



**ATTACHMENTS TO REPORTS**

**SPECIAL COUNCIL MEETING**

**ITEMS UNDER SEPARATE COVER**

**24 JULY 2024**



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**TABLE OF CONTENTS**

---

ITEM	SUBJECT	PAGE NO
4.2	<b>Draft Budget Submissions 2024/25</b>	
Attachment 1	2024-25 Community Consultation - draft budget submissions.....	2





# **DRAFT BUDGET SUBMISSIONS 2024/25**

## **2024-25 Community Consultation - draft budget submissions**

**Meeting Date: 24 July 2024**

**Attachment No: 1**

**DRAFT BUDGET SUBMISSION – 2024/25**

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Location: Allora

Category: 2024/25 Public Submission Allora Community

Topic: Development

Amount Requested ex GST: N/A

Alternate Funding received?

Reference: ECM3857748

Department: Community Services

**From:** [REDACTED]  
**Sent:** Sun, 16 Jun 2024 07:58:55 +1000

**Subject:** SDRC 2024/25 budget

Hi Mayor and Councillors

Firstly I want to thank you for taking on your roles and standing for your public positions. The roles are large and our region is diverse. Trying to balance this is difficult. I work as the International Operations Director for a global charity - I personally understand that budgets are balanced between many elements and getting it right is not easy.

With the timing of the elections and the budget process I am sure that you have all begun your terms running and trying to fully understand your roles, the community needs and present a fair budget.

In the last couple of years my wife and I have bought land at Mount Marshall and have begun being involved in and around the Allora Community.

I know that during this time there have been conversations with the Allora community and groups within the community around funding and development for:

- Allora Community Hall
- Allora precinct of old fire station, Library, Senior Citizens Hall and old council chambers used by Sporting Museum.

What I am not seeing in the budget for the next year or the 10 year capital budget is any process to bring these two key projects for Allora to a completion.

These are areas that the Council staff are fully aware of, it is not like they are new ideas. I am surprised they are not detailed in the 10 year capital budget.

Council's commitment to community funds seems one sided in the current plan.

The southern gateway of the Southern Downs (Stanthorpe and Granite Belt) seems to be getting a great part of the designated funding.

While the northern gateway of the Southern Downs is receiving none.

This does not seem like a proportionate spread across the region.

I know that Council staff in December 2023 promised that Allora would receive new lights for their Christmas Tree in 2024. I cannot see this in the budget - but it may be minor works, so it buried in the details

I thank you for your ongoing commitment to engage with residents on all areas of Council including the budget process.

As Councillors can you please ask the council about these areas:

- When the Allora Community Hall works are going to be completed.
- When is the cost of works around the Allora Precinct (Senior Citizens Hall, Library, Sports Museum) going to be published for comment and what is the timeline for works to be completed.
- With Community Funding, for the current years budget and future will Council commit to helping fund the great events in and around Allora, including events like Allora Autumn Festival, Allora Bush Christmas, Darling Downs Heavy Horse Festival etc)
- where council staff have previously commitment funds to Allora area, like the lights for the Christmas Tree, that those commitments are honoured.
- what areas of the current budget are focused on the northern gateway to the Southern Downs.

It would be good for the Allora region and community to hear the Council's response to these budget issues and not just individual conversations.

Regards



**DRAFT BUDGET SUBMISSION – 2024/25**

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Location: Warwick  
Category: 2024/25 Public Submission  
Topic: Warwick Art Gallery

Amount Requested ex GST:

Alternate Funding received?

Reference:

Department: Community Services; Sustainability and Strategy

**From:** [REDACTED]  
**Sent:** Thu, 27 Jun 2024 13:37:14 +1000  
**To:** mail@sdrc.qld.gov.au  
**Cc:** [REDACTED]  
**Subject:** Comment on SDRC Draft Budget  
**Attachments:** Warwick Artists Group.docx

Please find attached Feeback from the Warwick Artists group re funding for the Warwick Art Gallery. I have attempted to summit our comments on line, using the feedback form provided, but was not confident that the process had worked. So, I am emailing our response as well,

Thankyou,

Regards

[REDACTED]  
Warwick Artist's Group  
President.

## SDRC Budget Feedback from The Warwick Artist's Group.

### SDRC Draft Budget's impact on Warwick Regional Art Gallery

The Warwick Art Gallery is an essential part of our community providing a range of accessible art experiences to our community and giving local artists, of which we represent over 40, the opportunity and the experience to exhibit their work and grow as artists. The range of art experiences provided by our gallery is diverse, often thought provoking, always interesting, offering a step away from the mundane, crossing cultures and overall broadening our outlook. All these aspects contribute significantly to the 'health' of our community, but it is especially valuable for the older cohort.

The Jumpers and Jazz festival had its beginnings through an initiative from the then Art Gallery director and now is a highly significant wider-community event, drawing visitors from all over Australia.

The gallery, as stated on its website provides the community with:

- A program of temporary exhibitions (20 per year)
- Public programs including visual art workshops, education and outreach projects
- Arts-related advice to the community, including support of local arts groups, by offering assistance with the management of exhibits, professional development advice and assistance with applications for government grants
- Management of the visual art component of the Jumpers and Jazz in July annual arts festival.

Providing these experiences and initiatives, and importantly continuing to develop the place of art in our community, requires adequate financial support. The Gallery develops a carefully thought out, modest budget which needs council support.

It appears from the Draft budget that no capital investment has been included for the Warwick Art Gallery for the next 10 years. In a building of the age of the Gallery (built in 1990) this would seem questionable. It is a community building, hub of art in the district, providing all that is described above and welcoming visitors from all over the country. General 'wear and tear' would certainly merit capital outlay, in the near future. (Upgrading workroom and storage facilities, replacing flooring, updating public restroom, facilitating increased wall space for hanging in the Grove Gallery). This proposal in the Draft budget needs careful reconsideration. We, at The Warwick Artist's Group are alarmed at this short-sighted view and lack of commitment to this very important building in the heart of our town.

A thriving art gallery is essential to the well-being of a regional community, and we are lucky the Warwick Art Gallery is just that, thanks to the careful management by the employees and the contribution of the volunteers.

Thank you for this opportunity for our comments to be noted,

Regards



(President)

(Vice President)



**From:** [REDACTED]  
**Sent:** Tue, 25 Jun 2024 13:29:49 +1000  
**To:** mail@sdrcl.qld.gov.au  
**Subject:** Art Galleries being ignored again.

Dear Council,

I am a member of the Management Committee of the Warwick Art Gallery and have been for several years. Every year we hope the Council will listen to us and let us run the Gallery to its potential. Every year we are disappointed! The Gallery is struggling to keep up with Council expectations and we receive little or no help from you.

I do not believe that the Council has any idea what a great asset this Gallery is to the community and how many people work many hours, voluntarily, to help keep it going.

While we appreciate the amount given to us, it is not sufficient to meet even basic needs. This Gallery is a Council asset that has been ignored for years.

I believe the Council should all read the policies the Council has on Art Galleries and then maybe you will understand you are not abiding by your own standards and procedures!

Please rethink this Budget.

[REDACTED]  
Sent from my iPad

**From:** [REDACTED]  
**Sent:** Fri, 28 Jun 2024 12:46:57 +1000  
**To:** "mail@sdrcl.qld.gov.au" <mail@sdrcl.qld.gov.au>  
**Cc:** [REDACTED]  
**Subject:** Budget Feedback Submission  
**Attachments:** 2024\_25 Draft Budget Feedback form\_online BVC.pdf

Please find attached a Budget Feedback Form from Building Vibrant Communities Chairman  
[REDACTED]

Regards  
[REDACTED]

**Gallery Director**



**HAVE YOU HEARD ABOUT  
GALLERY MEMBERSHIP?**

Help support the local art scene while enjoying a range of wonderful benefits. For more info and to sign up visit  
[warwickartgallery.com.au/membership](http://warwickartgallery.com.au/membership)

**2023 AUSTRALIAN ARTS & CULTURE AWARDS WINNER**  
BEST SMALL TOWN FESTIVAL OR EVENT

**warwick art gallery**

Ph: 07 4589 5207  
49 Albion Street, Warwick QLD 4370  
[www.warwickartgallery.com.au](http://www.warwickartgallery.com.au)  
@warwickartgallery

Icons for phone, location, cursor, Facebook, and Instagram.

## DRAFT BUDGET 2024/25

Council is inviting your feedback on the Draft Budget for 2024/2025. **Please note that all feedback must be submitted by 5.00 pm Friday 28 June 2024.**

Feedback may be submitted as follows:

***In Person:***

Warwick Office  
64 Fitzroy Street  
Warwick Qld 4370

Stanthorpe Office  
61 Marsh Street  
Stanthorpe Qld 4380

***By Post:***

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

It will help us if you:

- Clearly state what issue/s or topic/s you wish to comment on, and
- Ensure your comments are clear and concise.

If you consider there to be compelling reasons why your submission should be kept confidential, please contact Gurbindar Singh, Chief Financial Officer on 1300 697 372. **Please note that no anonymous submissions will be accepted.**

*You must provide your full name and telephone number. If you are submitting on behalf of an organisation, please state this and your role within that organisation. Please attach all supporting documentation. Please note all fields marked with \* must be completed.*

Contact Name:\*

Organisation/ Group Name (if applicable):

Your role within Organisation (if applicable):

Contact Number:\*

Email:\*

Submitting as individual or group:\*

Comments: (Please email your feedback to [mail@sdrc.qld.gov.au](mailto:mail@sdrc.qld.gov.au) if more space is required):\*

To the CEO of The Southern Downs Regional Council,

Re: Operational Funding Grant to WARWICK ART GALLERY

Recently, it has come to our attention that the Warwick Art Gallery is facing a significant funding cut of around \$20,000 in the Southern Downs Council budget. This reduction will undoubtedly impact our communities' Gallery significantly.

Supporting the Warwick Art Gallery is crucial as the Arts are experiencing a notable resurgence in our township, providing residents and tourists with enjoyment, wonderment, education, and opportunities.

The Warwick Art Gallery is the only piece of Arts' infrastructure in Warwick - a nucleus that offers support and nurtures the development of local artists and like-minded community groups. It plays a vital role in our region, offering inspiration through exhibitions, educational programs for all generations, local arts' development, and organizing displays during the annual Jumpers and Jazz Festival. Any budget reductions would significantly affect the quality of services provided by Karina Devine and her faithful and committed team. Warwick is the heartland of the district and whilst funding can be about supporting tourism, it is mainly about supporting the voters and their right to have a central Arts' space to continue the creative development of our town.

Great urban places around the world express themselves through the positive indorsement of Arts' practices, in fact, not only should the current budget be maintained, it should be grown considerably to enable the Arts to exist and flourish in Warwick.

We urge the Southern Downs Council to give the Warwick Art Gallery the recognition and support it deserves, through necessary, financial backing.

Sincerely,

  
Chairman

**From:** [REDACTED]  
**Sent:** Fri, 28 Jun 2024 13:03:42 +1000  
**To:** mail@sdrc.qld.gov.au  
**Subject:** Draft budget 24/25

**Please find attached our form from the Warwick Art Gallery Executive Committee.**

## **Warwick Art Gallery Inc Feedback on SDRC 2024/2025 Draft Budget**

On behalf of the Warwick Art Gallery Inc, we are providing feedback on the SDRC 2024/2025 Draft Budget.

### **Operational Budget Allocation**

We acknowledge our initial request was for \$260,000. The allocation received is \$234,000, representing a 4% increase from the 2023/24 allocation. While we appreciate the increase, we note that over the past five years, allocations have not kept pace with CPI rises. Consequently, the gallery will operate at a deficit and will need to rely on cash reserves to meet its operational requirements. Additionally, we adhere to the recommendation of the National Association for the Visual Arts by paying all artists who exhibit. Insufficient funding from the Council forces us to use resources that should be dedicated to achieving our artistic goals and providing opportunities for the community.

### **10-Year Capital Works Program**

Our primary concern lies with the 10-year Capital Works Program. Warwick Art Gallery Inc. is not included in this plan, despite having submitted development proposals since 2017. The gallery operates in a non-purpose-built facility and lacks adequate storage for the art collection. Our 2021-2022 proposal to address these issues has not been considered.

### **Strategic Planning and Community Benefits**

Through strategic planning, Warwick Art Gallery Inc. fosters an environment that benefits the community and local economy through artistic and cultural development. This is achieved by:

#### **1. Developing Partnerships with:**

- Artists
- Arts and cultural organisations
- Community organisations
- Business and industry
- State and Federal Government agencies
- Sector service organisations
- Effective and Efficient Use of Resources

2. Integrated Planning with Council
3. Implementing Strategies for Artistic Excellence
4. Continuous Improvement and Upgrading of the facility, fixtures, and fittings
5. Commitment to Current Audiences and identifying potential new audiences

We request that the feedback outlined above be considered to ensure the Warwick Art Gallery Inc. continues to thrive and contribute significantly to the community and local economy.

Kind regards  
Acting Chair, Warwick Art Gallery

[REDACTED]

[REDACTED]

[REDACTED]



[REDACTED]

**DRAFT BUDGET SUBMISSION – 2024/25**

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Location:	Warwick
Category:	2024/25 Public Submission
Topic:	Various - rates; pensioner concession water subsidy; Warwick Art Gallery and Library; Footpaths around schools
Amount Requested ex GST:	<i>not applicable</i>
Alternate Funding received?	<i>not applicable</i>
Reference:	ECM3863610
Department:	Financial Services

**From:** [REDACTED]  
**Sent:** Thu, 27 Jun 2024 14:27:06 +1000  
**To:** mail@sdrc.qld.gov.au  
**Subject:** 2024/2025 Budget Feedback

I believe Council should review to include the following in their 2024/2025 budget.

- General rates subsidy for properties that adjoin directly with train lines due to the excessive noise pollution produced by trains and depreciation of property value being on train lines.
- Implementation of pensioner / concession water subsidy. A lot of water providers / council in QLD offer this water subsidy.
- Invest funding into Warwick art gallery and library that is looking in a delaminated state.
- Further investment into footpaths in town especially around a schools. E.g., Assumption College in Warwick has a lot of students who walk home. Locke street a Main Street in Warwick has no footpaths.



## **DRAFT BUDGET SUBMISSION – 2024/25**

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Location: Stanthorpe

Category: 2024/25 Public Submission

Topic: Music & Entertainment Precinct - Stanthorpe

Amount Requested ex GST:

Alternate Funding received?

Reference: ECM3857466

Department: Community Services

SOUTHERN DOWNS REGIONAL COUNCIL			
STANTHORPE BRANCH			
13 JUN 2024			
Action	✓	File	
Tsk			
Dst			
Fwd			



## DRAFT BUDGET 2024/25

Council is inviting your feedback on the Draft Budget for 2024/2025. **Please note that all feedback must be submitted by 5.00 pm Friday 28 June 2024.**

Feedback may be submitted as follows:

### In Person:

Warwick Office  
64 Fitzroy Street  
Warwick Qld 4370

Stanthorpe Office  
61 Marsh Street  
Stanthorpe Qld 4380

### By Post:

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

It will help us if you:

- Clearly state what issue/s or topic/s you wish to comment on, and
- Ensure your comments are clear and concise.

If you consider there to be compelling reasons why your submission should be kept confidential, please contact Gurbindar Singh, Chief Financial Officer on 1300 697 372. **Please note that no anonymous submissions will be accepted.**

You must provide your full name and telephone number. If you are submitting on behalf of an organisation, please state this and your role within that organisation. Please attach all supporting documentation. Please note all fields marked with \* must be completed.

Contact Name:\*

Organisation/ Group Name (if applicable):

GRANITE BELT MUSIC COUNCIL

Your role within Organisation (if applicable):

Patron

Contact Number:\*

Email:\*

Submitting as individual or group:\*

Please Select GROUP (two People)

① I wish to seek to know how budget addresses the issue of how strc will ensure musicians are paid fairly and address how to fix the problem of raising the unacceptable issue that musicians receive ONLY 15 per cent of the minimum



- ... budget to cover insurance and grant applications for musicians by SDRC.
- ③ How to make partnerships with Music Councils and Council become a reality.
  - ④ Proper budget to make the above mentioned happen.
  - ⑤ Also how to support Special entertainment precincts and cultural community well being precincts become law and established for music and land usage.
  - ⑥ Also whether budget allows for council officers can assist to write grants that support the music councils to achieve this much needed support financially for musicians.  
Note council made previous music person redundant and now this function is run by music councils in the region.  
A saving to SDRC rate payers.
  - ⑦ How budget will support warwick music council.

**DRAFT BUDGET SUBMISSION – 2024/25**

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Location:	Dalveen
Category:	2024/25 Public Submission
Topic:	Dalveen Sports Club
Amount Requested ex GST:	<i>as per submission</i>
Alternate Funding received?	<i>not applicable</i>
Reference:	ECM3863555
Department:	Parks & Operations; Planning & Development

**From:** [REDACTED]  
**Sent:** Sun, 30 Jun 2024 19:14:05 +1000

[REDACTED]

**Subject:** 2024/25 Budget submission Dalveen Sports Club on behalf of the Dalveen community  
**Attachments:** Budget 24 25 mowing Dalveen.pdf, Budget sub. 2425 DSC.docx

Please find attached the Dalveen Sports Club submission on behalf of the Dalveen community in relation to the 2024/25 budget. A signed copy of the original will be forwarded by mail.


[REDACTED]  
President  
Dalveen Sports Club.



Google Maps Dalveen



Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, Map data ©2024 Google 50 m

 **ADDITION TO AREA MOWED BY COUNCIL.**

 **AREA CURRENTLY MOWED BY COUNCIL.**



## **To the Mayor, Councillors and CEO of Southern Downs Regional Council.**

The Dalveen Sports Club Committee are writing to you on behalf of the Dalveen Community after community consultation to ensure 2024-25 budget consideration has been given to the items addressed in the Dalveen Urban Design Framework adopted by Council in 2021.

Dalveen is the 'Gateway to the Granite Belt'. With a rich history, and a relaxed rural setting, Dalveen is home to a proud and active community.

### **The Dalveen Hall – A background.**

The Dalveen Sports Club are the lessee of the Dalveen Hall, owned by Council. The Dalveen Sports Club holds a 99-year lease on the facility. The Dalveen Sports Club has traditionally acted as Dalveen's Progress Association and Council liaison.

The hall is a social hub within our local and broader community. With bushfires, drought, floods, pandemic, and cost of living crisis, it has been a difficult time for many in our community as well as others across the Southern Downs. Due to the generosity of its volunteer community that keep it running, our hall plays a vital role in strengthening community resolve and resilience. For some, it is the primary source of social interaction.

The Dalveen Hall is also a Council recognised safe place which can be used in the event of natural disaster, or by QLD Fire and Rescue/NSW Fire and Rescue as an incident control point and staging area given its proximity to the state border.

In 2021, the Dalveen Film Society (a subsidiary of the Dalveen Sports Club) commenced hosting movie nights at the hall for locals and guests from the wider community. This continues to grow in popularity, and we now host an Annual Short Film Festival each year, screened exclusively in Dalveen Queensland, and Berlin, Germany.

The Dalveen Hall is used by a number of other groups and organisations and has been for many years.

These include:

Dalveen Sports Club (weekly Friday night dinners), Dalveen Sunday Sewing Group (fortnightly), CWA Craft group (fortnightly), CWA meetings (Monthly), Dalveen Sports Club meetings (monthly), Dalveen Film Society screenings (bi-monthly), Dalveen Short Film Festival (annually), Wild Dog Management Group meetings (monthly), Dalveen State School (regular use of the sports oval, presentation nights, craft, dance and theatre workshops etc), CWA Annual Christmas Tree dinner (annually), Darling Downs Drifters visit (3 day event annually), Community meetings with Council (as required), Disaster recovery (as required), Queensland Rural Fire brigade (both hall and oval for training and catering as required), Australian Electoral Commission (polling for federal elections), Queensland Electoral commission (polling for state elections), Live music events (Granite Belt Music Council, Small Halls Festival, Mitch King Winter Tour), local Pool table/Darts competition (weekly), Relaxation workshops (weekly) as well as the various private booking for birthdays, engagements, weddings and wakes.

Dalveen Hall is recognised as one of the most utilised local halls across the Southern Downs, both by the local and broader community.

In 2021, after years of repeated requests, SDRC developed an Urban Design Framework for Dalveen.

The Dalveen Urban Design Framework was developed by the community for the community and identifies four key community desires – growth to support the villages’ future, Council commitment to improve and upgrade community meeting spaces (Dalveen Hall), promotion of Dalveen village, and support of its local community groups.

While our weekly Dalveen Sports Club community dinners and bi-monthly movie nights generate income for the club, it is the club’s policy to provide functions at an affordable price to the local and wider community. After operating costs are deducted, profit margins are small. All profits are invested back into the hall and local community. We are conscious of the fact people across our region are doing it tough, both mentally and financially given the current cost of living crisis.

Despite this, during our tenure, the Dalveen Sports Club has fundraised and secured grant funding for numerous capital works projects to upgrade and improve Council’s facility.

Works have included –

- installation of the existing kitchen facility 16 years ago. This was in response to white ant damage and decay to both kitchen and sub structure. The existing kitchen replaced a dated and damaged kitchen that catered for functions held at the hall (approximately \$17,800 total cost). The kitchen installation was approved by Council under former President Archie Cameron and SDRC’s Greg Thouard.
- Construction of a concrete driveway and footpath to the front of the building to enable safer entry of elderly patrons (approximately \$6,500)
- air conditioning to the kitchen and meals area (approximately \$8,700)
- construction of additional toilet facilities including disabled toilet access (grant funding \$13,000)
- installation of a 10kw solar system to the Hall roof (grant funding \$23,000)
- air conditioning to main hall (grant funding \$14,500)
- Purchase of the ‘Jim Pidgeon Memorial Chair in the adjacent park (\$1500)
- installation of a movie projector and sound system (joint venture project with Dalveen Rural Fire Brigade \$28,000)
- sound absorption curtains for the movie theatre (grant funding \$18,500)
- two rainwater tanks and plumbing (grant funding \$12,000)
- refrigeration units for bar and kitchen area (approximately \$6,000).
- cushioned chair covers for existing steel chairs to improve comfort for attendees at movie night screenings, re upholstering second hand chairs (\$1000)
- purchase of second-hand chairs to replace the old clubroom chairs which were falling into disrepair (\$400)
- Dalveen Community Noticeboard (grant funding \$1500)
- Purchase community hall BBQ (\$1400)
- Dalveen Honour Board Refurbishment (\$1500)
- Purchase of steel picnic tables manufactured by students of Stanthorpe State High School (\$4000)
- Purchase/refurbishment of community pool table (\$500)
- Installation of Broadband WIFI (\$300 installation, \$85/month)

We are currently in the process of seeking a supplier to fabricate window screens to supper room and kitchen areas to keep insects out during the warmer summer evenings.



**This is the third request that the Dalveen Hall Committee has made in relation to budget funding for upgrades to the Dalveen Hall, and budget inclusions for the Dalveen Urban Design Framework.**

The Dalveen Hall committee acknowledges an email from Councillor Wantling in response to budget allocations for the 2024/25 budget stating the following:

**1. Maintenance/Repairs – Dalveen Hall/Grounds:**

\$4,000 (Reactive maintenance – ‘may vary depending on tenant’s requirements’).

**2. Dalveen Mowing and Park Maintenance:**

\$6,000 (No specific task number allocated for mowing alone, so this figure includes both mowing and maintenance).

**3. Allowances for Urban Design Framework objectives as identified in the Dalveen Urban Design Framework (adopted 2021):**

Council have spent and committed a total of \$194,000 towards the Jim Mitchell Park Toilet Block which is under LRCI 3. Council spent \$13,000 in 2022/23 and spent \$182,000 in 2023/24.

It also stated that there is no allocation for Urban Design Frameworks in the 2024/25 budget.

**We have requested a breakdown of the \$194,000 spent on the Jim Mitchell Park Toilet Upgrade, however this information has not been provided.**

In response to this email from Councillor Wantling, we would like to make the following recommendations for inclusion in the 2024/25 budget.

**Requested Budget Actions:**

**1. Maintenance and repair of Dalveen Hall and Grounds.**

On numerous occasions the Dalveen Sports Club has made submissions requesting additional money be allocated to the budget for the repair, maintenance and capital improvements to the Dalveen Hall. Submissions were made after making requests for repairs and being informed that there was no money allocated in the budget. To date, these requests have been denied.

In lieu of this request, the Dalveen Sports Club would like to propose the following:

The existing proposed Reactive maintenance budget of \$4000 be spent on –

- Replacing fans to the Dalveen Hall (quote has previously been provided to Council - currently waiting on acceptance of quotation)
- Replacement of roof gutters to supper room.

(We acknowledge that the 2024/25 budget figure may vary depending on the tenant’s requirements and the terms and conditions of the lease).

In addition,

- Council enters a binding financial partnership with The Dalveen Sports Club to extend and replace the existing kitchen with a commercial quality kitchen fit for

purpose, designed by the Dalveen Sports Club committee (lessee) in conjunction with SDRC (lessor).

- For every dollar the Dalveen Sports Club contributes annually to the account (prior to the budget), Southern Downs Regional Council will match the budget amount until a figure equalling the cost of construction and fit out of the new kitchen is achieved (estimated at \$120,000).
- It is proposed that for the 2024/5 budget,
  - Dalveen Hall contribute \$25,000 toward construction
  - SDRC contribute \$25,000 toward construction,
  - Future annual contributions to be capped at \$15,000/year (both parties)
- The Dalveen Sports Club commence preliminary design/costing.
- Both Parties investigate grant funding opportunities.

#### **The Hall Kitchen – The background:**

- The Dalveen Sports Club fundraised locally to install the existing kitchen facility approximately 16 years ago. This was in response to white ant damage and decay to both kitchen and kitchen floor area (approximately \$17,800 total cost). The existing kitchen replaced a dated and damaged kitchen that catered for functions held at the hall. The kitchen installation was overseen by Archie Cameron (former president) and was approved by Council.
- The Dalveen Sports Club committee is conscious that the existing kitchen is too small and not commercial quality standards.
- Due to its small size and the club's existing catering commitments, Dalveen Sports Club were unable to host Blaze Aid at the Dalveen Hall during the recovery efforts after Dalveen fire in October 2023. It is increasingly difficult to cater for our current commitments given the hall's increased popularity and importance.
- The kitchen is the heart of the hall, and one cannot function without the other. The Dalveen Sports Club is proactively seeking to provide a commercial quality kitchen space compatible with food licensing conditions.
- Previous and current committees have been fundraising to extend and replace the existing kitchen at an estimated cost of \$120,000.

#### **2. Dalveen Mowing and Park Maintenance:**

A plan showing the current extent of Council mowing, as well as a proposed extension of the area is attached (see map).

Currently, Council only mow Jim Mitchell Park and area of Rail reserve adjacent the park, and Dalveen Hall Playground.

The community also requests that -

- the road reserve/footpath be mowed from the New England Highway exit to the highway overpass on McCosker Drive,
- Council mows the area around the Dalveen Hall when they mow the adjacent playground (tenant continues to mow the oval area),
- Council mow Kurrajong Park, and the rail reserve from Kurrajong Park to Jim Mitchell Park
- And that these areas be mowed on a fortnightly basis in summer and as required during the winter months.

Based on the estimates provided by Council, this would increase annual Dalveen village mowing costs by approximately \$6000.

Council should also investigate ownership of Kurrajong Park (Queensland Rail?) with a view to possible subdivision and sale of residential lots.

3. **Allowances for Urban Design Framework objectives as identified in the Dalveen Urban Design Framework (adopted 2021):**

Whilst the upgrade of Jim Mitchell Park toilets was identified in the Dalveen Urban Design Framework, the request was made as a result of the existing toilet (1) not meeting demand. During peak times, people could be observed urinating in the park, and human faeces could be found in both the rail reserve and overpass tunnel. The community would like to thank Council for securing funding to upgrade these toilets. It should, however, be noted that provision of adequate toilet facilities to suit the park's needs (i.e. basic sanitation), should not come at the expense of other identified UDF objectives, or the four key community desires –

- Growth to support the villages' future,
- Council commitment to improve and upgrade community meeting spaces (Dalveen Hall),
- promotion of Dalveen village,
- and support of its local community groups.

On two previous occasions the Dalveen Sports Club has requested the following in relation to the Dalveen Urban Design Framework:

- Council Reinforce the role of Dalveen as the 'Gateway to the Granite Belt' through installation of signage on the Highway and start developing a 'tourist drive' (like the old 'Fruit Run') commencing at Dalveen, followed by the installation of a tourist information map at Jim Mitchell Park.
- Council mows the areas referred to previously and identified on the attached map, and
- Once complete, have the Southern Downs Tourism Marketing Strategy updated to re-brand Dalveen as 'Gateway to the Granite Belt' to support local visitation and the surrounding tourism, food, and wine offerings

**It is hoped that including these items in the forthcoming budget might be the first step in developing an active collaborative partnership with Council that sees the goals and objectives of the community and Councils Urban Design Framework achieved.**

**Thank you for your consideration.**

The Dalveen Sports Club Executive Committee on behalf of the Dalveen Community.

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\_\_\_\_\_ – President

---

\_\_\_\_\_ – Vice President

---

\_\_\_\_\_ – Treasurer

---

 - Secretary

## DRAFT BUDGET SUBMISSION – 2024/25

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Location: Glen Aplin

Category: 2024/25 Public Submission

Topic: Maintenance of toilets at Glen Aplin/Mick Wise Oval

Amount Requested ex GST: *not applicable*

Alternate Funding received? *not applicable*

Reference: ECM3861753

Department: Parks & Operations

**From:** [REDACTED]  
**Sent:** Tue, 25 Jun 2024 10:18:41 +1000  
**To:** mail@sdrc.qld.gov.au

[REDACTED]

**Subject:** SDRC Draft Budget feedback form  
**Attachments:** 2024\_25 Draft Budget Feedback form\_Glen Aplin Memorial Hall and Sports Club.pdf

Dear SDRC Council,  
Please see attached query from Glen Aplin Memorial Hall and Sports Club.

Regards,

[REDACTED]  
President, Glen Aplin Memorial Hall and Sports Club Inc  
ABN 49739889200  
[REDACTED]

## DRAFT BUDGET 2024/25

Council is inviting your feedback on the Draft Budget for 2024/2025. **Please note that all feedback must be submitted by 5.00 pm Friday 28 June 2024.**

Feedback may be submitted as follows:

***In Person:***

Warwick Office  
64 Fitzroy Street  
Warwick Qld 4370

Stanthorpe Office  
61 Marsh Street  
Stanthorpe Qld 4380

***By Post:***

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

It will help us if you:

- Clearly state what issue/s or topic/s you wish to comment on, and
- Ensure your comments are clear and concise.

If you consider there to be compelling reasons why your submission should be kept confidential, please contact Gurbindar Singh, Chief Financial Officer on 1300 697 372. **Please note that no anonymous submissions will be accepted.**

*You must provide your full name and telephone number. If you are submitting on behalf of an organisation, please state this and your role within that organisation. Please attach all supporting documentation. Please note all fields marked with \* must be completed.*

Contact Name:\*

Organisation/ Group Name (if applicable):

Your role within Organisation (if applicable):

Contact Number:\*

Email:\*

Submitting as individual or group:\*

Comments: (Please email your feedback to [mail@sdrc.qld.gov.au](mailto:mail@sdrc.qld.gov.au) if more space is required):\*

We submitted a request for SDRC to assist in the maintenance of toilets at Glen Aplin Oval otherwise known as Mick Wise Oval which SDRC publicises as being available on the bicycle trail. How do we find out if this request was successful?



## DRAFT BUDGET SUBMISSION – 2024/25

---

Location: Stanthorpe

Category: 2024/25 Public Submission

Topic: PRI 00000783 Community Infrastructure - Stanthorpe  
Weeroona Park -Fountain

Amount Requested ex GST: *not applicable*

Alternate Funding received? *not applicable*

Reference: ECM3863556

Department: Parks & Operations

**From:** [REDACTED]  
**Sent:** Fri, 28 Jun 2024 09:38:34 +1000  
**To:** mail@sdrc.qld.gov.au  
**Subject:** Draft Budget Feedback  
**Attachments:** budget.pdf

Please find attached my submission

[REDACTED]



Virus-free [www.avg.com](https://www.avg.com)

## DRAFT BUDGET 2024/25

Council is inviting your feedback on the Draft Budget for 2024/2025. **Please note that all feedback must be submitted by 5.00 pm Friday 28 June 2024.**

Feedback may be submitted as follows:

***In Person:***

Warwick Office  
64 Fitzroy Street  
Warwick Qld 4370

Stanthorpe Office  
61 Marsh Street  
Stanthorpe Qld 4380

***By Post:***

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

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Contact Name:\*

Organisation/ Group Name (if applicable):

Your role within Organisation (if applicable):

Contact Number:\*

Email:\*

Submitting as individual or group:\*



Comments: (Please email your feedback to [mail@sdrcl.gov.au](mailto:mail@sdrcl.gov.au) if more space is required):\*

With reference to SDRC Budget 2024/25 Draft for public consultation  
Parks and Operations Department PRI 00000783 Community Infrastructure -open spaces  
Item Stanthorpe Weeroona Park -Fountain

Although the action to be taken with respect to the fountain was not indicated in the budget draft the "talk", over recent years, is that it is to be demolished. The memorial fountain is a significant part of Stanthorpe's and the district's history. The fountain is a tribute to Shire Chairman J B Ferris and past Councillors. James Ferris, orchardist and tin miner. of Glen Aplin served the district as Chairman from 1930 - 1946. Opened in 1954, during a time of great progress within the Shire, the memorial fountain was part of a number of other infrastructure projects such as the MacGregor Bridge, Stanthorpe's reticulated water system and the aerodrome that were opened

The Warwick Daily News of the 17 July 1954, reads

"An ornamental fountain may be built in Stanthorpe's town park to honour the late Cr. J. B. Ferris, who was Chairman of the council for 17 years from 1930 to 1947, and a member of the council from 1927 to 1930.

Shortly after the death of Cr. Ferris in 1947, £58 was subscribed by residents of the shire towards a fund to erect a public memorial to him. Nothing was done with the money until the Work Committee of the Stanthorpe Shire Council recently took the matter up again and obtained quotes for various types of memorials including memorial gates for the park and a drinking fountain to be in-stalled in the park.

The council 's consulting engineer (Mr. J. Mulholland) who was present at the meeting suggested that an ornamental fountain might be a good memorial but would probably cost something over £100."

Although the fountain has not operated as such for a number of years, owing to health and safety and water efficiency issues, the structure is sound and could be repurposed in some way without resorting to it's demolition.

I urge the council to consult the residents of Stanthorpe, specifically, as to the fate of the memorial fountain. The public sentiment against the fountain's removal is strong.

Given the number of creative people in the town I suggest the council seek ideas as to how this structure could be repurposed.

**DRAFT BUDGET SUBMISSION – 2024/25**

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Location:	Stanthorpe
Category:	2024/25 Public Submission
Topic:	Increase rubbish bins - Stanthorpe Main Street
Amount Requested ex GST:	<i>not applicable</i>
Alternate Funding received?	<i>not applicable</i>
Reference:	ECM3863616
Department:	Waste Services

**From:** [REDACTED]  
**Sent:** Thu, 27 Jun 2024 23:27:40 +1000  
**To:** "mail@sdrc.qld.gov.au" <mail@sdrc.qld.gov.au>  
**Subject:** Draft budget

Bigger rubbish bins on the main street of stanthorpe. The small bins are often overflowing over the weekend

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**DRAFT BUDGET SUBMISSION – 2024/25**

---

Location: Warwick  
Category: 2024/25 Public Submission  
Topic: Comprehensive Waste Management Enhancement and Road Safety Improvement

Amount Requested ex GST: *not applicable*

Alternate Funding received? *not applicable*

Reference: ECM3857753

Department: Waste Services

**From:** [REDACTED]  
**Sent:** Sun, 16 Jun 2024 14:53:13 +1000  
**To:** mail@sdrc.qld.gov.au  
**Subject:** Draft Budget 2024/25 submission  
**Attachments:** 2024\_25 Draft Budget Feedback form - ONLINE.pdf

Good afternoon

Please see attached.

Regards



## DRAFT BUDGET 2024/25

Council is inviting your feedback on the Draft Budget for 2024/2025. **Please note that all feedback must be submitted by 5.00 pm Friday 28 June 2024.**

Feedback may be submitted as follows:

***In Person:***

Warwick Office  
64 Fitzroy Street  
Warwick Qld 4370

Stanthorpe Office  
61 Marsh Street  
Stanthorpe Qld 4380

***By Post:***

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

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*You must provide your full name and telephone number. If you are submitting on behalf of an organisation, please state this and your role within that organisation. Please attach all supporting documentation. Please note all fields marked with \* must be completed.*

Contact Name:\*

Organisation/ Group Name (if applicable):

Your role within Organisation (if applicable):

Contact Number:\*

Email:\*

Submitting as individual or group:\*



Comments: (Please email your feedback to [mail@sdrcl.gov.au](mailto:mail@sdrcl.gov.au) if more space is required):\*

Subject: 2024/25 Draft Budget proposal for Comprehensive Waste Management Enhancement and Road Safety Improvement

To Southern Downs Regional Mayor & Councillor's

I am writing to present a multifaceted suggestion aimed at improving waste management efficiency, enhancing recycling rates, addressing illegal dumping concerns, and ensuring road safety within our region. This suggestion encompasses strategic initiatives that align with Council's obligation to fiscal responsibility, environmental sustainability, and community safety.

1. Closure of Unsupervised Bin Compounds: The first component of this proposal involves the closure of unsupervised bin compounds. These areas not only pose environmental and aesthetic challenges but also result in significant cleanup costs due to illegal dumping incidents. By reallocating resources from these compounds towards supervised waste transfer stations, Council can mitigate these issues while fostering a cleaner and safer environment for our residents, along with higher recycling rates at supervised transfer stations.

2. Investment in public place Bin Surrounds: To facilitate this transition and optimise waste collection processes, I propose allocating additional funds to the Parks budget towards the fabrication of 240-litre public place wheelie bin surrounds. These surrounds will accommodate both general waste and recycling bins, replacing and reducing the number of the current 60-litre heritage bins in our main streets. This strategic shift will lead to: Operational Efficiency: With larger bin capacities, you can reduce the frequency of pickups, resulting in fewer operational costs and enhanced efficiency. Cost Savings: Standardizing bin sizes and reducing pickup days will lead to a lower cost per lift, ultimately benefiting your budgetary allocation. Increased Recycling Rates: By providing separate bins for recycling alongside general waste, Council can encourage active participation in recycling initiatives, thereby reducing waste sent to landfill. Furthermore, this initiative will free up parks and gardens staff from public place waste collection duties, allowing them to focus their efforts on maintaining and enhancing our parks and gardens, enriching the recreational experiences of our community, as the kerbside collection contractor can be engaged to undertake this duty.

3. Request for Further Funding for Road Safety Improvement: Additionally, I urge the Council to consider allocating further funding for the unsealed section of Old Stanthorpe Road, Dalveen. This section has become a safety concern, particularly during accidents or natural disasters on the highway when motorists' GPS systems redirect traffic onto this road as an alternative route. The narrow seal, combined with corrugated gravel sections, poses significant risks to motorists and impedes access for day trippers visiting the iconic 75 Miles Dam - The world's oldest concrete arch dam.

Investing in the sealing and improvement of this section of the road will not only enhance road safety but also facilitate easier access for tourists and locals alike, thereby supporting tourism and economic growth in the region.

In summary, these proposed initiatives represent a proactive approach to addressing key challenges facing our region, encompassing waste management optimisation, environmental sustainability, community safety, and infrastructure improvement. I respectfully request the Council's consideration and support for these initiatives, which are essential for the continued prosperity and well-being of the Southern Downs community.

Thank you for your attention to these matters. Should you require any further information or clarification, please do not hesitate to contact me.

Sincerely

## **DRAFT BUDGET SUBMISSION – 2024/25**

---

Location:	Warwick
Category:	2024/25 Public Submission
Topic:	Road Works - East St, between Ogilvie and Freestone Rd
Amount Requested ex GST:	<i>not applicable</i>
Alternate Funding received?	<i>not applicable</i>
Reference:	ECM3859246
Department:	Works

**From:** [REDACTED]  
**Sent:** Wed, 19 Jun 2024 08:57:32 +1000  
**To:** "mail@sdrcl.qld.gov.au" <mail@sdrcl.qld.gov.au>  
**Cc:** [REDACTED]  
**Subject:** 2024/25 Draft Budget Feedback  
**Attachments:** SDRC Budget Feedback.pdf

Hi

I have attempted to lodge this online however the 'Submit' button on the bottom of the feedback form doesn't seem to work...

I have attached a PDF copy of the feedback form as well as copied the text into the email below:

***My comments are submitted by me personally and on behalf of the property owners and renters residing in and around [REDACTED]***

***After a complaint was made to Councillor Bartley via email (see copy at the bottom of these comments) in late April this year, his response was "Your Request is in with Council and in the upcoming budget".***

***I cannot see any mention of this section of East St in item 340 Works of the Draft Budget. Can you advise whether these works are included in any other item or sub-item (i.e Transport Pavement Reseals/Rehab) in the Draft Budget?***

***If we have to pay rates similar to those of coastal cities, we should be entitled to safely traverse main sealed thoroughfares in and out of our residences; and we should most certainly not have to wait over a decade for something to be done about unsafe road conditions especially when council itself contributes to the ongoing dilapidation.***

***So; my comments are technically a request for more specific information on the works budget inclusions. The outcome of that response will then itself determine what happens from here.***

***"The section of East St in Warwick between Ogilvie Rd and Freestone Rd has deteriorated and for several years now has been in a dangerous state. A couple of years ago council erected signage advising of a 40km/hr speed limit and rough surface - we thought this may be the precursor of some rehabilitation works on the road, but to date nothing has been done.***

***Most (not all) of the issues are related to subsidence and/or shoulder push in the outside wheel tracks in both directions. There was always going to be an issue on these roads due to***

***the black soil in the area and indeed the internal pavements in nearby Mulberry Ridge Estate suffer from the same black soil problem, but given the reduced traffic and size/weight of vehicles travelling in the estate, the issue is not a safety hazard like East St. I'm sure council has experts that can advise what the appropriate remedy is for East St - perhaps some lime stabilisation treatment of the subgrade and a bridging layer??***

***Anyway, as it sits now drivers veer toward the centre of the road to avoid the road damage, which is an obvious hazard when there are two vehicles heading toward each other. As rate payers we need, and deserve, a pavement that we can traverse safely and comfortably, and given your portfolio of Roads and transport, we request you look into this and advise what action will be taken, and when please.***

***Not only have council ignored this section of road for years now, they have contributed to the problem with their own heavy vehicles and large earthmoving plant using this section of road as a route to projects north and north-west of the council depot. To be clear; we have no issue with that occurring, so long as the road is maintained to a safe and comfortable standard."***

Thanks



## DRAFT BUDGET 2024/25

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Warwick Qld 4370

Stanthorpe Office  
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Stanthorpe Qld 4380

**By Post:**

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

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Contact Name:\*

Organisation/ Group Name (if applicable):

N/A

Your role within Organisation (if applicable):

N/A

Contact Number:\*

Email:\*

Submitting as individual or group:\*

Group





**Comments: (Please email your feedback to [mail@sdrc.qld.gov.au](mailto:mail@sdrc.qld.gov.au) if more space is required):\***

My comments are submitted by me personally and on behalf of the property owners and renters residing in and around [REDACTED]

After a complaint was made to Councillor Bartley via email (see copy at the bottom of these comments) in late April this year, his response was "Your Request is in with Council and in the upcoming budget".

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So; my comments are technically a request for more specific information on the works budget inclusions. The outcome of that response will then itself determine what happens from here.

"The section of East St in Warwick between Ogilvie Rd and Freestone Rd has deteriorated and for several years now has been in a dangerous state. A couple of years ago council erected signage advising of a 40km/hr speed limit and rough surface - we thought this may be the precursor of some rehabilitation works on the road, but to date nothing has been done.

Most (not all) of the issues are related to subsidence and/or shoulder push in the outside wheel tracks in both directions. There was always going to be an issue on these roads due to the black soil in the area and indeed the internal pavements in nearby Mulberry Ridge Estate suffer from the same black soil problem, but given the reduced traffic and size/weight of vehicles travelling in the estate, the issue is not a safety hazard like East St. I'm sure council has experts that can advise what the appropriate remedy is for East St - perhaps some lime stabilisation treatment of the subgrade and a bridging layer??

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Not only have council ignored this section of road for years now, they have contributed to the problem with their own heavy vehicles and large earthmoving plant using this section of road as a route to projects north and north-west of the council depot. To be clear; we have no issue with that occurring, so long as the road is maintained to a safe and comfortable standard."

**RESET FORM**

**SUBMIT**

## **DRAFT BUDGET SUBMISSION – 2024/25**

---

Location:	Stanthorpe
Category:	2024/25 Public Submission
Topic:	General Comment
Amount Requested ex GST:	<i>not applicable</i>
Alternate Funding received?	<i>not applicable</i>
Reference:	ECM3857747
Department:	Financial Services



**From:** [REDACTED]  
**Sent:** Sat, 15 Jun 2024 09:39:32 +1000  
**To:** mail@sdrc.qld.gov.au  
**Subject:** Budget feedback  
**Attachments:** 2024\_25 Draft Budget Feedback form - ONLINE.pdf

Hi [REDACTED]

Your work in sorting and registering all the nonsense that comes through this email box is much appreciated!

Please see attached my feedback on the draft budget.

Thanks!

## DRAFT BUDGET 2024/25

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The Chief Executive Officer  
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Contact Name:\*

Organisation/ Group Name (if applicable):

Your role within Organisation (if applicable):

Contact Number:\*

Email:\*

Submitting as individual or group:\*

Comments: (Please email your feedback to [mail@sdrc.qld.gov.au](mailto:mail@sdrc.qld.gov.au) if more space is required):\*

Hi Councillors,

As a small landholder on a residential block in the rural zone, I was previously in the residential 3 category. This new revenue statement will put me into the residential 1 category with a significantly higher general rate. I am appreciative of the cap that has been implemented for this financial year. However I do note that this increase will result in my general rate going up by \$250 - previously paying the minimum of \$1255, now due to be paying \$1497. Presumably the full increase will take effect from 25/26 financial year. I do realise that costs have gone up and this is somewhat overdue as my rates went down about \$15 last FY with the valuation change & adjustment. However I do feel this change to the categories will be felt quite hard by those in my situation - people moving from residential 3 or 4 with lower land values.

I listened to the special meeting where this budget was approved for release. I was quite inspired by the messaging of everyone can do their part to reduce waste going to landfill. I am wondering if there's more that can be done in this space. I'm sure a full FOGO program which collects green & food wastes from households would be more expensive than landfill, and the ratepayers are obviously not keen on such expenses. Perhaps there are more cost-effective solutions to encourage people to do further waste reduction at home? My wife has just mentioned to me that Toowoomba Regional Council has provided a rebate on cloth nappy purchases. Similar initiatives may be explored for other single-use items. I think the waste team is doing a great job with outreach and composting/worm farm classes. Would be good if more compost bins/worm farms could be subsidised. My next brainwave is perhaps an integration of 'Containers for Change' at the SDRC waste facilities. Anecdotally when I am there dumping my rubbish I often see eligible containers headed for landfill. I wonder if there was a containers for change 'pop-up' or some such at the waste facility, we would encourage more of those living out-of-town to separate their cans etc.

I also think you should take a firm approach to the opt-in/opt-out areas. The trucks are driving past these houses. This is costing council a lot of money and reducing recycling rates. Could be a 'vacant' charge added similar to the Sewer access vacant charge.

Also I agree with Councillors' Richter and Harslett that greater use of our community facilities should be encouraged. The Stanthorpe Civic Centre is an excellent space with very well equipped facilities. It should either be made cheaper or more flexible. We do offer a 50% discount for not-for-profit groups but perhaps this could be waived further with an application made to the CEO/Relevant manager? Also the supper room kitchen is very nice and well set up for food businesses. An hourly or half-day rate for hire could make it more enticing for food businesses to utilise the space to prepare foods to be sold elsewhere i.e. preserves, bread. Much economic benefit in there.

As an employee of SDRC I do feel that many things the community is upset about are operational issues. Personally I think many of council's processes are very outdated and require overhaul to be made significantly more efficient. There is much to be gained in this space. I'm a fan of the LEAN model popularised by Toyota.

Anyway I hope your terms are council are successful, we're all in this together at the end of the day. I'm sure we all have the regions best interest's at heart.

Kind Regards,



## **DRAFT BUDGET SUBMISSION – 2024/25**

---

Location:	N/A
Category:	2024/25 Public Submission
Topic:	Various
Amount Requested ex GST:	<i>not applicable</i>
Alternate Funding received?	<i>not applicable</i>
Reference:	ECM3858270
Department:	Financial Services

**From:** [REDACTED]  
**Sent:** Mon, 17 Jun 2024 17:14:29 +1000  
**To:** "mail@sdrc.qld.gov.au" <mail@sdrc.qld.gov.au>  
**Subject:** RE: SDRC Draft Budget - Feedback  
**Attachments:** 2024 SDRC Draft Budget 2024 Feedback.pdf

Hi there

please find attached my detailed feedback on the SDRC Draft Budget for your review.

Kind regards  
[REDACTED]

FAO: Chief Executive Officer  
Southern Downs Regional Council  
PO Box 26  
Warwick QLD 4370

Date: 17<sup>th</sup> June 2024

For the attention of the Chief Executive Officer,

**Re: 24/25 Draft Budget feedback.**

Thank you for providing the community with the information and the ability to provide/request feedback for the 2024/25 SDRC Budget Review.

Based on the information provided, including the summary and project funding breakdown (draft form), several questions come to light of which I'm hoping you can answer. This will allow members of the community, such as myself, the ability to make more informed decisions on the draft budget proposal and how it impacts us as well as supporting future voting decisions.

**1. Waste Services Snapshot:**

- 1.1) If the Waste Management Charge is increasing by 60% (e.g. \$100 to \$160 p.a.) where is the shortfall in each of the current services listed that requires this significant increase?
- 1.2) If the 60% is being used to fund one or more of the 62 listed projects, which ones? And, what is the 'start' and 'delivery date' for these projects?
- 1.3) Will the 60% increase be removed and return the waste management charge back to \$100 p.a. upon completion of these project(s)?
- 1.4) If the Waste & Recycling Collection Charge is increasing by 3.2% (e.g. from \$470 to \$485 p.a.) can you please provide and apply the same reasoning for this charge using the points above?

## 2. Capital Works Snapshot:

The council emphasizes that they are delivering 62 projects costing \$47.5M this financial year. To provide accountability that these projects are being run to budget and timeframes and provide tangible value to the community, please can you provide answers to the following:

- 2.1) What are the benefits to the rate paying community for each individual project?
- 2.2) What was the criteria used in the prioritisation of these projects with the context of the benefits point (2.1) above?
- 2.3) How many of these projects are “new” vs “existing” (e.g. carried over) from previous financial years?
- 2.4) What is the projected “start” and “delivery” date for each project?
- 2.5) There is no clear explanation of budget variances between the "actual" and "projected" budget outcomes for previous years, therefore how can the community be assured that projects are managed and delivered to budget and that they don't blow-out. **This information is crucial in all project planning.**
- 2.6) Can you provide a summary of the risk assessment (per project) used when approving funding for projects?

## 3. General Rates Overview:

Acknowledging the AEC Group and Council's 2023 report, highlights the disparity between SDRC rates for all rateable categories to other comparable councils.

As identified, categories which have not been paying the correct rates will now have a capped % increase applied from 24/25 FY. This will be felt by the rate payer, as the categories involved will need to raise their prices to meet this change. This incompetence by prior SDRC's should not be felt by the public and I would like confirmation of the assurances SDRC are implementing to ensure that fair rates are applied, kept up-to-date and this never happens again.

- 3.1) When will the full AEC Group report be released to the public for transparency and to better understand how the proposed new rates have been calculated/justified? If the report is not going to be released, why not?
- 3.2) What controls have the council put in place to ensure that regular monitoring of these rates is conducted instead of once per 12 years?



3.3) What controls have been put in place to ensure that when Queensland Land Value updates are issued and received by SDRC that they will be updated in the system? This will be key if the proposed Residential cents in dollar rates are driven by property values.

3.4) The General Rates Overview Fee Table states that the underlying base rates are proposed not to change for the majority (i.e. 60% of rateable properties). However, 10% of rateable properties will be impacted via a <0% rate change. How will this be presented to the rate payer for previous years?

a) as a rate rebate pro-rata to the end of 23/24 FY or;

b) as a reduction in rates / fees going forwards from 24/25 only?

3.5) The General Rates Overview Fee Table states that 30% of rateable properties will be impacted via a >0 (capped) rate change. Using the information provided, it is apparent that there are **significant** rate increases (Residential 4 is impacted the greatest) above the 10% capped threshold when current Residential categories move to new categories Residential 1 or 2 according to land value, as follows:

	CURRENT 2023/2024 FY			NEW RESIDENTIAL 1 2024/2025 FY				NEW RESIDENTIAL 2 2024/2025 FY			
LANDHOLDER MOVING FROM	LAND VALUE	CENTS IN DOLLAR RATE	TAXABLE AMOUNT P.A.	CENTS IN DOLLAR RATE	TAXABLE AMOUNT P.A.	PERCENT CHANGE	TAXABLE AMOUNT P.A. DIFFERENCE	CENTS IN DOLLAR RATE	TAXABLE AMOUNT P.A.	PERCENT CHANGE	TAXABLE AMOUNT P.A. DIFFERENCE
Residential 1 to Residential 1	\$ 175,000.00	1.143	\$ 2,000.25	1.143	\$ 2,000.25	0.00%	\$ -				
Residential 1 to Residential 2	\$ 175,001.00	1.143	\$ 2,000.26					0.914	\$ 1,599.51	-20.03%	-\$ 400.75
	\$ 219,000.00	1.143	\$ 2,503.17					0.914	\$ 2,001.66	-20.03%	-\$ 501.51
Residential 2 to Residential 1	\$ 175,000.00	0.972	\$ 1,701.00	1.143	\$ 2,000.25	17.59%	\$ 299.25				
Residential 2 to Residential 2	\$ 175,001.00	0.972	\$ 1,701.01					0.914	\$ 1,599.51	-5.97%	-\$ 101.50
	\$ 219,000.00	0.972	\$ 2,128.68					0.914	\$ 2,001.66	-5.97%	-\$ 127.02
Residential 3 to Residential 1	\$ 175,000.00	0.914	\$ 1,599.50	1.143	\$ 2,000.25	25.05%	\$ 400.75				
Residential 3 to Residential 2	\$ 175,001.00	0.914	\$ 1,599.51					0.914	\$ 1,599.51	0.00%	\$ -
	\$ 219,000.00	0.914	\$ 2,001.66					0.914	\$ 2,001.66	0.00%	\$ -
Residential 4 to Residential 1	\$ 175,000.00	0.857	\$ 1,499.75	1.143	\$ 2,000.25	33.37%	\$ 500.50				
Residential 4 to Residential 2	\$ 175,001.00	0.857	\$ 1,499.76					0.914	\$ 1,599.51	6.65%	\$ 99.75
	\$ 219,000.00	0.857	\$ 1,876.83					0.914	\$ 2,001.66	6.65%	\$ 124.83

- NOTES:**
- 1) Landholders currently in Residential 1 and REMAIN in Residential 1 have NO CHANGES on taxable amount charged p.a.
  - 2) Landholders currently in Residential 1 that MOVE to Residential 2 have a REDUCTION of 20.03% on taxable amount charged p.a.
  - 3) Landholders currently in Residential 2 that MOVE to Residential 1 have a INCREASE of 17.59% on taxable amount charged p.a.
  - 4) Landholders currently in Residential 2 and REMAIN in Residential 2 have a REDUCTION of 5.97% on taxable amount charged p.a.
  - 5) Landholders currently in Residential 3 that MOVE to Residential 1 have a INCREASE of 25.05% on taxable amount charged p.a.
  - 6) Landholders currently in Residential 3 that MOVE to Residential 2 have NO CHANGES on taxable amount charged p.a..
  - 7) Landholders currently in Residential 4 that MOVE to Residential 1 have a INCREASE of 33.37% on taxable amount charged p.a..
  - 8) Landholders currently in Residential 4 that MOVE to Residential 2 have an INCREASE of 6.65% on taxable amount charged p.a.
  - 9) A Resident 1 landholder with a land value of 175K (max land value under residential 1 tier) pays 25.05% more than a Resident 2 landholder with a land value of 175,001K.
  - 10) Resident 2 land values must be 219K or > BEFORE the taxable amount calculated exceeds what a Resident 1 landholder will pay with a land value of 175K or less.

- a) Will the 10% capping be applied to those residential categories moving into residential 1 and / or residential 2, as opposed to the arbitrary new values for these new categories. This seems unfair to have (at least) a 33.37% increase, as opposed to the 10% you have stated would be applied? If not, why not?
- b) Even with the capping it's difficult to understand how these significant differences can be justified particularly given that the land is being used in the same manner with exception to rural properties that don't use council services. Therefore, how is this fair and reasonable?
- c) How long will the capping increases be applied for all categories, just 24/25? (12 years?) How is this calculated?
- d) What's the justification for these increases given the AEC Group review states residential rates are **already higher** than rates charged by other comparable councils?
- e) Currently Residential 3 & 4 do not use water/sewer/waste collection services how does this map to the new Residential 1 & 2 categories?
- f) Should a Residential 1 & 2 rate payer, not use the services above (e.g. water/sewage/waste collection), will these still be charged, or will they be a zero fee line item in the new rate bill?
- g) What justification is given that makes it fair and reasonable to charge a Resident 1 landholder with a land value of 175K a taxable rate increase of 25.05% more than a Resident 2 landholder with a land value of 175,001K, a difference of \$1.00?
- h) What justification is given that makes it fair and reasonable that Resident 2 land values must be 219K or > in order for the taxable amount calculated to exceed what a Resident 1 landholder will pay with a land value of 175K or < ? Particularly given that the land is being used in the same manner with the exception of 30% of properties not using council services.
- i) How was the rate difference between Residential 1 and Residential 2 justified? The council should be maintaining a fair and consistent rating system which ensures that rates are calculated consistently across different properties and locations. It seems rather discriminatory and unfair to apply a higher rate for properties with a lower land value.

3.5) If the AEC Group report states that ***‘Commercial/Industrial sectors are paying well below the amounts levied on households and benchmarked councils’***.

a) Why have the rates remained the same for Solar/Wind Farm’s?

Given that the Southern Downs region has been declared a Renewable Energy Zone (REZ) by the Federal Government and with the disruption the community endures during the construction period and once switched on (particularly for surrounding properties) this would be a good opportunity to compensate the community for the lifetime of the project through rateable taxes! There are only 2 farms presently however there are at least 2 more on the cards that are in proposal stages. These commercial businesses make millions yearly, and also have potential negative impacts to land values, thus causing possible rate changes and re-classification to existing residential rate payers.

b) Why has ‘Extractive’ been reduced by 28.84%!!

3.6) For the Residential Group “Multi-Residential – Dwellings/Flats/ Units 2,3,4,5,6” what justification has been applied for keeping the NEW ‘Cents in dollar’ rate the same (e.g. 1.429) for the 5 different tiers given the land and services are being used very differently when compared with rates given to Residential 1 & 2 with only a 0.286 difference in highest rate paid? Does not seem fair or reasonable. Likewise for “Retirement and Lifestyle villages 1,2,3,4,5,6”?

3.7) Why has “Rural Group ‘Private Forestry 1” NEW ‘Cents to dollar’ rate been reduced by 103.20%!!

3.8 ) How can the community have confidence in how these rates and valuations are calculated when there are major changes like the above (I’ve only scratched the surface highlighting the main items that stand out)? There’s an apparent disconnect with the revised rate values calculated and the explanatory statements provided by SDRC, in that they are not aligned.

How were these values calculated and what was the justification given for each of the 47 differential rating categories?

3.9) Has the *draft budget* been reviewed by external auditors, or parties such as AEG Group, for adherence to Federal Legislation, to ensure that these figures have been calculated and applied both correctly and fairly?

3.10) SDRC was clearly in federally legislated breach of not conducting any Annual General Rate Review since 2012, what were the penalties for this?

3.11) Aside from incorrectly applied taxable rates, what other findings or impacts have been found, and how will these impact the community?

In summary, if the SDRC proceeds to enforce these rates it would be fair to say that ratepayers will most likely appeal their rateable dollar rate and seek legal representation. Given that the Council has failed to review these rates on a regular basis will work in the rate payers favour.

**Generic questions:**

1. The funding sources for projects (assumed to be capital expenditure), are we to assume all projects are funded via rate payer input, **via loans**, or is there a missing breakdown as per the “SDRC FY24/25 opex budget by resource type” table?
  - a. *If* the funding source for projects is via a loan, what are the loan details, when would the loans be fully repaid, and what are the interest rates applicable?
2. There is a lack of transparency on overall project status to the public, how and when will the council rectify this (a simple public facing status progress dashboard identifying delivery dates, progress and budget status would rectify this)?
3. Has a formal audit of all services offered by SDRC been conducted to ensure that the services offered are being provided in the most cost-effective manner?
4. Capital expenditure (e.g. projects) have clear stages where the funding projected is measured against the actual expense. Operational expenditure at SDRC does not appear to have these safeguards in place. What will be done to ensure operational expenses do not lead to either a surplus of funds, or a deficit?

Lastly, it **is** encouraging to witness that the new leadership of the SDRC is taking responsibility for assuring financial stability of the region and takes onboard the impacts of failures in the past. It would be a pleasant change to see that community feedback is taken onboard and that the rate increases particularly for Residential Groups is perhaps reviewed further to ensure that it’s fair and reasonable.

It is also great to see that the community is being engaged in these matters and I hope that greater transparency and two-way communication is continued well into the future.

Warm regards

[Redacted signature]

[Redacted contact information]

## **DRAFT BUDGET SUBMISSION – 2024/25**

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Location:	N/A
Category:	2024/25 Public Submission
Topic:	General Rates Comments and queries
Amount Requested ex GST:	<i>not applicable</i>
Alternate Funding received?	<i>not applicable</i>
Reference:	ECM3859482
Department:	Financial Services

**From:** [REDACTED]  
**Sent:** Wed, 19 Jun 2024 14:59:16 +1000  
**To:** mail@sdrc.qld.gov.au  
**Subject:** Draft Budget

1. Is WATER being added to General Rates OR 6mthly, Oct/Apr as stated on page 22.
2. What is the cost of Utility charge
- 3, Water access Increased by \$45 (per Snapshot)
4. Why is 2nd tier water acct, to be 1-1/2 times tier 1 acct. ? I thought we paid for what we use??
- 5, Waste Management increased by \$60
6. Is minimum general rates @ \$175000 - going to be \$1,255 for 6mths or 12 months?? Unclear  
If it is for 6mths it is a huge increase of \$255
- 7, Does AGRIC farming, code 65, fit into level 1 in the Rural group. if so there is NO cap on rates.

I'm thinking there is more than 2.5% increase on rates.

[REDACTED]



## **DRAFT BUDGET SUBMISSION – 2024/25**

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Location:	Stanthorpe
Category:	2024/25 Public Submission
Topic:	General Comment regarding rates and Quart Pot Ck
pedestrian path	
Amount Requested ex GST:	<i>not applicable</i>
Alternate Funding received?	<i>not applicable</i>
Reference:	ECM3860878
Department:	Financial Services

**Sent:** Sun, 23 Jun 2024 21:19:50 +1000  
**To:** "mail@sdrc.qld.gov.au" <mail@sdrc.qld.gov.au>  
**Subject:** Budget

Hi there my feedback for the Council is

1. Residential rates are beyond believable – much higher than my Brisbane property merely 8 kms from the CBD. How can this be justified? Also the annual installment is ridiculous. Why not 4 equal installments like Brisbane City Council??
2. The Quart Pot creek pedestrian portion of the bridge is a disgrace. How long will it remain dangerous and inaccessible not to mention a huge deterrent and eye sore for visitors to our town?

Sent from [Mail](#) for Windows

## **DRAFT BUDGET SUBMISSION – 2024/25**

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Location:	N/A
Category:	2024/25 Public Submission
Topic:	Water Consumption Charges - larger families
Amount Requested ex GST:	<i>not applicable</i>
Alternate Funding received?	<i>not applicable</i>
Reference:	ECM3860934
Department:	Financial Services

**From:** [REDACTED]  
**Sent:** Thu, 20 Jun 2024 12:59:50 +1000

**Subject:** RE: Water consumption charges draft budget 2024-25  
**Categories:** BUDGET

Thanks [REDACTED] for copying me in.

[REDACTED] I would take this as a budget submission.

Thanks

[REDACTED]  
**CHIEF EXECUTIVE OFFICER**  
Southern Downs Regional Council

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**From:** [REDACTED]  
**Sent:** Thursday, 20 June 2024 11:57 AM

**Subject:** FW: Water consumption charges draft budget 2024-25

Good morning all

I think [REDACTED] raises a great point, those that have large families shouldn't be penalised. However the residents that aren't being careful with how much they use, should.

How can we get around this? Could we give rebates for large families, or would this be too difficult to implement?

Kindest Regards,

[REDACTED]  
**From:** [REDACTED]  
**Date:** 20 June 2024 at 11:38:47 AM AEST

**Subject: Water consumption charges draft budget 2024-25**

Good afternoon councillors

I just want to comment on the proposed water consumption charges in the upcoming budget.

The use of a two-tiered charging system is inequitable. The charge should simply be a flat rate charge as was done by the Warwick Shire Council, purely because a larger family will necessarily use more water than a smaller household. At the cutoff point for the lower charging rate of 125kl a family of four can essentially consume 85.6 litres of water per person before becoming liable for the higher charging rate. A family of six is limited to 57 litres per person per day before becoming liable for the higher cost. If this household were to consume 85.6 litres per person per day the cost to them would be an additional \$303.57 per annum compared to the family of four – for the great crime of using no more water per person. For an eight person household it would be an additional \$404.77 per annum, again, for no other crime than being a larger family.

These are not huge sums, but in the current economic climate every dollar is precious and people should not be penalised simply for procreating or having a large group household. I would ask you to reconsider this aspect in the budget as a simple matter of equity and fairness.

Kind regards



Sent from my iPhone

**DRAFT BUDGET SUBMISSION – 2024/25**

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Location:	N/A
Category:	2024/25 Public Submission
Topic:	Fees & Charges 24/25 wording amendment
Amount Requested ex GST:	<i>not applicable</i>
Alternate Funding received?	<i>not applicable</i>
Reference:	ECM3861078
Department:	Financial Services

**From:** [REDACTED]  
**Sent:** Mon, 24 Jun 2024 11:40:04 +1000  
**To:** mail@sdrc.qld.gov.au  
**Cc:** [REDACTED]  
**Subject:** Stanthorpe Swimming Club submission to draft 2024-25 budget  
**Attachments:** Stanthorpe Swimming Club submission to SDRC 2024-25 budget.pdf

Good morning,

Please find attached Stanthorpe Swimming Club's submission to Council's draft 2024-25 budget.

--

Kind Regards,

[REDACTED]

President

**Stanthorpe Swimming Club**

<http://www.stanthorpeswimmingclub.org.au/>



## DRAFT BUDGET 2024/25

Council is inviting your feedback on the Draft Budget for 2024/2025. **Please note that all feedback must be submitted by 5.00 pm Friday 28 June 2024.**

Feedback may be submitted as follows:

***In Person:***

Warwick Office  
64 Fitzroy Street  
Warwick Qld 4370

Stanthorpe Office  
61 Marsh Street  
Stanthorpe Qld 4380

***By Post:***

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

It will help us if you:

- Clearly state what issue/s or topic/s you wish to comment on, and
- Ensure your comments are clear and concise.

If you consider there to be compelling reasons why your submission should be kept confidential, please contact Gurbindar Singh, Chief Financial Officer on 1300 697 372. **Please note that no anonymous submissions will be accepted.**

*You must provide your full name and telephone number. If you are submitting on behalf of an organisation, please state this and your role within that organisation. Please attach all supporting documentation. Please note all fields marked with \* must be completed.*

Contact Name:\*

Organisation/ Group Name (if applicable):

Stanthorpe Amateur Swimming and Lifesaving Club

Your role within Organisation (if applicable):

President

Contact Number:\*

Email:\*

Submitting as individual or group:\*

Group

Comments: (Please email your feedback to [mail@sdrc.qld.gov.au](mailto:mail@sdrc.qld.gov.au) if more space is required):\*

Dear Councillors,

Thank you for the opportunity to comment on the draft 2024-25 budget.

The Stanthorpe Amateur Swimming and Lifesaving Club Inc. (Stanthorpe Swimming Club) is greatly appreciative of the support shown by Council and YMCA Queensland in entrenching a fair and reasonable 2023-24 fee structure that provides for the ongoing viability of our club. Further, the commitment given to cap future increases to CPI ensures we can plan our membership and fundraising activities with certainty.

The wording of the 2023-24 Schedule of General Fees and Charges for Club Events at the Stanthorpe YMCA (page 52) requires amendment, as it appears to pertain to the Warwick Swimming Club and YMCA. The wording should be amended to reflect that the Stanthorpe Swimming Club has sole access to the pool for club nights (generally finishing at 8pm on Friday nights), carnivals and club championships, and that as lessees of the canteen building, we do have access to other areas of the venue.

Thank you again for the opportunity to provide feedback and your ongoing support of our club.

If you require further information or wish to discuss this submission further, please do not hesitate to contact me.

Yours sincerely,



President

Stanthorpe Amateur Swimming and Lifesaving Club Inc.

**DRAFT BUDGET SUBMISSION – 2024/25**

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Location:	N/A
Category:	2024/25 Public Submission
Topic:	General Rates Comments and queries
Amount Requested ex GST:	<i>not applicable</i>
Alternate Funding received?	<i>not applicable</i>
Reference:	ECM3861937
Department:	Financial Services

**From:** [REDACTED]  
**Sent:** Tue, 25 Jun 2024 13:20:59 +1000  
**To:** mail@sdrc.qld.gov.au  
**Subject:** 2024/25 Draft Budget

There is a reason rates are lower on a property without water, sewerage, etc - go and price putting in those things on a property...\$10,000 plus...It is NOT priced into the land valuation. If you rate them the same as properties that have water, sewerage, then you will be obligated to connect those properties to those amenities. **People paying higher rates on properties that have water/sewerage connections, did not pay thousands of dollars to install them as owners of properties without these services. That is why rates are lower on bush blocks. Understand this.**

**From:** [REDACTED]  
**Sent:** Tue, 25 Jun 2024 13:32:58 +1000  
**To:** mail@sdrcl.qld.gov.au  
**Subject:** 2024/25 Draft Budget 2

AND to be clear I have no services at all to my property and the council rarely, if ever, does any maintenance of the road. So if you think I will be happy to pay an additional 40% plus for rates, I am sorry to say you must be crazy. And do you know there is a cost of living crisis? Not for the Mayor no doubt, who before the election, promised to listen to people and help them. This would NOT be helping. Lower rates for 75%, damn the other 25%. wonderful.

## **DRAFT BUDGET SUBMISSION – 2024/25**

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Location:	N/A
Category:	2024/25 Public Submission
Topic:	Rate rise concern
Amount Requested ex GST:	<i>not applicable</i>
Alternate Funding received?	<i>not applicable</i>
Reference:	ECM3863306
Department:	Financial Services

**From:** "SDRC Customer Service" <sdrccustomerservice@sdrc.qld.gov.au>  
**Sent:** Fri, 28 Jun 2024 11:32:12 +1000  
**To:** "General Enquiries" <mail@sdrc.qld.gov.au>  
**Subject:** Feedback - Proposed draft budget 24\25  
**Attachments:** 2024\_25 Draft Budget Feedback form\_online (1).pdf

To Whom it may Concern,

Please see attached completed feedback form for the proposed draft budget 2024\2025.

Regards





## DRAFT BUDGET 2024/25

Council is inviting your feedback on the Draft Budget for 2024/2025. **Please note that all feedback must be submitted by 5.00 pm Friday 28 June 2024.**

Feedback may be submitted as follows:

***In Person:***

Warwick Office  
64 Fitzroy Street  
Warwick Qld 4370

Stanthorpe Office  
61 Marsh Street  
Stanthorpe Qld 4380

***By Post:***

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

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- Ensure your comments are clear and concise.

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*You must provide your full name and telephone number. If you are submitting on behalf of an organisation, please state this and your role within that organisation. Please attach all supporting documentation. Please note all fields marked with \* must be completed.*

Contact Name:\*

Organisation/ Group Name (if applicable):

Your role within Organisation (if applicable):

Contact Number:\*

Email:\*

Submitting as individual or group:\*

☐ Group

☐ Individual

Comments: (Please email your feedback to [mail@sdrc.qld.gov.au](mailto:mail@sdrc.qld.gov.au) if more space is required):\*

To Whom it may Concern,

My feedback is in regards to the proposed draft budget for 2024/2025.

I do feel the increases for residential are just too high! Speaking as a working mother of five children, paying off our mortgage and now the increased cost of rates is of great concern for my husband and I. Along with inflation and increased interest rates its extremely difficult to catch a break.

My husband is already working two jobs to help us keep our heads above water. Most families who are paying off their own homes and raising young children are struggling already to make ends meet.

I ask that my concerns, along with countless others in our region, will be heard by our local council. We ask that the proposed rate increases will be lowered.

This is my request and feedback.

Regards



## **DRAFT BUDGET SUBMISSION – 2024/25**

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Location:	N/A
Category:	2024/25 Public Submission
Topic:	Rate rise concern
Amount Requested ex GST:	<i>not applicable</i>
Alternate Funding received?	<i>not applicable</i>
Reference:	ECM3863375
Department:	Financial Services

**From:** [REDACTED]  
**Sent:** Fri, 28 Jun 2024 15:16:55 +1000  
**To:** mail@sdrc.qld.gov.au  
**Subject:** Rates feedback.

Mayor, councillors and council Staff.  
Feedback on draft budget.

As a local to Warwick and a home owner in our region for 28 years, the rates are becoming unaffordable for those battling the cost of living. 12 months ago, my land value trippled after being the same value for 15 years. Then, the rates came in. A 41% increase and a landfill levy jumped from \$60 a year to \$100 a year. Or 66%. Pre elections, this was one thing that a lot of candidates said was of big concern, and was a "if I get elected it will be something that we will look into" speech. Imagine my suprise to see the rates raised again this year, around 18.5%, eliminating Rural Residential rates and combining all into one group based on land value under 175k and over 175k. So once again, the calculations see a minimum rate of \$1690 increase to a minimum of \$2000. Guess I'm glad I don't have to pay the extra 9.25% water, 3.5% waste water, and 3.5 % waste increases town people do. Instead, rural people might pay 20k plus for a bore, 3k for a bore pump, plus tanks. We have multiple tanks to catch as much rainwater as possible and have spent over 10k on them. We also have 2 water pumps on our tanks to separate the tank water. So another 1k for those. Then there's the septic systems that need to be pumped out. I'd hate to think what a new septic system would cost these days, but I'd think in excess of 15k. It's \$350 for a pump out. And then our trips to the dump. We load the 7 bins that we paid for, as the council doesn't provide them to rural people, on the trailer every month or two, and make the 20km round trip to the dump to empty.

Now I'll show you where my \$2000 minimum rates get spent according to council fact sheets. They work on every \$100 of rate money as a breakdown, so I'll need to times by 20.

\$14 goes to water services, so \$280 a year will help towns water infrastructure while I pay for my own. \$21 roads and transport. \$420 to see a slasher drive by my block twice a year. And when the roads are damaged a two or three year wait to fix them. \$15 governance and organisational support. \$300 just to pop my rates notice in the mail twice a year. \$13 community services and facilities. \$260 for I'm not really sure, not many services in the rural areas. \$13 waste services (utility) \$260 for a dump truck that doesn't come out here. On top of that \$160 waste management levy. \$8 sewerage services, \$160 to the sewerage network I don't have and pay for my own. \$4 environmental services. \$80 to go green. I'm an avid gardener and I probably do more for the environment with the amount of plants I've planted than council ever would. \$4 parks and open spaces. \$80 towards parks in towns, when I have my own in my backyard. \$4 planning services, economic development, tourism and major events. \$80 towards helping bring money to town to boost up businesses in towns. And \$4 asset management and disaster management. \$80 for council to look after assets they neglect and disasters that occur, that I pay a state government emergency levy of \$119. Then, the council put disasters claims in to state government to fix roads that takes 3 years to do.

So forgive me for being a little bit annoyed that the newly elected Mayor Hamilton and councillors Windle, Ritchers, Deane, Harslett, Pidgeon, all endorsed these increases and changes to the rating categories and are only too happy to let the rural/residential ratepayers take the hit for propping up the maintenance of the towns infrastructure and assets. I don't mind contributing rates, but if mine goes up 800+ in a year, whose going to pump my septic, and fix my pumps when that money is now going to Council. I'm paying for town infrastructure and no one pays for mine. Are we going to see increased slashing services instead of waiting until you can not see the 80 speed sign, or quicker road repairs instead of waiting 3 years? After condemning the prior council for increasing rates last year, and preaching in front of the town hall to get elected and make sure it didn't happen again, 6 elected mayor and councillors have now agreed to approve the draft budget after public consultation feedback.

What's ironic is, Mayor Hamilton was very anti Emu Swamp Dam, making it quite clear in her POW blog that ratepayers should not contribute a cent toward ESD for agriculture farmers, even with the council having emergency access to the water. However she is only too happy for rural/agriculture ratepayers to be contributing to the costs of maintaining towns infrastructure. And at a 10% cap, it only delays the raises over several years. The value of a block of rural land with no services, should not determine the rates increases. We got hit last year enough. With an \$800 increase on rates in 18 months, what exactly has changed on my block of land? Nothing. Still no services. It's just someone in a Brisbane office thinks its worth more.

[REDACTED]



Sent from Yahoo7 Mail. Get the app

## **DRAFT BUDGET SUBMISSION – 2024/25**

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Location:	N/A
Category:	2024/25 Public Submission
Topic:	Horticultural Farming Category
Amount Requested ex GST:	<i>not applicable</i>
Alternate Funding received?	<i>not applicable</i>
Reference:	ECM3863577
Department:	Financial Services

**From:** [REDACTED]  
**Sent:** Fri, 28 Jun 2024 13:03:46 +1000  
**To:** mail@sdrc.qld.gov.au

[REDACTED]  
**Subject:** GBGA budget feedback  
**Attachments:** SDRC 24-25 budget feedback.pdf



## DRAFT BUDGET 2024/25

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Warwick Qld 4370

Stanthorpe Office  
61 Marsh Street  
Stanthorpe Qld 4380

***By Post:***

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

It will help us if you:

- Clearly state what issue/s or topic/s you wish to comment on, and
- Ensure your comments are clear and concise.

If you consider there to be compelling reasons why your submission should be kept confidential, please contact Gurbindar Singh, Chief Financial Officer on 1300 697 372. **Please note that no anonymous submissions will be accepted.**

*You must provide your full name and telephone number. If you are submitting on behalf of an organisation, please state this and your role within that organisation. Please attach all supporting documentation. Please note all fields marked with \* must be completed.*

Contact Name:\*

Organisation/ Group Name (if applicable):

Your role within Organisation (if applicable):

Contact Number:\*

Email:\*

Submitting as individual or group:\*

Comments: (Please email your feedback to [mail@sdrc.qld.gov.au](mailto:mail@sdrc.qld.gov.au) if more space is required):\*

Thank you for the opportunity to provide feedback to the draft 2025/25 SDRC budget.

Granite Belt Growers broadly support the creation of a single "Horticultural Farming" category. We believe that this removes confusion as to which of 3 previous categories our members could or should have been historically assigned, being Agricultural farming, Orchards & Vineyards or Small Crops & Fodder.

We also support the Category Definer values for Band Levels 1, 2 & 3 of the new Horticultural farming category. They are a fair compromise of the values for the 3 previous categories. We also support the Cents in the Dollar for these 3 band levels because once again they are a fair compromise of the 3 band levels of the 3 previous categories.

It should however come as no surprise to Council that Granite Belt Growers do have concern for any material rate increase that affects our members no matter how small that increase might be. The experience of some growers has been a cumulative increase in their rates of over 200% in the last 3-4 years. We acknowledge this is in part to unmitigated increases in Rateable Values, but Council has been complicit in this rates increase by maintaining or in some cases increasing the Cents in the Dollar. To an extent, these increases are in the past now, but our perception is that rates for our categories have risen far quicker than other categories in recent years and so deserve a reprieve going forward.

We are relieved to see 377 properties either reducing their rates or seeing no change. Our concern is for the 77 properties due for an increase in rates as per page 2 of the rates overview document. I note that this document shows their rate increase as capped, which is not reflected in Section 5.2.4 draft budget. Granite Belt Growers strongly submit that Horticultural Farming rates should be capped at 5%.

Further to the abovementioned pressure that our members have felt from historical rates increases, other cost increases in the horticultural industry should not be underestimated. We are dealing with significant labour, fertiliser and transport price increases, paired with stagnant farm gate prices. These issues are well publicised and we ask Council to give consideration to external financial pressures our industry face when considering rates policy in this budget and future years.

Thank you for your consideration of this submission.

## **DRAFT BUDGET SUBMISSION – 2024/25**

---

Location:	N/A
Category:	2024/25 Public Submission
Topic:	Rate rise concern
Amount Requested ex GST:	<i>not applicable</i>
Alternate Funding received?	<i>not applicable</i>
Reference:	ECM3863557
Department:	Financial Services

**From:**

**Sent:**

Sun, 30 Jun 2024 20:20:17 +1000

**Subject:**

Draft budget submission

## **Budget Submission – 2024/2025 budget**

To the Mayor, elected officials and CEO of Southern Downs Regional Council,

I was fortunate enough to read [REDACTED] submission regarding the 2024/25 budget. I would like to formally support [REDACTED] comments in relation to General Rates increases proposed to be levied on many, if not all, Residential 3 (and possibly 4) properties that

- Have valuations less than \$175,000,
- Are being forced from a cents in the dollar charge of 0.914 (2023/2024 rates) to a proposed 1.143 (2024/2025),
- The above factors resulting in increases of approximately 25% for General Rates,

I would like to formally support [REDACTED] recommendations that:

1. The draft 2024 Budget not be adopted or endorsed.
2. A new budget be drafted for consideration after the release of the Report by AEC Group for public consultation.
3. General rates for the 24/25 period be levied at the same cents-in-the-dollar for the applicable General Rate in the Draft Budget 2024/25 as they were in the Budget 2023/24 through the retention of the rating categories of Residential 1, 2, 3 and 4 and the deletion of the proposed categories of Residential 1 and 2 (as proposed by AEC Group) based on valuation alone.
4. And that an alternative general rates proposal be sought after public consultation.

On the back of droughts, floods, a pandemic, and a current cost of living crisis (with further interest rate increases looming), we don't need to place additional financial pressures on the residents of the Southern Downs.

Councillors campaigned for to keep rates at an affordable level. As cost of living pressures mount, that promise needs to be maintained.

Kind regards,

[REDACTED]

-

**DRAFT BUDGET SUBMISSION – 2024/25**

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Location:	Warwick
Category:	2024/25 Public Submission
Topic:	Various - rates; pensioner concession water subsidy; Warwick Art Gallery and Library; Footpaths around schools
Amount Requested ex GST:	<i>not applicable</i>
Alternate Funding received?	<i>not applicable</i>
Reference:	ECM3863610
Department:	Financial Services

**From:** [REDACTED]  
**Sent:** Thu, 27 Jun 2024 14:27:06 +1000  
**To:** mail@sdrcl.qld.gov.au  
**Subject:** 2024/2025 Budget Feedback

I believe Council should review to include the following in their 2024/2025 budget.

- General rates subsidy for properties that adjoin directly with train lines due to the excessive noise pollution produced by trains and depreciation of property value being on train lines.
- Implementation of pensioner / concession water subsidy. A lot of water providers / council in QLD offer this water subsidy.
- Invest funding into Warwick art gallery and library that is looking in a delaminated state.
- Further investment into footpaths in town especially around a schools. E.g., Assumption College in Warwick has a lot of students who walk home. Locke street a Main Street in Warwick has no footpaths.

## **DRAFT BUDGET SUBMISSION – 2024/25**

---

Location:	N/A
Category:	2024/25 Public Submission
Topic:	Rates Concerns
Amount Requested ex GST:	<i>not applicable</i>
Alternate Funding received?	<i>not applicable</i>
Reference:	ECM3863678
Department:	Financial Services



**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:**  
**Subject:** FW: SUBMISSION ..... DRAFT BUDGET 2024/25  
**Date:** Sunday, 30 June 2024 10:27:50 AM  
**Attachments:** [230624 submission.docx](#)  
[230624 impact residential land valuation only 20242025.docx](#)  
[150624 residential rates comparison.docx](#)  
[230624 proposed residential rating options 20242025.docx](#)  
**Importance:** High

---

FYI.

[REDACTED]  
CHIEF EXECUTIVE OFFICER  
Southern Downs Regional Council

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**From:** [REDACTED]  
**Sent:** Friday, 28 June 2024 6:11 AM

[REDACTED]  
**Cc:** General Enquiries <mail@sdrc.qld.gov.au>  
**Subject:** SUBMISSION ..... DRAFT BUDGET 2024/25  
**Importance:** High

Good morning [REDACTED]

Please find attached my submission to Council re the proposed Draft Budget 2024/25 as follows:-

- Submission document
- Attachment 1
- Attachment 2
- Attachment 3

I trust that the content of these documents will be read and duly considered by all Councillors and relevant Staff.

The content of the documents has been deeply considered and presented with the best interests of all ratepayers within the SDRC area..... a fair go for all.

We are owners of a Residential 3 (as per the 2023/24 Rating Category; no water connection, voluntary waste services, lot size 5ac; one of an 8 lot subdivision) which is located in [REDACTED]  
[REDACTED] Road and shall be severely negatively impacted by the major rise in our General Rate of

25.05% which is an amount of \$366.40. The proposed capping of 10% with gradual rises over several financial years simply prolongs the impact. When I checked with other Residential 3 property owners I found they too were severely negatively impacted as us.

I do not agree with what a Councillor told me several years ago when I lobbied them to ensure the rate rise was restricted to 2% for the sake of ratepayers. I was advised "If you cannot afford the rates then move to where you can." I found that response to be disappointing, insulting, offensive and totally inappropriate.

As you would be aware the consultant that compiled the original report on Residential and Rural water areas to Council made several errors in their report including the inclusion of our Residential 3 subdivision in the Rural water area ..... which Council later corrected following my submission. I therefore question if the AEC Group may have overlooked some factors in their report such as the Valuer-General's valuation of land without services ( Residential 3, 4) naturally being lower than his/her valuation of other Residential land (1,2) that are connected to water, etc and the severe negative impact that the new proposed Residential 1 and 2 (based ONLY on valuation) would have on a significant proportion of your ratepayers.

I look forward to a written response from Council in due course.

Regards



# SDRC DRAFT 2024/2025 BUDGET

## SUBMISSION



Email



## INDEX

<b>INDEX .....</b>	<b>2</b>
<b>INTRODUCTION.....</b>	<b>3</b>
<b>MEDIA RELEASES – DRAFT 2024/2025 BUDGET.....</b>	<b>4</b>
13.06.24 New rating system reflects best practice and fairness	
13.06.24 Have your say on Council’s 2024-25 Draft Budget	
<b>EXPLANATORY NOTES – 2024/25 DRAFT BUDGET.....</b>	<b>6</b>
General Rates Explanatory Notes	
General Rates Overview	
<b>GENERAL RATES.....</b>	<b>9</b>
<b>GENERAL RATES – ALTERNATIVE PROPOSALS.....</b>	<b>9</b>
Proposal 1	
Proposal 2	
<b>PROPOSED EXPENDITURE .....</b>	<b>10</b>
2024/25 Capital Program	
Proposed 10 Year Capital Program	
<b>RECOMMENDATIONS.....</b>	<b>13</b>
Draft 2024/25 Budget (approved for release 12.06.24) not be adopted or endorsed.	
New Draft Budget 2024/25 be drafted for consideration.	
Public release of report by AEC Group to Council May 2024.	
General Rates for Residential properties.	
Residential General Rates ..... Alternative proposal.	
<b>ATTACHMENTS</b>	
1. Residential and Rural Residential Land – Impact of new Valuation Rating System.	
2. Residential Category – General Rate (Comparison 2021/22 to 2024/25).	
3. Proposed Alternative More Equitable Rating for Residential and Rural Residential Land (1, 2, ,3, 4) – Draft Budget 2024/25.	

## INTRODUCTION

I wish to lodge my strong objection to the proposed 2024/2025 Draft Budget..... in particular the General Rates increases proposed to be levied on many, if not all, Residential 3 (and possibly 4) properties that

- Have valuations less than \$175,000,
- Are being forced from a cents in the dollar charge of 0.914 (2023/2024 rates) to a proposed 1.143 (2024/2025),
- The above factors resulting in increases of approx 25% for General Rates,

Unfortunately time restrictions have only permitted me time to address the impact of the new proposed rating system which is purely based on land valuations and the impact that would have on the General Rates levied on Residential properties, in particular Residential 3 (2023/2024 rating category).

I acknowledge that the previous Council is responsible for requesting a consultant investigate the land use based rating system that was in use prior to the new 2024/2025 rating system proposed for SDRC.

The intention by Council to seek this review with this proposed consultancy was not made public to my knowledge by the previous Council..... nor am I aware that this report has been made publically available to the community for consultation since its receipt by the current Council in May 2024.

I do NOT accept the fact that the new Council has the apparent right to proceed to install and activate the proposed new valuation based system for calculating the General Rate for properties without the community having the opportunity to investigate and assess its impact on them in a consultation period of at least six (6) weeks instead of a two (2) week only consultation period..... as has been enforced by the current/new Council. The release of the Draft Budget 2024/2025 on 12th June and the closure of the ability to comment/object to that Draft Budget on 28<sup>th</sup> June .... a period of 2 weeks only .... is totally inappropriate and inconsiderate on the part of SDRC to their ratepayers.

An appropriate period of consultation ..... following the public release of the consultancy report ..... for such a wide ranging and negative new proposed method of imposing/calculating the General Rate on ratepayers would be an absolute minimum of twelve (12) weeks including public meetings held in major centres and attended by SDRC staff and Councillors including a submission period prior to Councillors making an INFORMED decision prior to any proposed change to the system.

I would also expect that this democratic consultation process would mean that any major change in the rating system such as is being proposed by SDRC for the 2024/2025 period would, out of respect and courtesy to the ratepayers of SDRC, be delayed for a period of twelve (12) months. This would ensure that the majority of members of the new Council would then remain closer to their election promises of community consultation, fairness to and respect for their constituents,

minimum increases in rates, recognition of severe economic pressures on members of their community to list just a few.

I have spoken with many residents of Stanthorpe and surrounds and have found that very few were even aware of the Draft Budget, the 2 weeks available for feedback, nor most importantly how they will be impacted if they live on certain blocks and have certain land valuations. They were appalled and angry when they realised that this major change in the rating system was being introduced and proposed without ANY community consultation taking place and that it is being imposed on many of them..... in particular those who live on Residential 3 (2023/2024 rating category) with land valuations that are less than \$175,000 (cents-in-the-dollar 0.914) who are now being proposed to be forced into a higher cents-in-the-dollar of 1.143 and with a General Rate rise of over 25%.

Council has stated that they will introduce a cap on the rise in the General Rate of 10% but they also state that the rise to the full General Rate rise will take place over several years in order to “ease the burden” on affected land owners/ratepayers. Council should face reality and understand that such action will not ease the burden ..... but instead will PROLONG THE BURDEN over several years into the future. This will not assist the affected ratepayer.

**Please find attached three (3) documents that detail supporting information as follows**

- **Attachment 1 ..... Residential and Rural Residential Land – Impact of New Valuation Rating System**
- **Attachment 2 ..... Residential Category – General Rate (Comparison 2021/22 to 2024/25)**
- **Attachment 3 ..... Proposed Alternative More Equitable Rating for Residential and Rural Residential land (1, 2, 3, 4) - (Draft Budget 2024/2025)**

## **MEDIA RELEASES – DRAFT 2024/2025 BUDGET**

The recent media releases and Draft Budget information documents are, in my opinion, biased and very misleading and do not portray the facts that the Draft Budget contains.

### **Media release 13.06.24.**

#### **“New rating system reflects best practice and fairness”**

- **THREE QUARTERS OF HOUSEHOLDS WOULD NOT SEE AN INCREASE IN THEIR GENERAL RATES.** The fate of the remaining one quarter is not addressed but a rise is implied..... and has been demonstrated to be the case.
- **BALANCE THE COST OF LIVING PRESSURES TO THE RESIDENTIAL COMMUNITY.** To ease the financial pressure on some households but to significantly increase it on others .... in particularly those with less services ..... by around 25% without warning or consultation cannot be considered to be balancing cost of living pressures. It demonstrates instead a total disregard for many ratepayers and their ability to pay the cost of Council’s apparent disregard for the cost of living crisis being faced by all ratepayers. It is not the fault of a

ratepayer if the Valuer-General has dictated a block of land as being less than \$175,000 and therefore forced that property into a higher cent-in-the-dollar category (in the 2024/25 system) for the calculation of the applicable General Rate. **The Valuer-General has instead valued land on it's access to services (such as water, sewerage, etc), land use, etc which has resulted in land with service access has a higher valuation, and land that has no access to services such as water has been allocated a lower value and is clearly demonstrated in Attachments 1, and 2.**

- **AVERAGE OVERALL INCREASE IN GENERAL RATES IS 2.5%.** Such a statement is, in my opinion, totally misleading. To reach this conclusion does not address or accept the reality of the impact on Residential 3 and possibly 4 with valuations below \$175,000 and their automatic shift in to a higher cent-in-the-dollar position and therefore increase their General rate by approximately 25% (see Attachments 1, 2 ).
- **RESIDENTIAL LOTS WITH A RATEABLE VALUE OF LESS THAN \$175,000, THE AVERAGE INCREASE HAS BEEN LIMITED TO 1.45%.** This is totally misleading and basically untrue and indicates that a very large percentage, if not all, Residential 1 and 2 (2024/25) properties will be in the new Residential 2 category under a lower cent-in-the-dollar rate. This marked reduction in their General Rate compared with that for Residential 3 (and probably 4) properties which have a valuation less than \$175,000 and so have been moved into the new Residential 1 with much higher cent-in-the-dollar rating (e.g. from 0.914 to 1.143 for Residential3) is unfair and inappropriate treatment of these ratepayers.
- **CREATE A MORE EQUITABLE RATE STRUCTURE FOR OUR RESIDENTS.** Totally untrue, misleading as has been demonstrated above (see Attachments 1, 2).
- **RESIDENTIAL PROPERTIES ..... CATEGORISED ON RATEABLE VALUE RATHER THAN WATER ACCESS AND LOT SIZE IN ORDER TO DISTRIBUTE RATE BURDEN MORE FAIRLY.** Totally untrue and misleading. Residential 1 and 2 (2023/2024) ratepayers already use water, sewerage and waste services (for which they separately pay) are far more likely to use other Council services such as library, art gallery, sporting fields, etc due to their location being in or near to towns. Residential 3 (and 4) do not have access (nor want it) to water and may have voluntary waste services (for which they separately pay) but are less likely to use other Council services due to distance. The new proposed rating system is inappropriate and unfair to many ratepayers and gives discounts to the majority ..... and not a fair distribution of rate burden.
- **10% RATE CAP ON AFFECTED RESIDENTIAL PROPERTIES.** Council has stated that they will introduce a cap on the rise in the General Rate of 10% but they also state that the rise to the full General Rate will take place over several years in order to “ease the burden” on affected land owners/ratepayers. Council should face reality and understand that such action will not ease the burden ..... but instead will PROLONG THE ADDITIONAL BURDEN over several years into the future. For Council to include this factor (and presumably for the consultants to include it) confirms that the new valuation-based rating system does severely disadvantage a considerable number of ratepayers..... and does NOT create the equitable rating system claimed by Council.

## **Media release 13.06.24**

### **“Have your say on Council’s 2024-25 Draft Budget”**

- **RATE BURDEN PLACED ON HOUSEHOLDS SIGNIFICANTLY HIGHER THAN COMMERCIAL AND INDUSTRIAL SECTOR.** Concern is expressed that unreasonable and unjustifiable increases in General Rates for this sector may result in some businesses closing or relocating to a more reasonably rated location with the result that the region as a whole will suffer.
- **OVERALL AVERAGE INCREASE IN GENERAL RATES IS 2.5%.** As stated above such a statement is, in my opinion, totally misleading. To reach this conclusion does not address or accept the reality of the impact on Residential 3 and possibly 4 with valuations below \$175,000 and their automatic shift in to a higher cent-in-the-dollar position that results in an increase of approximately 25%. (see Attachment 1, 2 ).
- **RESIDENTIAL LOTS WITH RATEABLE VALUE OF LESS THAN \$175,000, AVERAGE INCREASE IS 1.45%, WITH 84% OF THESE HOUSEHOLDS (9,655) HAVING NO CHANGE IN RATES.** This statement is totally misleading and does not reflect the true situation..... with 16.05% being negatively impacted/affected with an increase in their General Rate. Attachment 1 clearly demonstrates that sections of the new Residential 1 category are far more severely impacted with increases in their General Rate of 25% .... Residential 3 (2023/24 rating system).
- **ONLY A QUARTER OF REGION’S HOUSEHOLDS WILL HAVE AN INCREASE IN THEIR RATES.** This statement is totally misleading and does not reflect the true situation..... with 16.05% being negatively impacted/affected with an increase in their General Rate. Attachment 1 clearly demonstrates that sections of the new Residential 1 category are far more severely impacted with increases in their General Rate of 25% .... Residential 3 (2023/24 rating system).

## **EXPLANATORY NOTES – 2024/25 DRAFT BUDGET.**

### **2024/25 Draft Budget**

#### **General Rates Explanatory Notes**

It is considered, and in my opinion been demonstrated, that a number of statements in this document are misleading and do not recognise the negative impact that the proposed 2024/25 Draft Budget will have on many ratepayers and the community as a whole. See Attachments 1 and 2.

- **RATING SYSTEM HAS NOT BEEN SUBJECT TO A MAJOR REVIEW SINCE 2012.** The existing (2023/24) rating system has worked efficiently, effectively and fairly for all ratepayers since its introduction. It has overall spread the rates burden over all rating categories ..... in particular over the Residential 1, 2, 3, 4 categories with appropriate cents-in-the-dollar General Rates being levied. It is accepted that the Agriculture/Horticulture and Commercial/Industrial sectors are worthy of possible clarification but the entire revision (2024/25) should not be introduced and forced on the community without an appropriate period of community information and consultation.



- **ENSURE FAIR AND EQUITABLE OUTCOMES ACROSS THE COMMUNITY.** This statement cannot be supported without the impacted community sectors having the opportunity to be informed of suggested changes and the appropriate community consultation taking place prior to enforced introduction. The proposed breakup of Residential properties purely on valuations is unfair and inequitable for owners of Residential 3 (2023/24) properties as they have become “victims” of the honest valuation by the Valuer-General as he has reflected a lower value for properties with NO access to water compared with those that have access to water, etc. Council appears to have taken advantage of this and imposed a higher cents-in-the-dollar General Rate which has resulted in rises of around 25% in the General Rate for these properties. See Attachments 1 and 2.
- **PROPOSED CHANGES CONSIDERED BY COUNCIL DURING 2024/25 BUDGET WORKSHOPS.** It is accepted that Council had the right to discuss and consider the 2024/25 proposed changes in the consultant’s report that was received by Council in May 2024. However it is my opinion that they did NOT have the right to introduce and enforce these major changes on the ratepayers
  - without publishing that report and
  - without approving an appropriate period of information sessions and community consultation (approx three/3 months)
 and therefore DELAY introducing community accepted/approved changes in the 2025/2026 budget. The process appears to have been pushed through with indecent haste and without forethought.
- **RESIDENTIAL PROPERTIES .... 75% SEE NO CHANGE OR REDUCTION IN GENERAL RATES.** This statement may be true in part but it is totally biased and apparently deliberately does not acknowledge the severe negative impact on the remaining 25% of Residential ratepayers, who through NO fault of theirs, find themselves likely to pay a much higher General Rate that Council has failed to recognise or accept. See previous comments re valuations by Valuer-General.
- **RURAL PROPERTIES .... AGRICULTURE FARMING OR HORTICULTURE FARMING.** It is accepted that these sectors/categories are worthy of investigation but care must be taken to not make changes that would severely impact on them following recent climate change events in this region (bushfires, severe drought conditions, cost of water, etc) and without consultation (see above).
- **COMMERCIAL AND INDUSTRIAL.** It is accepted that these sectors/categories are worthy of investigation but care must be taken to not make changes that would severely impact on them as they too have been subject to financial pressure as a result of climate change events in the region, cost of living pressures and transport costs. There appears to have been no community consultation undertaken.

## **2024/25 Draft Budget**

### **General Rates Overview**

An investigation of figures provided re the General Rates payable under the proposed 2024/25 Draft Budget indicated a number of concerns.

- **RESIDENTIAL (< \$175,000 VALUATION).** Figures quoted are
  - Total .... 11,505

- **No change or less .... 9,658 (83.95%)**
- **Increase .... 3,847 (16.05%).....** It is believed that these properties will be those that do not have access to water and are Residential 3 (and 4) of the 2023/24 rating system and are the result of the Valuer-General's view of land without access to services. The Valuer-General has made a logical, legitimate and reasonable judgement that Residential 3 land without access to water has a much lower valuation than those of similar size and with access or connection to water. Council and it's consultants have made an error of judgement in either not understanding the situation that has been created or not investigating this matter further. If the property was Residential 1(2023/24 rating) the cent-in-the-dollar remained the same. However if the property was Residential 3 (2023/24) the cents-in-the-dollar increased markedly from 0.914 to 1.143 ... thus raising the General Rate approx 25% (2024/25). See Attachments 1 and 2.
- **RESIDENTIAL (> \$175,000 VALUATION).** Figures quoted are
  - **Total ..... 3,775**
  - **No change or less ..... 1,758** (132 no change; 1,627 less) **(46.59%);**(43.09% less; 3.49% no change;)
  - **Increase ..... 2,016 (53.40%)** The increase in the General Rate will be minimal as the cents-in-the-dollar has been reduced from 1.143 to 0.914.
- **AGRICULTURAL FARMING.** Concern is expressed that unreasonable increases in the General Rates on top of the recent severe drought, cost of irrigation water supplies, etc may have severe negative impacts in the viability of this sector. Figures quoted are
  - **Total .... 1,798**
  - **No change or less ..... 1,359 (75.58%)**
  - **Increase ..... 439 (24.41%).** Are these properties small or large scale ventures?
- **HORTICULTURAL FARMING.** Concern is expressed that unreasonable increases in the General Rates on top of the recent severe drought, cost of irrigation water supplies, etc may have severe negative impacts in the viability of this sector. Figures quoted are
  - **Total ..... 454**
  - **No change or less ..... 377** (215 no change; 162 less); **(83.03%);** ( 35.68% less; 47.35% no change)
  - **Increase ..... 77 (16.96%).** Are these properties small or large scale ventures?
- **COMMERCIAL AND INDUSTRIAL.** Concern is expressed that unreasonable increases in General Rates for this sector may result in some businesses closing or relocating to a more reasonably rated location with the result that the region as a whole will suffer. Figures quoted are
  - **Total ..... 10**
  - **No change or less ..... 0**
  - **Increase ..... 10 (100%)**
- **OVERALL CHANGE.** See comments above. The figures quoted are
  - **Total ..... 19,060**
  - **No change or less ..... 13,316 (70%)**
  - **Increase ..... 5,744 (30%)**

## GENERAL RATES.

See Attachments 1 and 2.

These two (2) Attachments clearly demonstrate the severe impact that the proposed AEC Group rating system will have on the Residential 3 (and 4) properties as defined in the 2023/24 Budget Residential rating system while, at the same time, other higher valued properties will benefit.

This is considered to be unfair and unjustified and should be corrected in the Draft Budget 2024/25.

## GENERAL RATES - ALTERNATIVE PROPOSALS

See Attachment 3.

This document contains two (2) alternative proposals designed to correct the unfair and unjustified increases for General rates that are imposed on Residential 3 ratepayers under the new AEC Group proposed rating system.

### **Proposal 1.**

Includes the following

- **Residential 1 (formerly Residential 1, 2);**
  - Services ....water, sewerage/no sewerage, waste;
  - Valuation .... any
  - Cents-in-the-dollar ..... 0.972;
  - Minimum General Rate ..... \$1,255.00
  - Increase/(Decrease) .....\$0.00
- **Residential 2 (formerly Residential 3, 4)**
  - Services .... no water, no sewerage, waste/no waste
  - Valuation .... any
  - Cents-in-the-dollar ....0.914
  - Minimum General Rate ..... \$1,255.00
  - Increase/(Decrease) .... \$0.00

Residential 4 properties would incur a slight increase in General Rates.

### **Proposal 2.**

Includes the following as per the 2023/24 rating system.

- **Residential 1**
  - Services .... water, sewerage,waste
  - Valuation .... any
  - Cents-in-the-dollar .... 1.143

- Minimum General Rate .... \$1,255.00
- Increase/(decrease) ..... \$0.00
  
- **Residential 2**
  - Services .... water, waste
  - Valuation .... any
  - Cents-in-the-dollar ..... 0.972
  - Minimum General Rate ....\$1,255.00
  - Increase/(decrease) .... \$0.00
  
- **Residential 3**
  - Services .... no water, waste/no waste
  - Valuation .... any
  - Cents-in-the-dollar .... 0.914
  - Minimum General Rate .... \$1,255.00
  - Increase/(decrease).... \$0.00
  
- **Residential 4**
  - Services .... no water, no waste
  - Valuation .... any
  - Cents-in the-dollar .... 0.857
  - Minimum General Rate .... \$1,255.00
  - Increase/(decrease).... \$0.00

Proposal 2 results in no increase in the General Rate across all categories and is requested to be adopted by Council for the 2024/25 Budget

## **PROPOSED EXPENDITURE**

### **2024/25 CAPITAL PROGRAM.**

#### **PRJ – 00000122 STANTHORPE WASTE WATER TREATMENT PLANT**

#### **(UPGRADE)**

**Cost \$850,000 (2024/25);**

#### **Loan**

#### **Due to Environmental Protection Order.**

This project is long overdue for commencement and completion and has been ignored and deferred by previous Councils (to their detriment) until the State Government took action with the issue of an Environmental Protection Order(s) in 2023. It is considered a matter of urgency that this project be commenced and completed in 2024/25 to 2025/26 in order to enable Stanthorpe to survive, expand and flourish, to protect the environmental integrity of Quart Pot Creek and Severn River downstream of the town, protect water quality for irrigation usage downstream, etc.

The proposed location of the new WWTP is immediately adjacent to the New England Highway and in close proximity to existing residential development on Manning and MacKenzie Streets (western edge of Stanthorpe township) and the strawberry farm (horticulture, tourism) is of deep concern re aesthetic, environmental, visual, odour, etc impact. As previously advised in several submissions to previous Councils the site for this WWTP should be located on land to the west of the existing industrial development in order to better provide for future expansion of the WWT plant, and the industrial estate.... in Lot 377 SP268871 (FH, Environmental conservation management and Industry, advised owned by SDRC)

Funding should be sought urgently as a grant from the State and/or Federal Governments. This project cannot be delayed for completion in 2027/28 as proposed.

#### **PRJ – 00000606 DROUGHT RESILIENCE PACKAGE (SDRC)**

**(NEW)**

**Cost \$3,000,000 (24/25)**

**\$125,000 (25/26)**

**(TOTAL \$3,125,000)**

#### **External funding**

There is NO explanation in the Draft Budget as to what is the scope of this project.

Is it for planning, action-on-the-ground?

Is it linked to the T2W pipeline project?

Is it linked to the proposed W2S pipeline project?

IS it linked to Warwick, Stanthorpe or other location?

### **PROPOSED 10 YEAR CAPITAL PROGRAM**

#### **STANTHORPE WASTE WATER TREATMENT PLANT (UPGRADE)**

**Cost \$850,000 (2024/25);**

**\$200,000 (25/26)**

**\$15,000,000 (26/27)**

**\$17,000,000 (27/28)**

**(TOTAL \$33,050,000)**

#### **Due to Environmental Protection Order.**

This project is long overdue for commencement and completion and has been ignored and deferred by previous Councils (to their detriment) until the State Government took action with the issue of an Environmental Protection Order(s) in 2023. It is considered a matter of urgency that this project be commenced and completed in 2024/35 to 2025/26 in order to enable Stanthorpe to survive, expand and flourish, to protect the environmental integrity of Quart Pot Creek and Severn River downstream of the town, protect water quality for irrigation usage downstream, etc.

The proposed location immediately adjacent to the New England Highway and inn close proximity to existing residential development on Manning and MacKenzie Streets (western edge of Stanthorpe

township) and the strawberry farm (horticulture, tourism) is of deep concern re aesthetic, environmental, visual, odour, etc impact. As previously advised in several submissions to previous Councils the site for this WWTP should be located on land to the west of the existing industrial development in order to better provide for future expansion of the plant, and the industrial estate.... in Lot 377 SP268871 (FH, Environmental conservation management and Industry, advised owned by SDRC)

Funding should be sought urgently as a grant from the State and/or Federal Governments. This project cannot be delayed for completion in 2027/28 as proposed.

#### **RAISING OF STORM KING DAM WALL**

**Cost \$150,000 (32/33)**

**\$300,000 (33/34)**

**(TOTAL \$450,000)**

This project should be deleted from any future work programs and cannot be justified for a number of reasons.

I was advised several years ago by SDRC staff that Council does not hold copies of, nor have access to, the design documents for the construction of the existing wall of Storm King Dam and therefore considerable engineering questions remain as to its future viability/stability should the existing wall be intended to be raised. The advice was that this action should not be undertaken.

There have been discussions in the past about raising the wall by approximately two (2)metres. Should this height extension take place and the captured ponded water depth be increased by two (2) metres this would result in potential flooding/inundation of a number of properties adjacent to the current high water mark .... possibly including houses, sheds. It would also inundate the current facilities beside the jetty and parking area.

An increase of approximately two (2) metres in ponded water height would also inundate several roads and therefore also access to a number of other properties, thus necessitating the acquisition/resumption of properties and provision by Council of new access roads.

It is considered that an additional two (2) metres depth of ponded water would have little impact or reduction of evaporation loss to the ponded supply of Storm King Dam unless evaporation reduction/cover action was undertaken.

#### **NORTHERN LINE CONNECTION TO STANTHORPE**

**Cost \$150,000 (25/26)**

**\$150,000 (26/27)**

**(TOTAL \$300,000)**

There is NO explanation in the Draft Budget as to what is the scope of this project except that it is associated with the Water Department.

Is it for planning or land acquisition or is it for on ground work?

Is it linked to the W2S pipeline project?

If it is linked to the W2S pipeline project why is it delayed until 2025/26 for expenditure and not allocated to 2024/25 in order to pressure the State Government to commit to and proceed with construction of this urgent drought resilience project for Stanthorpe?

## **RECOMMENDATIONS.**

### **DRAFT 2024/25 BUDGET (APPROVED FOR RELEASE 12.06.24) NOT BE ADOPTED OR ENDORSED.**

**It is formally requested that Council NOT adopt or approve the Draft Budget 2024/25 that is based on the report by AEC Group which was requested by the previous Council in 2023 and received by the current Council in May 2024 for the following reasons:**

- The report by AEC Group has not been released by Council for community information and consultation prior to it being used to drastically alter the method of calculation for the General Rate, rating categories, etc;
- The existing method of calculating the General Rate for Residential properties (Residential 1, 2, 3, 4) which was based on their land size and access to Council reticulated water has provided a fair, equitable and accurate method of rating since 2012 and resulted in a fair return to Council as water and sewerage services were supplied and charged for by Council separately;
- The Valuer-General placed a valuation on each Residential 1, 2, 3, and 4 property that reflected the services with which it was supplied such as water, and as a result Residential 3 and 4 were valued considerably lower than Residential 1 and 2 properties. As a result most if not all Residential 3 properties were allocated a valuation less than \$175,000 thus putting them into the new Residential 1(2024/25 Draft Budget) which was assigned a higher cents-in-the-dollar (1.143) for the General Rate than was previously allocated (0.914) and generated an increase of

25% in the General Rate for Residential 3 compared with that levied in 2023/24. See Attachment 1, 2.

- The proposed division of Residential properties into Residential 1 (valuation < \$175,000) and Residential 2 (valuation > \$175,000) method of calculating the General Rate for Residential properties is considered to have been based on variable and inconsistent factors that have been overlooked or not identified by the consultants in their analysis of properties;

#### **NEW DRAFT BUDGET 2024/25 BE DRAFTED FOR CONSIDERATION.**

It is formally requested that a new Draft Budget 2024/25 be prepared using the existing rating system as used for the 2023/24 Budget for presentation to Council..

#### **PUBLIC RELEASE OF REPORT BY AEC GROUP TO COUNCIL MAY 2024.**

It is formally requested that the report by AEC Group that was requested/commissioned by the previous Council in 2023 and received by the current Council in May 2024 be released immediately for a community consultation period of three (3) months including Council information sessions at appropriate locations.

It is also requested that the use of the new rating system as proposed by the AEC Group and any alterations to it accepted as a result of the requested community consultation NOT be considered for use in a draft budget until 2025/26 at the earliest.

#### **GENERAL RATES FOR RESIDENTIAL PROPERTIES**

It is formally requested that individual Residential properties be levied at the same cents-in-the-dollar for the applicable General Rate in the Draft Budget 2024/25 as they were in the Budget 2023/24 through the retention of the rating categories of Residential 1, 2, 3 and 4 and the deletion of the proposed



categories of Residential 1 and 2 (as proposed by AEC Group) based on valuation alone.

This would generate a similar income to that of 2023/24 and would also remove the high financial impact of the proposed new residential rating system on numerous Residential ratepayers who have been forced by Council **WITHOUT ANY COMMUNITY CONSULTATION** into a higher cent-in-the-dollar category (from 0.914 to 1.143) as a result of the Valuer-General acknowledging and recognising that non-access to water is a negative factor on property value. See Attachments 1 and 2.

#### **RESIDENTIAL GENERAL RATES .... ALTERNATIVE PROPOSAL.**

It is formally requested that Council not adopt the residential rating categories as proposed by AEC Group (residential1 - < \$175,000 valuation, and Residential 2, > \$175.000 valuation) due to the unfair negative impact the resultant rise in General Rates that would be inflicted on a significant percentage of residential ratepayers and that Council instead retain the existing (2023/24) residential rating system (Residential 1, 2, 3, 4) and cents-in-the-dollar for the calculation of General Rates as per Proposal 2. See Attachment 3, Proposal 2.



27<sup>th</sup> June 2024

- 1.
2. Alternative General Rates Proposals for Residential 1, 2, 3, 4
3. Works Project information in Draft Budget

**ATTACHMENT 1****RESIDENTIAL & RURAL RESIDENTIAL LAND ..... IMPACT OF NEW VALUATION ONLY RATING SYSTEM**

Information used below re valuations, 2023/2024 rate/dollar etc has been supplied by individual property owners from their previous rates notices..... with one hypothetical property included and indicated. Information re 2024/2025 ratings has been calculated using data supplied by SDRC in Draft Budget 2024/2025.

<b>LAND USE ..... 2023/2024 RATING</b>	<b>LAND USE BASED RATING SYSTEM</b>	<b>LAND USE .... 2024/2025 RATING</b>	<b>VALUATION BASED RATING SYSTEM</b>
RESIDENTIAL 3 • VALUATION \$108,000 • STANTHORPE AREA • NO WATER	2023/2024 GENERAL RATE \$987.12  RATE/DOLLAR 0.914	RESIDENTIAL 1 • VALUATION LESS THAN \$175,000	2024/2025 GENERAL RATE \$1,234.44 +\$247.32 <b>+25.05%</b>  RATE/DOLLAR 1.143
RESIDENTIAL 3 • VALUATION \$160,000 • STANTHORPE AREA • NO WATER	2023/2024 GENERAL RATE \$1,462.40  RATE/DOLLAR 0.914	RESIDENTIAL 1 • VALUATION LESS THAN \$175,000	2024/2025 GENERAL RATE \$1,828.80 +\$366.40 <b>+25.05%</b>  RATE/DOLLAR 1.143
RESIDENTIAL 3 • VALUATION \$160,000 • STANTHORPE AREA • NO WATER	2023/2024 GENERAL RATE \$1,462.40  RATE/DOLLAR 0.914	RESIDENTIAL 1 • VALUATION LESS THAN \$175,000	2024/2025 GENERAL RATE \$1,828.80 +\$366.40 <b>+25.05%</b>  RATE/DOLLAR 1.143

RESIDENTIAL 2 <ul style="list-style-type: none"> <li>• VALUATION \$220,000</li> <li>• STANTHORPE AREA</li> <li>• WATER</li> </ul>	2023/2024 GENERAL RATE \$2,138.40  RATE/DOLLAR 0.972	RESIDENTIAL 2 <ul style="list-style-type: none"> <li>• VALUATION OVER \$175,000</li> </ul>	2024/2025 GENERAL RATE \$2,010.80 -\$127.60 -5.96%  RATE/DOLLAR 0.914
RESIDENTIAL 1 <ul style="list-style-type: none"> <li>• VALUATION \$160,000</li> <li>• WARWICK AREA</li> <li>• WATER</li> <li>• SEWERAGE</li> </ul>	2023/2024 GENERAL RATE \$1,828.80  RATE/DOLLAR 1.143	RESIDENTIAL 1 <ul style="list-style-type: none"> <li>• VALUATION LESS THAN \$175,000</li> </ul>	2024/2025 GENERAL RATE \$1,828.80 \$0.00 \$0.00  RATE/DOLLAR 1.143
RESIDENTIAL 1 <ul style="list-style-type: none"> <li>• VALUATION \$122,000</li> <li>• STANTHORPE AREA</li> <li>• WATER</li> <li>• SEWERAGE</li> </ul>	2023/2024 GENERAL RATE \$1,394.46  RATE/DOLLAR 1.143	RESIDENTIAL 1 <ul style="list-style-type: none"> <li>• VALUATION LESS THAN \$175,000</li> </ul>	2024/2025 GENERAL RATE \$1,394.46 \$0.00 \$0.00  RATE/DOLLAR 1.143
RESIDENTIAL 1 <ul style="list-style-type: none"> <li>• VALUATION \$180,000</li> <li>• <u>HYPOTHETICAL AREA</u></li> <li>• WATER</li> <li>• SEWERAGE</li> </ul>	2023/2024 GENERAL RATE \$2,057.40  RATE/DOLLAR 1.143	RESIDENTIAL 2 <ul style="list-style-type: none"> <li>• VALUATION GREATER THAN \$175,000</li> </ul>	2024/2025 GENERAL RATE \$1,645.20 \$412.20 -20.03%  RATE/DOLLAR 0.914

## ATTACHMENT 2

**RESIDENTIAL CATEGORY – GENERAL RATE  
COMPARISON 2021/22 TO 2024/25**

RESIDENTIAL CATEGORY	RESIDENTIAL 1	RESIDENTIAL 2	RESIDENTIAL 3	RESIDENTIAL 4
<b>RATE/DOLLAR 2021/22</b>	1.449	1.286	1.214	1.158
MIN DIFF GENERAL RATE	\$1,155.00	\$1,155.00	\$1,155.00	\$1,155.00
INCREASE CENTS	-0.038	0.001	0.00	0.017
INCREASE DOLLARS MIN DIFF GENERAL RATE	0.00	0.00	0.00	0.00
PERCENTAGE INCREASE				
<b>RATE/DOLLAR 2022/23</b>	1.505	1.336	1.261	1.203
MIN DIFF GENERAL RATE	\$1,199.00	\$1,199.00	\$1,199.00	\$1,199.00
INCREASE CENTS	0.056	0.050	0.047	0.045
INCREASE DOLLARS MIN DIFF GENERAL RATE	\$44.00	\$44.00	\$44.00	\$44.00
PERCENTAGE INCREASE	3.80	3.80	3.80	3.80
<b>RATE/DOLLAR 2023/24</b>	1.143	0.972	0.914	0.857
MIN DIFF GENERAL RATE	\$1,255.00	\$1,255.00	\$1,255.00	\$1,255.00
INCREASE CENTS	-0.362	-0.364	-0.347	-0.346
INCREASE DOLLARS MIN DIFF GENERAL RATE	\$56.00	\$56.00	\$56.00	\$56.00
PERCENTAGE INCREASE	4.67	4.67	4.67	4.67
GRNERAL RATE ..... (VALUATION)		(\$220,000) \$2,138.40	(\$160,000) \$1,462.40	
<b>NEW RATING SYSTEM 2024/25</b>	<b>RESIDENTIAL 1</b>		<b>RESIDENTIAL 2</b>	
SERVICES	WATER/NO WATER, SEWERAGE/NO SEWERAGE, WASTE/NO WASTE		WATER/NO WATER, SEWERAGE/NO SEWERAGE, WASTE/NO WASTE	
VALUATION	0 TO \$175,000		\$175,000 +	
<b>RATE/DOLLAR</b>	<b>1.143</b>		<b>0.914</b>	
MIN DIFF GENERAL RATE	\$1,255.00		\$1,255.00	
GENERAL RATE ..... (VALUATION)	(\$160,000) \$1,828.80		(\$220,000) \$2,010.80	
INCREASE.....(DECREASE)	+\$366.40		-\$127.60	
% INCREASE (DECREASE)	+25.05%		-5.96%	

**ATTACHMENT 3**

**PROPOSED ALTERNATIVE MORE EQUITABLE RATING FOR RESIDENTIAL AND  
RURAL RESIDENTIAL LAND (1, 2, 3, 4) ..... (DRAFT BUDGET 2024/2025)**

**PROPOSAL 1**

<b>PROPOSED NEW RATING SYSTEM 2024/25</b>	<b>RESIDENTIAL 1 (formerly Residential 1, 2)</b>	<b>RESIDENTIAL 2 (formerly Residential 3, 4)</b>
SERVICES	WATER, SEWERAGE/NO SEWERAGE, WASTE	NO WATER, NO SEWERAGE, WASTE/NO WASTE
VALUATION	ANY	ANY
<b>RATE/ DOLLAR</b>	<b>0.972</b>	<b>0.914</b>
MIN DIFF GENERAL RATE	\$1,255.00	\$1,255.00
GENERAL RATE ..... (VALUATION)	(\$220,000) \$2,138.40	(\$160,000) \$1,462.40
INCREASE ..... DECREASE	\$0.00	\$0.00
% INCREASE ..... (DECREASE)	0.00%	0.00%

**PROPOSAL 2 .... AS PER BUDGET 2023/2024**

<b>PROPOSED RATING SYSTEM 2024/25 (AS FOR 2023/24)</b>	<b>RESIDENTIAL 1</b>	<b>RESIDENTIAL 2</b>	<b>RESIDENTIAL 3</b>	<b>RESIDENTIAL 4</b>
SERVICES	WATER, SEWERAGE, WASTE	WATER, WASTE	NO WATER,WASTE/NO WASTE	NO WATER, NO WASTE
VALUATION	ANY	ANY	ANY	ANY
<b>RATE/DOLLAR</b>	<b>1.143</b>	<b>0.972</b>	<b>0.914</b>	<b>0.857</b>
MIN DIFF GENERAL RATE	\$1,255.00	\$1,255.00	\$1,255.00	\$1,255.00
GENERAL RATE ..... (VALUATION)	As for 2024/25	As for 2024/25	As for 2024/25	As for 2024/25
INCREASE .... (DECREASE)	\$0.00	\$0.00	\$0.00	\$0.00
%INCREASE .... (DECREASE)	0.00%	0.00%	0.00%	0.00%

**From:** [REDACTED]  
**Sent:** Sat, 29 Jun 2024 16:42:20 +1000

**Subject:** SUBMISSION BY [REDACTED] RE DRAFT BUDGET 2024/25 ..... AN  
EXPLANATORY ADDITION TO ATTACHMENT 1  
**Attachments:** 230624 impact residential land valuation only 20242025.docx  
**Importance:** High

Good afternoon.

I failed to include an item of information in the first property in the Table ..... it was obvious to me that this property would be liable for the Minimum General Rate of \$1,255.00 but may not have been so to others.

- RESIDENTIAL 3
- VALUATION \$108,000
- STANTHORPE AREA
- NO WATER

The annual General Rate for both 2023/24 and as based on the new rating system came in BELOW THE MINIMUM GENERAL RATE.

Therefore the payable General Rate for both annual rating systems is the Minimum General Rate of \$1,255.00.

I have attached an updated version of Attachment 1. My sincere apologies for this omission.

Kind regards

[REDACTED]

[REDACTED]

**ATTACHMENT 1****RESIDENTIAL & RURAL RESIDENTIAL LAND ..... IMPACT OF NEW VALUATION ONLY RATING SYSTEM**

Information used below re valuations, 2023/2024 rate/dollar etc has been supplied by individual property owners from their previous rates notices..... with one hypothetical property included and indicated. Information re 2024/2025 ratings has been calculated using data supplied by SDRC in Draft Budget 2024/2025.

<b>LAND USE ..... 2023/2024 RATING</b>	<b>LAND USE BASED RATING SYSTEM</b>	<b>LAND USE .... 2024/2025 RATING</b>	<b>VALUATION BASED RATING SYSTEM</b>
RESIDENTIAL 3 <ul style="list-style-type: none"> <li>VALUATION \$108,000</li> <li>STANTHORPE AREA</li> <li>NO WATER</li> </ul>	2023/2024 GENERAL RATE \$987.12 <b>Min. General Rate payable \$1,255.00</b>  RATE/DOLLAR 0.914	RESIDENTIAL 1 <ul style="list-style-type: none"> <li>VALUATION LESS THAN \$175,000</li> </ul>	2024/2025 GENERAL RATE \$1,234.44 +\$247.32 <b>+25.05%</b> <b>MGR payable \$1,255.00</b> RATE/DOLLAR 1.143
RESIDENTIAL 3 <ul style="list-style-type: none"> <li>VALUATION \$160,000</li> <li>STANTHORPE AREA</li> <li>NO WATER</li> </ul>	2023/2024 GENERAL RATE \$1,462.40  RATE/DOLLAR 0.914	RESIDENTIAL 1 <ul style="list-style-type: none"> <li>VALUATION LESS THAN \$175,000</li> </ul>	2024/2025 GENERAL RATE \$1,828.80 +\$366.40 <b>+25.05%</b>  RATE/DOLLAR 1.143
RESIDENTIAL 3 <ul style="list-style-type: none"> <li>VALUATION \$160,000</li> <li>STANTHORPE AREA</li> <li>NO WATER</li> </ul>	2023/2024 GENERAL RATE \$1,462.40  RATE/DOLLAR 0.914	RESIDENTIAL 1 <ul style="list-style-type: none"> <li>VALUATION LESS THAN \$175,000</li> </ul>	2024/2025 GENERAL RATE \$1,828.80 +\$366.40 <b>+25.05%</b>  RATE/DOLLAR 1.143

RESIDENTIAL 2 <ul style="list-style-type: none"> <li>• VALUATION \$220,000</li> <li>• STANTHORPE AREA</li> <li>• WATER</li> </ul>	2023/2024 GENERAL RATE \$2,138.40  RATE/DOLLAR 0.972	RESIDENTIAL 2 <ul style="list-style-type: none"> <li>• VALUATION OVER \$175,000</li> </ul>	2024/2025 GENERAL RATE \$2,010.80 -\$127.60 -5.96%  RATE/DOLLAR 0.914
RESIDENTIAL 1 <ul style="list-style-type: none"> <li>• VALUATION \$160,000</li> <li>• WARWICK AREA</li> <li>• WATER</li> <li>• SEWERAGE</li> </ul>	2023/2024 GENERAL RATE \$1,828.80  RATE/DOLLAR 1.143	RESIDENTIAL 1 <ul style="list-style-type: none"> <li>• VALUATION LESS THAN \$175,000</li> </ul>	2024/2025 GENERAL RATE \$1,828.80 \$0.00 \$0.00  RATE/DOLLAR 1.143
RESIDENTIAL 1 <ul style="list-style-type: none"> <li>• VALUATION \$122,000</li> <li>• STANTHORPE AREA</li> <li>• WATER</li> <li>• SEWERAGE</li> </ul>	2023/2024 GENERAL RATE \$1,394.46  RATE/DOLLAR 1.143	RESIDENTIAL 1 <ul style="list-style-type: none"> <li>• VALUATION LESS THAN \$175,000</li> </ul>	2024/2025 GENERAL RATE \$1,394.46 \$0.00 \$0.00  RATE/DOLLAR 1.143
RESIDENTIAL 1 <ul style="list-style-type: none"> <li>• VALUATION \$180,000</li> <li>• <u>HYPOTHETICAL AREA</u></li> <li>• WATER</li> <li>• SEWERAGE</li> </ul>	2023/2024 GENERAL RATE \$2,057.40  RATE/DOLLAR 1.143	RESIDENTIAL 2 <ul style="list-style-type: none"> <li>• VALUATION GREATER THAN \$175,000</li> </ul>	2024/2025 GENERAL RATE \$1,645.20 -\$412.20 -20.03%  RATE/DOLLAR 0.914



**DRAFT BUDGET SUBMISSION – 2024/25**

---

Location:

Category:

Topic: Rate Rise Concern

Amount Requested ex GST: N/A

Alternate Funding received? N/A

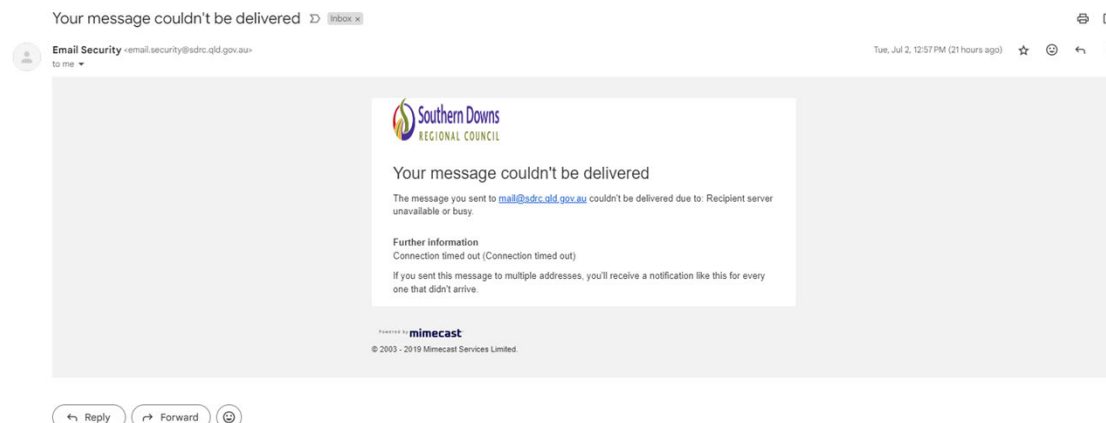
Reference: ECM3866420

Department: Financial Services

**From:** [REDACTED]  
**Sent:** Wed, 3 Jul 2024 10:05:18 +1000  
**To:** mail@sdrcl.qld.gov.au  
**Subject:** Fwd: Budget 24/25 Feedback

Good Morning

I sent in this budget feedback last friday, however yesterday i received this email to say it was not delivered.



I still hope that you can accept my feedback.

Kind regards

[REDACTED]

----- Forwarded message -----

**From:** [REDACTED]  
**Date:** Fri, Jun 28, 2024 at 3:44 PM  
**Subject:** Budget 24/25 Feedback  
**To:** <[mail@sdrcl.qld.gov.au](mailto:mail@sdrcl.qld.gov.au)>

To Whom it may concern

Thank you for the opportunity to provide feedback.

I understand that rates will have to go up according to CPI, however we are very concerned about the new rating system. As a rural resident who has gone from Category 4 to category 2 just to bring down the gap between the categories when I am receiving no new services or do not have any services connected to my property that I don't already pay for. Although this year you have capped it, it is still a very big jump and then I have to ask myself

what will happen in the next few years when you take away the cap to match your categories ratings. Are we in for more big increases?

I believe it is very unequitable to put rural residents in the same category as urban residential properties, we do not get the same services. It is also very dishonest to be saying you have kept the rates down (2.3% CPI), when a huge number of residents are getting a very big increase to the point where many will suffer. I would rather you raise the rates to current CPI, than disadvantage rural residents who are getting no new services and don't get the services that our urban residents get.

I hope that as a Council you can appreciate this and look further into this matter to make it equitable for all residents of the Southern Downs

Kind Regards

A grey rectangular box used to redact the signature of the sender.

**DRAFT BUDGET SUBMISSION – 2024/25**

---

Location:	Warwick
Category:	Rose City Shopping world
Topic:	Rate Rise Concern
Amount Requested ex GST:	N/A
Alternate Funding received?	N/A
Reference:	ECM3867602
Department:	Financial Services

**From:**

**Sent:**

Fri, 5 Jul 2024 15:19:45 +1000

**Subject:**

Rose City Shoppingworld - Southern Downs Regional Council 2024-25 Rating

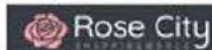
**Review**

**Attachments:**

SDRC Rates 2024-25 - Rose City Shoppingworld.pdf

Good Afternoon,

Please find attached submission in regards to the 2024-25 rating review on behalf of Rose City Shoppingworld.



Administration Officer



(07) 4667 0142



[rosecityshopping.com.au](http://rosecityshopping.com.au)



[facebook.com/RoseCityShoppingworldWarwick/](https://facebook.com/RoseCityShoppingworldWarwick/)



[instagram.com/rosecityshoppingworld/](https://instagram.com/rosecityshoppingworld/)



[reception@rosecityshopping.com.au](mailto:reception@rosecityshopping.com.au)



81 Palmerin Street, Warwick Q 4370

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