

	Project Objective	Status Update
Activity 1	Developing water supply from bores in the Cunningham Alluvium to Warwick.	Complete
Activity 2	Development of the Allora Borefield (Dalrymple Creek Alluvium)	Complete
Activity 3	Water supply from Connolly Dam to the Warwick Water Treatment Plant (WTP)	Complete

Activity 4	Blending and Pre-treatment Facility - Warwick WTP Upgrade	01/24 The consultant has submitted the draft concept design and drawings and SDRC is reviewing these. 02/24 The final report to be submitted at the end of February 2024.
Activity 5	Extraction of water from below the minimum operating level (MOL) at Leslie Dam by SDRC (about 74% of dead storage)	01/24 Sunwater have awarded the contract and the contractor will commence purchase of the necessary equipment. 02/24 Contractor purchasing materials.
Activity 6	Investigation of market availability of groundwater entitlements, test bore locations and system integration.	Complete

Water Graphs

Water graphs are available on the Southern Downs Regional Council website. See link below:-

<https://www.sdrc.qld.gov.au/living-here/environment-water-waste/water-wastewater/water-wastewater>

ATTACHMENTS

1. Works Department Monthly Report – 27 February 2024
2. 23-24 Works Department CAPEX Financial Report 2024-02-29
3. Flood Recovery Program – GenEng Progress Status Report 26 February 2024
4. Parks & Operations Capital Projects Monthly Report – March 2024

Works Department Monthly Report INFRASTRUCTURE SERVICES DIRECTORATE



Report Date:	27 Feb 2024	Reporting Period:	6 Feb 2024 to 27 Feb 2024
Link for Current and Future Road Works:- Current and Future Road Works - Southern Downs Regional Council (sdrc.qld.gov.au)			

1.	Highlights and Achievements	<ul style="list-style-type: none"> ○ Works team continue to provide assistance in the counter disaster and quick recovery and emergent works for the January 2024 rainfall occurrence which now is an activated event by QRA. ○ Flood Defect Assessments underway using Artificial Intelligence (AI). ○ Current 5 year (19-24) Roads to Recovery program of \$9,464,047 fully allocated to be completed June 2024. ○ Works in Progress photographs:- <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;">  <p><i>Homestead Road bridge progressing</i></p> </div> <div style="width: 50%;">  <p><i>Washpool Road resheeting completed</i></p> </div> <div style="width: 50%;">  <p><i>Gillbard Road culvert completed</i></p> </div> <div style="width: 50%;">  <p><i>Hudson St reseal completed</i></p> </div> <div style="width: 50%;">  <p><i>Lyndhurst Lane stabilisation flood recovery completed</i></p> </div> </div>
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2.	Priority issues of importance	<ul style="list-style-type: none"> Excessive rainfall occurrence in the northern part of our region has caused substantial damages to the road network; emergent works currently underway to provide an accessible road network.
3.	Brief Progress of Works	<ul style="list-style-type: none"> Capital Works Planning and Delivery <ul style="list-style-type: none"> Resealing program in progress – Hudson Street and Davadi Street completed. Resheeting program – Washpool Rd completed, works resuming following emergent works. Defect backlog works program preparation underway and almost completed Stormwater asset condition data received and team prioritising a works program for FY24/25. Road Maintenance Performance Contract (RMPC works) <ul style="list-style-type: none"> Repairs have commenced on the network, works to be programmed around RoadTek REPA repairs. Operational Activities <ul style="list-style-type: none"> Emergent works are being undertaken to repair roads that were damaged during the heavy rainfall/storm events. Review of current process for managing abandoned cars on road corridors to ensure compliance with legislative obligation. Challenges to kick start Bridge Maintenance program with RoadTek now advising in February increased costs for undertaking the works. Flood Recovery <ul style="list-style-type: none"> REPA programs for February and May 2022 progressing well to be completed by April 2024. Emergent Works for January 2024 event in progress; REPA assessments commenced for submission to QRA for approval; procurement in progress to select Program Manager. Stabilisation contract – Lyndhurst Lane completed, Freestone Road commenced. Gillbard Road floodway completed. Goldfields Road floodway progressing. Fairbanks Lane floodway progressing.
4.	Safety Concerns	<ul style="list-style-type: none"> Compliance with new traffic management at work sites requirements, need to formalise SDRC plans – ongoing. On going challenges to recruitment and ensuring safe worksites.
5.	Gravel Quarry Pits	<p>No Further Updates</p> <p><i>A project to investigate the viability of sourcing gravel from private properties / private quarries has been undertaken. A summary of project progress is provided below:-</i></p> <ol style="list-style-type: none"> Three pits Swanfels, Greymare and Glen Aplin have been nominated for further investigation. The Development Assessment was undertaken externally. The outcome was that Swanfels pit and Greymare pits were viable considering planning requirements. The Glen Aplin pit was not viable. The next step is to confirm that the landowners are still willing to proceed. Tests will then be conducted to gauge the quality and extent of the product. Further investigation required to identify a pit near Stanthorpe. Greymare pit will require a Development Application. Swanfels pit will not require a Development Application. <p><i>Periodic monthly updates will be provided on this subject as it progresses.</i></p>
6.	Resourcing	<ul style="list-style-type: none"> Currently recruiting multiple vacant positions with staff managing impact to ongoing works program. Workshops and team meetings being organised to complete Achievement and Development Plans (NEW – previously known as performance reviews).

7.	Key Budgetary Concerns	Capital Budget:- <ul style="list-style-type: none">○ Roads to Recovery Program fully allocated by bringing Willowvale Road and Mount Marshall-Clintonvale Road back into the stabilisation contract, also additional funding required for Freestone Road – adjustments in Quarter 3 Review. Operational Budget:- <ul style="list-style-type: none">○ January 2024 flood event declared and emergent works expenditures now fully claimable under QRA.
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ATTACHMENTS

- 23-24 Works Department CAPEX Financial Report 2024-02-29
- Flood Recovery Program – GenEng Progress Status Report 26 February 2024

Item 10.1 Organisation Information Reports March 2024
Attachment 7: Infrastructure Services Monthly Status Report

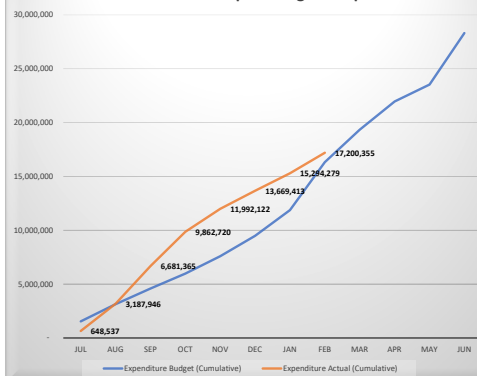
REGIONAL COUNCIL

23-24 CAPEX Works Department Financial Report 2024-02-29

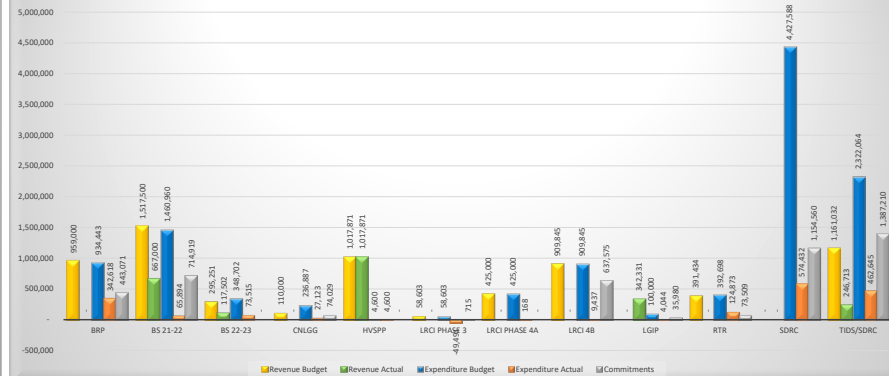
Page 1 of 1

Project Name	Funding Source	Funding Ratio External:SDRC	External Funding (Whole of Project)	Revenue Budget	Revenue Actual	Revenue Yet to be Received	Previous Years Expenditure	Expense Budget	Expense Actual	Commit	Actual + Commit	Left to Spend (Budget - Actual Exp)	Status/Comment
102381 - Homestead Road Bridge Construction (BRP)	BRP	80:20	1,172,000	959,000	-	959,000	555,557	909,443	342,818	443,071	785,690	123,753	Bridge construction in progress.
102380 - Cox Bridge Victoria St, Warwick (BRP)	BRP	80:20	-	-	-	-	-	25,000	-	-	-	25,000	Application for BRP funding submitted - awaiting outcome. Early investigations to commence with SDRC funding.
102456 - Black Spot Program 21-22	BS21-22	100:0	4,300,000	1,517,500	667,000	850,500	1,399,951	1,460,960	65,894	714,919	780,813	680,147	Palmerin St & Guy St Crossings: procurement in progress, work being scheduled. Bracker Rd/Tooth St/Mardon Rd: intersection improvement design being finalised.
102600 - Black Spot Program 22-23	BS22-23	100:0	1,909,000	295,251	117,502	177,749	624,391	348,702	73,515	-	73,515	275,187	Glen Rd/Will St: investigations continuing.
102088 - Dragon Putter Easy St Cycle Design	CNLGG	100:0	340,000	85,000	-	85,000	231,296	178,388	8,076	30,640	38,717	139,871	Request for variation submitted to TMR Cycle Network.
102472 - Quart Pot Creek Lighting (CNLGG)	CNLGG	50:50	20,000	5,000	-	5,000	20,252	12,709	-	12,709	12,709	-	Preliminary designs being considered by CNLGG.
102474 - Rosehill Road Cycleway (CNLGG)	CNLGG	50:50	55,000	13,750	-	13,750	52,238	27,554	4,042	25,480	29,522	-	Amended Preliminary designs submitted to CNLGG. Awaiting outcome.
102578 - Mt Sirling Rd Pksh GlenApin (CNLGGP)	CNLGG	50:50	25,000	6,250	-	6,250	47,300	18,236	15,004	5,200	20,204	-	TMR approved detailed design plans.
102391 - Curtin Rd Vician Reconstruction (HVSFP)	HVSFP	80:20	1,505,871	1,017,871	1,017,871	-	1,880,173	4,600	-	-	4,600	-	Completed.
102576 - Hilton St Footpath Replacement	LRCI3	100:0	55,939	-	-	-	55,939	-	55,939	-	-	55,939	Expensed as it was completed prior to the revaluation last year and the assets had already been accounted for.
102572 - Tooth St Drainage LRCI3	LRCI3	100:0	31,343	1,642	-	1,642	29,701	1,642	1,642	-	1,642	0	Completed. LRCI savings transferred to Homestead Rd Drainage LRCI project & 22-23 Boronia St LRCI project. Qtr 3 Review.
102574 - Homestead Road Drainage LRCI3	LRCI3	100:0	210,507	12	-	12	210,495	12	12	-	12	0	Completed. LRCI savings transferred from Tooth St Drainage project. Qtr 3 Review.
102577 - Footpath Replacement LRCI3	LRCI3	100:0	200,000	56,949	-	56,949	152,930	59,949	4,795	715	5,510	51,439	Works progressed.
102668 - Wallanqara Road Footpath LRCI4A	LRCI4A	100:0	125,000	125,000	-	125,000	-	125,000	-	-	-	125,000	LRCI Project nomination approved.
102737 - Swanfels Rd Drainage LRCI4A	LRCI4A	100:0	300,000	300,000	-	300,000	-	300,000	-	-	-	300,000	Works being scheduled.
102687 - Willowvale Road Stabilisation LRCI4B	LRCI4B	100:0	206,000	206,000	-	206,000	-	206,000	447	-	447	205,553	Additional funds allocated from RTR to bring Willowvale Rd back into the 24 001 DRFA Stabilisation Contract. New Project Qtr 3 Review.
102691 - Freestone Creek Rd Stabilisation LRCI4B	LRCI4B	100:0	334,000	334,000	-	334,000	-	334,000	447	334,000	334,447	447	Contract awarded, works scheduled Mar.
102701 - RTR Program 23-24 Swanfels Road	LRCI4B	100:0	241,000	241,000	-	241,000	-	241,000	670	241,000	241,670	670	Contract awarded, works scheduled Mar.
102720 - Wheatvale Plains Rd Stabilisation LRCI4B	LRCI4B	100:0	128,845	128,845	-	128,845	-	128,845	7,872	62,575	70,447	58,398	Contract awarded, works being scheduled.
102741 - Eassey St Drainage LGIP/ERFR	LGIP	0:100	-	-	342,331	-	342,331	-	100,000	4,044	35,980	40,024	Contract awarded for detailed design and valuations.
102266 - Flood Recovery 12 20 Feb20 Event (QRA)	QRA	85:5	3,097,710	398,435	-	398,435	415,826	17,191	-	-	-	17,191	Completed.
102493 - March 2021 Rain Event - Capital (QRA)	QRA	77:33	1,004,050	982,790	-	982,790	1,247,106	2,106,799	687,684	-	687,684	-	Flood recovery works progressing. Quarter 3 Review adjustments.
102539 - November 2021 Rain Event - Capital (QRA)	QRA	90:10	1,302,581	1,098,608	-	1,098,608	769,366	329,242	521,165	1,288,038	860,212	241,274	Flood recovery works progressing. Quarter 3 Review adjustments.
102632 - Flood Recovery Feb 2022 Event (QRA)	QRA	90:10	4,927,241	2,907,405	-	2,907,405	954,154	1,953,251	357,258	2,708,970	1,253,772	925,061	Flood recovery works progressing. Quarter 3 Review adjustments.
102633 - Flood Recovery May 2022 Event (QRA)	QRA	90:10	14,084,415	11,194,432	-	11,194,432	8,806,475	2,888,957	1,341,896	12,940,259	12,054,075	4,405,841	Flood recovery works progressing. Quarter 3 Review adjustments.
102593 - Condamine River Rd-Construct 4 Crossings	QRA/RTR	85:15	1,485,958	626,509	-	626,509	455,660	702,804	704,755	-	704,755	1,951	Completed.
102455 - Barlows Gate Road Upgrade (R2R)	RTR	100:0	1,214,812	-	-	-	1,214,812	1,264	1,264	-	1,264	-	Completed.
102743 - Glen Niven Rd Culvert RTR23-24	RTR	100:0	5,857	5,857	-	5,857	-	5,857	5,857	-	5,857	-	Co-contribution to Betterment project submitted for RTR.
102744 - Goldfields Rd Culvert RTR23-24	RTR	100:0	62,763	62,763	-	62,763	-	62,763	63,325	-	63,325	-	Co-contribution to Betterment project submitted for RTR.
102745 - Talgai West Rd Culvert RTR23-24	RTR	100:0	16,021	16,021	-	16,021	-	16,021	16,021	-	16,021	-	Co-contribution to Betterment project submitted for RTR.
102746 - Marivale St Culvert RTR23-24	RTR	100:0	16,500	16,500	-	16,500	-	16,500	16,500	-	16,500	-	Co-contribution to Betterment project submitted for RTR.
102747 - Cosmo La Culvert RTR23-24	RTR	100:0	10,000	10,000	-	10,000	-	10,000	504	-	504	9,496	Co-contribution to Betterment project submitted for RTR. Increase to \$26,370 in Qtr 3 Review.
102748 - Cornells Bridge Rd Repairs RTR23-24	RTR	100:0	131,198	131,198	-	131,198	-	131,198	15,222	72,677	88,199	42,999	Co-contribution to Betterment project submitted for RTR. Construction commenced.
102749 - Kiln Road Bridge RTR23-24	RTR	100:0	5,880	5,880	-	5,880	-	5,880	5,880	-	5,880	-	Co-contribution to Betterment project submitted for RTR.
102750 - Better Inverts RTR23-24	RTR	100:0	143,215	143,215	-	143,215	-	143,215	-	832	832	142,383	Co-contribution to Betterment projects submitted for RTR.
New Project - Freestone Road RTR23-24	RTR	100:0	110,000	-	-	-	-	-	-	-	-	-	Additional funds being allocated from RTR.
New Project - Mt Marshall-Clintonville Road RTR23-24	RTR	100:0	209,242	-	-	-	-	-	-	-	-	-	Additional funds being allocated from RTR.
New Project - Willowvale Road RTR23-24	RTR	100:0	400,000	-	-	-	-	-	-	-	-	-	Additional funds being allocated from RTR.
102656 - Flood Recovery Comp Works 23-25 (LRCI4)	SDRC	0:100	-	-	-	-	-	1,465,155	18,485	60,018	78,503	1,386,652	Awaiting finalisation of QRA claims.
102570 - East St Warwick Rehabilitation R2R	SDRC	0:100	50,000	-	-	-	62,533	-	-	1,000	1,000	-	Project withdrawn from RTR program - deferred.
102597 - Major Pavement Repairs Various 22-23	SDRC	0:100	-	-	-	-	251,248	7,433	7,433	-	7,433	0	Project completed.
102601 - Matthews St Stormwater Retention Basins	SDRC	0:100	-	-	-	-	22,469	105,000	6,299	3,952	10,211	94,789	Detailed design progressing. QRRF application submitted for construction.
102603 - Leyburn Stormwater Investigation	SDRC	0:100	-	-	-	-	29,376	100,000	8,977	-	8,977	91,023	QRRF application submitted for design and construction.
102669 - Reseal Program 23-24	SDRC	0:100	-	-	-	-	-	1,000,000	99,221	855,925	955,146	44,854	In progress.
102686 - Footpath Replacement 23-24	SDRC	0:100	-	-	-	-	-	100,000	10,552	7,555	18,107	81,893	Defects list being reviewed and prioritised.
102687 - Replace Damaged Kerb and Channel 23-24	SDRC	0:100	-	-	-	-	-	100,000	13,844	-	13,844	86,156	Defects list being reviewed and prioritised.
102707 - Drainage Improvement Program 23-24	SDRC	0:100	-	-	-	-	-	500,000	296,222	-	296,222	203,778	Drainage improvement works progressing.
102712 - Resheet Gravel Roads (ex LRRS) 23-24	SDRC	0:100	-	-	-	-	-	800,000	110,187	226,110	336,297	463,703	In progress.
102721 - Rosna Rd Culvert Replacement	SDRC	0:100	-	-	-	-	-	200,000	3,252	-	3,252	196,748	Temporary works completed to make safe. Culvert replacement works being scheduled.
102742 - Vennery Dr Turnaround Rehabilitation	SDRC	0:100	-	-	-	-	-	50,000	-	-	-	50,000	Work being scheduled.
102604 - Old Stanthorpe Rd Widening TIDS FY22-23	TIDS	50:50	43,514	-	16,747	16,747	87,443	-	1,241	-	1,241	-	Design completed.
102704 - Jack Smith Gully Rd TIDS 23-24	TIDS	50:50	358,000	358,000	458	357,542	-	716,000	915	716,000	716,915	-	Contract awarded, works scheduled Mar.
102719 - Lyndhurst La Stabilisation TIDS 2023-24	TIDS	50:50	226,000	226,000	226,000	-	-	452,915	452,915	-	452,915	-	Works completed.
102722 - Freestone Rd Stabilisation TIDS 23-24	TIDS	50:50	295,000	295,000	458	294,542	-	590,000	915	590,000	590,915	-	Works scheduled Jan/Feb. Additional funds required from RTR. New Project Quarter 3 Review.
102723 - Old Stanthorpe Rd - TIDS 23-24	TIDS	50:50	180,032	180,032	2,350	177,682	-	360,064	4,699	-	4,699	355,365	Work being scheduled.
102724 - Inverramay Rd TIDS 23-24	TIDS	50:50	52,000	52,000	-	52,000	-	104,000	-	-	-	104,000	Drainage works being scoped.
102725 - Non-LRRS Roads Resealing TIDS 23-24	TIDS	50:50	50,000	50,000	700	49,300	-	100,000	1,058	81,210	83,168	16,832	Contract awarded, works being scheduled for late-Feb.
				24,054,715	14,384,142	9,670,573	14,832,370	29,958,845	17,200,355	10,093,744	27,294,100	2,664,745	

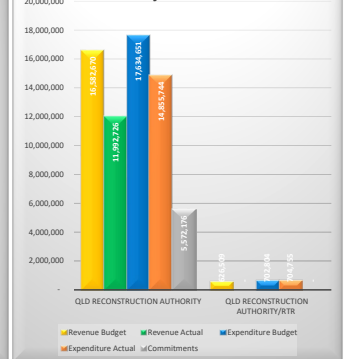
23-24 Whole Works Capital Program Expenditure



23-24 Program Performance by Funding Source



Qld Reconstruction Authority
Funded Projects Performance



Acronyms:
BRP Bridge Renewal Program
BS Black Spot
CNLGG Cycle Network Local Government Grant
LRCI Local Roads & Community Infrastructure
LGIP Local Government Infrastructure Plan
RTR Roads to Recovery
SDRC Southern Downs Regional Council
TIDS Transport Infrastructure Development Scheme

Project Status Report



PROJECT: SDRC 2020, 2021, 2022 & 2024 DRFA PROGRAMS (6)

REPORT NUMBER	40	REPORT DATE	26 February 2024
REPORT PREPARED BY	Ben Lusk, GenEng Solutions		
REPORT RECIPIENT	James Varughese		
COPIES TO	Ged Brennan, GenEng PM Team		

PROJECT UPDATE

Report Period	Up to 23 February 2024
Progress	<p>2020 Submissions</p> <ul style="list-style-type: none"> – All works associated with these submissions have been completed. – All acquittals have now been assessed by QRA with resulting eligible expenditure of \$8,884,578.80 out \$8,937,609.89 claimed, 99.4% returned. The ineligible amount consists largely of adjustments for plant hire and repairs undertaken not initially or retrospectively approved by QRA. – All income has been received, totalling \$8,669,898. The gap of \$214,680 represents the event trigger point reduction not payable. <p>March 2021 Submissions</p> <ul style="list-style-type: none"> – All works associated with these submissions have been completed. – All submissions have been lodged with QRA for final payment. – Acquittals are progressively being approved. It's likely to be 3rd or 4th quarter of the FY before all acquittals are finalised by QRA. – Actual expenditure for this event excluding CDO is \$7,295,803. – Income received so far \$5,959,095 <p>November 2021 Submissions</p> <ul style="list-style-type: none"> – Betterment works at Glen Niven are now complete. Goldfields Road culvert is now the only work remaining for this event and is well underway. Forecasting completion of the project end of March. – The current value of the November 2021 REPA and Betterment program is estimated to be \$4M. – All but 3 submissions have been lodged for acquittal with QRA. The final 3 submissions for betterment work will be prioritised for closeout early in 2024. None of the previously submitted submissions have yet been acquitted by QRA. <p>Feb & May 2022 Submissions</p> <ul style="list-style-type: none"> – The value of REPA for combined Feb and May 2022 events is currently estimated at \$30.1M, along with an additional LRRG approval of \$0.9M for road related projects. A further \$2.3M has been set aside for

SDRC – DRFA Program | Status report 26 February 2024

Report Period	Up to 23 February 2024
	<p>complimentary work alongside REPA from TIDS and LRCI funding streams.</p> <ul style="list-style-type: none"> – The grading program of the February 2022 event is largely complete with just 3 roads remaining. – The sealed pavement rehab program is largely complete, with only a handful of individual roads remaining. Final seals remain on a number of roads, due for completion by end March. – Closeout processes across those submissions completed is well underway to achieve minimal delays in final payments from QRA. Almost all unsealed road submissions were submitted for acquittal prior to Christmas. Sealed road and betterment submissions remain the priority now for closeouts. – 5 betterment submissions have been approved under the 2022 events. 2 of 5 of these submissions has been completed to date. The multisite Better Inverts submission is almost complete having only two roads left to complete. The other 2 betterment projects of Wheatvale Plains Road and Connells Bridge Road are programmed for completion in May. <p>January 2024 Submissions</p> <ul style="list-style-type: none"> – Council has now been activated for Counter Disaster Operations, Emergency Works and Restoration of Essential Public Assets under the Ex-TC Kurrily event. The EW response is well underway with grading and silt removal activities taking place throughout the northern part of the region. At this time the event appears quite minor in comparison to previous events and isolated to the north. EW and REPA damage pickup is ongoing. <p>Delivery</p> <ul style="list-style-type: none"> – Emergent Works grading and silt removal is underway for the Jan 24 event. – Unsealed road grading remains on 3 roads. Physical completion of these roads is expected by late March 2024. – Final seals remain on a number of roads, many impacted by TMR approvals. Completion is expected within the next 2-3 weeks. – Spring Creek Road landslip remediation works are now complete. – Glen Niven Road culvert is now complete. – Goldfields Road culvert commenced mid January, completion expected by end of March. – Connells Bridge and Wheatvale Plains Road betterment project contract awarded to Bellrise and have commenced in February. Connells Bridge Road will be completed first, with Wheatvale to follow. – Cosmo Lane only requires signage, which was undertaken in February however rectification works are required. Completion expected by mid March.

SDRC – DRFA Program | Status report 26 February 2024

Report Period	Up to 23 February 2024					
	<ul style="list-style-type: none"> Swan Creek School Road & Murphys restoration projects are largely complete. The sites were impacted by the Jan 24 event and are expected to be completed mid March. Stabilising works are now well underway. Lyndhurst Lane has been completed and Freestone Road largely complete. Completion of the stabilisation work is now expected around mid April following delays from the Jan 24 event. 					
QRA	<ul style="list-style-type: none"> Monthly progress reporting continues to QRA. There are 48 active submissions requiring cost and time reporting and forecasts each month on a road-by-road basis. As acquittals are steadily being lodged across the early DRFA programs this number is reducing. Acquittal of February 2020 event has been processed, the 4 subsequent events are ongoing with QRA progressively working through the acquittals lodged to date. LRRG projects updated to align with stabilising contract works. Activation of CDO, EW and REPA for the January 2024 Ex-TC Kirrily Event 					
Forecast Activities	<ul style="list-style-type: none"> Monthly claims to QRA. SDRC reporting. Submission closeouts with QRA. Unsealed roads delivery, 3 roads remain. Sealed road delivery, 2 council crews continuing. Final sealing works on pavement repairs Betterment inverts by Council Finalising minor structure works Stabilising contract 					
Financial Status	Event	Actual	Committed	ECC	EFC	Income
	Feb 20	\$8,937,610	\$0	\$0	\$8,937,610	\$8,669,898
	Mar 21	\$7,295,803	\$0	\$0	\$7,295,803	\$5,959,095
	Nov 21	\$3,800,141	\$241,580	\$261,500	\$4,061,641	\$3,156,727
	Feb 22	\$10,714,829	\$760,911	\$1,717,820	\$12,432,649	\$9,898,537
	May 22	\$19,344,840	\$3,996,648	\$4,865,926	\$24,210,766	\$16,506,263
	Jan 24	\$136,599	\$391,256	TBD	TBD	\$0
	TOTAL	\$50,229,822	\$7,723,394	\$9,678,246	\$59,908,068	\$44,190,520
	<ul style="list-style-type: none"> The above includes Emergency Works and Immediate Reconstruction Works expenditure. It also includes TIDS and LRCI funding used to facilitate complimentary stabilisation work alongside REPA on select roads. See attachment for more detailed financials and forecasts. 					

SDRC – DRFA Program | Status report 26 February 2024


Report Period	Up to 23 February 2024
Critical Issues/ Delays/ Concerns	<ul style="list-style-type: none"> – Initial assessment of the impacts from Ex Tropical Cyclone Kirrily has been completed. The damage appears to be far less extensive than recent flood events in 2022. More aligned with 2020. The road network, in particular unsealed roads, appear to have coped better with the rainfall due to drainage improvements made as part of the DRFA programs recently completed with damage being more isolated in nature – Emergent works is required across multiple zones and it may be several weeks before the full impact is understood. As a smaller event a significant proportion of the repairs can be completed in the 90 day emergency works period – Cultural heritage matters on 3 sites are progressing well with no major delays anticipated. – The complementary works budget originally allocated at \$2m was fully assigned to at-risk scope changes for pavement repairs. Council subsequently reduced the budget to \$1.4m. This change occurred after the cost were allocated and incurred. These costs are booked to the DRFA program (not visible under the budget line item that covers them) and while we are confident a high percentage will be recovered through DRFA program this is not guaranteed. Due to delays finalising bitumen seals it is now not anticipated that these outcomes will be known until FY24/25. Budget allocation should be made to account for this risk. Further advice can be provided over coming months as Council forms its budget and we are able to make a more confident estimate of the amount to budget to cover this contingent risk.
Attachments	<ul style="list-style-type: none"> – SDRC DRFA QRA Submission Report February 2024.

PARKS & OPERATIONS CAPITAL PROJECTS MONTHLY REPORT - MARCH 2024							
Project	Total Project Funding	Full Year Expense Budget	Year to Date Expense Actual	Commitments	Actual + Commitments	Expense Variance (Budget less Actual+Comms)	Comments
101249 - Plant Replacement Program	\$6,701,319.00	\$6,701,319.00	\$1,690,331.00	\$2,884,287.00	\$4,574,618.00	\$2,126,713.00	Procurements against the 23/24 Program are well underway.
102461 - Stanthorpe Streetscape	\$1,099,364.00	\$992,032.00	\$107,475.00	\$50,508.00	\$157,983.00	\$834,049.00	Construction commencing in March, including upgrade of water mains within the area of works in High Street. Extensive community and trader engagement and communication progressing.
102563/102608 - Council depots refurbishment and improvements	\$246,000.00	\$207,067.00	\$3,120.00	\$5,265.00	\$8,385.00	\$198,682.00	Project management being outsourced to develop all project documents and initiate an RFT for design and construct.
102605 - Regional UDF Projects - Dalveen LRCI3	\$120,000.00	\$107,251.00	\$3,484.00	\$54.00	\$3,538.00	\$103,713.00	Design and Construct contract awarded and construction to be completed before 30 June 2024.
102606 - McGregor Park Ablution Refurbishment	\$250,000.00	\$239,257.00	\$3,411.00	\$719.00	\$4,130.00	\$235,127.00	Design and Construct contract awarded and construction to be completed before 30 June 2024.
102607 - Brock Park Redevelopment	\$425,000.00	\$407,787.00	\$3,926.00	\$100.00	\$4,026.00	\$403,761.00	Design and Construct contract awarded and construction to be completed before 30 June 2024.
102688 - Playground Management Program LCR14	\$120,000.00	\$120,000.00	\$0.00	\$0.00	\$0.00	\$120,000.00	LRCI 4 Funding approved. Project Management Plan under development.
102689 - Building upgrade/replacement	\$60,000.00	\$60,000.00	\$0.00	\$0.00	\$0.00	\$60,000.00	Priority works for allocation being assessed
102690 - Park Amenity/Safety Improvement	\$80,000.00	\$80,000.00	\$0.00	\$0.00	\$0.00	\$80,000.00	LRCI 4 Funding approved. Project Management Plan under development.
102718 - Leslie Dam Boat Ramp Ablution Block	\$327,273.00	\$327,273.00	\$0.00	\$0.00	\$0.00	\$327,273.00	Design and Construct contract awarded and construction to be completed before 30 June 2024.
Warwick Admin Building Chambers roof and ceiling repairs	\$100,000.00	\$100,000.00	\$0.00	\$15,100.00	\$15,100.00	\$84,900.00	Contractor selected and work to be undertaken within March for completion before end of month.
102715 - Warwick Dog Off Leash Area (DOLA)	\$135,000.00	\$135,000.00	\$4,136.00	\$8,599.00	\$12,735.00	\$122,265.00	RFQ released for construction of the DOLA.
102685 - Fleet GPS/Telematics Upgrade	\$52,000.00	\$52,000.00	\$0.00	\$0.00	\$0.00	\$52,000.00	Project management being outsourced to develop all project documents and initiate an RFT for procurement of the suitable solution.
102711 - Water Truck Replacement	\$380,000.00	\$380,000.00	\$0.00	\$0.00	\$0.00	\$380,000.00	Funding to be expended in line with replacement/upgrade of existing truck as part of relevant RFT process
102713 - Trimble GPS Grade Control Equipment	\$300,000.00	\$300,000.00	\$0.00	\$0.00	\$0.00	\$300,000.00	Tender documents under development
TOTAL	\$10,395,956.00	\$10,208,986.00	\$1,815,883.00	\$2,964,632.00	\$4,780,515.00	\$5,428,483.00	

OPERATIONAL PROJECTS							
Project	Total Project Funding	Full Year Expense Budget	Year to Date Expense Actual	Commitments	Actual + Commitments	Expense Variance (Budget less Actual+Comms)	Comments
Fencing of Stanthorpe Materials Yard (opposite depot)	\$15,000.00	\$15,000.00	\$0.00	\$0.00	\$0.00	\$15,000.00	Work on components of this project to recommence once other critical projects have progressed to procurement and resourcing becomes available
Refurbishment of Warwick Town Hall Clock	\$7,500.00	\$7,500.00	\$0.00	\$0.00	\$0.00	\$7,500.00	Clock movement repairs completed including custom manufactured parts. Quotes being obtained for the refurbishment of the four clock faces.
Stanthorpe Cemetery Ground Water mitigation and investigation	\$38,000.00	\$38,000.00	\$0.00	\$0.00	\$0.00	\$38,000.00	Water testing complete and works to be commenced for ground water diversion once capacity can be planned in early 2024
TOTAL	\$60,500.00	\$60,500.00	\$0.00	\$0.00	\$0.00	\$60,500.00	

0.0

Planning & Environment Monthly Status Report

	Report To: Ordinary Council Meeting	
	Reporting Officer:	Meeting Date: 13 March 2024
	Managers – Planning & Environmental Services	ECM Function No/s:

Recommendation

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

REPORT

Planning and Development

Planning Services

- The last Shaping Southern Downs Advisory Committee meeting for this term of Council was held on 5 March 2024. The minutes associated with this meeting will be presented to a future Ordinary Council Meeting.
- A third Information Request has been received by the State Government in relation to the draft Southern Downs Planning Scheme. This information request centres around bushfire hazard, including the bushfires experienced in 2023, centring around the proposed rezoned areas of Dalveen, Wallangarra, Stanthorpe and Warwick. The matter will be discussed in detail with the Councillors post-election, as amendments to the draft planning scheme may be required to address the concerns raised.
- The development of the new Local Government Infrastructure Plan (LGIP) is continuing, with the associated planning assumptions completed.
- An Officer attended a Planning Institute of Australia (PIA) webinar relating to AI in Development Assessment. The PIA have released a guidance note to assist planning professionals make well-informed choices about adopting AI technology.
- Olivia Lack has joined the Planning & Development team on 5 March 2024 as Administration Officer.

Built Environment

- On 11 March 2024 we celebrated World Plumbing Day.
- On 14 March 2024 representatives from the Queensland Building and Construction Commission (QBCC) will be attending the region and meeting with Council Officers to provide updates and answer questions.
- The backflow prevention register program is continuing with 375 devices now tagged and 366 devices which have been previously identified.

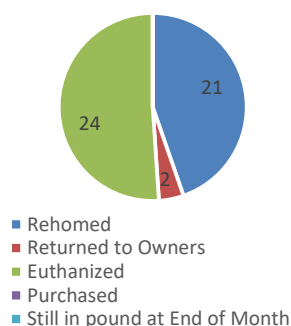
Environmental Services

Local Laws

<u>Animal Pound Data</u>	Total	Returned to owner	Rehomed	Euthanized	Purchased	Still in pound at End of Month
Cats						
Warwick	32	1	10	21	0	0
Stanthorpe	15	1	11	3	0	0
Total	47	2	21	24	0	0
YTD	270	13	109	129	1	18
Dogs						
Warwick	34	16	9	1	1	7
Stanthorpe	9	1	3	0	1	4
Total	43	17	12	1	2	11
YTD	289	107	113	21	4	44
Other animals						
Total	1					
YTD	11					

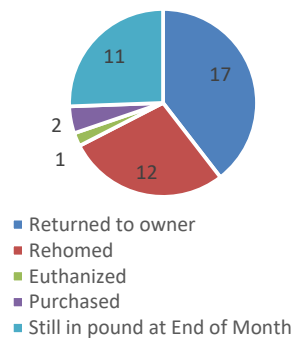
Cat Statistics from Warwick and Stanthorpe Pounds February 2024

Total Cats Impounded= 47



Dog Statistics from Warwick and Stanthorpe Pounds February 2024

Total Dogs Impounded= 43



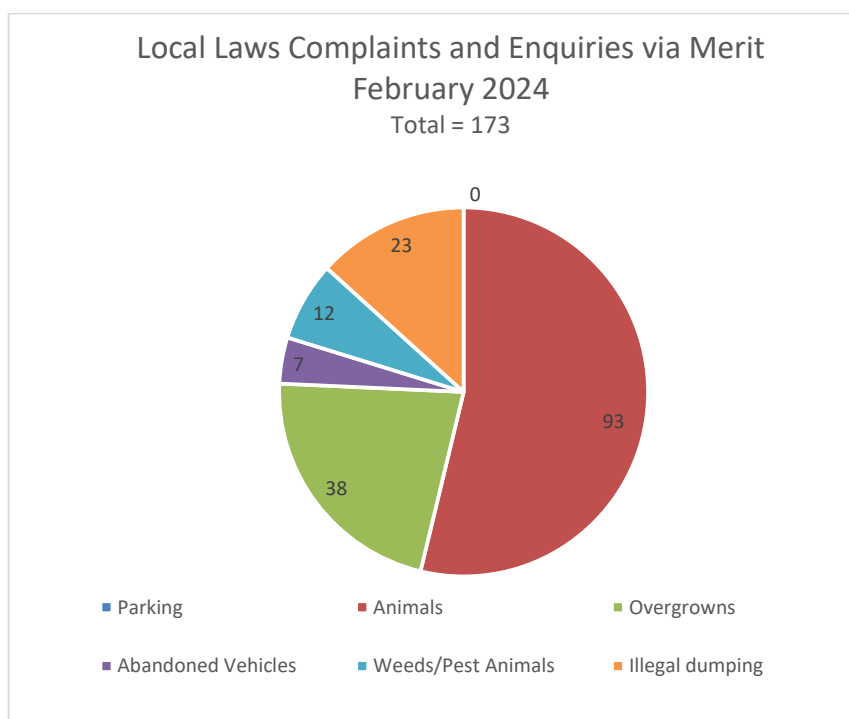
<u>Notices Issued</u>	Total	Animals	Overgrowns/ Unsightly	Parking
Infringement notices	5	5	0	0
Compliance notices	58	45	13	0
YTD	738	258	74	9

<u>Roadside Spraying Activity</u>	Total
Kms roadside sprayed	162
YTD	1414

<u>Wild Dog Bounties</u>	Total	Male	Female	Budget spent	% annual budget
Bounties Paid	7	4	3	\$700	2.3%
YTD	187	86	102	\$18,500.00	61.6%

<u>Baiting Activities</u>	Total	YTD
Total baits injected	36	5484
Number of properties covered by baits injected	2	100

Complaint and Enquiry Summary



Other Tasks Completed

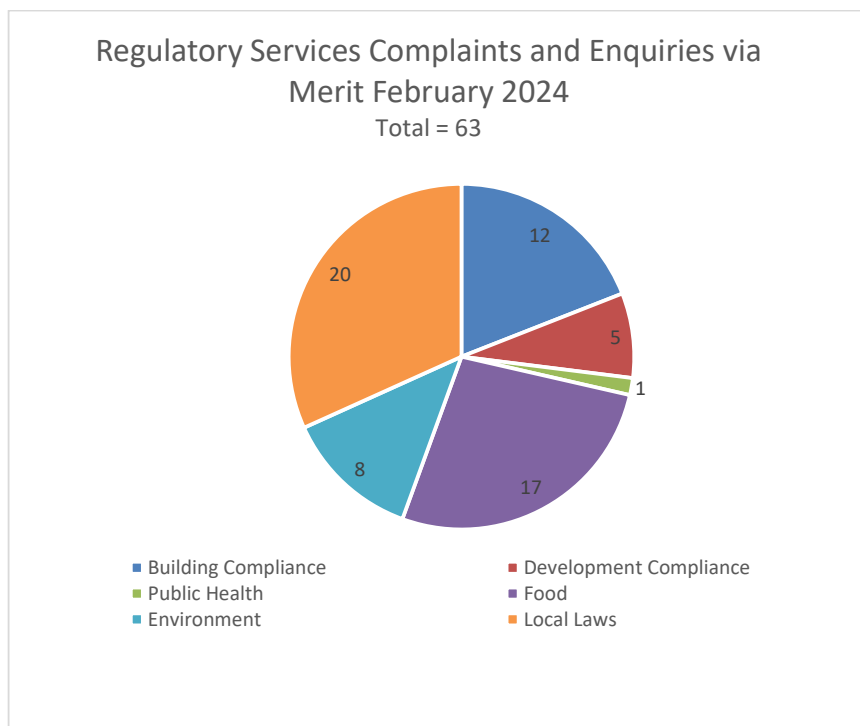
- Approved inspection program- 1131 new dog registrations since the commencement of the program on 1 November 2023.
- Preparations commenced for the aerial baiting program to occur in April 2024.

Regulatory Services

Inspection summary

Licenced Premises Type	Pre-Opening Inspections	Routine Inspections	Re-inspections	Total Inspections	% Premises Inspected
Food	5	26	12	43	9%
YTD	32	100	30	162	37%
Rental Accommodation	2	6	1	0	4%
YTD	11	27	2	40	19%

Complaint and Enquiry Summary



Environmental Sustainability Summary

- 1 sprinkler and 1 showerhead exchanged as part of the water saving exchange program.
- Protected plants and weeds booklets finalised and distributed to works supervisors.

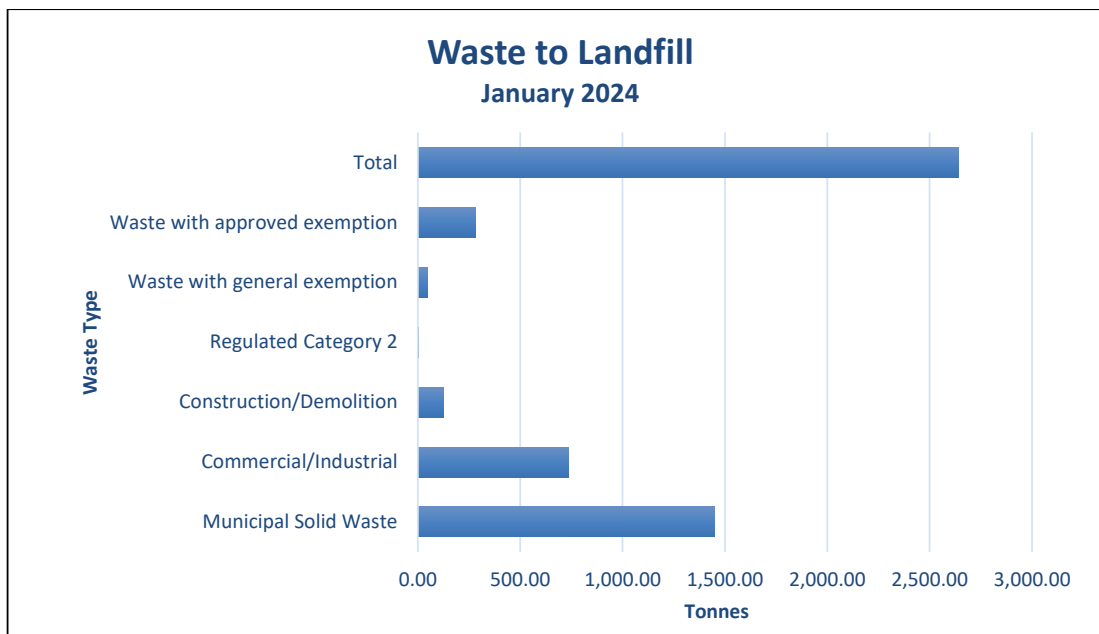
Other Tasks Completed

- 24 new licence applications for premises were received in February 2024.
- Environmental Health Officers completed asbestos management training required under the *Public Health Act 2005*.

- Inspections conducted of temporary food stalls at the Apple and Grape Festival in Stanthorpe over two days.
- Request for quote undertaken for surveillance cameras to use at illegal dumping hotspots, including unsupervised bin compounds.

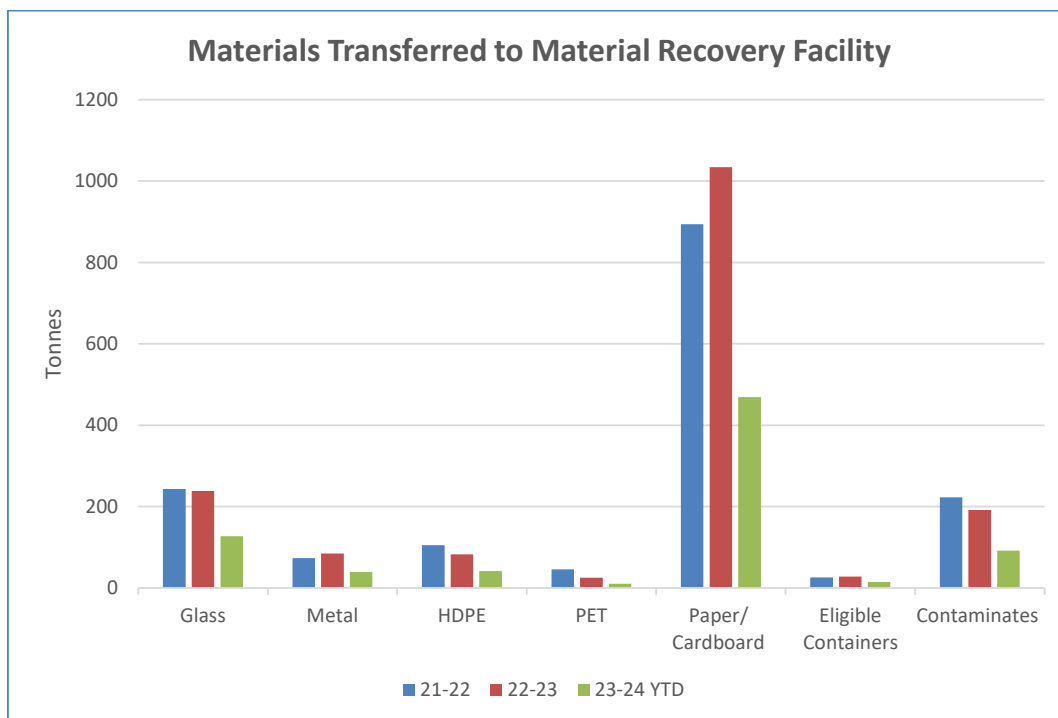
Waste

Tonnage of Waste to Landfill

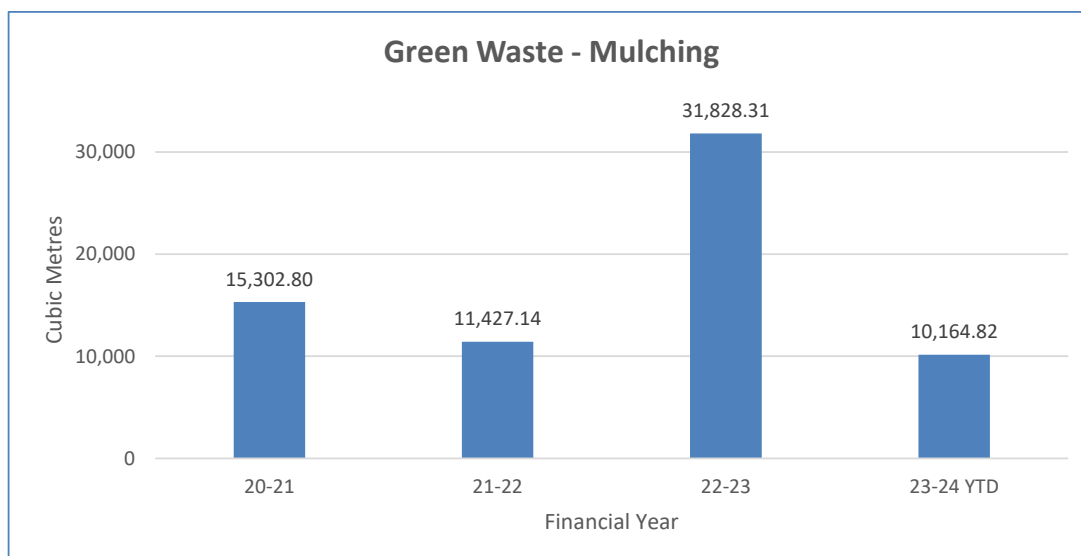


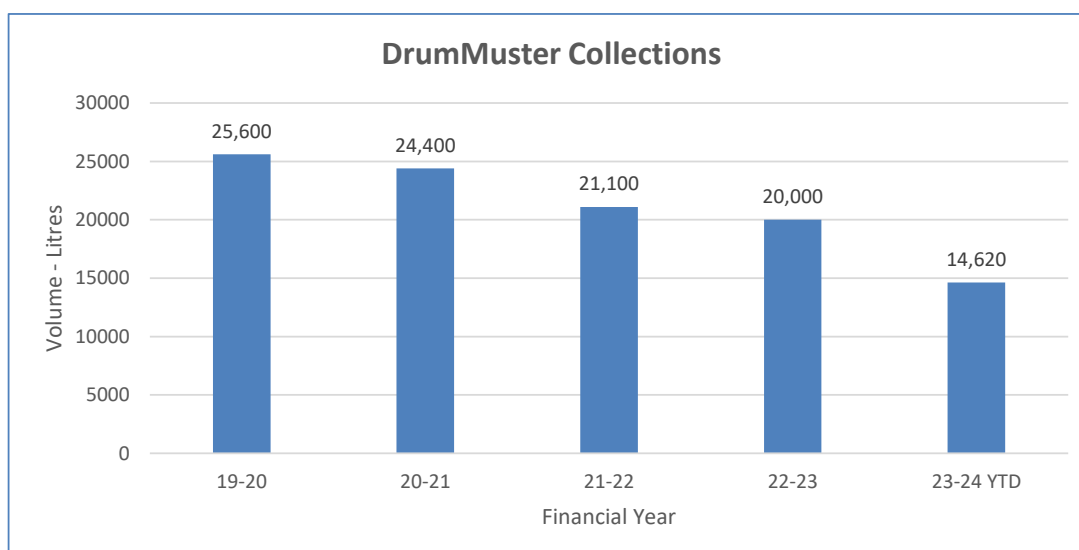
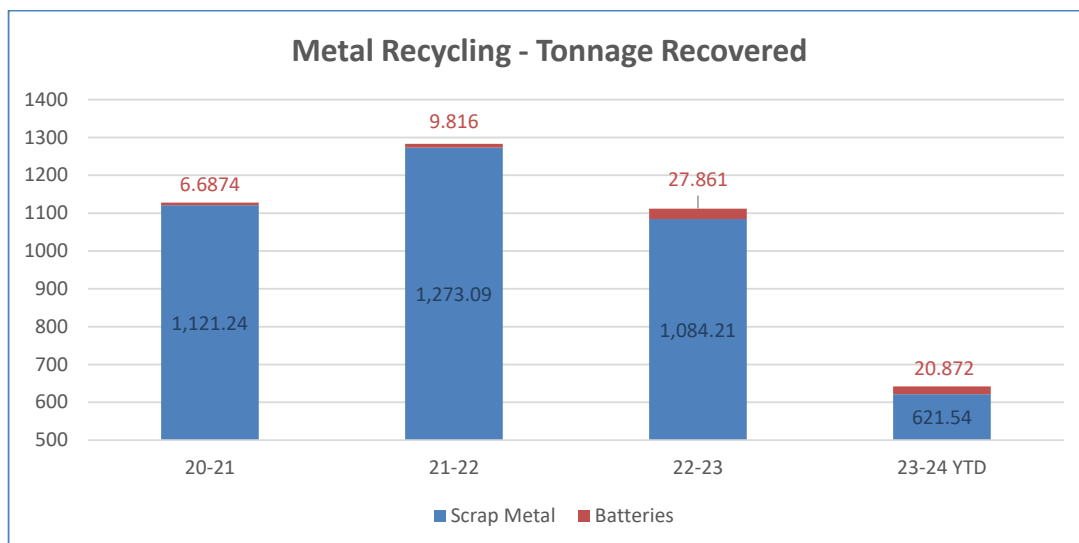
Note- due to State Government reporting timeframes, this data is for January 2024. The data is for waste disposed of at Warwick and Stanthorpe landfills.

Recycling Data



Recycling Data- Materials Recovered from Waste Facilities





Complaint and Enquiry Summary

- 60 complaints and enquiries received, primarily about kerbside waste collections.
- 1 penalty infringement notice was issued for not following direction at a waste facility.

Other Tasks Completed


- Feedback provided to the State Government on the Draft Guideline- Prevention of Environmental Harm from Waste Stockpiles. If adopted, the draft guideline has a significant number of new requirements Council will need to comply with.
- After the December 2023 implementation of the Paintback program in the region, the first collection has been completed with over 1.5 tonnes of unwanted paint and packaging diverted from landfill.
- Sort-it Sally, along with Council's waste educators, Envirocom, were involved in the Council organised Clean Up Australia Day activities held for the community in Leslie Park, Warwick on Sunday 3 March.

ATTACHMENTS

Nil

10.2 Granite Belt Alliance Meeting Minutes 15 January 2024

Document Information

	Report To: Ordinary Council Meeting	
	Reporting Officer:	Meeting Date: 13 March 2024
	Chief Executive Officer	ECM Function No/s:

Recommendation

THAT Council receive the draft Granite Belt Alliance Meeting Minutes from the meeting held on 15 January 2024.

REPORT

Background

In November 2020 Council endorsed its participation in the Granite Belt Alliance (GBA). Members of GBA include Council, Granite Belt Growers Association, Granite Belt Sustainable Action Network, Granite Belt Wine & Tourism, Stanthorpe and Granite Belt Chamber of Commerce, Stanthorpe Sports Association, Granite Belt Arts Alliance and the Granite Belt Festivals and Events Collective.

The purpose of GBA is to provide greater cohesion between the member organisations and to:

- Work collaboratively to achieve better outcomes for the Granite Belt;
- Share and disseminate information across the member organisations;
- Improve communication with Council, other levels of government and the community; and
- Provide Council with strategic guidance and/or recommendations in relation to issues relevant to the member organisations on an ongoing basis.

Report

The last meeting of the GBA was held on 15 January 2024 and the draft minutes of the meeting are provided as **Attachment 1** to this report.

FINANCIAL IMPLICATIONS

Nil.

RISK AND OPPORTUNITY

Risk

Strat Risk 00011: Council failing to develop and maintain strategic relationships which impacts on Council's ability to advocate in the community's favour.

Opportunity

The meetings to date have proven beneficial to all parties and further opportunities will be realized as the group matures and explores areas of mutual interest.

COMMUNITY ENGAGEMENT

Internal Consultation

Relevant Directors and Managers.

External Consultation

Granite Belt Alliance members.

LEGAL / POLICY

Legislation / Local Law

Local Government Act 2009
Local Government Regulation 2012

Corporate Plan

Goal: 4. Our Performance

Outcome: 4.5 We have genuine and effective partnerships

Objective: We act in an honest, open and respectful way to build strong relationships, partnerships and trust with our stakeholders at all levels of the organisation

Policy / Strategy

Councillor Portfolios, Advisory Committees and Other Committees Policy PL-EX021

ATTACHMENTS

1. Draft Granite Belt Alliance Meeting Minutes 15 January 2024 [↓](#)

GRANITE BELT ALLIANCE

Minutes of Meeting

Held in the Council Chambers, 61 Marsh Street, Stanthorpe
on 15 January 2024 at 3:00pm



Granite Belt Arts Alliance

GRANITE BELT ALLIANCE

MEETING MINUTES

15 January 2024

1. ATTENDANCE

Members

Mayor, Vic Pennisi

John Hendry, Stanthorpe Sports Association

Martin Cooper, Granite Belt Wine & Tourism

Angus Ferrier, Granite Belt Growers Association

Rick Humphries, Granite Belt Sustainable Action Network

Mary Findlay, Granite Belts Arts Alliance

Russell Wantling, Granite Belt Festivals and Events

Graham Parker, Stanthorpe & Granite Belt Chamber of Commerce

Council Officers

Dave Burges, Chief Executive Officer

Scott Riley, Director Planning & Environmental Services

Gary Murphy, Director Infrastructure Services

Mike Hefferan, Manager Economic Development (via Teams)

Chris Collingwood, Manager Parks & Operations

Julian Colpitts, Operations Coordinator

Karlie Lane, Economic Development Officer

Guests

Cr. Stephen Tancred

Krishner (art group)

2. APOLOGIES

Nil

3. CONFLICTS OF INTEREST

Nil

4. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

- Minutes of the Granite Belt Alliance Meeting held 18 September 2023 have been provided

5. REPORTS FROM DELEGATES

Granite Belt Growers Association

- Most growers in full swing for the season and are facing decent rain and some hail. Not significant.
- Prices on the rise and labour is pretty good
- Supermarket profit share battle may prove some effectiveness for growers.
- Stanthorpe Show and Apple and Grape coming up. Taking over cool country display at show.
- Regional water assessment draft. Made a submission. Final assessment late next week.

Granite Belt Sustainable Action Network

- Previous meeting exploration leases – engaged landholders in regards to this. Most concerns in regards to landholders not being able to say no to access from mining companies. Agreements exist (lengthy) to negotiate between landholders and company.
- 24 Feb Information session. Help people to know what the basic legislative knowledge is around these leases.
- Council is leaving session to after caretaker mode.
- State assesses all agreement – council is not a referral agency. Mining commissioner. Exploration has been occurring for a long time in region.
- Getting in touch with major lease holder to see what their intentions are.
- Mining is a completely different legislation by state government. Cannot be written into new planning scheme.
- No application to department over prime ag land has been declined to date.
- RWA application submitted
- Fed gov grant – energy efficiency on public land – pools – library – sporting facility. Would love to work with council to make application. CEO has distributed funding stream. John Charles nominates as the manager at SDRC to contact.

Granite Belt Wine & Tourism

- Plenty of Backpackers, but no accommodation. 2-3 days is average length.
- Australian society of travel writers. Lunch in Brisbane Feb. Self Funded. Subsequently new writers will be brought into region after Brisbane introduction.
- Bottle recycling is very poor process. 13.4c per bottle used. 10c recovery will lead to redesigning of bottles across the industry (barcode).
- Smoke taint – potential. Hopeful for no taint. Sample has been sent off from St Jude's and Siromet. Ridemill has also sent independently. 10 days for results.
- Bushfire at Ballandeen, GBWT has been arranged for press release. Provided click ready press packages for the media.

Stanthorpe & Granite Belt Chamber of Commerce

- Submission to RWA
- New secretary – Rikki Lee Chislett – instrumental of Christmas market. Santa photos new this year. CoCo family donation of shop was very generous.
- Calendar of events has been started – up to September. One workshop and networking event per month. Kent Sadler will be the first networking event.

Stanthorpe Sports Association

- Only one sport currently playing in season. Womens over 30 soccer has started.
- New changeroom will be started in the coming weeks.
- Have applied for in-kind work from council. Starting tomorrow.
- Accommodation and camping request from A&G.
- Blaze aid need to be moved during show (20 days) – can they put van & camp up to 10 caravan. Question will be taken back to Stanthorpe Sports Association.

Granite Belt Arts Alliance

- Pottery club doing well. Very agood attraction for Sundays.
- Borderline – continuing workshops.
- Artworks (AWGB) – QFS building – farmers markets have taken off for the past year. Increase of 100% at Whistlestop Garden and book shop. Café at artworks going well. Change of chef recently. Train is very important to continue to benefit to tourism- ARGB hope that the council will lobby for the track to be fixed ASAP
- Art gallery – 87% completed . Sooner rather than later opening.
- 149 people attended Local Art Prize opening.
- 149 people attended Local Art Prize opening.

Granite Belt Festivals and Events Collective

- 5 weeks from A&G
- Arch being installed 4th march 2024
- Ticket sales climbing. Banchetto nearly sold out. Grape crush 260 available, 70% sold.
- Open gardens - 18000 people reach on post
- New events: bush poets(strong ticket sales), paint and sip.
- Food and Wine Fiesta 16-17 wineries. Some stalls on Maryland street still available.
- Numerous double booking situations occurring. Tickets having to be refunded because of cancellations. Majority of accommodation has been booked in Stanthorpe.
- Glamping at sport ground is being investigsted. Hopeful of launch by the end of the week.
- New farm markets – Saturday - market launch in Brisbane – grape crush, apple peeling, media opportunity.
- 96.1k reach on facebook
- SDGB media pages havnt promoted event yet.
- No email response for permits. TMP plans have been troublesome.
- Krishner mentioned that glen innes has previously opened houses and bookings done via info centre.

Granite Belt Art Trail

- New committee next event. Looking for new members

Council

- Mayor
 - Election coming. Caretaker mode in 2 weeks. Nominations open until 13 feb aroundabout. Last council meeting before caretaker this Wednesday.

- Economic Development
 - University Study Hub: lodged, 15 december 2023. Very well put together application. Signs that department are taking in the information.
 - Mary commented that they are interested in being involved in this program. There needs to be push from Stanthorpe to support this program. Gallery id industry service provider for the Stanthorpe State High School Cert 11 in Cultural Services and Cert 2 in Volunteering In 2023 supported 10 stidents with their cerificates and outcomes.
 - Protein hub: small animal abotoir, final report has been received today. a major report has just been finished and is now subject to final sign -off with co-funder DAF. The feasibility appears increasingly positive.
 - Two REFF applications were submitted to the State government in August 2023 (one re. agricultural plastics, the other re. farm, climate change adaptability). Remarkably, there has not been a decision made on any of these grants state wide. We have followed them up and have been told that our submissions are still 'live' and that we can anticipate a response as soon as final decision is made.
 - Event coordination process: multiple incidents occurred during events in 2023 and this has lead to the need for more stringent coordination process. Looking to support events more effectively.
 - Event strategy needs refining and is being looked at to be more effective and up to date.
 - Ag Abare Stats – looking to previous consultant to get most up to date figures. Recent Abare data was embarrassingly incorrect. GBGA would like to come up with their own data method.
 - Angus commented that we concur that the ABARE horticulture statistics for Southern Downs appear erroneous. We have been discussing this with the growers group and it appears that a way forward would be to retain the services of our previous consultant to update their past report. It would be best if the Growers' Group instigated this quick review to establish the nature of the current problems but some financial support from SDRC may well be in order. We are speaking to the Growers' Group and others about advancing this.
 - Ag conference looking to be established in the region in the coming year.

Motion: That all verbal reports be received

Moved: Martin

Seconded: John

Carried

6. GENERAL BUSINESS

Snowflakes Festival (refer to email attachment)

- AGM were not able to appoint a committee. Graham has taken on vice pres (interim) secretary. TEQ grant acquited and reapplied. Graham has no intention of being the driver

of the festival.

- 13668 individuals – 18k over festival
- \$3.285 mil impact (desnt include Friday)
- Demographic: intrastate
- Direct visitor night 17244 – the support from accommodation sector is non-existent.
- Net promoter score -11 (came with feedback)
 - Lines for food too long
 - Toilet lines too long
 - Not real ice for skating rink
- How do we get better involvement?
- 47k went back to community groups
- If there is not a change the options are to pull the event, or deliver an event that is sub-par and making a bad name for the region.
- Discussion that a large majority of associations are struggling to get committee volunteers.
- Is this an oportunity for a paid position to assist each event.
- Needs to be broader discussion. Visitor levy needs to be implemented to fund support for committees. Council to lobby government on this matter.
- Mt Isa Rodeo has been privitised.

Priority Training Needs For Small Business And Event Organisers

- Is there potential for funding for sustainability for organisations/businesses.
- Group supported the idea that workshops were hard for businesses to be able to attend. Workshops held by chamber and GBWT have not been well attended.

Stanthorpe Street Scape

- Chris gave detail of whre the street scape project is at. Develop one stage – high street – High priority location for location. Councillors have the ok to proceed. Lots of factors have contributed – layout, infrastrcutre, underground services.
- Last last year desing was placed before TMR. First one that has happened on state controlled road. In prinicalp desing was ok, waiting on full approval once some changes were made.
- Some community engagement up to end of last FY. This could be done more.
- Now at a stage of building a new communications campeigns (including businesses) to ensure solid information is in the public realm. Direct with traders, F2F, chambers
- No intenstions to be digging up street before A&G. scheduled to start week after.
- Impact on car spaces: understand this is of concern.
- First phase will lose car spaces – phase 2 will regain spaces. – being completed separetly phase 2 next year. Net loss of 6/7 car spaces overall.
- Russel raised concern issue with crossing at top end because of congestion near schools.
- Advice is that with layout and dynamic is that there needs to be an informal crossing in

this space as people will still cross and an informal crossing will be safer.

- No traffic lights to be installed.
- Is there chance to make pedestrian giving way to traffic? Gary mentioned that there is a lot of legislation regarding who gives way to who and it is much more kocheer to keep the consistency of pedestrain crossings (accessibility imparement)
- Public safety is biggest concern for TMR who have final say.
- 2 separate masterplans have been put together since 2004. Plans have always had the prospect of losing car parks. Roger Street Car park was installed to alleviate the loss. Decision for further off street parking has not yet been made.
- Discussion in regards to regulated parking and who mans this. Is it regulated by an individual or parking meter. Work has already been done in regards to how long cars generally stay in the park.
- Pedestrian lights – no one warmed to it many years ago. This may produce different response now.

7. NEXT MEETING


To be advised

8. CLOSURE

11. CUSTOMER AND ORGANISATIONAL SERVICES REPORTS

11.1 Financial Services - Financial Report as at 29 February 2024

Document Information

	Report To: Ordinary Council Meeting	
	Reporting Officer:	Meeting Date: 13 March 2024
	Budget Accountant Financial Services Coordinator	ECM Function No/s:

Recommendation

THAT Council receive and note the Financial Report as at 29 February 2024.

REPORT

Income Statement

Revenue

Operational revenue of \$84.2M is \$1.0M over budget compared to YTD budget of \$83.2M with main variations being:

- General Rates and Utility Charges received year-to-date are over budget by \$288K;
- Fees and Charges received year-to-date are over budget by \$665K mostly relating to higher than expected Water Sales and Waste Disposal Fees;
- Interest income is \$622K over budget due to higher than expected cash balance and changes in Reserve Bank cash rates;
- Contracts and Sales Revenue is under budget by \$178K mostly due to Roads Maintenance and Performance Contract funds received year-to-date being less than anticipated; and
- Grants and Subsidies are \$179K under budget due to the anticipated timing of funds received.

Expenses

Operational expenditure of \$63.0M is \$3.5M under budget compared to YTD budget of \$66.5M.

Variations include:

- Employee Costs are over budget by \$798K. This variance mainly relates to inflated Long Service Leave provisions (oncost/recoveries) under Financial Services which will be adjusted.
- Materials and Services are under budget by \$4.5M. This includes lag time involved with processing of invoices related to utilities, communications and some of the contracts. Council continues to monitor these and they have been outlined in Departmental comments.
- Depreciation is over budget by \$226K. Increased capitalisation and revaluation changes will impact the figures later in the financial year.

An Annual Forecast column has been introduced in the attached Performance Report which the Finance Team will review and update on an ongoing basis.

Please note, due to the timing of the Council Meeting, the report data has been compiled prior to all end-of-month processes being completed and figures presented may not be the final figures for the month.

Capital Grants

Revenue from capital grants is over budget by \$4.8M. The timing of the receipt of capital grants can vary and dependent on the progress of projects.

Balance Sheet

As at 29 February 2024, Council had \$93.2M in cash at bank and investments. The total of outstanding loans, both the current and non-current portions is \$13.3M

Capital Works in Progress

Capital works expenditure to 29 February 2024 is \$35.5M which is 44.1% of the adopted capital works budget of \$80.4M. There are committed costs of \$26.9M meaning \$62.4M has been spent or committed, representing 77.5% of the adopted budget.

Southern Downs Regional Council
Capital Works Projects by Asset Class
As At 29 February 2024

	Budget	YTD Expenditure	% Spent	Committed	Spent and Committed	% Spent and Committed
Land & Land Improvements	267,198	1,699	0.6%	10,343	12,042	4.5%
Buildings	8,433,029	4,399,637	52.2%	893,431	5,293,068	62.8%
Plant & Equipment	7,767,319	1,917,757	24.7%	2,924,739	4,842,496	62.3%
Roads, Drains & Bridges	30,008,845	17,254,081	57.5%	10,095,819	27,349,900	91.1%
Water	12,902,318	5,511,006	42.7%	2,815,398	8,326,404	64.5%
Sewerage	9,062,530	2,521,515	27.8%	5,680,824	8,202,339	90.5%
Other Assets	11,971,843	3,880,246	32.4%	4,449,002	8,329,248	69.6%
Total	80,413,082	35,485,941	44.1%	26,869,556	62,355,497	77.5%

FINANCIAL IMPLICATIONS

Council adopted the revised Second Quarter Budget on the 17th January 2024. The Third Quarter Budget Review will be undertaken in March and presented to Council at the April 2024 meeting. Preparation for the 2024/25 Budget is starting this month.

LEGAL / POLICY

Legislation / Local Law

Local Government Act 2009 and Local Government Regulation 2012

Corporate Plan

Theme: Performance
Focus Area: Financial Sustainability
Deliverable: 4.4.2 Ensure our long-term financial sustainability is a pillar of our decision making.

Policy / Strategy

Operational Plan 2023/24

ATTACHMENTS

1. Performance Report February 2024 [↓](#)



Southern Downs
REGIONAL COUNCIL

Performance Report

February 2024

Southern Downs Regional Council Income Statement

February 2024

	Phased 2024 YTD Actual \$	Phased 2024 YTD Budget \$	YTD Variance \$	YTD Variance %	Annual 2024 Budget \$	Annual 2024 Forecast \$
Revenue from ordinary activities						
General Rates	39,443,908	39,288,363	155,545	0.4%	39,286,696	39,443,908
Rural fire brigade levy	280,041	278,700	1,341	0.5%	278,700	280,041
Utility Rates and Charges	28,642,623	28,530,320	112,303	0.4%	31,400,406	31,400,406
Less Discounts	(2,353,194)	(2,401,646)	48,452	(2.0%)	(2,401,646)	(2,401,646)
Rates on Council properties	(659,901)	(630,421)	(29,480)	4.7%	(713,291)	(713,291)
	65,353,477	65,065,315	288,161	0.4%	67,850,865	68,009,418
Fees and Charges	5,570,491	4,905,044	665,446	13.6%	7,236,578	7,236,578
Interest	2,657,256	2,035,693	621,562	30.5%	3,052,880	3,975,000
Contract & Sales Revenue	480,739	659,267	(178,528)	(27.1%)	2,334,716	2,134,716
Rent and Other Income	862,342	1,037,108	(174,766)	(16.9%)	1,591,471	1,441,471
Government Grants and Subsidies	5,910,187	6,089,235	(179,048)	(2.9%)	15,546,918	15,546,918
Internal Revenue	3,364,408	3,364,408	(0)	(0.0%)	5,046,612	5,046,612
Total Operating Revenue	84,198,899	83,156,070	1,042,827	1.3%	102,660,040	103,390,713
Expenses from ordinary activities						
Employee Costs	19,769,579	18,971,314	798,265	4.2%	29,220,447	29,420,447
Materials and Services	25,229,760	29,740,495	(4,510,735)	(15.2%)	44,439,197	44,439,197
Depreciation and Amortisation	14,149,725	13,923,885	225,840	1.6%	22,525,889	23,200,000
Finance Costs	478,235	541,419	(63,184)	(11.7%)	1,187,614	1,187,614
Internal Charges	3,364,408	3,364,408	0	0.0%	5,046,612	5,046,612
Total Operating Expenses	62,991,707	66,541,521	(3,549,814)	(5.3%)	102,419,759	103,293,870
Operating Surplus/(Deficit) before capital items	21,207,192	16,614,549	4,592,641	27.64%	240,281	96,843
Other Capital Amounts						
Capital Grants, Contributions and Donations	20,587,369	15,816,857	4,770,512	30.2%	42,805,447	31,000,000
Other capital income and (expenses)	(786,161)	(4,318,739)	3,532,578	(81.8%)	(4,513,108)	(4,513,108)
Net Result Surplus/(Deficit)	41,008,400	28,112,668	12,895,731	45.9%	38,532,620	26,583,735

Southern Downs Regional Council Balance Sheet

February 2024

	Phased 2024 YTD Actual \$	Annual 2024 Budget \$	YTD Variance \$	YTD Variance %
Current Assets				
Cash assets & Investments	93,214,132	64,933,000	28,281,132	43.6%
Receivables	17,668,659	14,859,000	2,809,659	18.9%
Assets held for sale	1,413,409	1,309,000	104,409	8.0%
Inventories	884,371	834,000	50,371	6.0%
	113,180,571	81,935,000	31,245,571	38.1%
Non-Current Assets				
Investment Property	204,680	406,000	(201,320)	(49.6%)
Property, plant and equipment	858,836,873	929,723,000	(70,886,127)	(7.6%)
Other Financial Assets	133,067	24,000	109,067	454.4%
Capital works in progress	54,050,133	15,000,000	39,050,133	260.3%
Intangible Assets	134,603	200,000	(65,397)	(32.7%)
	913,359,356	945,353,000	(31,993,644)	(3.4%)
TOTAL ASSETS	1,026,539,927	1,027,288,000	(748,073)	(0.1%)
Current Liabilities				
Creditors and other payables	19,925,827	24,753,000	(4,827,173)	(19.5%)
Provisions	5,772,512	8,850,000	(3,077,488)	(34.8%)
Interest bearing liabilities	1,867,822	1,981,000	(113,178)	(5.7%)
	27,566,161	35,584,000	(8,017,839)	(22.5%)
Non-Current Liabilities				
Interest bearing liabilities	11,383,448	10,372,000	1,011,448	9.8%
Provisions	12,388,644	8,565,000	3,823,644	44.6%
Other Payables	4,826,324	4,767,000	59,324	1.2%
	28,598,416	23,704,000	4,894,416	20.6%
TOTAL LIABILITIES	56,164,577	59,288,000	(3,123,423)	(5.3%)
NET COMMUNITY ASSETS	970,375,350	968,000,000	2,375,350	0.2%
Community Equity				
Asset Revaluation Reserve	290,889,266	290,991,000	(101,734)	(0.0%)
Retained surplus	679,486,084	677,009,000	2,477,084	0.4%
TOTAL COMMUNITY EQUITY	970,375,350	968,000,000	2,375,350	0.2%

SDRC Sustainability Ratios As At 29 February 2024

Key Ratios	Calculation	Budget	YTD Actual	Target Ratio	On Target?	Overview
Council Controlled Revenue Ratio	((Net Rates, Levies and Charges + Fees and Charges) / Total Operating Revenue) (%)	77.09%	86.22%	N/A	✓	Council-controlled revenue is an indicator of a Council's financial flexibility, ability to influence its operating income, and capacity to respond to unexpected financial shocks.
Operating Surplus Ratio	(Net Operating Surplus / Total Operating Revenue) (%)	0.23%	25.19%	> 0.0% to < 10.0%	✗	The operating surplus ratio is an indicator of the extent to which operating revenues raised cover operational expenses only or are available for capital funding purposes.
Operating Cash Ratio	(Net Operating Surplus + Depreciation + Finance Costs) / Total Operating Revenue (%)	60.63%	66.08%	> 0%	✓	The operating cash ratio indicates that a Council is generating surplus cash from its core operations, which suggests that Council has the ability to self-fund its capital expenditure requirements.
Asset Sustainability Ratio	(Capital Expenditure on the Replacement of Assets (renewals) / Depreciation Expense)	217.1%	167.3%	> 90%	✓	This is an approximation of the extent to which the infrastructure assets managed by the Council are being replaced as these reach the end of their useful lives.
Asset Consumption Ratio	Written Down Replacement Cost of Depreciable Infrastructure Assets / Current Replacement Cost of Depreciable Infrastructure Assets	64.1%	62.1%	> 60%	✓	The asset consumption ratio approximates the extent to which Council's infrastructure assets have been consumed compared to what it would cost to build a new asset with the same benefit to the community.
Debt Leverage Ratio	(Book Value of Debt / (Total Operating Revenue - Total Operating Expenditure + Depreciation and Amortisation))	0.54	0.37	Tier 4 = 0 - 3 times	✓	This is an indicator of Council's ability to repay its existing debt. It measures the relative size of the Council's debt to its operating performance.
Working Capital Ratio	(Current Assets / Current Liabilities)	2.3 : 1	4.11 : 1	> 1:1	✓	This is an indicator of the management of working capital (short term financial capital). Measures the extent to which a Council has liquid assets available to meet short term financial obligations.
Net Financial Liabilities Ratio	((Total Liabilities - Current Assets) / Total Operating Revenue)	(22.1%)	(67.7%)	<=60%	✓	This is an indicator of the extent to which the net financial liabilities of a Council can be serviced by its operating revenues.

Comments on Ratio Results.

The reported ratios are taken from the Department of Local Government guidelines on sustainable financial management. When looking at ratios it is important to acknowledge that they represent a snapshot in time and that anomalies in the reported results are not taken in isolation. The targets are those provided by the Department as a preferred range and results outside those ranges will require further consideration.

Whilst changes to the legislation have amended the required ratios, the ratios listed will continue to be reported on.

An operating surplus ratio that is higher than target shows that while expecting to generate substantial revenues can assist in offsetting past or future operating deficits, and fund proposed capital expenditure and/or debt repayments it can also indicate that a local government is providing levels of service below that expected by ratepayers.

However these ratios represent Council's position at a single point in time and should not be considered in isolation. Ratios should be considered over the long term.

	YTD Actual \$	YTD Budget \$	Variance \$	Variance %	FY Budget \$	Notes
Executive Services Operating Statement						
Operating Revenue						
Fees and Charges	777	-	777	0.0%	-	
Operating Grants and Subsidies	223,669	20,500	203,169	991.1%	113,100	Note 1
Sundry Revenue	17,533	14,863	2,670	18.0%	21,030	
Internal Revenue	319,407	319,407	-	0.0%	479,110	
Total Operating Revenue	561,386	354,770	(206,616)	58.2%	613,240	
Operating Expenses						
Employee Costs	2,189,375	2,268,008	(78,633)	0.0%	3,448,251	
Materials	333,901	497,015	(163,114)	(3.5%)	794,491	Note 2
Contracts and Services	335,448	560,700	(225,252)	(40.2%)	1,248,438	Note 3
Depreciation and Amortisation	6,840	6,826	14	0.2%	10,253	
Plant Hire	(111)	26,967	(27,078)	(100.4%)	40,450	
Other Expenses	680,030	800,910	(120,880)	(15.1%)	1,193,365	Note 4
Rates on Council Properties	3,333	3,352	(19)	(0.6%)	3,352	
Internal Charges	131,415	131,415	-	0.0%	197,123	
Total Operating Expenses	3,680,231	4,295,194	(614,963)	(17.2%)	6,935,724	
Operating Surplus/Deficit	(3,118,844)	(3,940,423)	821,579	(20.9%)	(6,322,484)	
Comments						
Note 1	Trainee Subsidy received earlier than anticipated - budget not aligned with actuals \$183K					
Note 2	Corporate Communication Advertising and Promotion actuals not aligned with budget (\$144)K					
Note 3	Economic Development various projects work schedules not aligned with budget \$(52)K					
	Tourism and Marketing project actuals not aligned with the budget \$(84)K					
	Human Resources Employee Survey and Professional Advice re: EBA budget not aligned with actuals \$(59)K					
Note 4	Economic Development - community grants not yet acquitted/paid YTD \$(70)K					

	YTD Actual \$	YTD Budget \$	Variance \$	Variance %	FY Budget \$	Notes
Customer and Organisational Services Operating Statement						
Operating Revenue						
Rates and Utility Charges	35,670,152	35,474,943	195,209	0.6%	35,473,276	
Fees and Charges	1,190,992	1,093,836	97,156	8.9%	1,634,570	
Operating Grants and Subsidies	3,899,706	4,218,503	(318,796)	(7.6%)	9,712,834	Note 1
Interest Received	2,657,256	2,035,693	621,562	30.5%	3,052,880	Note 2
Leasing and Rent	372,402	339,555	32,847	9.7%	509,332	
Sundry Revenue	171,280	301,424	(130,144)	(43.2%)	457,711	Note 3
Internal Revenue	2,951,495	2,951,495	(0)	(0.0%)	4,427,242	
Total Operating Revenue	46,913,282	46,415,449	497,834	1.1%	55,267,845	
Operating Expenses						
Employee Costs	6,314,848	5,091,737	1,223,111	24.0%	7,798,428	Note 4
Materials	3,815,348	4,977,399	(1,162,051)	(23.3%)	6,438,704	Note 5
Contracts and Services	2,522,712	3,008,474	(485,762)	(16.1%)	4,941,821	Note 6
Finance Costs	81,076	100,541	(19,465)	(19.4%)	306,416	
Depreciation and Amortisation	818,366	821,838	(3,472)	(0.4%)	1,228,436	
Plant Hire	212,324	330,143	(117,819)	(35.7%)	495,886	Note 7
Other Expenses	697,389	723,811	(26,422)	(3.7%)	892,092	
Rates on Council Properties	138,138	130,331	7,807	6.0%	161,148	
Internal Charges	563,809	563,809	0	0.0%	845,714	
Total Operating Expenses	15,164,011	15,748,084	584,073	(3.7%)	23,108,646	
Operating Surplus/Deficit	31,749,272	30,667,365	(1,081,907)	3.5%	32,159,199	
Comments						
Note 1	Warwick Dragway Upgrade grant funding received YTD less than anticipated \$(238)K					
Note 2	Interest received higher than expected due to cash balance and changes in Reserve Bank cash rates.					
Note 3	Warwick Aerodrome Fuel Sales YTD less than anticipated \$(100)K due to service out of order from November 2023 to January 2024 due to staff turnover impacting changes in bank service provider.					
Note 4	Employee Leave Provisions and Workers Compensation Payments not aligned with budget phasing \$431K. Oncost/ Recoveries over budget mainly due over provision of Long Service Leave (\$800k) - to be readjusted.					
Note 5	Warwick Aerodrome budget not aligned with schedule of work to commence in February \$(124)K Natural Disaster Event Response and Recovery Trigger Point budget not aligned with actuals \$(167)K Sport and Recreation Strategy 2022-27 actuals YTD less than anticipated \$(93)K Telephone, Leases, Licences and Registration actuals YTD less than \$(528)K due to budget phasing. This is currently being reviewed					
Note 6	Asset Management Plans and Flood Studies Programs YTD budget not aligned with works schedule \$(594)K					
Note 7	Plant Hire actuals YTD less than anticipated. YTD catch up journals to be processed for non timesheet fleet.					

	YTD Actual \$	YTD Budget \$	Variance \$	Variance %	FY Budget \$	Notes
Infrastructure Services Operating Statement (Excludes Water and Wastewater)						
Operating Revenue						
Fees and Charges	524,543	623,938	(99,396)	(15.9%)	879,230	
Operating Grants and Subsidies	281,618	274,831	6,786	2.5%	4,121,582	
Leasing and Rent	4,080	8,320	(4,240)	(51.0%)	12,480	
Recoverable Works	480,739	659,267	(178,528)	(27.1%)	2,334,716	Note 1
Sundry Revenue	15,390	19,612	(4,222)	(21.5%)	64,418	
Internal Revenue	93,507	93,507	-	0.0%	140,260	
Total Operating Revenue	1,399,876	1,679,476	(279,599)	(16.6%)	7,552,686	
Operating Expenses						
Employee Costs	6,064,172	5,939,521	124,651	2.1%	9,206,569	Note 2
Materials	4,009,636	4,309,803	(300,167)	(7.0%)	6,464,255	Note 3
Contracts and Services	2,346,061	2,298,219	47,842	2.1%	3,434,949	
Finance Costs	125,108	137,185	(12,077)	(8.8%)	274,370	
Depreciation and Amortisation	9,284,563	9,043,007	241,556	2.7%	15,201,952	Note 4
Plant Hire	(1,622,649)	(2,161,111)	538,463	(24.9%)	(3,242,332)	Note 5
Other Expenses	47,727	128,000	(80,273)	(62.7%)	128,000	
Rates on Council Properties	458,047	449,378	8,669	1.9%	493,387	
Internal Charges	411,258	411,258	-	0.0%	616,887	
Total Operating Expenses	21,123,924	20,555,260	568,664	2.8%	32,578,036	
Operating Surplus/Deficit	(19,724,048)	(18,875,785)	(848,263)	4.5%	(25,025,349)	
Comments						
Note 1	Roads Maintenance Performance Contract revenue received YTD less than anticipated \$(256)K due to timing of claims being processed					
	Private Works revenue received YTD more than anticipated \$89K					
Note 2	Employee Costs calculated based on FTE numbers at December 2023.					
Note 3	Plant Operating Maintenance - diesel actuals YTD less than anticipated \$(229)K					
Note 4	Depreciation actuals YTD more than anticipated. To be reviewed at Quarter 3 budget review					
Note 5	Plant Hire actuals YTD less than anticipated. YTD catch up journals to be processed for non timesheet fleet.					

	YTD Actual \$	YTD Budget \$	Variance \$	Variance %	FY Budget \$	Notes
Planning and Environmental Services Operating Statement						
(Excludes Waste)						
Operating Revenue						
Fees and Charges	1,285,582	1,236,937	48,646	3.9%	1,855,407	
Operating Grants and Subsidies	14,588	36,796	(22,208)	(60.4%)	36,796	
Sundry Revenue	4,175	7,667	(3,492)	(45.5%)	11,500	
Total Operating Revenue	1,304,345	1,281,400	22,945	1.8%	1,903,703	
Operating Expenses						
Employee Costs	2,369,349	2,543,244	(173,895)	(6.8%)	3,960,166	Note 1
Materials	536,429	616,200	(79,771)	(12.9%)	692,427	
Contracts and Services	338,940	910,243	(571,303)	(62.8%)	1,365,367	Note 2
Depreciation and Amortisation	14,781	14,757	23	0.2%	22,166	
Plant Hire	51,821	304,923	(253,103)	(83.0%)	457,385	Note 3
Other Expenses	53,575	81,000	(27,425)	(33.9%)	111,500	
Rates on Council Properties	3,331	3,119	212	6.8%	3,274	
Internal Charges	169,040	169,040	-	0.0%	253,560	
Total Operating Expenses	3,537,265	4,642,526	(1,105,261)	(23.8%)	6,865,846	
Operating Surplus/Deficit	(2,232,920)	(3,361,127)	1,128,206	(33.6%)	(4,962,143)	
Comments						
Note 1	Employee Costs calculated based on FTE numbers at December 2023.					
Note 2	Environmental Local Laws - Willi St Investigation YTD budget not aligned with actuals \$(114)K Planning Scheme Preparation and Amendments YTD budget not aligned with actuals \$(197)K Pest Animal Control - Wild Dog Fencing and Bating YTD budget not aligned with work schedule \$(121)K					
Note 3	Plant Hire actuals YTD less than anticipated. YTD catch up journals to be processed for non timesheet fleet.					

	YTD Actual \$	YTD Budget \$	Variance \$	Variance %	FY Budget \$	Notes
Water Services Operating Statement						
Operating Revenue						
Rates and Utility Charges	12,205,147	12,154,448	50,699	0.4%	15,024,534	
Fees and Charges	406,835	161,600	245,235	151.8%	242,400	Note 1
Operating Grants and Subsidies	-	48,000	(48,000)	(100.0%)	72,000	
Sundry Revenue	49,165	16,000	33,165	207.3%	24,000	
Total Operating Revenue	12,661,147	12,380,048	281,099	2.3%	15,362,934	
Operating Expenses						
Employee Costs	1,892,385	2,051,652	(159,267)	(7.8%)	3,135,310	Note 2
Materials	2,523,565	2,132,946	390,619	18.3%	3,199,421	Note 3
Contracts and Services	700,024	688,533	11,490	1.7%	1,032,800	
Finance Costs	112,732	120,393	(7,660)	(6.4%)	240,786	
Depreciation and Amortisation	2,222,788	2,177,696	45,092	2.1%	3,270,245	
Plant Hire	212,572	258,870	(46,298)	(17.9%)	388,305	
Other Expenses	1,818	-	1,818	0.0%	-	
Rates on Council Properties	10,134	10,004	130	1.3%	14,412	
Internal Charges	1,102,499	1,102,499	-	0.0%	1,653,748	
Total Operating Expenses	8,778,516	8,542,592	235,924	2.8%	12,935,026	
Operating Surplus/Deficit	3,882,631	3,837,456	45,175	1.2%	2,427,908	
Comments						
Note 1	Stanthorpe Water Station Sales received YTD more than anticipated \$263K					
Note 2	Employee Costs calculated based on FTE numbers at December 2023.					
Note 3	Warwick Water - SunWater Allocation and Usage Charges YTD more than anticipated \$271K					
	Warwick Water - Waste Disposal Fees YTD more than anticipated \$86K					
	YTD Actual \$	YTD Budget \$	Variance \$	Variance %	FY Budget \$	Notes
Sewerage Services Operating Statement						
Operating Revenue						
Rates and Utility Charges	10,268,553	10,239,576	28,977	0.3%	10,239,576	
Fees and Charges	245,289	360,853	(115,564)	(32.0%)	483,151	Note 1
Total Operating Revenue	10,513,841	10,600,429	(86,588)	(0.8%)	10,722,727	
Operating Expenses						
Employee Costs	636,425	797,764	(161,338)	(20.2%)	1,222,223	Note 2
Materials	839,464	645,576	193,889	30.0%	968,364	Note 3
Contracts and Services	734,895	898,341	(163,446)	(18.2%)	1,752,724	Note 4
Finance Costs	118,457	136,887	(18,431)	(13.5%)	273,774	
Depreciation and Amortisation	1,650,973	1,707,714	(56,740)	(3.3%)	2,564,453	
Plant Hire	65,794	180,571	(114,777)	(63.6%)	270,849	Note 5
Rates on Council Properties	35,090	23,651	11,439	48.4%	27,067	
Internal Charges	460,464	460,464	-	0.0%	690,696	
Total Operating Expenses	4,541,563	4,850,968	(309,405)	(6.4%)	7,770,150	
Operating Surplus/Deficit	5,972,279	5,749,461	222,818	3.9%	2,952,577	
Comments						
Note 1	Trade Waste Charges and Effluent Water Sales less than anticipated \$(103)K					
Note 2	Employee Costs calculated based on FTE numbers at December 2023.					
Note 3	Warwick Sewerage Treatment Chemical \$72K and Hardware \$52K actuals YTD more than anticipated					
	Sewerage Management - WaterOutlook Subscription actuals YTD more than anticipated \$18K					
	Budgets not aligned with actuals					
Note 4	Warwick Sewerage various expense actuals YTD less than anticipated \$(48)K. Budget not aligned with actuals					
	Stanthorpe Sewerage various actuals YTD less than anticipated \$(95)K. Budget not aligned with actuals					
Note 5	Plant Hire actuals YTD less than anticipated. YTD catch up journals to be processed for non timesheet fleet.					

	YTD Actual \$	YTD Budget \$	Variance \$	Variance %	FY Budget \$	Notes
Waste Services Operating Statement						
Operating Revenue						
Rates and Utility Charges	7,869,526	7,826,770	42,756	0.5%	7,826,770	
Fees and Charges	1,916,472	1,427,880	488,592	34.2%	2,141,820	Note 1
Operating Grants and Subsidies	1,490,605	1,490,605	-	0.0%	1,490,605	
Sundry Revenue	228,318	329,667	(101,349)	(30.7%)	491,000	Note 2
Total Operating Revenue	11,504,921	11,074,922	429,999	3.9%	11,950,195	
Operating Expenses						
Employee Costs	303,025	279,388	23,637	8.5%	449,500	
Materials	1,415,530	1,877,984	(462,454)	(24.6%)	2,846,973	Note 3
Contracts and Services	4,372,143	5,585,340	(1,213,197)	(21.7%)	8,433,505	Note 4
Finance Costs	40,862	46,413	(5,551)	(12.0%)	92,268	
Depreciation and Amortisation	151,414	152,048	(634)	(0.4%)	228,384	
Plant Hire	5,373	59,638	(54,265)	(91.0%)	89,457	
Rates on Council Properties	11,828	10,586	1,243	11.7%	10,652	
Internal Charges	525,923	525,923	-	0.0%	788,884	
Total Operating Expenses	6,826,097	8,537,318	(1,711,221)	(20.0%)	12,939,623	
Operating Surplus/Deficit	4,678,824	2,537,604	2,141,220	84.4%	(989,428)	
Comments						
Note 1	Waste Disposal Fees received YTD more than anticipated \$215K State Government Waste Levy Collected YTD more than anticipated \$269K					
Note 2	Scrap Metal Sales less than anticipated YTD \$(90)K					
Note 3	State Government Waste Levy Payment actuals YTD less than anticipated \$(368)K - January and February levy outstanding					
Note 4	Waste Facility Administration YTD budget not aligned with work schedule \$(149)K Warwick Waste Management Facilities actuals YTD less than anticipated \$(283)K - February Account outstanding Waste and Recycling North - Spec A and Bay 4 actuals YTD less than anticipated \$(336)K - January and February Accounts outstanding Transfer Stations and Bin Compounds actuals YTD less than anticipated \$(451)K February Accounts outstanding					

Flood Events							
	YTD Actual \$	YTD Budget \$	Variance \$	Variance %	FY Budget \$	Life-to-Date Actuals \$	Notes
Flood Events - Operational							
Total Operating Revenue	2,512,642	2,302,284	(210,358)	9.1%	3,505,766	22,735,443	
Total Operating Expenses	1,488,794	333,722	(1,155,072)	346.1%	500,583	26,879,509	
Net Operating Surplus/Deficit	1,023,848	1,968,562	(944,714)	-48.0%	3,005,183	(4,144,066)	

Comments

Actual expenditure includes Jan 2024 events and the Finance team in collaboration with the DRFA Project Manager will review actuals and budget especillay for the Feb and April 2022 events as part of the Q3 budget review.

	YTD Actual \$	YTD Budget \$	Variance \$	Variance %	FY Budget \$	Life-to-Date Actuals \$	Notes
Flood Events - Capital							
Total Capital Revenue	11,992,727	10,057,084	1,935,643	19.2%	16,582,670	21,454,313	
Total Capital Expenses	14,872,854	11,297,999	3,574,855	31.6%	19,099,806	23,503,812	
Net Capital Surplus/Deficit	(2,880,127)	(1,240,915)	(1,639,212)	132.1%	(2,517,136)	(2,049,499)	

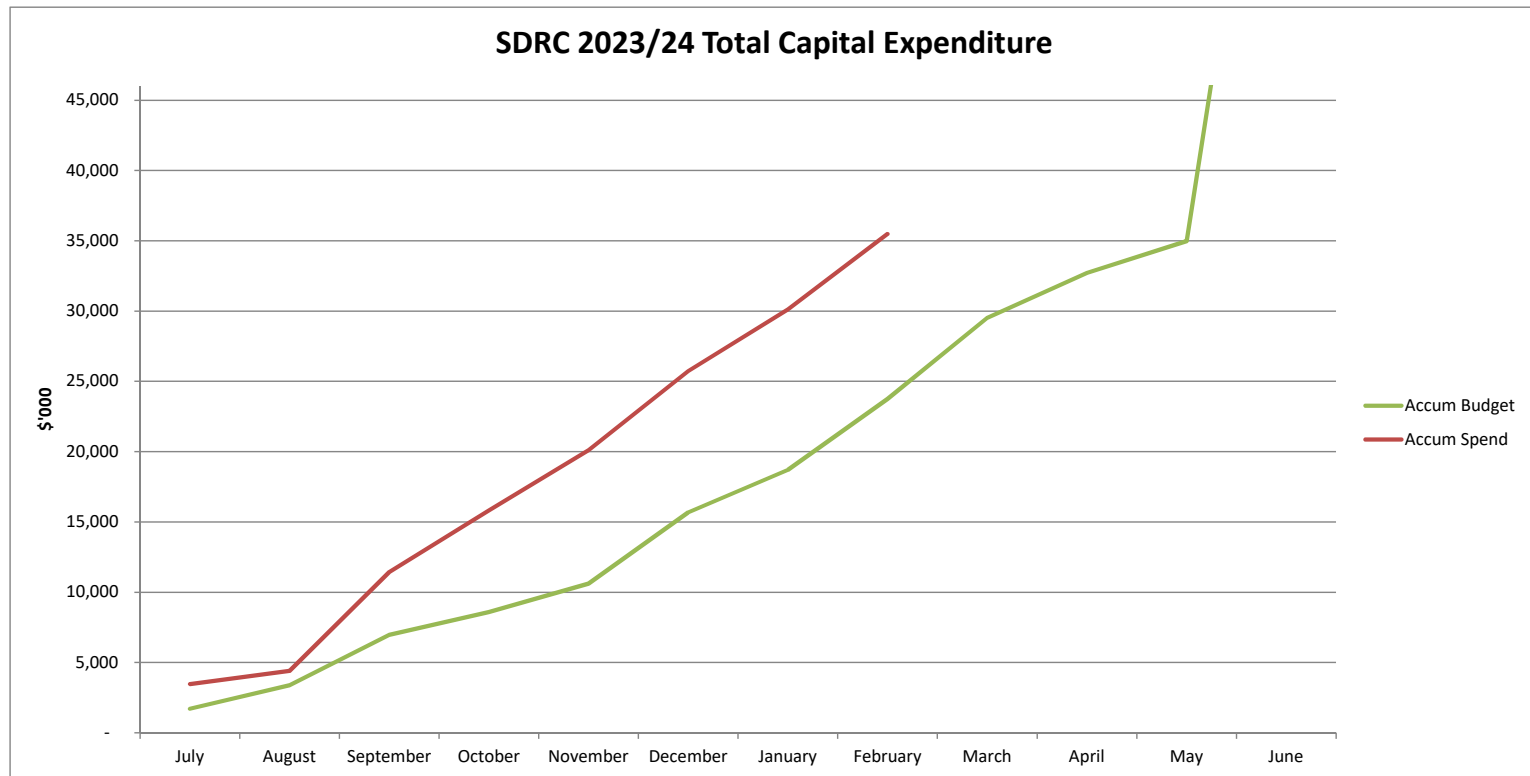
Comments

Actual expenditure includes Jan 2024 events and the Finance team in collaboration with the DRFA Project Manager will review actuals and budget especillay for the Feb and April 2022 events as part of the Q3 budget review.

**Southern Downs Regional Council
Capital Works Projects by Asset Class
As At 29 February 2024**

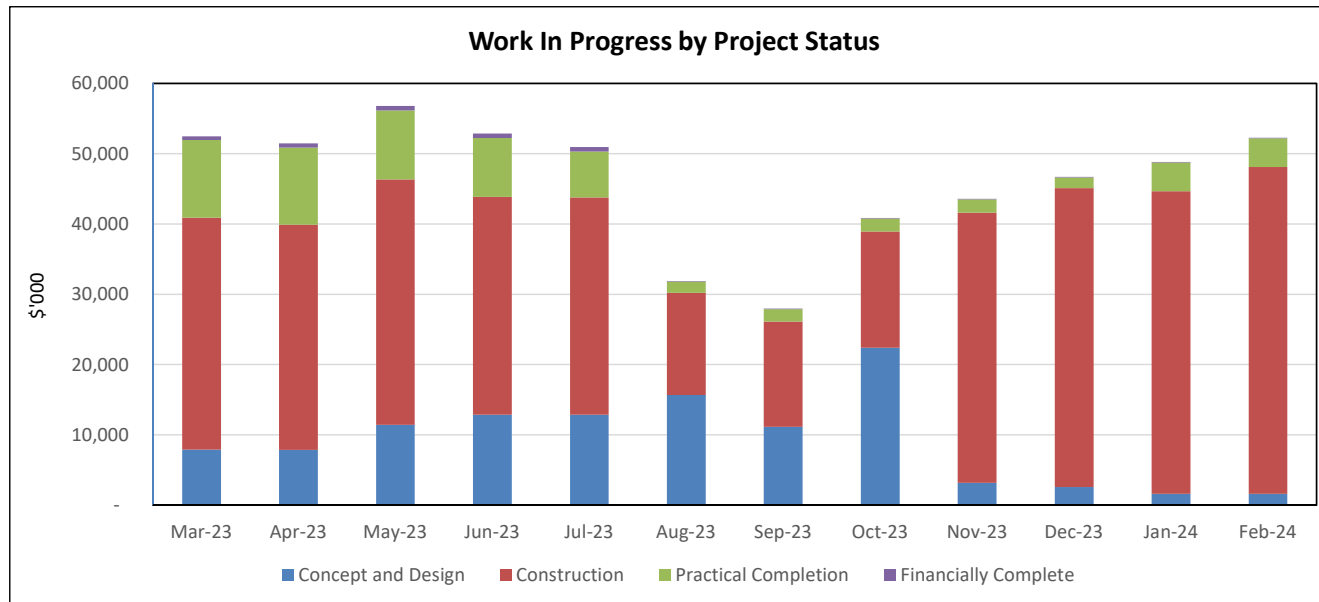
	Budget	YTD Expenditure	% Spent	Committed	Spent and Committed	% Spent and Committed
Land & Land Improvements	267,198	1,699	0.6%	10,343	12,042	4.5%
Buildings	8,433,029	4,399,637	52.2%	893,431	5,293,068	62.8%
Plant & Equipment	7,767,319	1,917,757	24.7%	2,924,739	4,842,496	62.3%
Roads, Drains & Bridges	30,008,845	17,254,081	57.5%	10,095,819	27,349,900	91.1%
Water	12,902,318	5,511,006	42.7%	2,815,398	8,326,404	64.5%
Sewerage	9,062,530	2,521,515	27.8%	5,680,824	8,202,339	90.5%
Other Assets	11,971,843	3,880,246	32.4%	4,449,002	8,329,248	69.6%
Total	80,413,082	35,485,941	44.1%	26,869,556	62,355,497	77.5%

Southern Downs Regional Council
Capital Expenditure
As At 29 February 2024



Capital committed costs as at 29 February 2024 is \$26.9 million

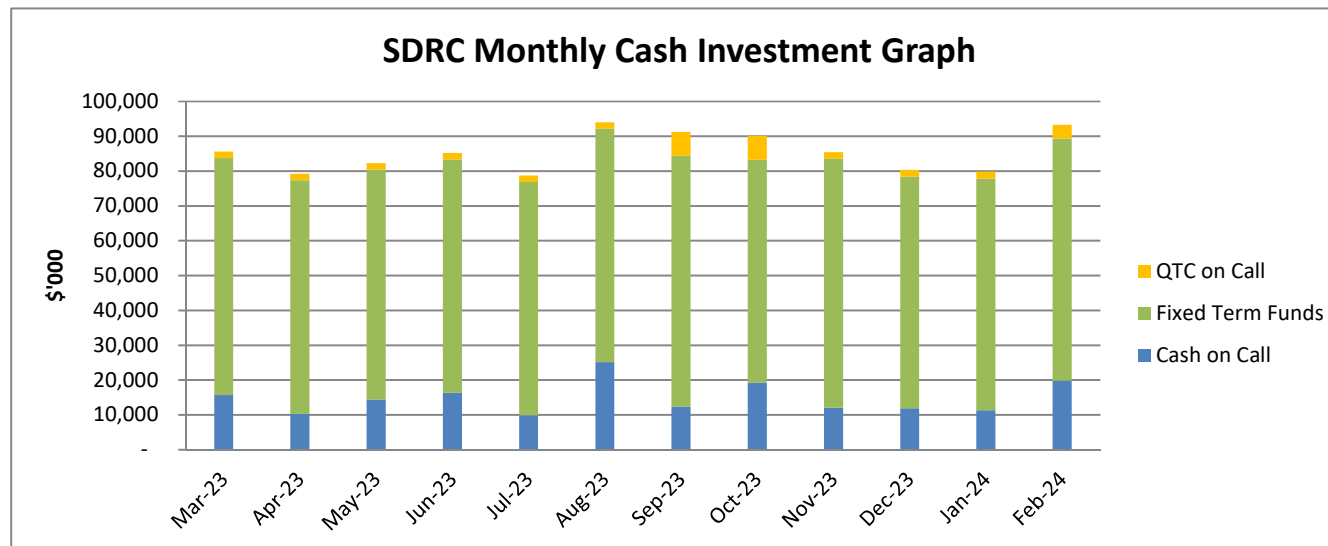
**Southern Downs Regional Council
Work in Progress (WIP) Status Report
As At 29 February 2024**

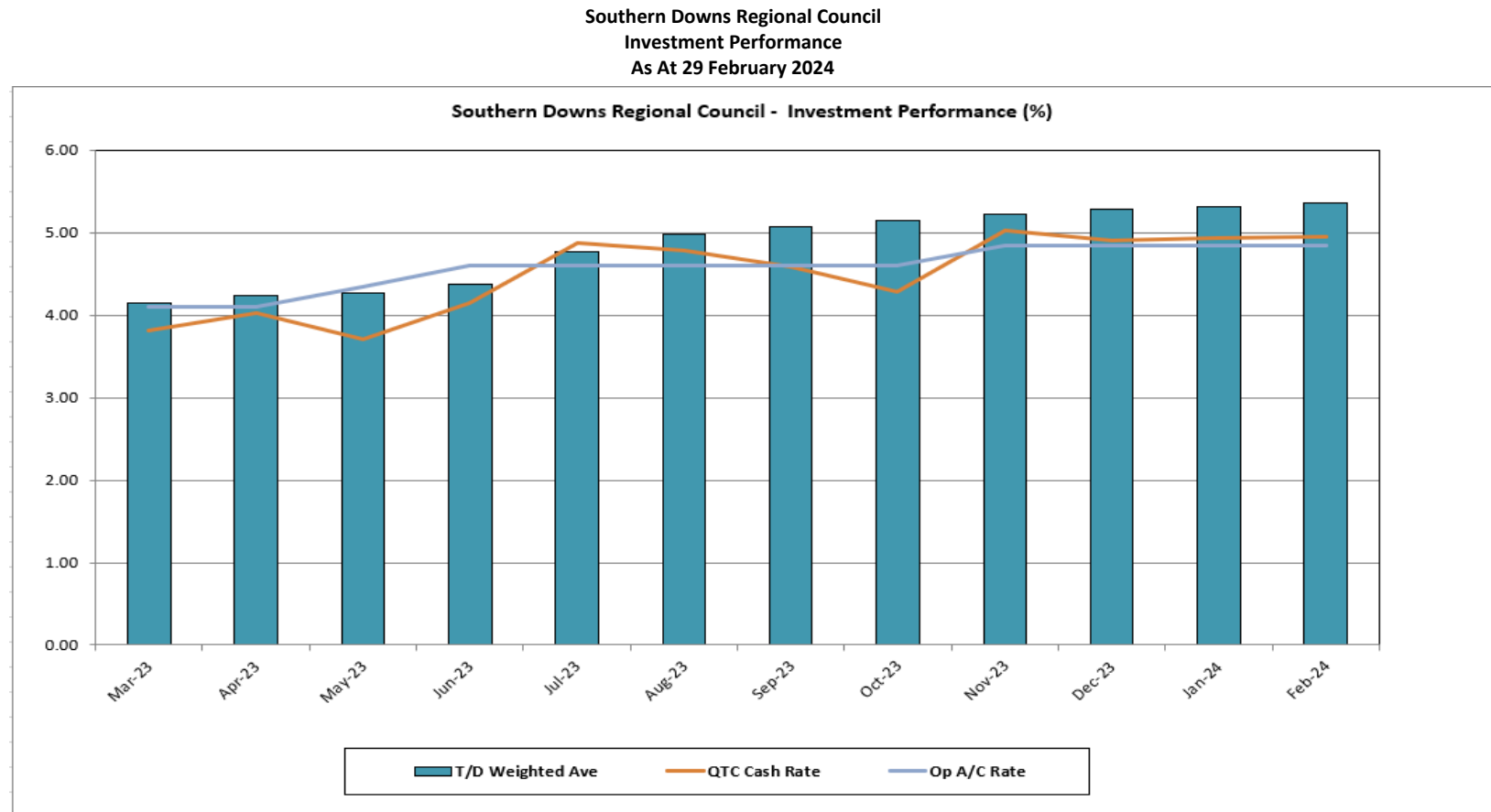


Project status' were reviewed and updated in February 2024.

Finance Team will continue to work with Department Managers and Asset Management Team to review and update project status'.

**Southern Downs Regional Council
Total Monthly Cash Investment Register
As At 29 February 2024**






**Southern Downs Regional Council
Borrowings Report
As At 29 February 2024**

QTC Loan Account Balances:

	\$
Fund Name: Southern Downs Regional Council	
CBD Redevelopment Stage 2	498,254
Market Square Pump Station	232,518
General	1,682,575
General 2009	796,734
General 2009/10	121,078
General 2010/11	1,829,090
General 2011/12	2,926,855
General 2012/13	1,679,371
Warwick Sewerage Treatment Plant	351,349
Allora Water Main	3,133,447
Stanthorpe Sewerage	-
Total Loan Balance	<u>13,251,270</u>

11.2 Local Housing Action Plan

Document Information

	Report To: Ordinary Council Meeting	
	Reporting Officer:	Meeting Date: 13 March 2024
	Land Management Consultant	ECM Function No/s: 3781348

Recommendation

THAT Council adopt the SDRC Local Housing Action Plan, as presented.

REPORT

Background

In early 2023, the Local Government Association of Queensland (LGAQ), announced its involvement with the Queensland State Government to facilitate the delivery of housing action plans across Queensland. A resolution was passed at the LGAQ 2022 Annual Conference calling for funding support for regional and local housing studies and the development of local housing action plans (LHAPs).

The State Government provided funding under the Queensland Housing & Homelessness Action Plan 2021-2025 to support local housing outcomes. Local Housing Action Plans (LHAP) consider factors impacting current and future housing needs, identify priority actions to address challenges and help coordinate responses.

Report

In August 2023, Council met with the LGAQ Project Manager to discuss supporting Council in preparing an LHAP with an internal working group being established.

In conjunction with the LGAQ, Council staff commenced preparation towards a draft LHAP, including data analysis and review of the Housing Needs Analysis prepared as part of the Planning Scheme review. A draft plan was presented to a Council Information Session in January 2024. The Plan has now been finalized in conjunction with the LGAQ and the State Government, through the Department of Housing.

In seeking Council adoption, it should be noted that the LHAP is iterative and subject to ongoing review, improvement and change.

Staff have been proactively working on a range of strategies to alleviate the housing challenges in the region over the past 12 months and these are detailed in the plan, together with proposed short and medium terms initiatives that Council can action or facilitate.

Implementation of the LHAP will involve partnerships with key stakeholders, Government and community housing providers, with a view to achieving the priority actions and housing outcomes.

Conclusion/Summary

Council is now requested to approve the Local Housing Action Plan in an effort to assist in addressing and resolving the housing challenges identified in the Southern Downs Region.

FINANCIAL IMPLICATIONS

Minimal financial implications exist as this project is funded. Council continues to review available land to support housing outcomes, which won't incur significant financial cost if such land is offered as part of partnerships with community housing providers.

RISK AND OPPORTUNITY

Risk

Minimal risks are applicable as all decisions are approved by Council and budgeted for at the appropriate time. The SDRC LHAP forms part of a broader housing strategy across Queensland.

Opportunity

Council has the opportunity to make land available for housing outcomes, in conjunction with the Land Optimisation Strategy. Land selected for the initiative may not otherwise have been utilised.

COMMUNITY ENGAGEMENT

Internal Consultation

An internal working group was involved in the preparation of the plan, including staff from Council's Executive, Planning Department and Land Management Team.

External Consultation

External consultation involved the LGAQ, community housing providers and key stakeholders such as local real estate agents.

LEGAL / POLICY

Legislation / Local Law

The *Housing Availability and Affordability (Planning and Other Legislation Amendment) Bill 2023* was introduced to amend the *Planning Act 2016* to improve planning framework's response to housing challenges.

Corporate Plan

Goal: OUR PLACES serve the needs of our people, providing attractive environments for living, working, playing and staying.

Outcome: Public places, services and facilities are accessible, sustainable and cost effective.

Objective: Facilitate and plan for safe, accessible and affordable infrastructure, housing, health and communication services for the community, visitors and industry.

Policy / Strategy

Land Optimisation Strategy 2023

ATTACHMENTS

1. Local Housing Action Plan [↓](#)

Local Housing Action Plan



Queensland
Government



Southern Downs
REGIONAL COUNCIL

ACKNOWLEDGEMENT OF TRADITIONAL CUSTODIANS

Southern Downs Regional Council acknowledges the Traditional Owners of the lands where we live and work, and we recognise their continuing connection to land, water and community. We pay respect to Elders, past, present and emerging, and acknowledge the important role Aboriginal Peoples and Torres Strait Islanders continue to play within the Southern Downs region.

DISCLAIMER

The Southern Downs Regional Council Local Housing Action Plan is a non-statutory plan and 'living document' prepared as part of the Queensland Housing & Homelessness Action Plan 2021-2025 (Action 5) to support local housing outcomes. This Local Housing Action Plan is not the same as a Housing Strategy under the State Planning Policy, or a housing study, but may inform statutory documents like a planning scheme.



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Partnership Acknowledgement



Queensland
Government



Every Queensland
community deserves
to be a liveable one

The Southern Downs Housing Action Plan was developed with the support of the Queensland Government in association with the Local Government Association of Queensland.

1 INTRODUCTION

1.1 LOCAL HOUSING ACTION PLAN

This Local Housing Action Plan (the Plan) is being developed through a joint initiative involving the Queensland Government, Southern Downs Regional Council (SDRC) and the Local Government Association of Queensland (LGAQ) to respond to a range of immediate, emerging, and longer-term housing challenges in the Southern Downs local government area.

This is an iterative process (see Figure 1) that does not intend to duplicate existing actions of Council or the actions under the Queensland Housing Strategy 2017-2027 or the Housing and Homelessness Action Plan 2021-2025. It seeks to identify opportunities, consider an agreed response, develop targeted actions on key priorities and enable ongoing review of effort to adapt and respond to changing needs.



Figure 1: The Local Housing Action Plan Iterative Process

1.2 APPROACH AND METHODOLOGY

The plan provides an overview of key community and housing characteristics, and emerging issues related to housing in the community and identifies a targeted initial set of priority actions to respond to housing needs. It has been developed through a review of a range of supporting documentation including:

- Southern Downs Regional Council Planning Scheme V5
- Statistical data from the Queensland Government Statisticians Office, including Census and other data sets such as building approvals, rental market data and housing approvals
- Housing needs data from the Queensland Government
- The Queensland Housing Strategy 2017-2027, the Housing and Homelessness Action Plan 2021-2025, and Homes for Queenslanders
- Southern Downs Regional Council Housing Needs Assessment (Nov 2019) and Addendum Report (Sep 2023).

Emerging issues and opportunities, key challenges and potential responses have been developed from the review of a range of data sets, anecdotal feedback, and preceding engagement opportunities with Council and other stakeholders. This Plan provides an overview of available information as a basis for discussion and decision making. It should not be viewed in isolation but considered as part of a broad response to supporting housing needs across the State.

1.3 INTERNAL CONSULTATION

Internal stakeholder consultation with the Chief Executive Officer, Director, Planning & Environmental Services, Director Customer & Organisational Services, Manager Planning & Development, Manager Sustainability & Strategy, the Land Management Consultant and SDRC Planning Services team was undertaken to inform the LHAP to allow for comment on statistical profile and response opportunities. The discussion focused on housing needs and the current oversupply of bedrooms in houses based on the region's ageing demographic and the lack of housing density to cope with the expected growth over the coming years.¹

1.4 SOUTHERN DOWNS HOUSING NEEDS ASSESSMENT

In 2019 the SDRC engaged the services of Foresight Partners to prepare a Housing Needs Assessment Report to inform the preparation of a new Southern Downs Planning Scheme.

The primary purpose of the study was to determine the adequacy of existing zoning allocations in the current planning scheme to accommodate projected growth to 2041 in the five key urban areas of Warwick, Stanthorpe, Allora, Killarney, and Wallangarra, as well as accommodate the planned growth and dwelling targets of the Shaping Southern Downs plan.

¹ Southern Downs Council, 2023, Discussion Paper to Inform LHAP Oct 2023.

In September 2023 the SDRC commissioned Foresight Partners to prepare this addendum report to the 2019 study. The purpose of this report was to update the analysis in the 2019 Housing Needs Assessment in consideration of

recent market changes and having regard to the State Interest relevant to housing.

As part of the preparation of the Southern Downs Local Housing Action Plan, both the outcomes of internal consultations

and the outcomes of the Southern Downs Housing Needs Assessment Report, plus the Addendum have been considered with relevant information included to inform actions.

2 KEY FACTS

2.1 THE SOUTHERN DOWNS REGION

The SDRC area is located in the Darling Downs South West region of Southern Queensland, about 160 kilometres south-west of the Brisbane CBD and bounded by the Toowoomba Regional Council area and the Lockyer Valley Regional Council

area to the north, the Scenic Rim Regional Council to the north-east, the New South Wales border to the south-east and south, and the Goondiwindi Council in the west.

The Southern Downs is predominately

rural, with numerous townships. The largest townships are Warwick and Stanthorpe, with smaller townships at Allora, Killarney, Wallangarra and Yangan. With a total land area of 7,122km² the Southern Downs region has extensive rural land that is used largely for agriculture, particularly sheep and cattle grazing. Fruit, vegetable and graingrowing, forestry and viticulture are important industries.



2.2 FIRST NATIONS

The Southern Downs Regional Council acknowledges the original custodians of the land on which we live and gives respect to Elders past, present and emerging, and through them to all Aboriginal and Torres Strait Islander peoples with whom we foster effective, respectful and culturally sensitive engagement.

3 KEY CHARACTERISTICS

3.1 DEMOGRAPHIC CHARACTERISTICS

3.1.1 POPULATION

In 2021, Southern Downs was home to 36,641 residents. The current population forecast for the Southern Downs Region for 2023 is 37,050 and is forecasted

to grow to 41,747 by 2046, based on data available, representing an annual population increase of 0.52%³. Out of all the townships in the region, Warwick is

expected to see the largest growth (1.26% annually) with large average annual growth rates for the area outside of central Warwick.

Southern Downs Regional Council	Forecast year						Change between 2021 and 2046	
Area	2021↕	2026↕	2031↕	2036↕	2041↕	2046↕	Total change↕	Avg. annual % change↕
Southern Downs Regional Council	36,656	37,653	38,763	39,733	40,717	41,747	+5,091	+0.52
Allora and surrounds	2,635	2,710	2,815	2,895	2,981	3,070	+435	+0.61
Applethorpe - The Summit and surrounds	3,554	3,674	3,802	3,886	3,981	4,071	+517	+0.54
Glen Alpin - Girraween - Granite Belt	3,047	3,043	3,086	3,122	3,184	3,258	+211	+0.27
Killarney and surrounds	2,137	2,112	2,150	2,178	2,228	2,288	+151	+0.27
Rural North-West	1,823	1,905	1,978	2,054	2,136	2,214	+391	+0.78
Stanthorpe	5,314	5,490	5,672	5,786	5,873	5,953	+639	+0.46
Warwick - Central	12,477	12,680	12,859	13,043	13,217	13,425	+948	+0.29
Warwick - Balance	3,282	3,523	3,780	4,028	4,255	4,492	+1,210	+1.26
Yangan - Maryvale and surrounds	2,388	2,518	2,620	2,741	2,862	2,976	+588	+0.88

Table 1: Forecast breakdown for each area in Southern Downs (2021 – 2046).⁴

The Aboriginal and Torres Strait Islander population in the region as of 2021 was 2,960 (5.9% of the total population).

³ Southern Downs Regional Council population forecast, Informed Decisions, July 2023.

⁴ Southern Downs Regional Council population forecast, Informed Decisions, July 2023.

3.1.2 DEMOGRAPHIC AND ECONOMIC TRENDS

Table 2 below outlines the key demographic data based on the Australian Bureau of Statistics 2021 Census Data.

Data Category	Demographic Snapshot
Age	The median age in the Southern Downs region was 48.2 years in 2021 which is significantly higher than the median age of Queensland of 38.6 years. ⁵ The Aboriginal and Torres Strait Islander community within the Southern Downs region has a different and younger age structure than the non-Indigenous community, with 38% of the population aged 14 years or younger and only 7.5% aged 65 years or over.
Migration	Of the Southern Downs' residents in 2021, around 84.4% lived in the region one year ago , and 69.2% lived in the region 5 years ago . Other key places of residence for new Southern Downs residents (between 2016 and 2021) include Brisbane LGA, Toowoomba LGA, Gold Coast LGA, and Logan LGA.
Cultural Backgrounds	In the Southern Downs region, 81.4% of the population were born in Australia. This represents a higher proportion of Australian-born residents when compared to Queensland (71.4%). The top three non-English speaking backgrounds include Philippines, Italy and Netherlands.

Table 2: Summary of key demographic information for the Southern Downs Region for 2021⁵

Table 3 below outlines the key economic data based on the Australian Bureau of Statistics 2021 Census Data.

Data Category	Economic Snapshot
Household Composition	Lone person households make up 29.4% of households in the region, which represents a slightly higher proportion than Queensland. The Aboriginal and Torres Strait Islander community within the Southern Downs have a higher proportion of one family homes, (78%) than those who do not identify as Aboriginal and Torres Strait Islander (66.8%).
Family Composition	Almost half of families in the Southern Downs region were couple families with no children representing 49.6% of the population, which is higher than Queensland 40.3%
Family Incomes	The median total family income in the Southern Downs region was \$72,592 per year (average median income of \$1,396 per week) which is significantly lower than the Queensland median of \$105,248 per year (\$2,024 per week). Therefore, the Southern Downs has a higher proportion of low-income families when compared to Queensland, with 9.5% compared to Queensland's at 6.9%. Average household income has increased with only minor changes to the labour force participation rate.

Table 3: Summary of key economic information for the Southern Downs Region for 2021⁷

Housing Implications

Analysis of key demographic characteristics indicates several implications for housing in the region, including:

- A trend of an ageing population is particularly pronounced in the region, despite the influx of new residents during the pandemic. The region's older demographic will most likely

see the housing needs of the region evolve, leading to increased demand for accessible and age-friendly housing options.

- The traditional larger homes designed for families with children now constitute a smaller proportion of the market, reflecting a shift toward preferences for more compact housing options and a need for more diverse housing.

- However, as the housing needs analysis found, "anecdotal evidence, is that even people seeking to downsize from a large house still show a preference for a three-bedroom property, whether on a smaller lot (closer to town), or as a semi-detached dwelling or townhouse."

⁵ Australian Bureau of Statistics, 2021, Southern Downs LGA Census Data 2021

⁶ Queensland Government Statistician's Office, Regional Profile Southern Downs – median age, November 2023.

⁷ Australian Bureau of Statistics, 2021, Southern Downs LGA Census Data 2021

- Anecdotal evidence, Council officer's observations, and planning approvals indicate recent increases in migration from overseas to meet business and labour force requirements of local firms. This has led to intervention in the housing market from medium-large firms seeking to house their growing workforce.

Ensuring a sufficient and suitable housing supply is crucial for maintaining diversity in the region's demographic and age profiles. Without an available housing stock, the region may face challenges in attracting new residents, leading to a continued ageing population and significant economic, labour force, and productivity implications.

3.2 HOUSING CHARACTERISTICS

3.2.1 HOUSING SUPPLY

Table 4 below provides a snapshot summary of the key findings for housing supply based on the Housing Needs Assessment Addendum Report for Southern Downs as well as 2021 Census data.

Trend Category	House and Land
Housing Supply	Total dwellings in the region in 2021 was 17,360 (91.3% being separate houses) . Between 2016 and 2021 detached dwellings increased by 1,195 dwellings.
Vacancy Rate	The vacancy rate (unoccupied dwellings at the time of the Census) decreased from 14.2% in 2016 to 12.7% in 2021 .
Vacant Land	There are 553 total vacant lots , with a subdivided supply of around 273 lots totaling 65ha in the region and 260 lots for broad hectare supply totaling 672.8ha. Around 55.5% of the total lot supply (296 lots) are zoned Low Density Residential, around 16.5% is zoned Rural Residential (88 lots), and 14.6% is zoned Medium Density Residential (78 lots).
Realistically Developable Supply	Of the available residential and mixed-use lots, 470 lots are realistically developable, with only some rural residential lots having some loss of land due to the possibility of flooding, but no loss of entire lots.

Table 4: Summary of key Housing Supply information for the Southern Downs Region 2021⁸

Housing Implications

Analysis of key housing supply characteristics indicates several implications for the region, particularly:

- There is an evident lack of housing diversity in the region which will lead to challenges in accommodating the diverse needs of the growing and ageing population in the region, potentially exacerbating issues related to affordability, accessibility, and overall housing suitability.

- There has been a minor increase in attached / semi-detached dwellings, from 1,329 in 2016 to 1,358 in 2021. However, with detached dwellings rising from 14,484 to 15,679 in the same period, the housing needs analysis found these remain the preferred housing typology in the region.
- Vacant Rural Residential lots in the LGA do not often change hands, with some lots purchased and held for many years without developing them⁹. This causes

constraints to the delivery of additional stock in a highly sought-after market segment (acreage properties).

- As in most of the State, Southern Downs has a low rental vacancy rate of 0.2% in the large centres of Warwick and Stanthorpe, 0.7% for Allora, 0% for Killarney and 1.7% for Wallangarra, constraining the ability for people to move to the region.

⁸ Australian Bureau of Statistics, 2021, Southern Downs LGA Census Data 2021

⁹ Housing Needs Assessment Addendum Report - Southern Downs LGA pg 26

3.2.2 HOUSING AFFORDABILITY SNAPSHOT

The following section outlines key statistics related to housing affordability in the Southern Downs region (see Table 5).

Trend Category	Housing Affordability - Mortgage/Rental Stress
Mortgage Affordability	In Southern Downs, 37.7% of low income households with a mortgage were paying 30% or more of their household income on mortgage repayments. This proportion is much higher than in Queensland as a whole.
Rent Affordability	As of 30 September 2023, the median rent in the Southern Downs was \$380 per week for a 3 bedroom house and \$290 for a 2 bedroom unit. Some 34.7% of renting households were paying greater than 30% of household income in rent in 2021.
Sales and Pricing	Residential property sales in the Southern Downs were 748 sales per annum between 2012-13 and 2019-20, before increasing significantly to annual sales of 1,639 in 2021-22

Table 5: Summary of key Housing Affordability information for the Southern Downs Region 2021

Housing Implications

Analysis of key housing affordability characteristics indicates implications for housing in the region, particularly that rental affordability is an issue in the Southern Downs LGA as it is seeing housing pressures, including increasing rents and prices, limited market availability of rental properties, and very low rental vacancy rates.

3.3 SOUTHERN DOWNS HOUSING NEED

The Housing Needs Assessment Report examined the supply of land zoned for residential purposes (Low and Medium Density, and Rural residential) as well as Mixed Use and Township zone land that can be used for residential development.

Findings conducted by Foresight Partners show that the Southern Downs will need about 2,035 additional dwellings by 2041 (see Table 6), which is equivalent to 88 new dwellings being built per annum over a 23-year period to meet the demand¹⁰. These dwellings will be needed across the

region but particularly within the main employment centres.

There is sufficient vacant land to meet forecast demand, however this would need to be monitored over time to ensure this remained the case.

Type / Zone	Est. % Demand	Est. Dwelling Demand	Vacant Lots	Difference	Theoretical Max. Lot Capacity
LDR* (Incl. Township)	77%	1,401	336	-1,065	4,447
MDR** (or attached/semi-detached)	6%	109	77	-32	592
Rural residential	16%	291	88	-203	586
Rural	1%	18	n.a	n.a	
Total	100%	1,820	501		

*LDR – Low-density residential **MDR – Medium-density residential

Table 6: Forecast Dwelling Need by Type, Southern Downs LGA, 2023 to 2041

¹⁰ Foresight Partners Estimates, 2023, Housing Needs Assessment Addendum Report – Southern Downs LGA

4 KEY FOCUS AREAS

Areas of focus have been determined through a review of existing data and engagement with stakeholders as identified in the methodology. These focus areas will be considered when identifying and prioritising actions.

Overall, there is very little diversity or choice in the construction of new homes,

with the majority being single detached housing. Latent demand may exist for medium density housing, however, in order to invest in specific solutions, more evidence of market demand is required.

It is important to note overall adequate land is available for new residential construction; nevertheless, data on

privately certified, Council-certified, and removal dwelling approvals reveal a notable predominance of detached housing. The challenge lies not in approvals hindering supply but rather in market prices and developers strategically managing supply, especially in the context of rural residential areas.

4.1 SHORTAGE IN PRIVATE RENTAL MARKET

The region's rental housing operates in a constrained market, affecting availability. To support local demand and new entrants like skilled workers, accessible rental housing is crucial. Failure to address the rental shortage may have long-term adverse impacts on regional economic development, productivity, and labour force renewal in the region.

A notable surge in median value of rents has been observed since 2020. This trend can be attributed, at least in part, to the decrease in the total stock of rental dwellings, indicated by a decline in bonds

held by the Rental Tenancy Authority (RTA) from March 2021 onwards. Another contributing factor to the constrained rental supply is the acquisition of rental properties by owner-occupiers. According to discussions with local real estate agents conducted by Foresight Partners on behalf of the SDRC, the substantial rise in property prices during the pandemic led to the sale of many permanent rental properties to owner-occupiers. This, in turn, has intensified competition among renters for a reduced pool of available rental housing.

Notably, the adverse impact of Airbnb (or short-term) rentals on the permanent rental stock was specifically highlighted for Stanthorpe. As of June 2023, the scarcity of rental options was evident, with only 18 properties available for rent on Realestate.com¹¹. The table below (Table 7) delineates the number of rental listings in key areas within the region by type.

	House	Unit	Duplex / Semi-detached	Other	Total
Warwick	5	6	1	0	12
Stanthorpe	4	0	0	0	4
Allora	0	0	0	0	0
Killarney	0	0	0	1	1
Wallangarra	1	0	0	0	1
Total KUAs	10	6	1	1	18

Table 7: Rental listings by areas and types as at 30 June 2023

¹¹ Housing Needs Assessment Addendum Report – Southern Downs LGA- September 2023



The rental vacancy rates in the region also sit well below the 'healthy' rental vacancy rate (3%-3.5%) with each key area within the region seeing:

- 0.2% for the 4370 postcode (Warwick)
- 0.2% for the 4380 postcode (Stanthorpe)
- 0.7% for the 4362 postcode (Allora)
- 0% for the 4373 postcode (Killarney) and
- 1.7% for the 4383 postcode (Wallangarra)¹²

These vacancy rates indicate a significant shortage in the availability of housing for renting households. Another factor adding to the rental market pressures in the Southern Downs region are non-resident workers. The Southern Downs and Granite Belt area attract individuals engaged in long-term energy and construction projects, along with seasonal agricultural work, particularly in Stanthorpe. The fluctuating demand,

notably peaking between September and May leads to spikes in median rents during busy periods and restricts leasing options for houses and units in the off-season.

4.2 HOUSING FOR AN AGEING POPULATION

The Queensland Government's *Healthy Ageing Strategy* indicates there is increasing desire among older people to age in place, that is, continuing to live in their communities as they get older. The ability to age in place depends on multiple factors, including access to appropriate housing, transport, health services, and social participation.

Demand is notable when looking at the QGSO population projections (2023 series) which suggests that the proportion of Southern Downs residents aged 65+ will be around 36% by 2041.

The demographic trend indicates that the population of Southern Downs will continue to have a higher percentage of people in the older age bracket than the

Queensland average.

Addressing the needs of this ageing population necessitates a broader range of housing options. This involves offering diverse dwelling sizes, styles and tenures to cater to the older demographic seeking downsizing alternatives, beyond traditional aged care accommodations. Potential options include independent living units (ILUs) in retirement villages or over 55s accommodation, as well as a growing demand for specialised aged care facilities like assisted living and nursing homes.

As of June 2023, there were 16 aged care services providing 418 operational places within the Southern Downs region. Considering the increasing population of

individuals over 65 years and the rising demand for health support services, especially given that 34.4% of the population had one or more long-term health conditions in 2021, it is evident that there will be a growing need for suitable aged care services well beyond the current available capacity.

The ageing population poses a significant challenge for the region in the coming decades, and this issue is compounded by the limited diversity in housing stock. Internal Council consultations reveal a lack of variety in the construction of new homes, with the majority of developers opting for traditional single-detached housing.

4.3 SOCIAL HOUSING

As of June 2023, there were 78 applications for social housing with an average number of months on the housing register of 20.19 months (which is lower than the Queensland average of 27.94 months).¹³

The Southern Downs is experiencing a pressing need for increased social housing due to existing shortages and

the number of active applications on the housing register. Recognising this need, both the State and Federal governments are urged to invest in additional social housing, aligning with current state government policy. The primary challenge in the region lies in securing funding to address the shortage of social housing and provide essential support to the more vulnerable members of the community.

Although social housing is a State lead responsibility, Council is open to partnering with the State to potentially identify areas of need for more social housing through future engagement. These potential opportunities are outlined in Section 5.2 Actions.

¹² SQM Research

¹³ Queensland Government, 2023, *Social Housing Register as of 30 June 2023*

4.4 HOMELESSNESS

Estimates from the 2021 census state that approximately 118 individuals were experiencing homelessness in the Southern Downs region.¹⁴

Currently, Cornerstone Homelessness Program operates the sole homelessness

shelter of the region in Warwick, providing crisis accommodation and emergency relief for a smooth transition into permanent housing. Stanthorpe does not have a homelessness shelter, and low vacancy rates in caravan parks

and backpacker hostels during peak harvesting season can limit the Granite Belt Neighbourhood Centre's ability to secure alternative crisis accommodation.

4.5 WORKERS ACCOMMODATION

The number of applications for workers accommodation is on an upward trend. Since January 2020, the SDRC has approved 16 applications to convert existing dwellings/structures to workers' accommodation. If completed, these would have the capacity to house some 124 workers.¹⁵

The Southern Downs region is currently grappling with housing shortages for its expanding workforce, prompting local businesses to explore investment opportunities in the housing market. Some firms are actively pursuing the expansion of their workforce through

direct overseas migration to the Southern Downs, increasing demand for housing to support these incoming workers.

Anecdotal evidence highlights instances where new staff, faced with low vacancy rates, are seeking accommodation upon receiving job offers. The availability of housing is paramount to meeting these needs, prompting the Council to consider appropriate strategies.

Furthermore, long-term energy projects are contributing to an increased regional workforce, intensifying pressures on the housing market. For instance,

while Macintyre Wind Farm provides some onsite worker accommodation, a significant number of workers are housed in motels or rental properties, exacerbating the strain on an already limited market.

The demand for unit accommodation, especially for medium-density housing, is evident in the region, with new residents who simply require accommodation to house themselves in the region and may choose to transition to single detached family homes in the future or other housing types.



¹⁴ Australian Bureau of Statistics, 2021, Southern Downs LGA Census Data 2021

¹⁵ Housing Needs Assessment Addendum Report – Southern Downs LGA. September 2023

5 RESPONSE OPPORTUNITIES

A Local Housing Action Plan enables engagement across all levels of government, and benefits from partnerships between private and not-for-profit organisations. An initial set of tactical actions has been developed,

enabling refinement through an ongoing iterative process. These actions provide for a targeted response and outcomes that will seek to either create immediate benefit or establish a foundation for the next phase of actions. More specific

responses will be determined in consultation with the local housing and social services sector. These responses can provide flexibility in delivery and support each of the broad areas identified.



5.1 EXISTING INITIATIVES

The SDRC has already worked on several key initiatives to address the housing crisis to date and look forward to accelerating opportunities in partnership with the State. Some of the key activities and initiatives the Council has implemented include:

- **Land Optimisation Strategy 2023**
This strategy aims to maximise opportunities available for Council owned or controlled land for the community to engage in a secure long-term lease to provide outcomes for housing, development and community use. In August 2023 Council invited tender submissions for seven lots within the region.
- o The following principles underpin the Strategy:
 - Optimise benefits of available Council land currently under-utilised;
 - Establish partnerships and best practise dealings with State

Government and industry to achieve positive outcomes;

- Meet the needs of our community in terms of housing and potential land use;
- Maximise revenue outcomes and value for money returns on available land assets.
- o Specific actions arising from the strategy include, but are not limited to the following:
 - Review Council's land register and offer vacant land for lease or disposal;
 - Investigate land suitable to meet housing needs within urban areas;
 - Apply to the State Government to purchase available land/to secure tenure arrangements;
 - Ongoing review of parks and reserves to establish highest and most appropriate use.

Community Housing Provider

Partnership. Council has commenced an initiative to partner with one or more Community Housing Providers (CHP) to facilitate and expedite the delivery of further housing in the region. The partnership could include Council providing land, facilitating streamlined approval processes and potentially co-design of any project. An outcome may also be the inclusion of Council staff housing in an integrated development. To this end, an Expression of Interest was circulated to twelve reputable and experienced CHPs in August 2023. Six of these organisations subsequently presented to Council in November 2023 and one was invited back to the region to discuss options in greater detail in December 2023. Discussions are ongoing and it is anticipated that potential project/s will be identified and progressed through 2024.

- Commence the development of a new **Southern Downs Planning Scheme.**

5.2 ACTIONS

The SDRC, with the support of the Queensland Government through the Housing and Homelessness Action Plan 2021-2025, is committed to engage in the delivery of its initial Local Housing

Action Plan through this set of actions, developed to target immediate to longer term housing responses. This is an iterative process, and these actions and target outcomes will seek to either

create immediate benefit or to establish foundations that help respond to ongoing housing need.

It is important to note that this Local Housing Action Plan provides an overview of available information as a basis for discussion and decision-making. It should not be viewed in isolation but considered as part of a broad response to supporting housing need across both the Southern Downs region and the State more broadly.

1	Land and Development	Timeline
1.1	Council to continue with the current Land Optimisation Strategy 2023 to determine land suitable for residential development and disposal for residential purposes.	Short
1.2	Council to review existing land holdings, particularly in central Warwick, to identify land that is suitable for development and/or redevelopment to support short and longer-term housing outcomes.	Short

2	Planning	Timeline
2.1	Council to finalise new Planning Scheme that will consider emerging and future housing needs.	Medium
2.2	Council to continue to work with Community Housing Providers to continue current initiatives to provide land and facilitate the development of suitable housing projects that respond to housing needs.	Short
2.3	New Local Government Infrastructure Plan (LGIP) identifying infrastructure project and to support growth	Medium

3	Optimisation	Timeline
3.1	Council to expedite the outcomes of its Land Optimisation Strategy with a view to addressing regional housing needs.	Short
3.2	Actively lobby the Queensland Government and State Agencies to expedite regional housing outcomes.	Short
3.3	Liaise with State Agencies to establish government worker accommodation needs in conjunction with Council's employee housing projects.	Short

4	Master planning	Timeline
4.1	<p>Council to continue current master planning strategies to maximise identified sites for residential land development including the following projects:</p> <ul style="list-style-type: none"> • Old Rosenthal Depot Site, Willi Street, Rosenthal Heights • Glen Road/Willi Street triangle, Rosenthal Heights • Willi Street Park Reserve, Rosenthal Heights • Rosendahl Street Road Reserve, Warwick • Fitzroy and Canning Streets, Warwick • Gordon Lane Units, 35-37 Gordon Lane, Allora • Vacant Land, 33 Anemone Street, Killarney 	Short

5	Supports	Timeline
5.1	Council to consider additional actions to support future flood resilience measures for forced displacement during disaster events.	Short
5.2	Council to support and assist Community Housing Providers to respond to specialised housing needs including disability, crisis, homelessness and domestic violence accommodation. Example – Fitzroy and Canning Street project.	Short
5.3	<p>Council to work in partnership with the State Government to identify social housing need and potential suitable sites where conversion of tenure or change of ownership is required. Potential sites include:</p> <ul style="list-style-type: none"> • Willi Street Park Reserve, Rosenthal Heights. • Banksia Gardens, Boronia Street, Warwick* • Apex Park, 25 Yarrowonga Street, Warwick* • Drill Hall Park, 15-23 Short Street, Stanthorpe* • Rosendahl Street Road Reserve, Warwick • Pennant Park, 41-45 Fairway Drive, Warwick* • Stonewood Park, 5 Stonewood Crs, Warwick* <p>*Note: Future public consultation would need to be undertaken prior to any decision by Council to proceed.</p>	Short
5.4	Council to apply to freehold available lots for community housing and work with Community Housing Providers to establish affordable or group title housing solutions.	Short

6	People in need	Timeline
6.1	Council to seek opportunities, funding and partnerships to undertake data collection to identify the extent and location of people at risk of homelessness in each community and target responses.	Medium
6.2	Council to engage with Specialist Disability Accommodation (SDA) on appropriate accommodation options for people with disability in Warwick and Stanthorpe.	Short

7	Construction	Timeline
7.1	Council to investigate and identify opportunities, either through the revised Planning Scheme or Council policy initiatives, mechanisms to meet housing market demand.	Medium
7.2	<p>Council to identify specific initiatives that may be considered to encourage targeted outcomes, such as temporary incentives to stimulate approved developments.</p> <p>Examples:</p> <ul style="list-style-type: none"> • Reviewing infrastructure charges, possible barriers or other mechanisms to commencing approved developments in order to accelerate supply, • Consider incentives through infrastructure charges to increase diversity of housing stock, including accessing the \$350m Homes for Queenslanders fund for infill developments. 	Medium

8	People in need	Timeline
8.1	Council to fast-track land development on identified sites, through the Land Optimisation Strategy, for employee housing, utilising current budget allocations.	Short
8.2	Council to investigate opportunities to partner with aged care providers and private builders who specialise in aged care accommodation to encourage investment in the region to cater for an ageing population.	Short

5.3 NEXT STEPS

Council will establish a Local Housing Action Plan Working Group of key representatives from Council, relevant

State agencies, key stakeholders and community organisations, to oversee and progress actions, review findings, report six

monthly progress and further develop the Plan in an open partnership to address and ultimately resolve the housing challenge.



Southern Downs
REGIONAL COUNCIL

Southern Downs

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

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11.3 Disposal of land described as Lot 2 on SP287028, located at 6 Gus Mauch Road, MASSIE - Warwick Aerodrome

Document Information

	Report To: Ordinary Council Meeting	
	Reporting Officer:	Meeting Date: 13 March 2024
	Land Management Officer	ECM Function No/s: 3778304

Recommendation

THAT Council:

1. Pursuant to section 236(2) of the *Local Government Regulation 2012*, apply an exception to the disposal of a valuable non-current asset other than by tender or auction for land located at 111 Massie Bony Mountain Road, Massie and described as Lot 2 on SP287028 (the Land);
2. Pursuant to section 236(1)(c)(vii) of the *Local Government Regulation 2012*, approve the disposal of the Land to the current lessee at market value given the land is used as an airport or related purposes; and
3. Authorise the Chief Executive Officer to finalise the terms and conditions of the sale and relevant Titles Queensland land transfer documents.

REPORT

Background

Council has developed and subsequently leased and/or sold various parcels of land at the Warwick Aerodrome, dating back a number of years. Prior decisions to dispose of leased land were delegated to the Chief Executive Officer, based on the fact that the lessee was given the option to purchase the land.

The current Lessee of Lot 2 on SP287028, having an established lease since July 2011, seeks to purchase the land. This request comes about following a previous agreement where Council agreed to dispose of the land to the Lessee. In March 2021, Council offered the Lessee an option to lease or buy the land, with a proposed purchase price being considered at the time. Discussions regarding proposed purchase were ongoing, however, no purchase occurred due to financial strain on the Lessee at that time.

With Council's consent, the Lessee has continued to lease the site under a holding over clause. Council is now being requested to abide by the previous agreement to sell the land.

Report

Pursuant to section 236 of the *Local Government Regulation 2012*, Council has the ability to dispose of land without holding an auction or calling tenders, in certain circumstances. In the past, Council has provided the Chief Executive Officer with delegated authority to approve the disposal of land, with exemption from tendering or auction, in certain circumstances. At Council's General Meeting on 26 April 2018, Council resolved that the following circumstances for disposal applied:

- (a) The land is not suitable to be offered for disposal by tender or auction for a particular reason, including for example, the size of the land or the existence of particular infrastructure on the land; and
- (b) There is not another person who owns other adjoining land who wishes to acquire the land; and
- (c) It is in the public interest to dispose of the land without a tender or auctions; and
- (d) The disposal is otherwise in accordance with sound contracting principles.

Given the leased area contains a hangar and concrete slab owned by the Lessee, there is added complication in separating the constructed assets and disposing of the land which may either require the Lessee to remove the slab and hangar or negotiate the sale of the hangar to a new perspective buyer. The risk arises that potential buyers would be deterred from offering to buy the land given the existence of a hangar on the land.

Having regard to the background circumstances, Council is able to rely on exceptions for the disposal of a valuable non-current assets whereby Council may dispose of an interest in land that is used as an airport or for related purposes if it is in the public interest to dispose of the land without a tender or auction and the disposal is otherwise in accordance with sound contracting principles. In support of the recommendation to dispose of the land to the Lessee, the following circumstances are provided:

Sound contracting principles (section 104(3) of the *Local Government Act 2009 (LGA)*:

- a revised valuation dated December 2023 was obtained for the land only. A registered valuer under the *Valuers Registration Act 1992* prepared the market value for the Land, which was agreed to by the Lessee. The market value indicated that the sale price meets market expectations and is considered acceptable to Council.
- The existence of a constructed hangar and concrete slab, potentially not forming part of the sale contract presents a risk to achieving open and effective competition.

Public Interest

- Included in the ***local government principles*** (section 4(2) of the LGA) is transparent and effective processes and decision-making. In this case, it is deemed unnecessary and costly to offer the land by tender given the prior agreement with the Lessee and existing ownership of assets on the land.

Conclusion/Summary

Council is now requested to consider approving the disposal of land to the prospective buyer, based on the previous circumstances together with Council meeting legislative compliance with the exceptions to dispose of such land.

Given the prolonged negotiations between Council and the Lessee, without a sale being executed when initial discussions took place, Council is requested to consider the matter in lieu of the Chief Executive Officer exercising delegated authority, which is considered an expired authority for this matter in any case.

FINANCIAL IMPLICATIONS

There are no significant financial implications of this decision, other than sale proceeds not being budgeted and ongoing rates revenue continuing.

Legal costs for the sale are deducted from sale proceeds and the purchaser meets their legal costs.

RISK AND OPPORTUNITY

Risk

Minimal risks exist with this decision as it meets legislative requirements and resolves a long-standing lease matter.

Opportunity

Council has the opportunity to dispose of land that was previously being leased. Sale proceeds are received in lieu of ongoing lease rental payments.

COMMUNITY ENGAGEMENT

Internal Consultation

No internal consultation has occurred with this matter, other than senior management.

External Consultation

External consultation has occurred with the prospective purchaser. Council has also sought comments from the Principal Advisor, Local Government Division, Department of State Development, Infrastructure, Local Government and Planning. Advice indicates that Council may consider the use as airport and related purposes together with ensuring the disposal is in the public interest and meets sound contracting principles.

LEGAL / POLICY

Legislation / Local Law

Pursuant to the *Local Government Regulation 2012*, Council cannot dispose of land unless it invites written tenders under section 228 or offers the land for sale by auction. However, pursuant to section 236(1)(c)(vii), Council has the ability to dispose of land without holding an auction or calling tenders where the disposal is of an interest in land that is used as an airport or for related purposes, if it is in the public interest and in accordance with sound contracting principles. Those circumstances have been addressed in this report and supporting information presented to justify the recommendation.

Corporate Plan

Goal:	3	Our Prosperity
Outcome:	3.1	Population growth is maximized within the parameters of maintaining our locality's unique character and provision of infrastructure.
Objective:	3.1.1	Develop and implement a Residential Attraction Strategy and Job Creation Strategy to attract a diverse range of new residents to the region.
Performance Indicator:		Population Growth

Policy / Strategy

Council Tenure Policy PL-RP001. Compliance with the requirements of the lease policy have been achieved.


ATTACHMENTS

1. Site Map[📄](#)



11.4 Local Recovery and Resilience Plan - Bushfires 2023

Document Information

	Report To: Ordinary Council Meeting	
	Reporting Officer:	Meeting Date: 13 March 2024
	Director Customer and Organisational Services	ECM Function No/s:

Recommendation

THAT Council receive the Local Recovery and Resilience Plan – Bushfires 2023 and note the contents.

REPORT

Background

The Southern Downs Recovery Sub-Plan has been prepared and issued under the authority of the Local Disaster Management Group and in accordance with the requirements of Section 57(1) of the Disaster Management Act 2003, to provide effective recovery arrangements in the local government area.

The purpose of the Recovery Sub Plan is to provide a framework for the provision of recovery assistance to affected members of the public during and post a disaster event. It may be utilised by all members, deputies and advisors of the Local Disaster Management Group (LDMG) and the organisations that they represent and / or any partnering agencies involved to assist in the preparation and dissemination of information and warnings.

Each disaster event is unique and adaptations to this material may be required.






Report

The Local Recovery Group (LRG) has compiled the Local Recovery and Resilience Plan – Bushfires 2023 as a result of the Group being stood up in response to bushfires experience across the Southern Downs Region in October/November 2023.

LRG implemented the Recovery sub-plan.

Meetings were held twice weekly to start with but over time have become monthly.

The structure of the LRG is as follows:

Southern Downs Local Recovery Group					
SUB COMMITTEES					
Function					
Southern Downs Regional Council Lead Department	Community Services	Economic Development	Environmental Services	Planning & Development	Works

Officer	James Wong	Scott Riley	Nicolle Collett	Angela O'Mara	James Varughese
State Government	DCHDE (Functional lead agency) DE QHealth QPS QFES QRA	DSDMIP (Functional lead agency) DCCSDS DAF DITID QRA QRIDA	DES (Functional lead agency) Sunwater QRA QHealth	DHPW (Functional lead agency) DCCSDS QRA	DTMR (Functional lead agency) QLGRMA QRA
Potential Non-Government / Business Representatives	Australian Red Cross Lifeline Salvation Army St Vincent de Paul Local community and welfare groups RSPCA (Companion Animals) GIVIT Uniting Care	Insurance Council of Australia Insurance companies Chamber of Commerce Primary Producer Groups Industry Representative Tourism Operators	Regional Natural Resource Mgt Bodies Environment & conservation organisations Wildlife & animal protection organisations Traditional owners River Improvement Trusts Rural & primary producers Extractive industries Water & waste service providers Environmental & technical advisors Chemical & hazardous substance advisors	Queensland Building & Construction Commission Insurance Council of Australia Utility owners / operators Private infrastructure owners Ergon Energy Telstra Optus	Transport operators

The LRG Chairperson is Cr Windle and Local Recovery Coordinator Leon Love.

The work of the LRG has been significant and I'm sure appreciated by those affected by the fires. Particular mention goes to The Human & Social Sub Committee which includes many local groups who have gone above and beyond since the disaster and will no doubt for some time to come. A very detailed recovery plan has specifically been developed by the Human and Social sub-committee who continue to meet.

Other Sub-Committee chairpersons continue to oversee their area of responsibility as required.

The Plan is a living document and will be reviewed and amended as required.

The plan has been provided to the LDMG for endorsement via Flying Minute.

Conclusion/Summary

The Local Recovery and Resilience Plan – Bushfires 2023 is provided for Council's information.

FINANCIAL IMPLICATIONS

Nil

RISK AND OPPORTUNITY

Risk

Nil

Opportunity

The LRRP can be used by Council, partner agencies and community groups to demonstrate the need for further assistance to recovery from the disaster and build resilience for future events.

COMMUNITY ENGAGEMENT

Internal Consultation

Chairs of the Recovery Working Groups

External Consultation

Qld Reconstruction Authority

LDMG

LEGAL / POLICY

Legislation / Local Law

The Southern Downs Recovery Sub-Plan has been prepared and issued under the authority of the Local Disaster Management Group and in accordance with the requirements of Section 57(1) of the Disaster Management Act 2003, to provide effective recovery arrangements in the local government area.

Corporate Plan

2.1.1 Partner with relevant agencies to ensure community safety and resilience in relation to disaster management of bushfires, floods and other natural disasters

Policy / Strategy

SDRC LDMG Recovery Sub-Plan (copy available on the SDRC website)

ATTACHMENTS

1. Local Recovery and Resilience Plan - Bushfires 2023 (Excluded from agenda - Provided under separate cover)


12. INFRASTRUCTURE SERVICES REPORTS

Nil

13. PLANNING AND ENVIRONMENTAL SERVICES REPORTS

13.1 Material Change of Use – Aushomes Pty Ltd C/- IB Town Planning: 11-13 Junabee Road, Warwick

Document Information

	Report To: Ordinary Council Meeting	
	Reporting Officer:	Meeting Date: 13 March 2024
	Planning Officer	ECM Function No/s: MCU\02525

APPLICANT:	Aushomes Pty Ltd C/- IB Town Planning
OWNER:	Bushflower Pty Ltd
ADDRESS:	11-13 Junabee Road, Warwick
RPD:	Lot 1 SP296397
LAND USE AREA:	Rural (Alluvial Plains precinct)
PROPOSAL:	Dual occupancy
LEVEL OF ASSESSMENT:	Impact
SUBMITTERS:	One (1)
REFERRALS:	Nil
FILE NUMBER:	MCU\02525

RECOMMENDATION SUMMARY

THAT the application for Material Change of Use for the purpose of Dual occupancy, located at 11-13 Junabee Road, Warwick, described as Lot 1 SP296397, be approved subject to conditions.

REPORT

Background

The Development Application for a Development Permit for a Material Change of Use for the purpose of a Dual occupancy was confirmed on 1 December 2023. At that time, the Development Application was lodged on land described as Lot 1 SP296397.

Prior to the lodgement of this application, on 28 June 2019, Council issued a Development Permit for a Change Application for the purpose of Reconfiguring a Lot (Council Reference: RC\01704.02). The Development Permit approved the subdivision of Rural zoned land from 1 lot into 12 lots over two stages. On 8 December 2023, the new survey plan was lodged creating Lots 1 to 10 and Lot 12 on SP334355. The survey plan was Stage 2 of RC\01704.02, and subdivided 1 lot into 11 lots. The purpose of the subdivision was to create 11 lots for residential purposes, and the remaining balance lot for continued rural activities.

The applicant intends to develop the land now described as Lot 10 SP334355. However, as the applicant lodged the Development Application prior to the survey plan SP334355 being lodged, the development is considered to be located on Lot 1 SP296397, though the assessment will have regard to the current lot, Lot 10 SP334355.

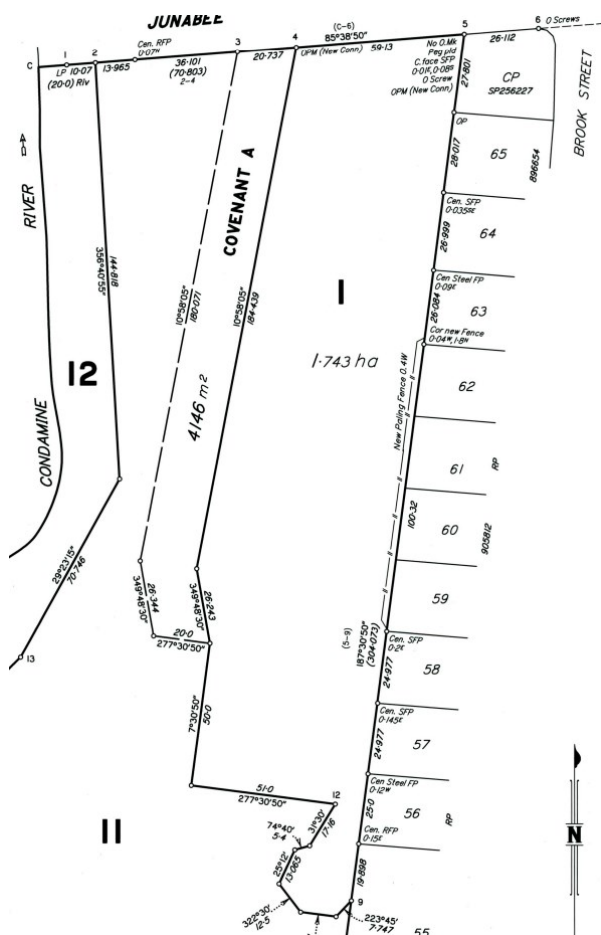


Figure 1: Previous Survey Plan for Lot 1 SP296397
Report



The subject site has an area of 1.74 hectares and is located within the township of Warwick. The development will be sited on Lot 10 SP334355, which has an area of 1,224 square metres. All urban services are available to the land.

The subject site has frontage to Junabee Road, which is a bitumen sealed road with kerb and channel. Lot 10 SP334355 has frontage to Crebra Court, which is also a bitumen sealed road with kerb and channel. An easement for the purpose of sewerage infrastructure is located along the western boundary of the subject site.

The subject site currently contains two (2) sheds, scattered vegetation towards Junabee Road, and infrastructure associated with the approved subdivision, i.e. a road with kerb and channel (Crebra Court), streetlighting, a sign along Junabee Road advertising the subdivision, and an easement along the western boundary.

The applicant has proposed to construct a Dual occupancy on the land. The Dual occupancy is proposed to be constructed on Lot 10 SP334355. The proposed Dual occupancy will consist of two detached dwellings with a shared crossover onto Crebra Court. The Dual occupancy will consist of two (2), four (4) bedroom, two (2) bathroom dwelling units. The internal layout of the Dual occupancy will be mirrored. Each dwelling unit will have a gross floor area of 120.38 square metres, and a total area of 170.06 square metres, inclusive of the alfresco, porch and garage areas. The total area of the Dual occupancy is 340.11 square metres.

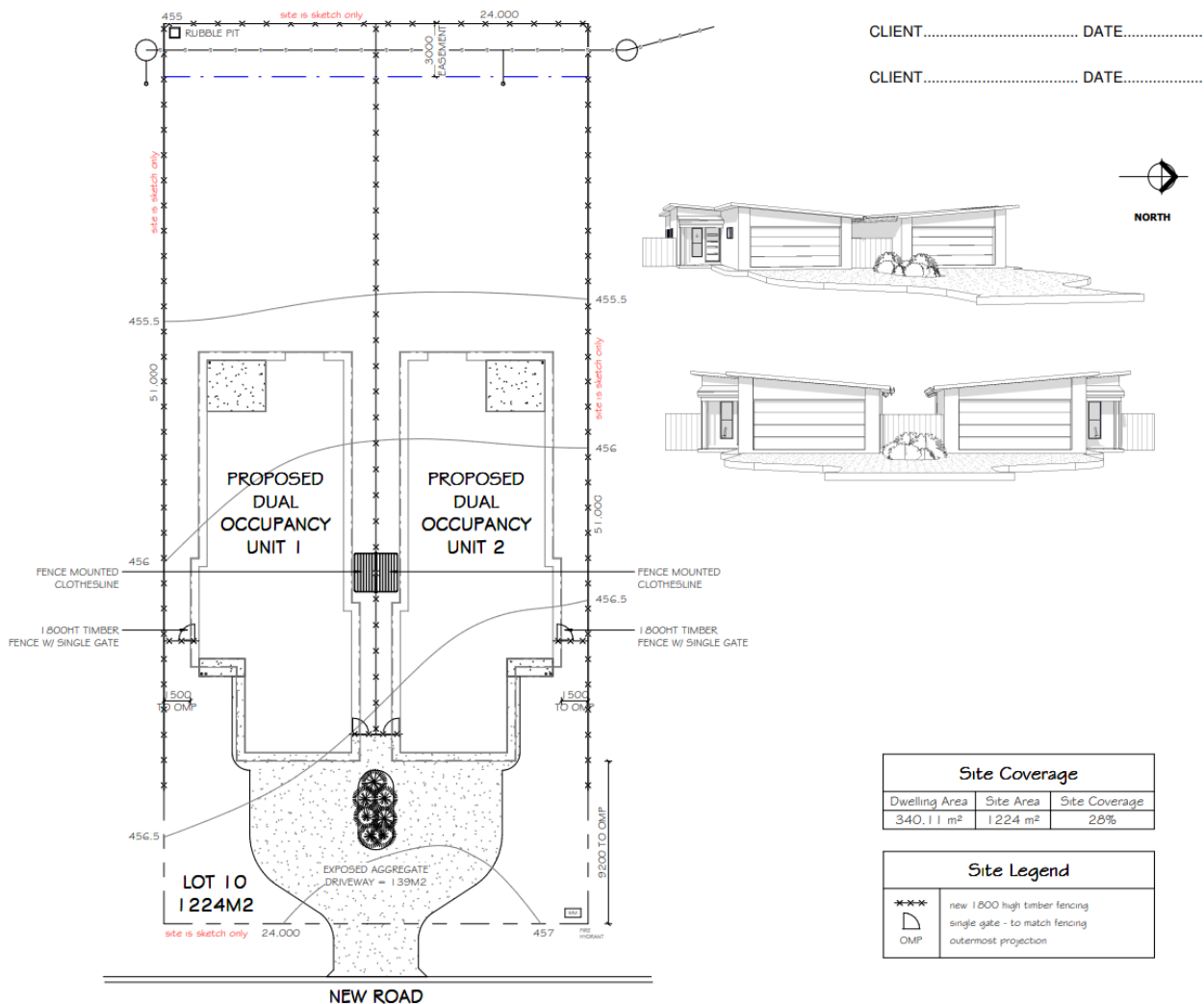


Figure 3: Proposed Site Plan



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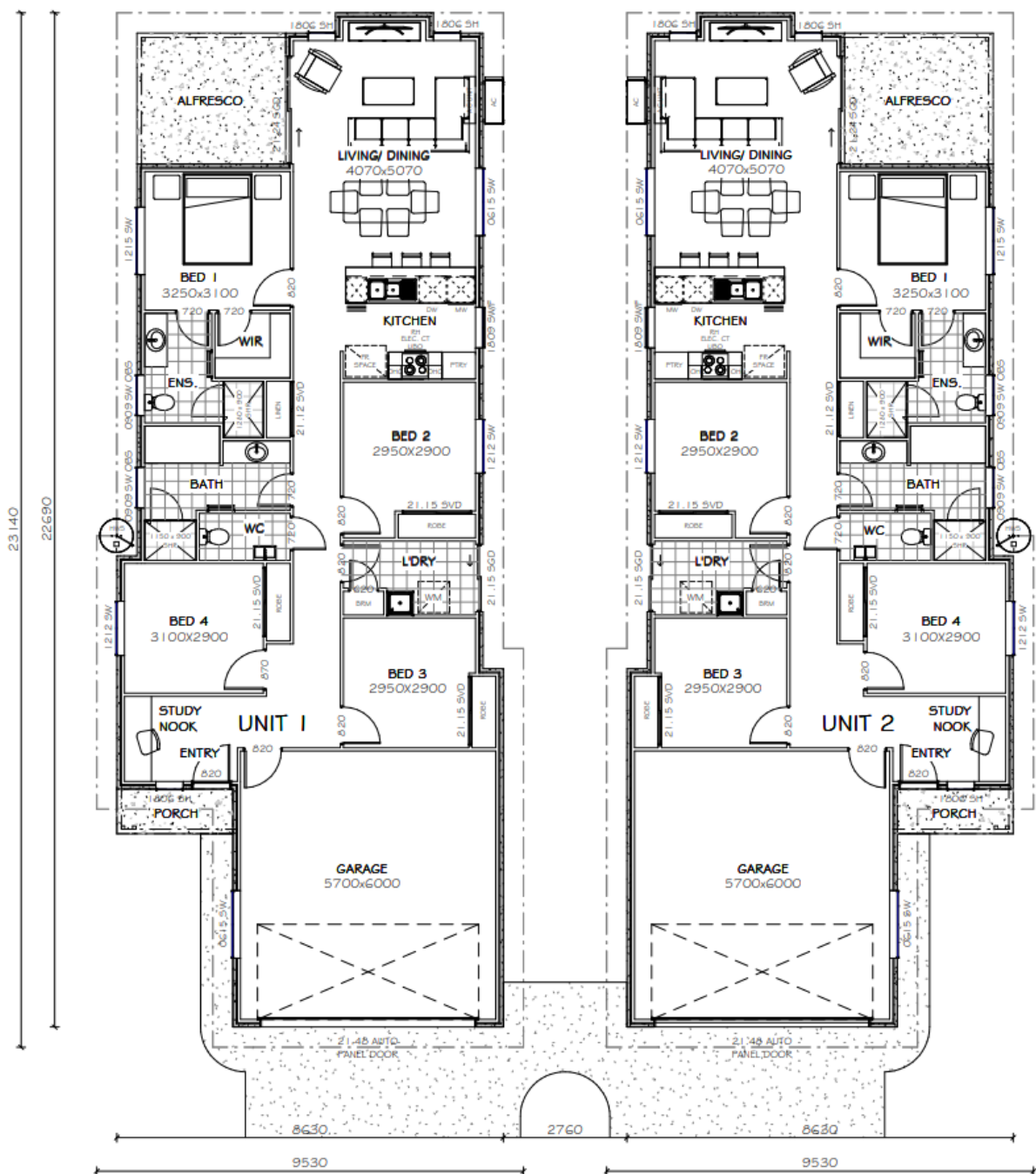


Figure 5: Proposed Floor Plan

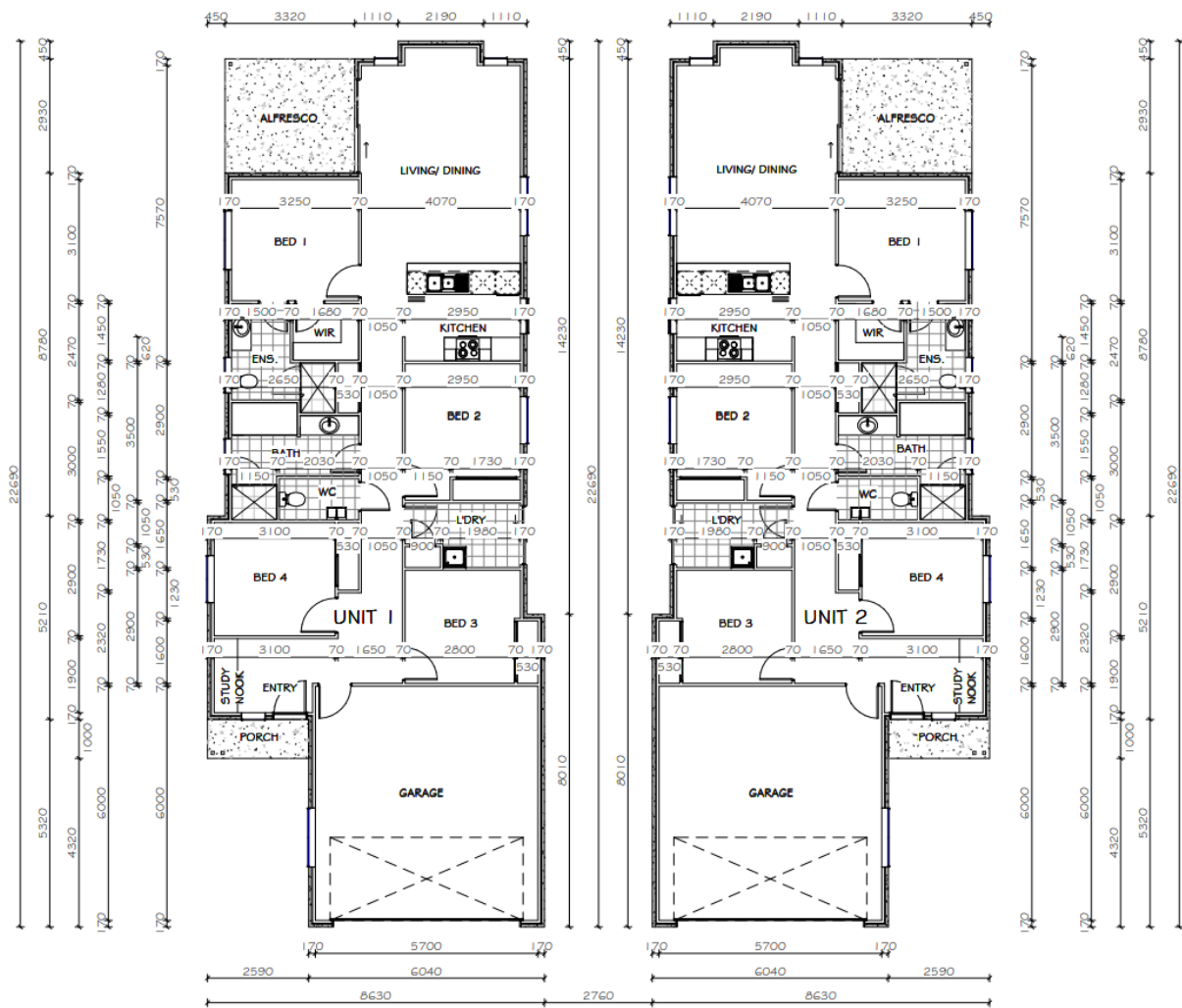


Figure 6: Proposed Floor Plan with Dimensions

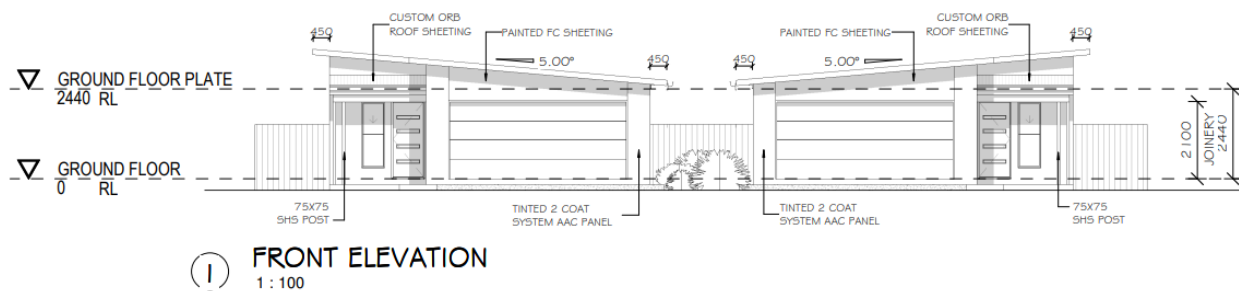


Figure 7: Proposed Eastern Elevation

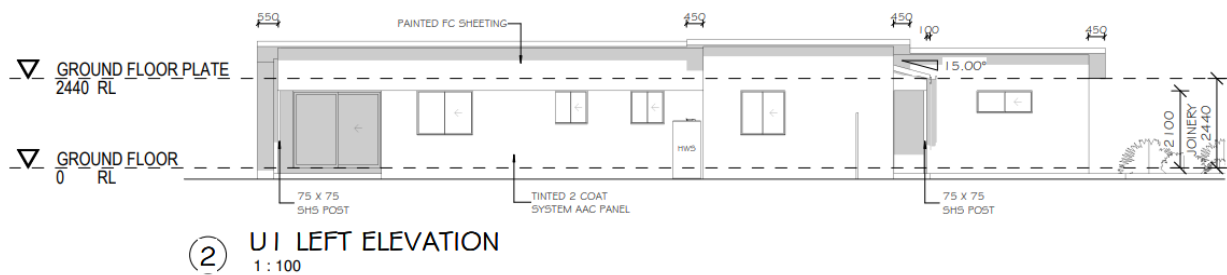


Figure 8: Proposed Southern Elevation for Unit 1

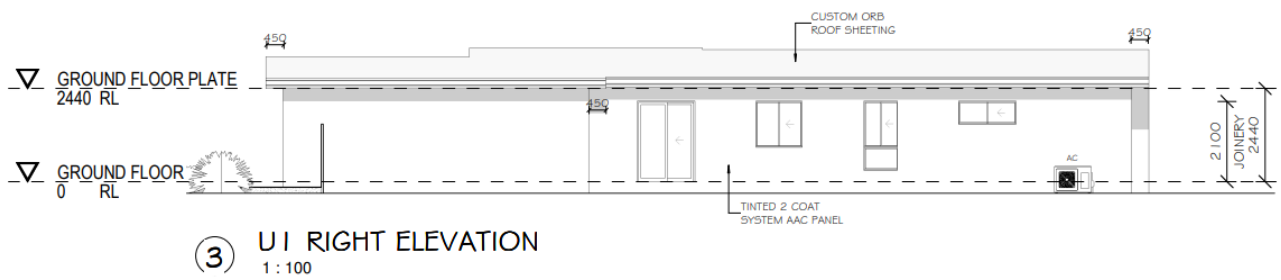


Figure 9: Proposed Northern Elevation for Unit 1

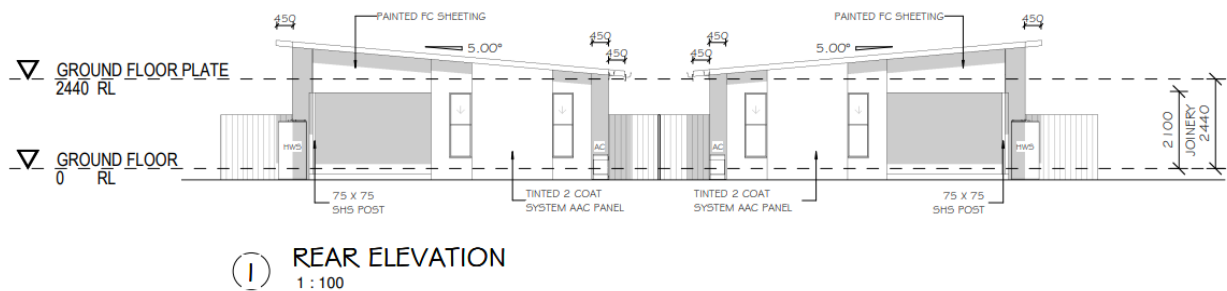


Figure 10: Proposed Western Elevation

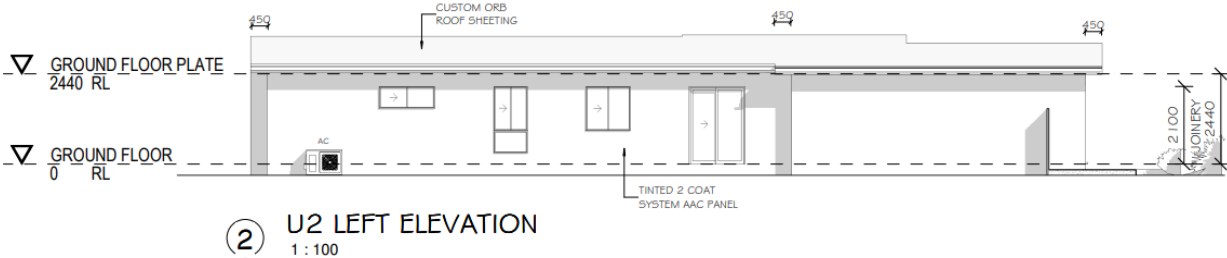


Figure 11: Proposed Northern Elevation for Unit 2

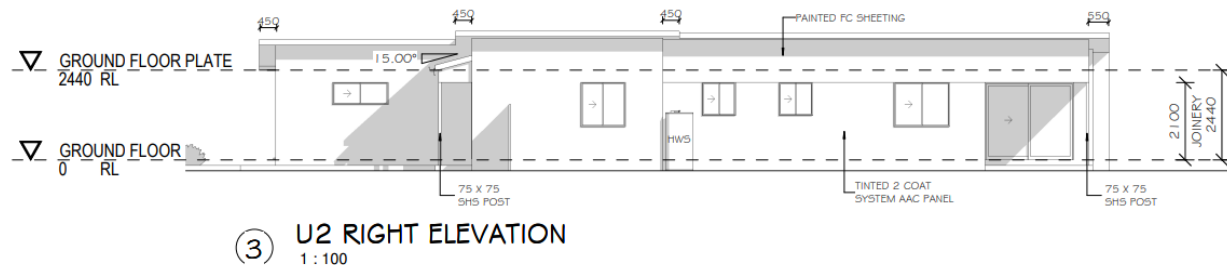


Figure 12: Proposed Southern Elevation for Unit 2

Public Notification

Public Notification for the proposed development was undertaken between 29 January 2024 to 19 February 2024. The Notice to Commence Public Notification was submitted to Council on 22 January 2024.

A notice was published in the Warwick Today on 25 January 2024. A notice was placed on the Junabee Road frontage of the property on 25 January 2024. The adjoining land owners were notified by a letter of the proposal on 22 January 2024. The applicant has stated the Public Notification period commenced on 29 January 2024.

The Notice of Compliance was submitted to Council on 20 February 2024. The Public Notification period complies with the Development Assessment Rules.

Submissions

The Public Notification period occurred from 29 January 2024 to 19 February 2024. One (1) properly-made submission was received within the Public Notification period.

The matters raised in the submission are outlined below, with Planning responses provided.

Matters raised in submissions	Response
<p>Amenity</p> <p>"I will require a replacement colour bond fence minimum of 1500mm high to reduce the noise and block the housing view straight into the back of my residence of 5 Brook street."</p>	<p>The applicant has provided the following response:</p> <p><i>In relation to noise and overlooking, it is noted that the proposed development is a small-scale residential development (2 dwellings) consistent with the intent for this area, proposed on a site that is over 140m from the submitter's property, with 6 residential allotments currently being developed (as part of a separate and previously approved subdivision development) between the subject site and the submitters property. The proposed dwellings will not directly overlook the submitter's property. The proposed dual occupancy will not result in unreasonable noise or privacy (overlooking) impacts on the submitters property.</i></p> <p>The proposed Dual occupancy will be located in-excess of 140.0 metres south of the submitter's property. Landscaping and screen fencing will be conditioned within the subject site in accordance with the requirements for a Dual occupancy in the Low density residential zone, to screen the development from adjoining lots and to soften the appearance of the development. The proposed development will not visually impinge on the submitter's backyard; thus, it is considered the erection of screen fencing along the western boundary of the submitter's property is not required.</p>
<p>Flooding</p> <p>"As the residence being constructed is on a flood plain the fence will defer the potential build up of water that will pool behind my house and the drain directly behind my residence."</p>	<p>The subject site is impacted by the Flood hazard overlay. The proposed Dual occupancy will be sited on Lot 10 SP334355, that is not within the Flood hazard overlay. The proposed development will not increase the flood risk to the neighbouring properties. In addition, the road that will service the future subdivision, Crebra Court, is kerb and channelled, and falls away from the adjoining lots to the east.</p>

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:

- 6.2.6 Low density residential zone code
- 6.2.10 Rural zone code
- 8.2.5 Flood hazard overlay code
- 9.3.7 Residential uses code
- 9.4.2 Carparking and loading code
- 9.4.4 Landscaping code
- 9.4.6 Physical infrastructure code

3.3 Settlement pattern

3.3.1 Strategic outcomes

(5) The definition of clear and stable urban and rural residential boundaries also provides the existing urban and rural residential areas contained within the boundaries with a strong sense of community identity, minimises confusion regarding future urban or rural residential land and protects and maintains the separation between settlements and protects the integrity of rural areas. The provision of strong boundaries supports sustainable urban development which depends on the ability of the urban areas to meet the needs of residents and visitors for goods and services and employment opportunities in a compact accessible environment. Strong boundaries around urban and rural residential areas also protect the economic, social and environmental values of non-urban land.

3.5 Community identity and diversity

3.5.1 Strategic outcomes

(1) The history of the Southern Downs Region and the lifestyle, character and values of the earliest settlers has resulted in diverse land use and settlement patterns. The diversity in the community is reflected in the built form with the result that different communities within the Southern Downs have a distinct character. The various communities are strengthened by recognition of the individual character of the community and by acknowledgement of the importance of the sense of place.

The existing built form of the area is primarily comprised of single detached Dwelling houses of brick construction. The surrounding dwellings primarily consist of hipped and gabled roof design. The applicant has proposed to construct two detached dwellings. The proposed Dual occupancy design features skillion roofs and different types of external cladding. The immediate neighbourhood is characterised by single detached dwellings.

Though the land is within the Rural zone, the intent of the approved subdivision over the subject site is for the purpose of Low density residential development. The proposed Dual occupancy consists of urban infill development, and will create a logical extension of the Low density residential development to the east. The proposed development is a small-scale residential development that is consistent with the intent for the area. As the development is sited on land encompassed by an approved residential subdivision, and the future development of the land will be for the purpose of Low density residential development, the proposal is consistent with the existing pattern of development. The proposed detached Dual occupancy development will be for a residential use, and though the proposed development is located within the Rural zone, it will be connected to all urban services, including reticulated water and sewerage infrastructure.

The two detached dwellings will be setback 9.2 metres from Crebra Court. The setback provided for the proposed development is in-keeping with the setbacks for Dual occupancy developments within the area. Though the setback to the road frontage is in-excess of the average setback within the adjoining neighbourhood to the east, the addition of landscaping will provide an appearance that can be integrated within the existing residential neighbourhood.

Rural zone code

PO1 *The rural or natural environment character of the land is retained. Uses established in the Rural zone do not conflict with rural land uses or the natural, scenic and community values of the area. No development is to proceed within the area defined as the proposed Emu Swamp Dam.*

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

Overall outcomes

- (xx) *Dwelling houses are located on lots where they can be adequately accessed and where there is minimal impact on existing vegetation and limited potential for conflict with farming activity, extractive industry, roads or other existing uses in the locality. Residential uses established in the rural areas do not compromise the continued use of rural land for rural purposes.*

The proposed Dual occupancy is located on land within the Rural zone. The approved subdivision over the lot is intended for a residential purpose. The proposed Dual occupancy is not for a rural use. The approved subdivision, RC\01704.02, was intended for a residential purpose and as a logical extension to the existing residential development to the east. The subdivision retained the non-developable land as land for rural activities to remain, and created a development which is consistent with the existing pattern of development. As the Dual occupancy will be located on land encompassed by an approved residential subdivision, and the subdivision was approved with consideration given to the balance lot to be retained for rural purposes, it is considered the proposed development complies with the Performance outcome and will not cause conflict with adjoining rural uses.

AO4.1 *All uses are on lots that have frontage to a constructed road.*

The subject site has frontage to Junabee Road, which is a bitumen sealed road with kerb and channel. Due to the approved subdivision over the land, the proposed development will be sited on Lot 10 SP334355, which has frontage to Crebra Court, a bitumen sealed road with kerb and channel. The development will gain access to Junabee Road from Crebra Court. The development complies with the Acceptable outcome.

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

Though the development is sited within the Rural zone, the intent for the area is for Low density residential development. The subject site adjoins Lot 11 SP296397 along the western boundary. As a condition of the approved subdivision RC\01704.02, Lot 11 SP296397 contains a covenant for the purpose of continued maintenance of tree buffers. The tree buffers will screen the subject site from the rural activity conducted on the adjoining lot. However, as the proposed Dual occupancy will be constructed on Lot 10 SP334355, the vegetation covenant does not extend along the western boundary of Lot 10 SP334355. In order to minimise noise, dust, odour or other nuisance from existing lawful rural uses, landscaping and screen fencing will be required to be erected and planted along the boundaries of Lot 10 SP334355. The landscaping and screen fencing will be required to be constructed in accordance with landscaping and screen fencing requirements typically required for Dual occupancy developments in the Low density residential zone. With conditions imposed, compliance with the Performance outcome is achieved.

PO9 *Land identified as Agricultural Land Classification (ALC) Class A and Class B is conserved for rural use in accordance with the State Planning Policy⁸*

The productive capacity of the land is protected and maintained.

Overall outcomes

- (i) *Land identified as Agricultural Land Classification (ALC) Class A and Class B is protected from alienation and diminished productivity.⁶ This protection is to take precedence over all development interests, except in exceptional circumstances. Development is managed to avoid, minimise and mitigate impacts on agricultural land.*

The subject site is partially subject to land identified as Agricultural Land Classification (ALC) Class A and Class B. The proposed development will be sited wholly on land identified as ALC Class A and Class B. The subdivision over the subject site was approved on land identified as ALC Class A and Class B for the following reasons:

The land is identified as ALC Class A and Class B agricultural land. Subdivision of this is only allowed in exceptional circumstances.

The circumstances surrounding this land can be considered exceptional, as that part of the land proposed to be subdivided into residential allotments adjoins an existing residential estate, is located closer to the Warwick CBD than the adjoining estate, and all urban services are available.

With consideration to the exceptional circumstance regarding the location of this land, the existing pattern of development, the proximity to the urban centre of Warwick, the community benefit and the retention of productive rural land, the reconfiguration is considered consistent with the intent of the Reconfiguring a lot code.

The applicant has also provided the following justification:

Other State Planning Policy Matters – The site is mapped as being within Important agricultural areas and Agricultural land classification – class A and B as shown below. However, it is considered that matters related to agricultural land have been appropriately considered at the earlier subdivision stage.

Following the assessment of that application [RC\01704] it was determined that the approved residential lots including the subject site (Lot 10) were appropriate for residential development, as opposed to being retained as a larger lot for agricultural development, given the context outlined in Section 1.2, including that the subdivision created a large balance lot suitable for ongoing rural activities. As such it is considered that the proposed development for a Material Change of Use for a Dual Occupancy on approved Lot 10 does not result in further fragmentation of agricultural land and is in accordance with the State Planning Policy in this instance.

The approved subdivision over Lot 1 SP296397 considered the impacts of future development on the ALC Class A and Class B agricultural land. The subdivision was considered to be an exceptional circumstance for development to proceed on ALC Class A and Class B land, hence the reason for approval. As the approved subdivision was considered to be an exceptional circumstance for development to proceed on ALC Class A and Class B land, and the subdivision is for a residential purpose, the proposed Dual occupancy development can also be considered an exceptional circumstance for development to occur on ALC Class A and Class B agricultural land. Therefore, the development is considered to comply with the Overall outcomes of the Code.

PO11 *Uses are limited to uses that add value to the productive use of the land and do not conflict with or reduce the productive capacity, hydrological functions or scenic values of the land. In particular –*

- (a) The use is associated with rural activities on or nearby the subject land;*
- (b) The use is not likely to cause conflict with agricultural practices;*
- (c) The use has low visual impact particularly where located on highways, main roads or tourist routes;*
- (d) The development is located on cleared land and there is no proposed clearing of remnant vegetation;*
- (e) Development is sited on the least productive, lower agricultural quality parts of the site; and*
- (f) The use does not increase built infrastructure or earthworks in the flood plain.*

Though the proposed Dual occupancy will be located on a lot in the Rural zone which is for the purpose of residential development, it will not be associated with the rural activities on or nearby the subject site. Thus, the development must comply with the overall outcomes.

Overall outcomes

- (xv) *Non-rural uses including tourist uses and industries to value add to rural enterprises:*
- a. *are located, designed, oriented, constructed and operated to minimise impact on existing rural uses and are buffered from productive land; and*
 - b. *do not alienate agricultural land; and*
 - c. *are located on cleared land to avoid the need for additional clearing of vegetation; and*
 - d. *are designed to minimise environmental impacts; and*
 - e. *are located, designed, oriented, constructed and operated to avoid hazards such as bushfire, landslide and flood; and*
 - f. *are accessed by roads that are of an adequate standard for the traffic generated by the use; and*
 - g. *are located so that they do not contribute to urban sprawl or ribbon development along roads or contribute to piecemeal or unplanned development of areas*
- (xx) *Dwelling houses are located on lots where they can be adequately accessed and where there is minimal impact on existing vegetation and limited potential for conflict with farming activity, extractive industry, roads or other existing uses in the locality. Residential uses established in the rural areas do not compromise the continued use of rural land for rural purposes.*

The approved subdivision over the land referred to the retention of rural activities on the balance lot created, Lot 11 SP296397, as a reason for approval.

It was considered as part of the subdivision approval, RC\01704.02, the created lots are for the purpose of residential development, and the balance lot is for the purpose of continued rural activity. The proposed Dual occupancy is located on land which will be subdivided for the primary purpose of residential development. Though located on land within and adjoining the Rural zone, the proposed development will minimise the impact on exist rural uses to the west through the addition of landscaping and screen fencing along the boundaries of Lot 10 SP334355. No vegetation will be required to be cleared, and the development is sited outside the Flood hazard overlay. Therefore, it is considered the development can comply with the overall outcomes of the Code.

PO13 Development within the flood plain does not impact on the flood plain functions (including flow regimes, rate of runoff, period or intensity and the like).

The subject site is located within the Flood hazard overlay along the western boundary. The proposed development is sited outside the Flood hazard overlay, and can achieve flood free access to Junabee Road. The future intent of the site is a subdivision for residential purposes, and will result in the creation of Lot 10 SP334355 where the proposed Dual occupancy will be located. The proposed Dual occupancy sited on Lot 10 SP334355 can achieve flood free road access to Crebra Court, which intersects with Junabee Road to the north. Therefore, as the development is not impacted by flooding, compliance with the Performance outcome is achieved.

Low density residential zone code

Though the development is located within the Rural zone, the approved subdivision over the lot is for a residential purpose, and the proposal is a logical extension of the development to the east, the Assessment benchmarks of the Low density residential zone code are considered a relevant matter.

AO3 All uses are erected on lots that have access via a constructed sealed road, or have access to a constructed sealed road via an access easement.

The subject site has frontage to Junabee Road, which is a bitumen sealed road with kerb and channel. Due to the approved subdivision over the land, the proposed development will be sited on Lot 10 SP334355, which has frontage to Crebra Court, a bitumen sealed road with kerb and channel. The development complies with the Acceptable outcome.

AO4 *All uses are served with infrastructure of reticulated water, stormwater drainage, electrical and telecommunications services and, except in Allora, sewerage.*

Though the development is sited within the Rural zone, all urban infrastructure is available to the site. A condition will be imposed requiring the development to be connected to all urban services. With conditions imposed, compliance with the Acceptable outcome is achieved.

PO11 *Development is physically integrated with and represents a logical extension of the existing residential fabric and is convenient to services and social infrastructure.*

PO13 *Uses are compatible with and complementary to the dominant existing use and amenity of the area.*

The proposed Dual occupancy is a residential development on land intended for a residential purpose. Though the land is within the Rural zone, the development represents a logical extension of the Low density residential development to the east (Meadow Bank Estate).

The dominant existing uses of the immediate neighbourhood to the north and east of the subject site can be characterised by single detached Dwelling houses. There are various attached Dual occupancy developments located within Meadow Bank Estate to the east, though the primary form of development is characterised by single detached dwellings. The proposed development consists of two single detached dwellings, which is complementary and compatible with the dominant form of development within the immediate area.

Therefore, it is considered the development can comply with the Performance outcomes.

PO16 *All uses are located, designed, oriented and constructed to minimise noise, odour, lighting and dust nuisance from existing lawful uses including industry and agricultural uses.*

The proposed development is sited on land within the Rural zone, and adjoins land within the Rural zone along the western boundary. Though the development is sited within the Rural zone, the intent for the area is for Low density residential development. The subject site adjoins Lot 11 SP296397 along the western boundary. As a condition of the approved subdivision RC\01704.02, Lot 11 SP296397 contains a covenant for the purpose of continued maintenance of tree buffers. The tree buffers will screen the subject site from the rural activity conducted on the adjoining lot. However, as the proposed Dual occupancy will be constructed on Lot 10 SP334355, the vegetation covenant does not extend along the western boundary of the Lot 10 SP334355. In order to minimise noise, dust, odour or other nuisance from existing lawful rural uses, landscaping with a width of 1.0 metre must be planted along the side and rear boundaries of Lot 10 SP334355 within the subject site. A 1.8 metre high screen fence will also be required to be erected along the side and rear boundaries of Lot 10 SP334355, to screen the development from the rural activities on the adjoining lot. With conditions imposed, compliance with the Performance outcome is achieved.

PO18 *Adequate provision is made for pedestrian, disabled and cyclist movement, comfort and security to and from new developments and within new developments.*

To ensure adequate provision is made for pedestrian, disabled and cyclist movement, comfort and security to and from the proposed Dual occupancy development, a condition will be imposed a concrete footpath is to be constructed along the Crebra Court frontage of the site. With conditions imposed, compliance is achieved with the Performance outcome.

Flood hazard overlay code



Figure 13: Flood hazard overlay

The subject site is impacted by the Flood hazard overlay. The development will be sited on Lot 10 SP334355, which is wholly located outside the Flood hazard overlay. As the proposed Dual occupancy will be located wholly outside the Flood hazard overlay, and can achieve flood free access, no further assessment of the Code has been undertaken.

Residential uses code

AO1 A Caretaker's accommodation, Dwelling house, Dual occupancy, Multiple dwelling, Retirement facility and Rooming accommodation is erected on a part of a site with –

- (a) a flood free area of at least 17 m x 17 m at natural ground level; and
- (b) a slope of less than 15%.

The proposed Dual occupancy is sited on land impacted by the Flood hazard overlay. The proposed development will be sited in an area that can achieve a building envelope of 17 metres x 17 metres that is flood free. The development complies with the Acceptable outcome.

AO2

- (a) All Caretaker's accommodation and Dwelling houses, and Dual occupancy in the Rural zone, are erected on lots that have access via a constructed road.
- (b) All residential developments other than that described in (a) are erected on lots that have access via a constructed sealed road.

The subject site is located within the Rural zone, though the future intent of the land is for Low density residential development. The site has frontage to Junabee Road, which is a bitumen sealed road with kerb and channel. The proposed development will have frontage to Crebra Court, which is also a bitumen sealed road with kerb and channel. A condition will be imposed requiring access to be constructed from Crebra Court. With conditions imposed, the development complies with the Acceptable outcome.

AO9

- (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 subject site has an area of 1.74 hectares, though the proposed Dual occupancy will be located on Lot 10 SP334355, which has an area of 1,224 square metres and has frontage to a constructed road along the eastern boundary. The proposed Dual occupancy will be sited 19.2 metres from the eastern boundary, 25.5 metres from the southern boundary, and approximately 18.6 metres from the western boundary. Therefore, the proposed development must comply with the Performance outcome.

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.*

Though the subject site is located within the Rural zone, the intent of the approved subdivision over the land is for the purpose of Low density residential development. The future siting of the Dual occupancy will be 1.5 metres from the northern boundary, 9.2 metres from the eastern boundary (frontage along Crebra Court), 1.5 metres from the southern boundary, and approximately 18.6 metres from the western boundary. As the intent of the land is for the purpose of Low density residential development, the proposed setbacks from side and rear boundaries within the subject site (Lot 1 SP296397) and the future lot (Lot 10 SP334355) are considered in keeping with the Low density intent of the approved subdivision.

As the subject site does adjoin land within the Rural zone which is used for rural activities along the western boundary, a screen fence with landscaping will be required to be erected along the side and rear boundaries of Lot 10 SP334355. The screen fencing and landscaping will minimise the conflict between the residential uses on-site and the rural activities on the adjoining lot.

With conditions imposed, the development is considered to comply with the Performance outcome.

Additional assessment benchmarks for Dual occupancy not in the Rural zone

AO10.5 *Ancillary buildings including garages are located behind the front building line. No manoeuvring area (other than a through driveway) whether covered or uncovered is located within the setback from any street.*

The proposed Dual occupancy includes an attached ancillary building (garage) with frontage to Crebra Court. The garage will not be located behind the front line of the building, rather will be sited 5.3 metres from the entrance door. The development must comply with the Performance outcome.

AO10.6

- (a) Only those garages associated with dwellings that have street frontage have doors that face the street.*
- (b) Garage doors and carport openings comprise no more than 50% of the façade facing the street.*

The garage doors for the proposed Dual occupancy for each dwelling comprises approximately 55% of the building façade facing Crebra Court. The development must comply with the Performance outcome.

PO10 The use is sited and designed to be complementary and compatible with the surroundings and to address the street in a positive way.

The proposed Dual occupancy will include a garage that is 5.3 metres in front of the front line of the building, and a garage door that incorporates more than 50% of the façade. The applicant has provided justification in response to the design outcomes provided:

I have provided the below diagram to help to illustrate the previous points raised. The image below [Figures 14 and 15] illustrates the front elevation of one of the proposed dwellings showing the width of the garage door vs the overall width of the front elevation of the building. Also highlighted is the front door and window from a habitable room (entry and study nook) facing the street, and attractive architectural design features including the front entry porch and pitched skillion roof that decreases the height (and prominence) of the garage portion of the building and increases the height (and prominence) of the portion of the building associated with the pedestrian entry and internal living areas. The direction of the roof pitch opposes (and balances) the direction of the roof pitch of the other dwelling on the site.

I think there is merit to the design approach including having two detached dwellings on the site, with generous open space and landscaping around both buildings, contributing to the low density character outcome of the development, as compared to an alternative, for example an attached duplex design with a wider front elevation, with potentially more bulk and less open space and landscaping in the streetscape etc.

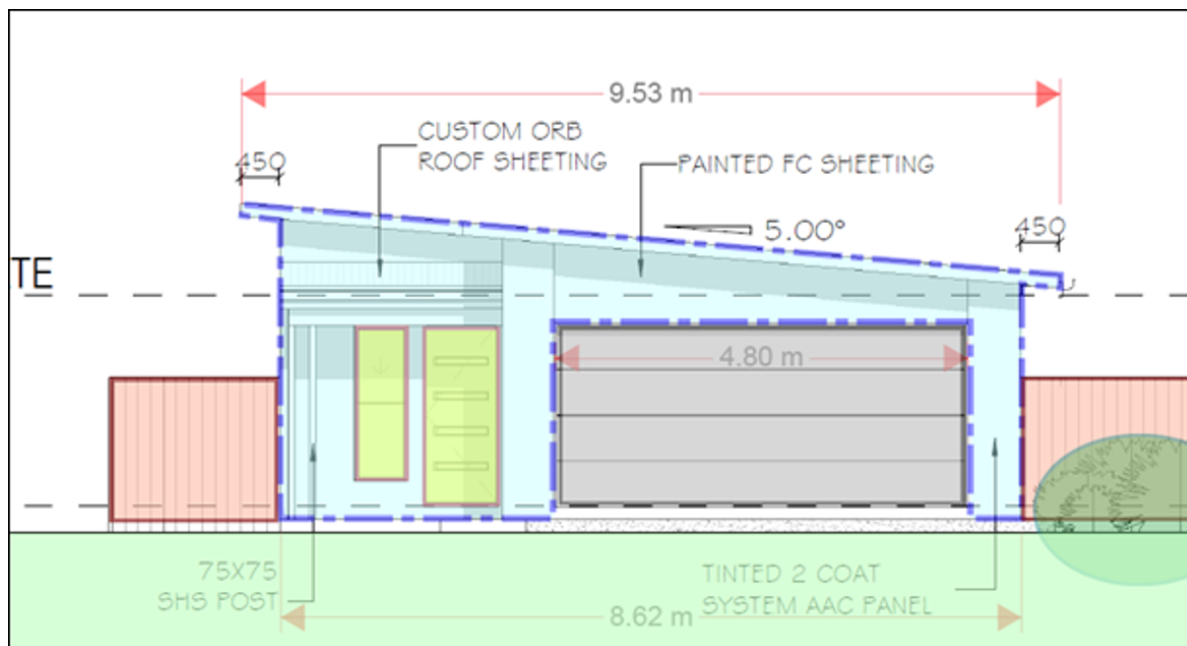


Figure 14: Applicants response to PO10 of the Residential uses code

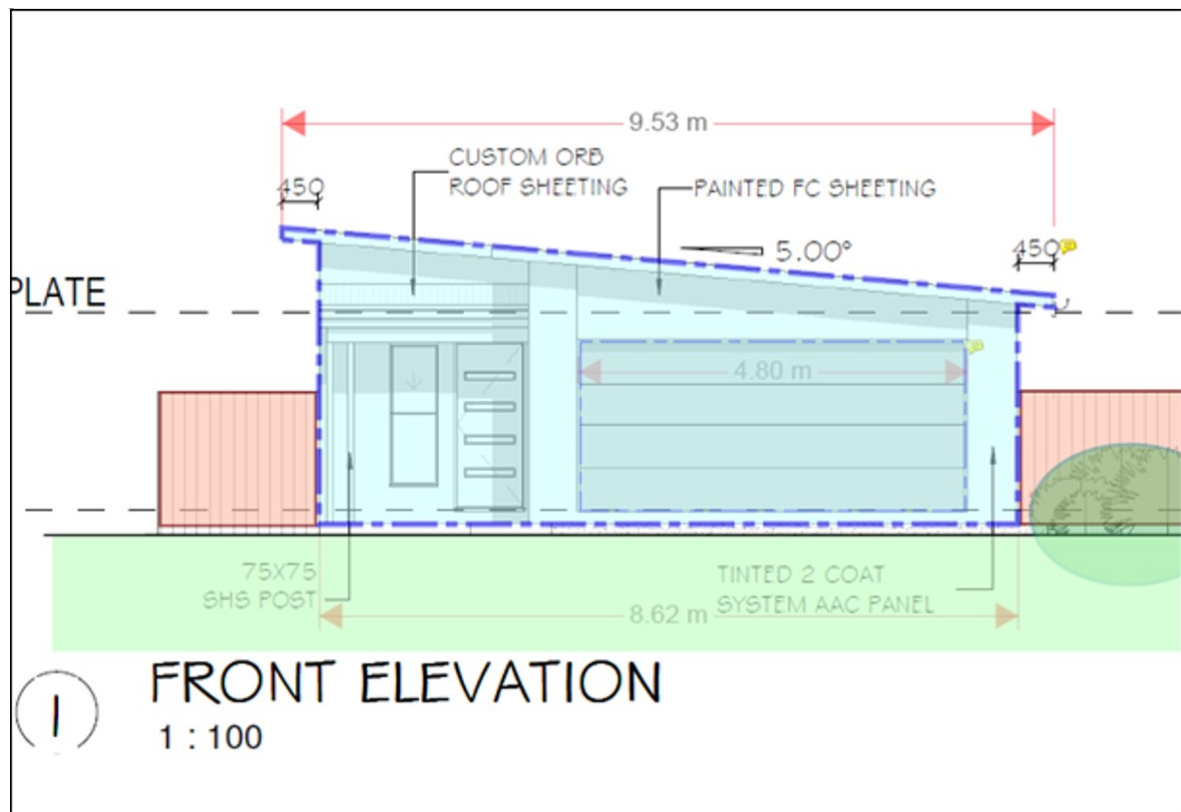


Figure 15: Applicants response to PO10 of the Residential uses code

The applicant has also provided further justification against the Performance outcome:

The above image [Figure 14] also highlights the front door and window from a habitable room facing the street, and attractive architectural design features including the front entry porch and pitched skillion roof that decreases the height (and prominence) of the garage portion of the building and increases the height (and prominence) of the portion of the building associated with the pedestrian entry and internal living areas. The direction of the roof pitch opposes (and balances) the roof pitch on the other dwelling. The proposal results in an architecturally interesting built form in a landscaped setting resulting in an attractive streetscape.

The proposed Dual occupancy has been designed to address the street that is to service the approved subdivision, Crebra Court, rather than Junabee Road which is the existing road frontage. The proposed Dual occupancy will address the street, Crebra Court, in a positive way. Though the garage doors for each dwelling unit compromise of 55% of the façade, as the design of each dwelling incorporates the entrance door and patio, window and a habitable room all with frontage to Crebra Court, it is considered the development positively addresses the street. The detached nature of the dwellings, reduces the bulk of the overall dwelling and reduces the dominance in appearance of the double garage doors. Landscaping strips with a width of 3.0 metres will be required to be planted along the eastern boundary of Lot 10 334355. Landscaping will enhance the streetscape of the area, and ensure the development is complementary and compatible with the Low density residential neighbourhood.

Furthermore, as the proposed Dual occupancy has been designed as two detached dwellings rather than two attached dwellings (duplex), the appearance of bulkiness is minimised, and the intended Low density character of the site and the neighbourhood is retained.

Therefore, with landscaping conditions imposed, the development is considered to be sited and designed to be complementary and compatible with its surroundings and to address the street in a positive way, thus, compliance with the Performance outcome is achieved.

AO10.7 Concrete driveways are treated with stencil or aggregate or similar.

Conditions will be imposed ensuring compliance is achieved with the Acceptable outcome.

AO11 *A minimum 1.8 m high solid screen fence is erected along the side and rear boundaries of the site, except within the front building setback.*

PO11 *The use is designed, oriented and constructed to provide residents within the residential building and within adjacent residential buildings with levels of privacy that would be expected within residential buildings in the locality.*

The proposed Dual occupancy is sited on land described as Lot 1 SP296397, which has frontage to Junabee Road. As a result of an approved subdivision over the lot, the development will be sited on Lot 10 SP334355, which has frontage to Crebra Court. It is not considered reasonable that the development be required to provide screen fencing along the side and rear boundaries of the subject site (Lot 1 SP296397). However, it is considered reasonable that a 1.8 metre high screen fence is erected along the boundaries of the lot that the development will be sited on (Lot 10 SP334355), as per the provided *Site Plan, Issue 3 Sheet 1.0, dated 10 November 2023*, prepared by *Aus Homes Pty Ltd*. With conditions imposed, the development is designed, oriented and constructed to provide residents with levels of privacy that would be expected in the locality, and compliance with the Performance outcome is achieved.

AO12.1 *At least 30% of the site is used for landscaping and open space. Car parking and driveways are not included in this area.*

The landscaped area includes:

- (a) An area at least 6 m wide adjacent to the property boundary adjoining the primary street frontage for the full length of the frontage excluding driveways;*
- (b) An area at least 3 m wide adjacent to the property boundary adjoining the secondary street frontage for the full length of the frontage excluding driveways; and*
- (c) An area at least 1 m wide adjacent to all side and rear boundaries.*

PO12 *Adequate open space and landscaped area is provided on site*

- To cater for the requirements of occupants for relaxation, dining entertainment, recreation and children's play;*
- For service functions such as clothes drying and domestic storage; and*
- To enhance the appearance and amenity of the development.*

The proposed Dual occupancy is sited on land described as Lot 1 SP296397, which has frontage to Junabee Road. As a result of an approved subdivision over the lot, the development will be sited on Lot 10 SP334355, which will have frontage to Crebra Court. It is not considered reasonable that the development is required to provide landscaping along all the boundaries of the subject site (Lot 1 SP296397). However, it is considered reasonable that the landscaping is provided for the development boundaries of Lot 10 SP334355, as the Dual occupancy will be located on Lot 10 SP334355. A landscaped area with a width of 3.0 metres is to be provided along the eastern boundary (frontage to Crebra Court) of Lot 10 SP334355, and a landscaped area with a width of 1.0 metre is to be provided along the northern, southern and western boundaries of Lot 10 SP334355, in accordance with the requirements for Dual occupancy developments within the Low density residential zone. With landscaping conditions imposed, the development is considered to comply with the Performance outcome.

AO12.2 *Private open space is provided as follows:*

- (a) An area of at least 25 m² with a minimum dimension of 4 m and directly accessible from a living area of the dwelling; and*
- (b) Screening is provided where necessary to ensure privacy to users of the open space.*

Note - A balcony or deck may be utilised as private open space.

The provided *Site Plan, Issue 3 Sheet 1.0, dated 10 November 2023*, prepared by *Aus Homes Pty. Ltd.* shows the location of the proposed internal screen fencing that provides private open space for each dwelling unit. Each dwelling unit will have at least 25 square metres of private open space at the rear of Lot 10 SP334355. A condition will be imposed requiring the screen fencing to be

erected in accordance with *Site Plan, Issue 3 Sheet 1.0, dated 10 November 2023*, prepared by *Aus Homes Pty. Ltd.*

AO13 *In partial fulfilment of the PO -*

- (a) Bin storage areas are not located within the front setback area.*
- (b) Bin storage areas are located on hardstand surfaces and are screened from the street, internal carriageways and adjoining dwellings.*
- (c) The frontage of the site is sufficient to allow all bins to be located at the front of the site on bin collection day.*

PO13 *Waste storage areas, letter boxes and external storage areas are sited and designed to present an attractive appearance from the street and complement the subject building and the surrounding environment.*

The applicant has provided a site plan indicating the location of the clothes drying facility along the shared internal screen fence between each dwelling unit. A 1.8 metre high fence will screen the clothes-line from the street. Each dwelling unit has adequate space that is screened from public view and not along the boundaries for bin storage areas. With conditions imposed, compliance with the Performance outcome can be achieved.

Carparking and loading code

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

The proposed Dual occupancy development will include a total of four (4) parking spaces. Each dwelling unit will include two (2) covered spaces. The proposed carparking complies with the requirements of Table 9.4.2.4. Compliance with the Acceptable outcome is achieved.

Landscaping code

A one (1) metre wide landscaped strip will be required to be planted along the northern, southern and western boundaries of Lot 10 SP334355 within the subject site. A further three (3) metre wide landscaped strip is to be planted along the eastern boundary (frontage to Crebra Court) of Lot 10 SP334355 within the subject site. A landscaping plan will be required to be submitted showing this requirement. Conditions will be imposed to ensure that the proposed development complies with the code.

Physical infrastructure code

AO1.1 *In the District centre, Industry, Low density residential, Medium density residential, Mixed use, Principal centre and Specialised centre zones, development is connected to a water reticulation system.*

Connection to a water reticulation system also occurs in all other zones where a reticulated water system exists.

Although the development is within the Rural zone, as a result of the approved subdivision over the subject site, there is a reticulated water system available within the road reserve of Crebra Court. A condition will be imposed requiring the development to connect to Council's reticulated water system. With conditions imposed, the development complies with the Acceptable outcome.

AO2.1 *Except in Allora, in the District centre, Low density residential, Industry, Medium density residential, Mixed use, Principal centre, and Specialised centre zones, development is connected to a sewerage system in accordance with the Sewerage Code of Australia.*

Connection to a sewerage system also occurs in all other zones on land where a sewerage system exists.

Although the development is within the Rural zone, as a result of the approved subdivision over the subject site, there is a reticulated sewerage system available along the western boundary of the

subject site. A condition will be imposed requiring the development to connect to Council's reticulated sewerage system. With conditions imposed, the development complies with the Acceptable outcome.

AO4

(a) All Caretaker's accommodation, Dwelling houses and Dual occupancies in the Rural zone, are erected on lots that have access via a constructed road...

The proposed development is sited on land within the Rural zone. The subject site has frontage to Junabee Road, which is a bitumen sealed road with kerb and channel. Due to the approved subdivision over the land, the proposed development will be sited on Lot 10 SP334355, which has frontage to Crebra Court, a bitumen sealed road with kerb and channel. The development complies with the Acceptable outcome.

Infrastructure Charges

Charges Resolution (No. 4.2) 2023 commenced 13 December 2023.

Development Type	Network	Charge Rate	Proposed	Credit	Charge
Residential - Dual occupancy	All	\$21,500/dwelling unit	2 dwelling units	1 lot	\$21,500.00
TOTAL:					\$21,500.00

Office use only			
Network	Proportion of Charge	Charge/Network	Receipt Code
Public Parks and land for community facilities	6%	\$1,290.00	RC243
Transport	12%	\$2,580.00	RC241
Water supply	28%	\$6,020.00	RC244
Sewerage	49%	\$10,535.00	RC245
Stormwater	5%	\$1,075.00	RC242

In accordance with Section 122 of the *Planning Act 2016*, the infrastructure charge is payable when the change of use happens.

Officer's Check List (Internal use only & not to be included in the Infrastructure Charges Notice)		
Officer	IC Calculations Checked	Date
Assessing Officer	✓	26 February 2024
Coordinator	✓	5 March 2024
Manager	✓	5 March 2024

Recommendation

THAT the application for Material Change of Use for the purpose of Dual occupancy, located at 11-13 Junabee Road, Warwick, described as Lot 1 SP296397, 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
Estate Plan – prepared by Aus Homes Pty. Ltd.	Issue 3 Sheet 0.1	10 November 2023
Site Plan – prepared by Aus Homes Pty. Ltd.	Issue 3 Sheet 1.0	10 November 2023
Floor Plan – prepared by Aus Homes Pty. Ltd.	Issue 3 Sheet 2.0	10 November 2023
Dimensions – prepared by Aus Homes Pty. Ltd.	Issue 3 Sheet 2.1	10 November 2023
Elevations – prepared by Aus Homes Pty. Ltd.	Issue 3 Sheet 3.0	10 November 2023
Elevations – prepared by Aus Homes Pty. Ltd.	Issue 3 Sheet 3.1	10 November 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. copy of the Certificate of Compliance for Plumbing and Drainage Works is to be provided to Council. (See advisory note below.)
4. 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

5. 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 management facility.
6. All wastes are to be suitably collected and disposed of so as not to adversely impact on the environment.
7. One set of wheelie bins (one general waste and one recycling bin) must be provided for each unit. The wheelie bins are to be stored within the courtyard of each dwelling unit and screened from view from all roads and public places. A concrete pad is to be provided for the two bins in an appropriate location within each courtyard.

Fencing, Landscaping and Buffers

8. A screen fence 1.8 metres high shall be erected along the side and rear boundaries of Lot 10 SP334355, and to define each courtyard, to provide visual screening. This screen fencing is to be provided at the developer's cost. This fencing shall reduce in height to be no more than 1.2 metres high forward of the building line.
9. Fencing areas are to be provided on the in accordance with *Site Plan, Issue 3 Sheet 1.0, dated 10 November 2023*, prepared by *Aus Homes Pty. Ltd.*

10. A three (3) metre wide landscaped area is to be planted along the eastern boundary of Lot 10 SP334355 as to provide a visual buffer. A one (1) metre wide landscaped area is to be provided along the northern, southern and western boundaries of Lot 10 SP334355 as to provide a visual buffer. These areas are to be densely planted with trees and shrubs.
11. **A Landscaping Plan is to be submitted to and approved by Council's Planning Department prior to the issue of any Development Permit for Building Work.** The Landscaping Plan is to be prepared by an appropriately qualified person, and must include details of the location and species of plants, the irrigation system and the height and material of fencing. Plants are to be generally frost resistant and drought hardy, and must not include weed species. Root barriers are to be installed around trees that are located within 3 metres of any underground infrastructure. The site is to be landscaped and maintained in accordance with the approved Landscaping Plan.
12. Retaining structures and their foundations must be wholly contained within private allotments and not be constructed as Council owned infrastructure.
13. All earthworks, including batters must be fully contained within the site.

Car Parking and Vehicle Access

14. Vehicle access is to be constructed to Lot 10 SP334355 in accordance with Council's standard. (Council's Development Engineer can provide details regarding Council's standard.)
15. At least four (4) car parking spaces are to be provided on site. At least two (2) of these car parking spaces are to be covered. All car parking and driveway areas shall be sealed, drained and regularly maintained. The concrete driveway must be treated with stencil or aggregate or similar, and connect from Crebra Court.

Roadworks

16. Any footpaths, kerbing and channelling, roadworks and drainage works damaged during construction of the development are to be reinstated to the pre-existing condition, unless otherwise required by the Director Infrastructure Services.

Stormwater Drainage

17. The proposed development must have a lawful point of discharge determined in accordance with the *Queensland Urban Drainage Manual* (QUDM). A stormwater management plan, including plans for any proposed stormwater infrastructure, may be required to demonstrate compliance with QUDM. Any required stormwater management plan must be prepared by a suitably qualified RPEQ and submitted for endorsement by Council prior to the commencement of the use.

For any proposed use where it cannot be satisfactorily demonstrated that storm-water associated with the use can be directed to the frontage kerb or alternative lawful point of discharge, an inter-allotment drainage system must be designed and constructed in accordance with QUDM.

Inter-allotment drainage systems and overland flow paths, including those affecting adjacent properties, must be wholly contained within easements. Easements are to have a minimum width of three (3) metres, and be provided to Council at no cost to Council.

Water Supply and Waste water

18. A reticulated water supply system, up to and including water meters, is to be provided to service the building. This system is to be connected to Council's water supply system. A separate water connection (including water meter) is to be provided for each dwelling unit within the development.

19. A sewerage reticulation system is to be provided to service the building. This system is to be connected to Council's wastewater sewerage system. A separate sewerage connection is to be provided for each dwelling unit.

Pedestrian Works

20. A 1.5 metre wide concrete footpath is to be constructed along the Crebra Court frontage of the site, in a location suitable to the Director Infrastructure Services.

Electricity, Street Lighting and Telecommunications

21. Underground electricity connections must be provided to the proposed development to the standards of the relevant authorities.
22. In accordance with the Federal Government's National Broadband Network (NBN) initiatives, the Developer (at the Developer's expense) is to install telecommunications infrastructure, such as lead-in conduits (LIC) or a fibre ready pit and pipe network (including trenching and ducting, design and third party certification), to NBN Co's specifications, to allow for the installation of Fibre-to-the-Premises (FTTP) broadband services. Any fibre provider may be used, provided they meet NBN specifications and open access requirements. Ownership of the infrastructure is to be transferred to NBN Co in exchange for the provision of fibre within that infrastructure network. Prior to commencement of the use, written advice is to be provided from NBN Co that the telecommunications infrastructure network has been installed in accordance with NBN Co's specifications.

Infrastructure Charges Notice

23. Payment is to be made to Council in accordance with the Infrastructure Charges Notice attached to the decision notice. If payment is made more than two years after the date of the Infrastructure Charges Notice, the charge will increase in line with the Road and Bridge Construction Index for Queensland.

Advisory Notes

- (i) Unless otherwise stated, all conditions of this approval are to be complied with to the satisfaction of the Director Planning and 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 your responsibility to notify Council when a development, or part of, is nearing completion and ready for commencement of the use. The commencement of use is when the Infrastructure Charges associated with your development are to be paid, unless paid earlier.
- (iv) 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.
- (v) The General Environmental Duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance caused by noise, aerosols, particles dust, ash, fumes, light, odour or smoke, beyond the boundaries of the property during all stages of the development including earthworks, construction and operation.
- (vi) **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.

- (vii) **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.**
- (viii) From 1 July 2022 in Southern Downs Regional Council area Queensland Development Code MP4.2 will be applicable for any new class 1 buildings. Rainwater tanks with a minimum capacity of 5,000 litres are required for all new dwellings in water reticulated areas. Tanks are to be plumbed to service toilets, washing machines and an outdoor tap in accordance with the *Plumbing and Drainage Act 2018*. Appropriate area on the subject lot will be required to ensure compliance with these mandatory provisions.
- (ix) The Flood hazard overlay is based on a 1% Annual Exceedance Probability (AEP) flood event. An event of this size may occur, on average, once every 100 years, however it may occur more frequently. Flood events may also be larger than the 1% AEP and therefore areas located outside of the overlay are not guaranteed of flood immunity.
- (x) 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.
- (xi) Site works must be constructed such that they do not, at any time, in any way restrict, impair or change the natural flow of runoff water, or cause a nuisance or worsening to adjoining properties or infrastructure.
- (xii) A Compliance Permits for Plumbing and Drainage Works should be obtained prior to the issue of a Development Permit for Building Works.

Telecommunications in New Developments

- (xiii) 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


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

ATTACHMENTS

Nil

13.2 Proposed Ministerial Infrastructure Designation - Win Housing Solutions and Community Housing Ltd.

Document Information

	Report To: Ordinary Council Meeting	
	Reporting Officer:	Meeting Date: 13 March 2024
	Acting Planning Services Coordinator	ECM Function No/s:

Recommendation

THAT Council makes a submission regarding the Ministerial Infrastructure Designation proposal relating to the construction of Social and Affordable Housing, on land at 9 Law Road, Warwick, described as Lot 1 RP159801, in relation to infrastructure servicing, building design, carparking, waste storage and collection, and public transport.

REPORT

Background

On 9 February 2024, Council received a notice under section 37(2) of the *Planning Act 2016* for a proposed Ministerial Infrastructure Designation (MID) for Social and Affordable Housing at 9 Law Road, Warwick. The MID has been lodged by Win Housing Solutions and Community Housing Ltd for a subdivision (1 into 3 lots) and Multiple dwelling comprising 35 detached units, internal roadway, car parking and open space.

Council has 25 business days from the receipt of the letter to make a properly made submission, i.e. until 15 March 2024.

Report

The MID relates to the subdivision of 1 into 3 lots and construction of 35 detached units for the purpose of social and affordable housing, on land at 9 Law Road, Warwick.



Figure 1.0 – Aerial Image of 9 Law Road, Warwick

The Ministerial Infrastructure Designation (MID) process is managed by the State Government and provides its applicants with a whole-of-government response for certain types of infrastructure projects. The MID process provides applicants with an alternative to lodging a development application with Council; the Planning Minister is responsible for making decisions on MID's.

When making a designation, the designator (the State) must have regard to all planning instruments, i.e. Southern Downs Planning Scheme (SDPS), which relate to the premises and any properly made submission made as part of the consultation. The decision relating to the designation is made by the Planning Minister. Following the Ministers decision, there are no appeal rights applicable.

As part of the MID request, the following information was submitted:

- Site Plan
- Plan of Subdivision
- Example Modular Home Designs
- Ecological Assessment and Bushfire Hazard Technical Memorandum
- Engineering Services Report Memorandum
- Property Searches
- Pre-lodgement Meeting Minutes from Department of State Development, Infrastructure, Local Government and Planning
- Pre-lodgement Meeting Minutes from Southern Downs Regional Council
- Environmental Impact Assessment

The proposal seeks to subdivide 1 lot into 3 lots, with proposed Lot 1 retaining the UnitingCare community centre, proposed Lot 2 to be designated for social and affordable housing and proposed Lot 3 remaining as vacant land fronting Bisley Street.

The social and affordable housing on proposed Lot 2 will involve the construction of 35 modular dwellings, comprised of 20 modular homes with two (2) bedrooms and 15 modular homes with three (3) bedrooms. Each dwelling will include private open space and a single carport.

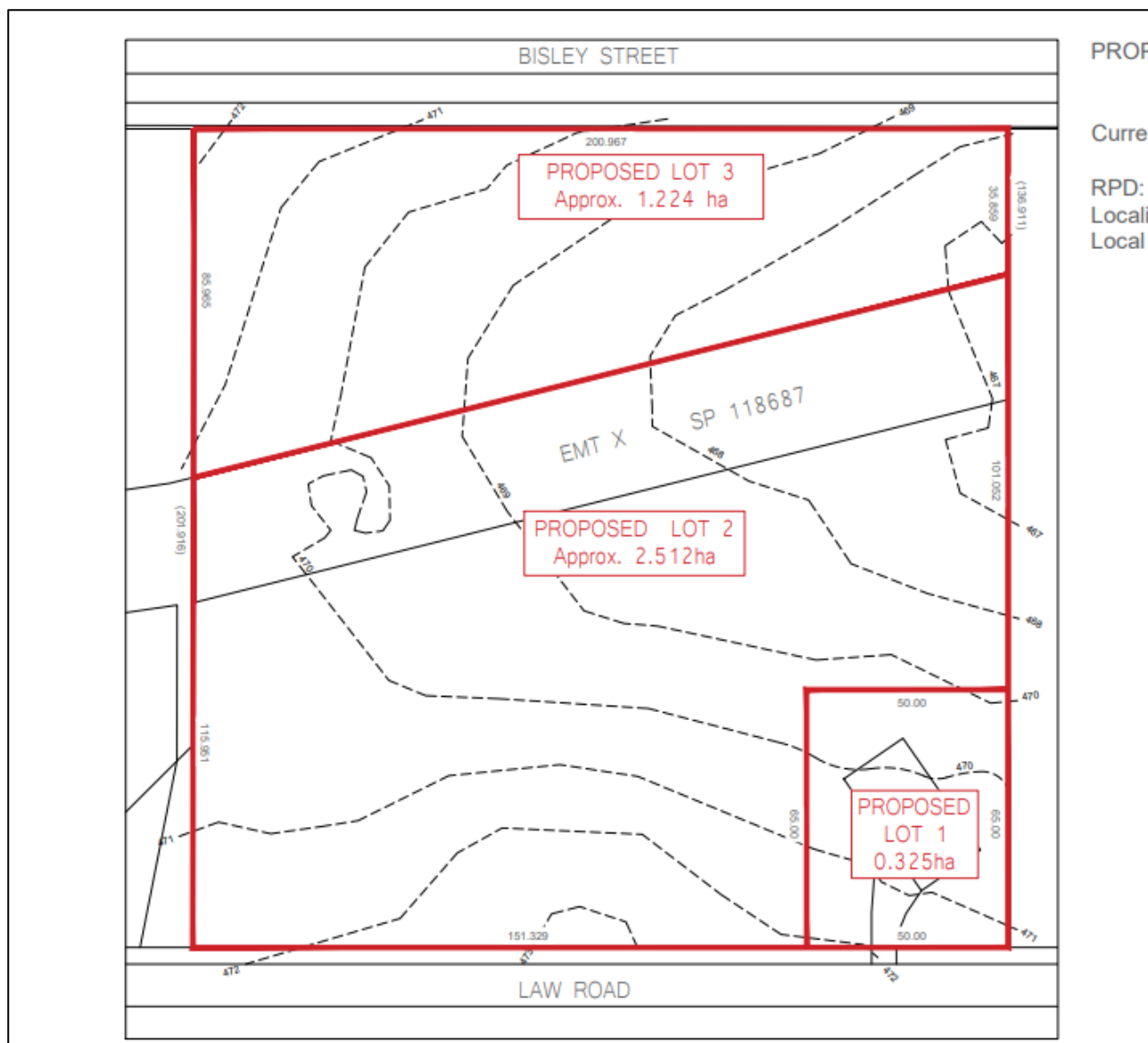


Figure 2.0 – Proposed Plan of Subdivision

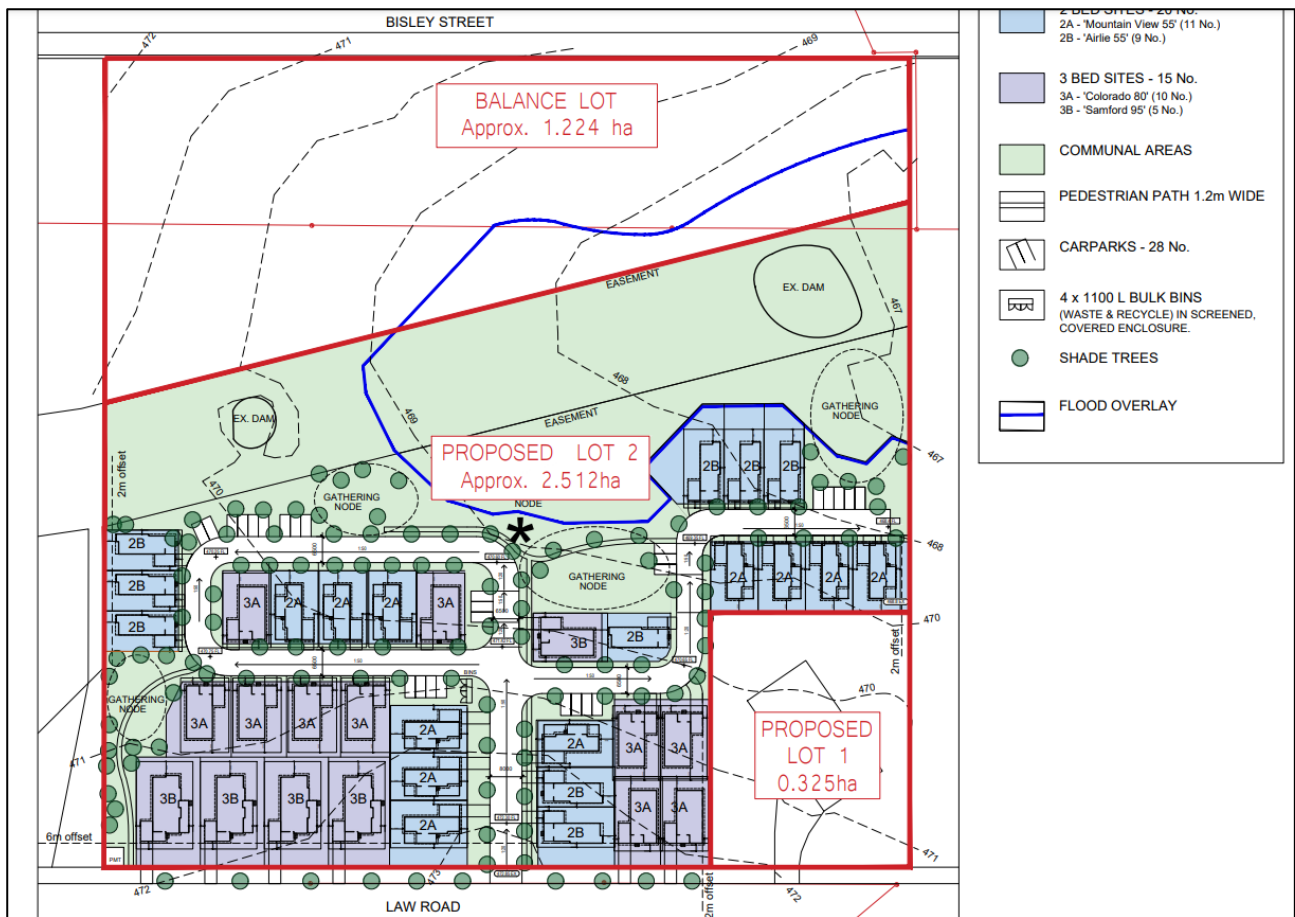


Figure 3.0 – Proposed Site Plan

Mountainview 55

2



1



Illustration Purposes Only



Furniture Shown For Illustration Purposes Only

1 Apr 19

Figure 4.0 – Floor Plan and Perspective of Two (2) Bedroom Dwelling (Mountainview)

The Mountainview dwelling has a gross floor area (GFA) of 55 square metres and an optional 12 square metre deck at the entrance. There will be 11 Mountainview dwellings of the total 20, two (2) bedroom dwellings.

Airlie 55



Illustration Purposes Only

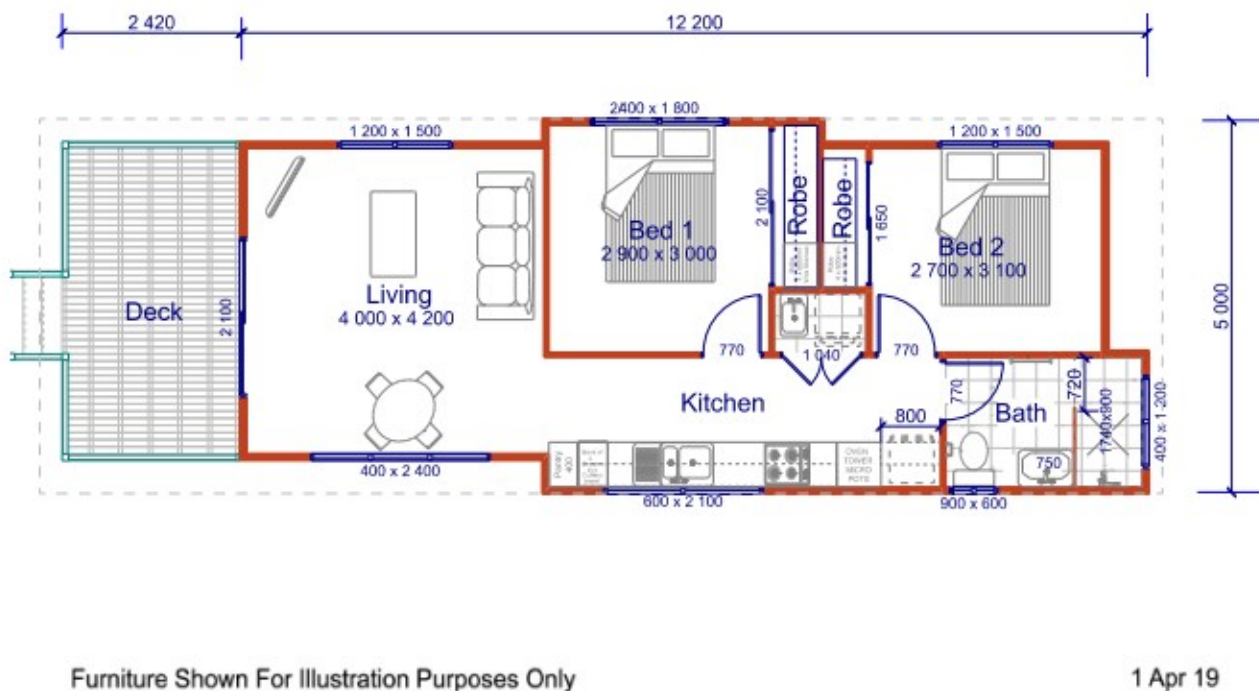


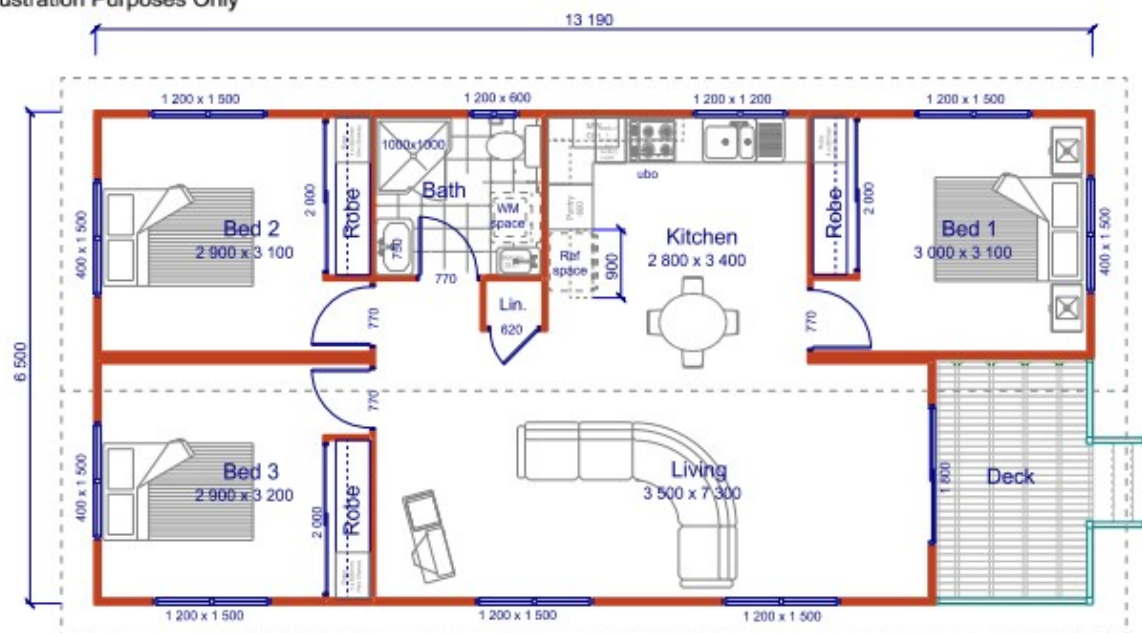
Figure 5.0 – Floor Plan and Perspective of Two (2) Bedroom Dwelling (Airlie)

The Airlie dwelling has a gross floor area (GFA) of 55 square metres and an optional 10.3 square metre deck at the entrance. There will be 9 Airlie dwellings of the total 20, two (2) bedroom dwellings.

Colorado 80



Illustration Purposes Only



Furniture Shown For Illustration Purposes Only

1 Apr 19

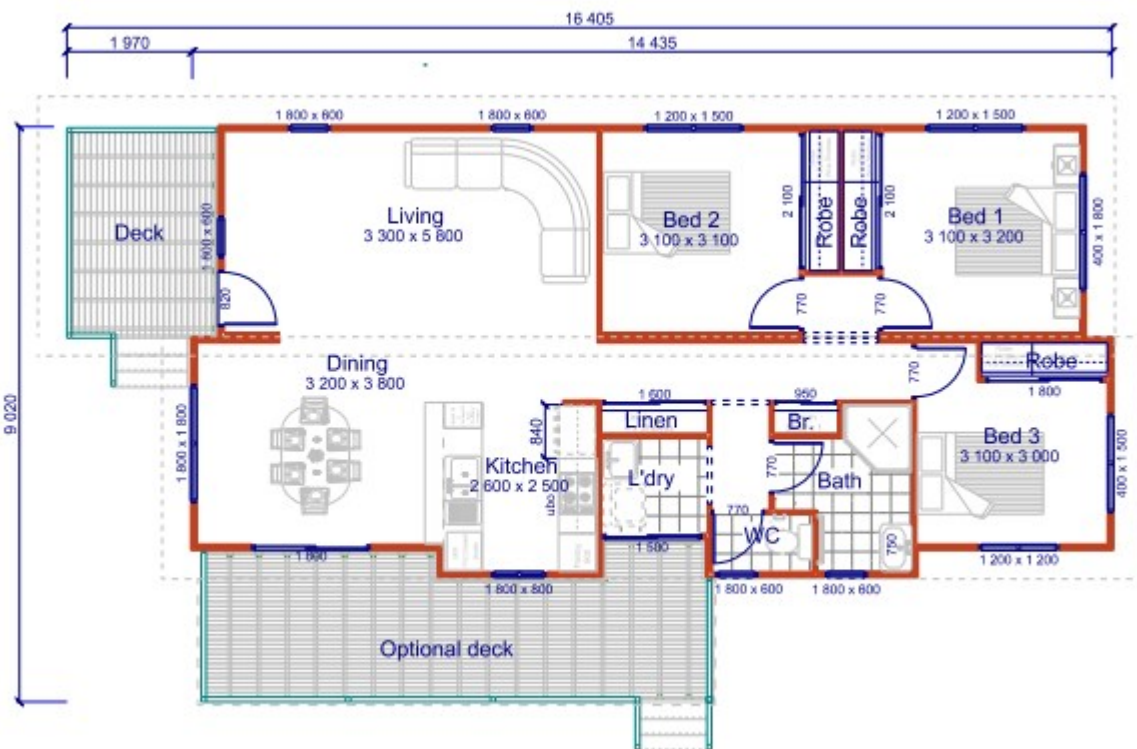
Figure 6.0 – Floor Plan and Perspective of Three (3) Bedroom Dwelling (Colorado)

The Colorado dwelling has a gross floor area (GFA) of 80 square metres and an optional 6.8 square metre deck at the entrance. There will be 10 Colorado dwellings of the total 15, three (3) bedroom dwellings.

Samford 95



Illustration Purposes Only



Furniture Shown For Illustration Purposes Only

1 Apr 19

Figure 7.0 – Floor Plan and Perspective of Three (3) Bedroom Dwelling (Samford)

The Samford dwelling has a gross floor area (GFA) of 94.9 square metres, a 7.88 square metre deck at the entrance and an optional 18.55 square metre deck along the side elevation. There will be 5 Samford dwellings of the total 15, three (3) bedroom dwellings. This dwelling will primarily be located along the Law Road frontage and will comprise the primary streetscape appearance from this road.



Figure 8.0 – Landscape Master Plan



Figure 9.0 – Landscape Fencing and Connectivity Plan



Figure 10.0 – Landscape Detailed Plan (1 of 2)



Figure 11.0 – Landscape Detailed Plan (2 of 2)

The subject land i.e. Lot 2 RP89671 is located within the Low density residential zone. The Multiple dwelling development has been designed to ensure all allotments containing a dwelling are located outside Council's Flood hazard overlay.



Figure 12 – Southern Downs Planning Scheme Zone Map (Pink – Low density residential zone)

Council's Water and Wastewater and Planning and Development departments have reviewed the MID request. There is a reticulated sewer line which traverses the northern portion of the subject land. This infrastructure will not be disturbed by the proposed Multiple dwelling development.

It is proposed that Council should lodge a submission to the request, in relation to the following matters:

Sewer Servicing

Proposed Lot 3 contains existing sewerage infrastructure. In line with Council's *PL-132 Sewerage Infrastructure Policy*, an easement with a width of four metres shall be provided over this infrastructure.

A single connection to Council's reticulated sewerage network shall be provided for each proposed lot. Easements with a minimum width of four metres shall be provided over new sewerage infrastructure.

The applicant shall consult with Council to identify any shortfall in the capacity of the sewerage network, and reach agreement about any works necessary to remedy such shortfall.

Water Servicing

A connection to Council's reticulated water network shall be provided for each proposed lot in accordance with Council's *PL-130 Water Infrastructure Policy*.

A water servicing strategy shall be provided in support of the development.

Stormwater

The subject site contains an overland stormwater path, within an easement. The MID application included an engineering services report, which provides some information in relation to stormwater

management. It is suggested that the Council be further engaged in relation to the specific engineering details, to enable an appropriate stormwater management outcome.

Building design

The Residential uses code within the Southern Downs Planning Scheme (v. 5), guides design of Multiple dwelling developments in the region. The proposal is relatively consistent with these requirements however, the carports have been placed in-line with the front building line of their respective dwellings. To provide consistency in appearance with other similar developments in the region, it is suggested that these ancillary buildings are setback behind the front building line.

Carparking

The Site Plan provided indicates there will be 28 car parking spaces provided throughout the internal driveways. Additionally, each dwelling unit will contain one (1) carport. Table 9.4.7.4 of the Carparking and loading code requires the provision of two (2) car parking spaces per dwelling unit, with one (1) required to be covered. As each dwelling unit will contain two (2) or more bedrooms, it is considered that an additional seven (7) car parking spaces should be provided throughout the internal driveways to ensure consistency with other similar developments in the Southern Downs.

Waste storage and collection

The proposal plans provide one bin enclosure for the development, at the cross intersection of the internal driveway. Accordingly, it is approximately 132 metres from the farthest unit to the bin enclosure. An additional waste storage structure should be provided to ensure each unit is no further than 85 metres from a centralised waste storage area.

Any waste collection should allow for an Austroads Class 5 (four axle) front lift vehicle to enter and exit the site in forward gear. Manoeuvring templates should be provided to confirm this requirement can be achieved.

If a waste storage area is proposed where it will be located behind a locked gate, a key and/or contract may be required to ensure appropriate waste collection.

Public Transport

The proposed development will involve the construction of 35 dwellings for social and affordable housing. Due to the land's proximity to the central business area and the intended target market for this housing, consideration should be given to providing access to the public transport network. Accessibility to key services is important for social and affordable housing projects and should be considered in the overall Planning process.

Conclusion/Summary

Council should make a submission to the Ministerial Infrastructure Designation proposal relating to the construction of Social and Affordable Housing, on land at 9 Law Road, Warwick, described as Lot 1 RP159801, in relation to infrastructure servicing, building design, carparking, waste storage and collection, and public transport, for the reasons outlined in the report.

FINANCIAL IMPLICATIONS

There will be no opportunity to levy infrastructure charges in line with the current Charges Resolution (No. 4.2) 2023.

RISK AND OPPORTUNITY

Risk

Development that is non-compliant with the provisions of the Southern Downs Planning Scheme (v.5).

Opportunity

Increased housing availability in the area.

Increased social and affordable housing in the area.

COMMUNITY ENGAGEMENT

Internal Consultation

Water and Wastewater

External Consultation

The request will undergo community engagement as part of the MID process, which will include:

- Placing a public notice in a local newspaper
- Place signage to the Law Road and Bisley Street frontages.
- Update to the Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) website.
- Letters sent to stakeholders, including Council adjoining and surrounding landowners, and the local cultural heritage party.
- Utilisation of an email address and telephone number for persons to contact for information.

LEGAL / POLICY

Legislation / Local Law

Planning Act 2016

Planning Regulation 2017

Southern Downs Planning Scheme, v5

Corporate Plan

Nil

Policy / Strategy

Nil

ATTACHMENTS

1. Letter from Deputy Premier - Notice of proposed Ministerial Infrastructure Designation [↓](#)



Minister for Housing, Local Government and Planning Minister for Public Works

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9 FEB 2024

Mr Dave Burges
Chief Executive Officer
Southern Downs Regional Council
Dave.burges@sdrcl.qld.gov.au

Dear Mr Burges

Notice of proposed Ministerial Infrastructure Designation Social and Affordable Housing, Law Road, Warwick (Given under section 37(2) of the *Planning Act 2016*)

I write in relation to a Ministerial Infrastructure Designation (MID) request from Win Housing Solutions and Community Housing Ltd for social and affordable housing at 9 Law Road, Warwick.

The proposed works are for subdivision (1 into 3 lots) and a multiple dwelling comprising 32 detached units, internal roadway, car parking and open space.

The MID proposal is available online at: <https://www.statedevelopment.qld.gov.au/mid-consultations>. The MID proposal includes an assessment of the site context and potential impacts of the MID together with proposal plans and reports on transport, stormwater, acoustics and services.

I invite you to make a properly made submission on the MID proposal. I have enclosed an extract of Schedule 2 of the *Planning Act 2016* setting out the requirements for a properly made submission, and details on where to make a submission. Please make your submission to me within **25 business days** from receipt of this letter.

If you require further information, Mr Paul Beutel, Manager, Development Assessment Division, Planning Group, in the Department of Housing, Local Government, Planning and Public Works can be contacted on (07) 3452 7693 or by email at paul.beutel@dsdilgp.qld.gov.au.

Yours sincerely

A handwritten signature in blue ink, appearing to be "Meaghan Scanlon".

Meaghan Scanlon MP
Minister for Housing, Local Government and Planning
Minister for Public Works

Encl

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

Nil

15. NOTICES OF MOTION

Nil

16. GENERAL BUSINESS

17. CONSIDERATION OF CONFIDENTIAL BUSINESS ITEMS

Nil