



ATTACHMENTS TO REPORTS

ORDINARY COUNCIL MEETING

ITEMS UNDER SEPARATE COVER

21 AUGUST 2024

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POLICY REVIEW

Councillors Investigation Policy - PL- CS085

Meeting Date: 21 August 2024

Attachment No: 1



Councillors Investigation Policy

Policy Number:	PL-CS085
Policy Type:	Strategic
Department:	Customer and Organisational Services
Section:	Corporate Services
Responsible Manager:	Manager Corporate Services
Date Adopted:	3 December 2018
CEO Signature	
Date to be Reviewed:	27 September 2024
Date Reviewed:	21 August 2024

REVISION RECORD

Date	Version	Revision description
21/05/2020	1.0	Minor Amendments
14/10/2020	2.0	Amendments to sections 3, 4.3-4.8, 4.10-4.14 and 7 due to DLGRMA example policy being updated and changes to the LG Act and LG Reg
27/09/2023	3.0	Reviewed, minor amendments, moved to new template
21/08/2024	4.0	Amendments in alignment with the <i>Example Local Government Investigation Policy – March 2024</i>

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1. **Authority**

The Southern Downs Regional Council's Investigation Policy details how complaints about the suspected conduct breach of Councillors will be dealt with as required by the section 150AE of the *Local Government Act 2009* (LGA).

A local government must adopt, by resolution, an investigation policy (the policy) about how it deals with the suspected conduct breach of councillors referred, by the independent assessor (the Assessor) under section 150AE (1), LGA, to the local government to be dealt with, and must be published on the local government's website, section 150AE (4), LGA.

2. **Policy Statement**

Chapter 5A of the LGA prescribes the councillor conduct management system. Section 150CT of the LGA establishes an Independent Assessor (the Assessor) to carry out certain functions including the preliminary assessment, dismissal, referral, or investigation of complaints about councillor conduct.

After undertaking a preliminary assessment on a councillor conduct matter, if the Assessor reasonably suspects a councillor has engaged in a conduct breach, the Assessor may decide to refer a suspected conduct breach to the [local government name] to deal with under section 150SD(4)(a) or 150W(b) of the LGA.

Upon receipt of the referral notice of a complaint of suspected conduct breach Council must deal with the councillor's conduct as prescribed under section 150AF of the LGA unless a decision is made not to start or to discontinue the investigation under section 150AEA of the LGA. In conducting the investigation, the [local government name] must comply with this investigation policy.

Council may decide not to start or discontinue the investigation if:

- the complaint is withdrawn by the complainant
- the complainant consents to the matter being withdrawn. For example, the matter has been resolved and it is unnecessary for the local government to investigate the matter.
- the complainant refuses to cooperate by providing additional information during the investigation phase and not enough information is available to proceed
- the office of the councillor becomes vacant for any reason, i.e., the person has resigned or was not re-elected and is no longer a councillor.

3. **Scope**

3.1 **In Scope**

This investigation policy applies to investigations and determinations of a complaint about the alleged conduct breach of a Councillor/s including a mayor, which has been referred by the Independent Assessor (the Assessor). This policy:

- includes a procedure for investigating the suspected conduct breaches of councillors ([see Addendum 2 – Investigation Standards](#)); and
- states the circumstances in which another entity may investigate the conduct; and
- is consistent with the principles of natural justice; and
- requires Council to prepare a report about each investigation ([see Addendum 1 - Report template and summary report template](#)); and
- requires a notice about the outcome of investigations be provided to the Assessor, councillor and persons who made complaint about the councillors' conduct; and

- includes a procedure about when Council may decide not to start, reach an early resolution, or to discontinue, an investigation under section 150AEA.

This policy requires Council:

- to give the councillor information about the suspected conduct, including details about the evidence of the conduct; and
- to give the councillor a notice if an investigation is not started or is discontinued; and
- for conduct the subject of a complaint - to give the person who made the complaint, if the contact details of the person are known, a notice if an investigation is not started or is discontinued; and
- to give the councillor the preliminary findings of the investigation before preparing an investigation report about the investigation (see Addendum 3 - Statement of Preliminary Findings Template); and
- to allow the councillor to give evidence or a written submission to Council about the suspected conduct and preliminary findings; and
- to consider any evidence and written submission given by the councillor in preparing the investigation report for the investigation; and
- to include in the investigation report –
 - i. if evidence is given by the councillor—a summary of the evidence; and
 - ii. if the councillor gives a written submission—a full copy of the written submission.

3.2 Out of Scope

This Policy does not relate to more serious councillor conduct, such as misconduct or corrupt conduct, which are dealt with under separate legislative provisions.

This Policy also does not deal with unsuitable meeting conduct, or any conduct undertaken in a personal capacity by a councillor, for example, a sitting councillor campaigning for re-election or attending a private social function.

4. Confidentiality

Matters of suspected conduct breach of a Councillor are confidential to Council during the investigation period, except:

- to give the Councillor information about the suspected conduct, including details about the evidence of the conduct;
- to give the Councillor the preliminary findings of the investigation before preparing an investigation report about the investigation;
- to give the Councillor a notice if an investigation is not started or is discontinued; and
- for conduct the subject of a complaint - to give the person who made the complaint, and the Assessor a notice if an investigation is not started or is discontinued.

However, once the conduct is investigated and an investigation report is received, a summary of the investigation report must be made publicly available before any discussion is undertaken by Council. The published summary report must not contain any names or identifying information about the complainant and persons who were interviewed or a transcript of interview, or provided a statement or affidavit, unless the complainant is a Councillor or Chief Executive Officer of Southern Downs Regional Council, whose identity was disclosed at the meeting at which the investigation report was considered.

Once the matter has been investigated and a report has been provided to the local government, the matter will be placed on the council meeting agenda and the investigation report and any recommendations of the

investigator may be debated in the council meeting, which may be in a closed session under section 254J(j) of the *Local Government Regulation 2012* (LGR). At this point, the summary investigation report is not treated as confidential as it must be publicly available and attached to the agenda papers that are circulated before the meeting.

A final decision by resolution of the council in an open council meeting must take place when the decision is made about whether a Councillor engaged in a conduct breach and if so any decision about orders that are made under section 150AH of the LGA. Any decision that is not consistent with the recommendation of the investigation report must state in the meeting minutes, the reasons for the decision. The minutes must give sufficient information to demonstrate the logic that has been applied to justify the decision not to follow the recommendation of the investigation report.

The full investigation report must be made publicly available within 10 business days of council's making a decision by resolution about whether the Councillor engaged in a conduct breach and if so, any orders made in relation to the matter. The published report must not contain any names or identifying information about the complainant, persons who were interviewed or a transcript of interview, or provided a statement or affidavit unless the complainant is a Councillor or Chief Executive Officer of Southern Downs Regional Council whose identity was disclosed at the meeting at which the investigation report was considered.

When deciding what action to take, Council may consider any previous conduct breach of the Councillor, any allegation made in the investigation that was admitted or not challenged, and Council is reasonably satisfied is true.

A notice about the outcome of the investigation must be given to the Assessor as soon as practicable that states the decision, the reasons for the decision and the details of any orders made under section 150AH of the LGA.

For investigation report templates please refer to [Addendum 1 – Report template and summary report template](#) and [Addendum 3 – Statement of preliminary findings template](#). These templates should be used by the investigator.

Note: It must be kept in mind that the matter is an allegation only and not yet proven. Further, there will be circumstances where the detail of the referral will need to remain confidential to Council. Any release of confidential information that a Councillor knows, or should reasonably know, to be confidential to the local government may be contrary to section 171(3) of the LGA and dealt with as misconduct.

5. Natural Justice

Any investigation of suspected conduct breach of a Councillor/s must be carried out in accordance with natural justice. Natural justice or procedural fairness, refers to three key principles:

- That the Councillor who is subject of the suspected conduct breach matter has a chance to have his or her say before adverse formal findings are made and before any adverse action is taken i.e., fair hearing
- that the investigator(s) should be objective and impartial i.e., absence of bias
- that any action taken or decisions made are based on evidence i.e. not suspicion or speculation.

A fair hearing means the Councillor who is the subject of the suspected conduct breach matter will receive information about the suspected conduct, including;

- the preliminary findings of the investigation before the preparing of an investigation report about the investigation; and
- a notice if an investigation is not started or is discontinued including the reasons for the decision

- allow the Councillor to give evidence or a written submission to the local government about the suspected conduct breach and preliminary findings; and
- require the local government to consider the evidence or written statement from the Councillor in preparing the investigation report, and
- include, if evidence is given by the Councillor, a summary of the evidence and, if a written submission is provided, a full copy of the written submission, in the investigation report.

The local government must give the following notices to the other parties if an investigation is not started or discontinued including the reasons for the decision;

- the person who made the complaint
- the Assessor

An absence of bias means that any investigation must not be biased or be seen to be biased in any way. This principle embodies the concept of impartiality.

A proper examination of all issues means the investigation must give a proper and genuine consideration to each party's case.

Note: It must be kept in mind that the matter when referred, is suspected, and not yet proven.

6. Standard of proof

The civil standard of proof is applied by the Investigator when determining whether a Councillor has engaged in a conduct breach.

The civil standard of proof is 'on the balance of probabilities,' which means the weighing up and comparison of the likelihood of the existence of competing facts or conclusions.

An allegation is sustained 'on the balance of probabilities,' if based on the evidence, the Investigator and/or the local government, is reasonably satisfied that its existence is more probable than not.

7. Timeline

The Councillor conduct framework must be effective and efficient. The investigator will make all reasonable endeavours to complete the investigation and provide a report for inclusion on the agenda of the local government's meeting within eight weeks of commencing the investigation, after the receipt of the complaint from the Assessor.

Note: *If the investigator is of the opinion that it may take longer than eight weeks to complete the investigation, the matter should be raised with the Mayor or delegate (if the Mayor is managing the investigation) to seek an extension of time. Delay in procuring an investigator to undertake the investigation should be avoided by the local government.*

8. Expenses

Local Governments must pay the expenses associated with the investigation of suspected conduct breach of a Councillor including any costs of:

- an independent investigator engaged on behalf of Southern Downs Regional Council;
- travel where the investigator needed to travel to undertake the investigation, or to interview witnesses
- obtaining legal or expert advice.

Note: Council may order the subject Councillor to reimburse them for all or some of the costs arising from a sustained conduct breach. These costs would usually only relate to obtaining legal or expert advice and reasonable costs for the investigator engaged to undertake the investigation. Any costs incurred by complainants, or the subject Councillor will not be met by council. Where possible, costs should be kept to a reasonable rate taking into consideration the costs for more serious matters dealt with by, for example, the Councillor Conduct Tribunal or other jurisdictions who deal with conduct matters.

9. Councillor conduct register

The Chief Executive Officer must ensure decisions and any orders under section 150AH of the LGA made about conduct breach of a Councillor or any decision to not start, or to discontinue an investigation of suspected conduct breach under section 150AEA of the LGA, are entered into the relevant Councillor conduct register.

Procedures for the Investigation

10. Independent Assessor's Referral

Council will receive a referral notice from the Assessor about the suspected conduct breach of a Councillor. The referral notice will include details of the conduct and any complaint received about the conduct, state why the Assessor reasonably suspects that the Councillor has engaged in a conduct breach and include information about the facts and circumstances that form the basis of the Assessor's reasonable suspicion.

Council must deal with the matter and the investigation must be conducted in a way that is consistent with this investigation policy.

The Assessor must also give a notice to the Councillor that states the Councillor's conduct has been referred to Council to deal with and a copy of the referral notice must be attached.

Council may also receive referrals of suspected conduct breach directly from members of the public, however these will be referred to the assessor within five (5) business days. Council will advise the complainant that the details of the matter have been referred to the Independent Assessor.

11. Receipt of Assessor's Referral

On receipt of a referral notice about the suspected conduct breach of a Councillor from the Assessor, the Chief Executive Officer will forward a copy of that referral notice to the Mayor and all Councillors, including the subject Councillor, as a confidential document.

The Councillor who is the subject of the complaint and the complainant, if the complainant is a Councillor, have a declarable conflict of interest and should manage it in a way that is consistent with the requirements of Council Meetings Policy PL-CS036.

The Mayor will manage the investigation process and may undertake the investigation themselves, or engage an external investigator, to investigate the suspected conduct breach and prepare an investigation report with recommendations about whether the Councillor engaged in a conduct breach and how the conduct may be dealt with. If the Mayor has a conflict of interest in the matter, the Mayor's powers to manage the investigation must be delegated by council resolution to the Deputy Mayor, or if the Deputy Mayor is

conflicted, then an acting Mayor must be appointed from the other Councillors by resolution, to manage the investigation.

Where the local government meeting loses quorum due to conflicts of interest of Councillors or absent Councillors, then the conduct matter must be delegated to the Mayor or a standing committee to make a decision. If the referral notice is about the suspected conduct breach by the Mayor, then the matter must be delegated to a standing committee.

Council will consider establishing a standing committee under section 264 of the LGR to deal with decisions about a conduct breach matters which are delegated by resolution to a standing committee. The standing committee will decide about the Mayor's conduct in all circumstances where there is a loss of quorum or more generally, may also deal with Councillors' conduct.

While section 12(4)(f) of the LGA provides that the Mayor has the extra responsibility of being a member of each standing committee, the Mayor could not be a decision-making member of a standing committee dealing with decisions about the Mayor's conduct because of the conflict of interest. The remainder of the unconflicted members of the committee will decide the matter.

The standing committee must be in existence before receiving the referral notice from the Assessor, in circumstances where there is no quorum to decide a matter under sections 150AEA or 150AG of the LGA due to conflicts of interest.

12. When Council may decide not to start, or to discontinue, an investigation

On receipt of the referral notice from the Assessor, the Mayor will manage the investigation unless it is delegated. If there are circumstances for considering not starting or discontinuing an investigation, the matter will be placed on the agenda for the next council meeting. The local government may decide by resolution to not start, or discontinue, a suspected conduct breach matter. The resolution must state the decision and the reasons for the decision.

The only circumstances in which Council can formally not start or discontinue a matter are under section 150AEA of the LGA.

Note: The matters not started or discontinued must be reported in the annual report (including the reasons) and recorded in Councillor conduct register.

12.1 Early Resolution

Prior to the commencement of an investigation, the appointed investigator should consider whether the matter is appropriate for resolution prior to the investigation. This consideration includes any recommendation made by the Assessor.

A matter is only appropriate for early resolution if both parties to the matter voluntarily and unanimously agree to explore early resolution. The investigator may engage an independent person with suitable qualifications or experience to facilitate this process.

If the matter cannot be resolved, the matter will then be investigated as outlined in this investigation policy.

If the matter is resolved prior to investigation, the investigator will advise the Chief Executive Officer of this outcome. In turn, the Chief Executive Officer will advise the Mayor (if the Mayor is not the investigator) and the matter will be placed on the agenda for the next council meeting. The resolution must state the decision

and the reasons for the decision. The Chief Executive Officer will also update the Councillor Conduct Register to reflect this.

13. Council investigating the suspected conduct breach of a Councillor

Unless the matter has been delegated by the local government, the Mayor will manage the investigation of suspected conduct breach matters relating to other Councillors by either performing the role of Investigator or engaging a suitably qualified person to undertake the investigation and provide an investigation report for Council to consider. The Mayor is authorised by Council to expend money as reasonably needed to engage contractors in accordance with the council's Procurement Policy PL-FS010.

If the investigator obtains information which indicates a Councillor may have engaged in misconduct, the investigator must cease the investigation and advise the Mayor and the Chief Executive Officer. The Chief Executive Officer will determine if the conduct is within the timeframe for reporting the matter. The Chief Executive Officer will then provide an information notice to the Assessor giving the details of the suspected misconduct. The notice must be given within one year after the conduct occurred, or within six months after the conduct comes to the knowledge of the Chief Executive Officer or another person who gave the information notice to the Assessor, but within two years after the conduct occurred.

If the investigator obtains information that indicates a Councillor may have engaged in corrupt conduct, the investigator must cease the investigation and advise the Mayor and Chief Executive Officer. The Chief Executive Officer will then provide an information notice to the Assessor giving the details of the suspected corrupt conduct or notify the Crime and Corruption Commission of the suspected corrupt conduct. There are no reporting time limits for corrupt conduct.

14. Engaging an Investigator

Once an investigator has been selected to undertake the investigation, that investigator will follow the investigation standards of the local government ([see Addendum 2– Investigation Standards](#)) e.g. an investigation plan and file management system will be established.

Once the investigation is finalised the investigator will prepare a report for the local government including the following the details:

- the investigation process
- any witnesses interviewed
- documents or other evidence obtained
- a statement of the relevant facts ascertained
- confirmation that the subject Councillor has been provided with an opportunity to respond to the complaint and the evidence compiled
- the investigation findings
- a statement of any relevant previous disciplinary history
- any recommendations about dealing with the conduct
- a record of the investigation costs.

15. Completion of Investigation

15.1 Findings and recommendations

The investigator must prepare a Preliminary Statement of Findings and must give the preliminary findings to the Councillor before preparing the Investigation Report and allow the Councillor to give evidence or a written statement about the conduct and preliminary findings.

The investigator must consider any evidence or written submission given by the Councillor in preparing the investigation report and include a summary of the evidence and a full copy of any written submission in the investigation report.

15.2 Investigation Report

The investigator must prepare an investigation report about the investigation of a suspected conduct breach matter referred by the Assessor to the local government under section 150AFA of the LGA. The investigation report must include the findings of the investigation, a summary of the evidence or a full copy of any written submission given by the Councillor and recommendations for consideration by the local government ([see Addendum 1 – Report Template](#)).

A summary investigation report with the preliminary Statement of Findings and summary of the outcome of the investigation attached, must be prepared for public availability before the meeting where the Councillors will consider the investigation report matter on or before the day and time prescribed by the LGR section 254C, which is;

- 5pm on the next business day after the notice of the meeting at which a decision is to be made has been provided to the Councillors, or
- the day and time when the agenda for the meeting at which a decision is to be made is publicly available.

Council must prepare a summary of the investigation report that must include—

- the name of the Councillor whose conduct has been investigated; and
- a description of the alleged conduct; and
- a statement of the facts established by the investigation; and
- a description of how natural justice was afforded to the Councillor during the conduct of the investigation; and
- a summary of the findings of the investigation; and
- any recommendations made by the investigator who investigated the conduct.

The following information must not be made publicly available—

- if the investigation relates to the conduct of a Councillor that was the subject of a complaint—
- the name of the person who made the complaint or any other person, other than the Councillor; or
- information that could reasonably be expected to result in identifying a person who made the complaint or any other person;
- if a person, other than the Councillor, provided information for the purposes of the investigation including, for example, by giving an interview or making a submission or affidavit—

- the name of the person; or
- information that could reasonably be expected to result in identifying the person or any other person, other than the Councillor;
- any other information the local government is entitled or required to keep confidential under a law.

15.3 Making a decision about the investigation

Council must make a decision as to whether the subject Councillor has engaged in a conduct breach.

When debating this matter the subject Councillor who has a declarable conflict of interest in the matter, must declare the conflict of interest, and the eligible Councillors (those who do not have a conflict of interest in the matter) can decide by resolution for the subject Councillor to remain in the meeting during the debate and may answer questions put to the subject Councillor through the chairperson to assist the eligible Councillors in making a decision. The resolution can include conditions that the subject Councillor must leave the place where the meeting is being held, including any area set aside for the public, during the vote on whether they have committed a conduct breach and what, if any, penalty to impose if the Councillor is found to have committed a conduct breach.

Should the complainant be a Councillor, that Councillor has a declarable conflict of interest in the matter and must follow the declarable conflict of interest procedures set out in the Council Meetings Policy PL-CS036.

If the council has lost quorum due to the number of conflicted Councillors or another reason, the matter must be delegated consistent with section 257 of the LGA, or deferred to another date when a quorum will be present.

If a decision is reached that the Councillor has engaged in a conduct breach, Council (with the exception of the Councillor the subject of the investigation and the complainant, if another Councillor), will consider the findings and recommendations of the investigator's report and decide what, if any, action it will take under section 150AH of the LGA.

After making a decision about the conduct breach, Council must make the investigation report for the investigation publicly available after the meeting at which the decision about the outcome of the investigation is made, by;

- on or before the day and time prescribed by regulation, or 5pm on the tenth day, or
- the day and time that the meeting minutes are made publicly available.

The following information contained in the investigation report must **not** be made publicly available;

- if the investigation relates to the conduct of a Councillor that was the subject of a complaint
 - the name of the person who made the complaint or any other person, other than the Councillor even if that person has a declarable conflict of interest; or
 - information that could reasonably be expected to result in identifying a person;
- if a person, other than the Councillor, provided information for the purposes of the investigation including, for example, by giving an interview or making a submission or affidavit:
 - the name of the person; or

- information that could reasonably be expected to result in identifying the person or any other person, other than the Councillor;
- the submission or affidavit of, or a record or transcript of information provided orally by, a person, including, for example, a transcript of an interview;
- any other information the local government is entitled or required to keep confidential under a law e.g. documents subject to legal professional privilege or information that is part of a public interest disclosure under the *Public Interest Disclosure Act 2010*.

The report made publicly available must include the name of the person who made the complaint if:

- the person is a Councillor or the Chief Executive Officer of the local government; and
- the person's identity as the complainant was disclosed at the meeting at which the report for the investigation was considered.

16. Disciplinary action against Councillors

If Council decides that the Councillor has engaged in a conduct breach, any of the following orders may be imposed:

- i. order that no action be taken against the Councillor, or
- ii. make an order outlining action the Councillor must undertake in accordance with section 150AH(1)(b) of the LGA.

Note: For further information refer to [Addendum 4 - Conduct Breach Disciplinary Action Guideline](#).

17. Notice about the outcome of the investigation

After an investigation is finalised, Council must give a notice about the outcome decision of the investigation if the local government decides not to start or discontinue an investigation under section 150AEA of the LGA, or makes a decision about whether the Councillor has engaged in a conduct breach under section 150AG of the LGA including the reasons for the decision and any orders made under section 150AH of the LGA to:

- the Assessor
- the person who made the complaint about the Councillor's conduct that was the subject of the investigation, and
- the subject Councillor who was investigated.

18. Vexatious Complaints

As per the LGA Chapter 3 Division 8:
Division 8 – Vexatious complainants

- (1) The assessor may declare that a person is a vexatious complainant for the period, of not more than 4 years, stated in the declaration.
- (2) The assessor may make the declaration in relation to a person only if the assessor is satisfied that—
 - (a) the person has repeatedly made complaints under this chapter; and (b) at least 3 of the complaints made by the person—
 - i. have been dismissed by the assessor as being frivolous or vexatious complaints under section 150SD(3)(b) or 150X; or
 - ii. have been made other than in good faith.
- (3) Before making the declaration, the assessor must—

- (a) give the person a reasonable opportunity to make a submission about the proposed declaration; and
- (b) consider any submission made by the person.
- (4) If the assessor decides to make the declaration, the assessor must give the person an information notice about the decision.
- (5) The assessor may publish a notice, in the way the assessor considers appropriate, that states—
 - (a) the name of the person; and
 - (b) the person has been declared a vexatious complainant; and
 - (c) the reasons for the declaration; and
 - (d) the day the declaration ends.
- (6) For subsection (2)(b)(ii), complaints made other than in good faith include, for example, the following—
 - (a) complaints made for a mischievous purpose or made maliciously;
 - (b) complaints that are an abuse of process for making complaints under this chapter;
Example— making a complaint after an avoidable delay for a mischievous purpose
 - (c) complaints made to harass, annoy or cause detriment;
 - (d) complaints made on grounds that lack substance or credibility.
- (7) In this section— make, a complaint to the assessor, means—
 - (a) make a complaint to the assessor under section 150O; or
 - (b) make a complaint to a government entity that is required, under section 150P, to refer the complaint to the assessor.

19. Definitions

Term	Meaning
Assessor	Means the independent assessor appointed under section 150CT of the LGA
Behavioural Standards	Means a standard of behaviour for Councillors set out in the Code of Conduct for Councillors in Queensland approved under section 150D and 150E of the LGA.
Conduct	Includes: (a) failing to act; and (b) a conspiracy, or attempt, to engage in conduct.
Council	Means Southern Downs Regional Council.
Councillor Conduct Register	Means the register required to be kept by Council as set out in section 150DX and 150DY of the LGA
Conduct breach	See section 150K of the LGA.
IA	Independent Assessor
Investigation Policy	Refers to this policy, as required by section 150AE of the LGA.
Investigator	Means the person responsible under this investigation policy for carrying out the investigation of the suspected conduct breach of a Councillor or Mayor
Investigation Report	Means a report provided by the investigator to the local government that must be publicly available within ten (10) business days after the local government makes a decision about the outcome of the investigation.
LGA	Means the <i>Local Government Act 2009</i> .
Local Government Meeting	Means a meeting of:

Term	Meaning
	(a) a local government; or (b) a committee of a local government
LGR	Means the <i>Local Government Regulation 2012</i>
Misconduct	See section 150L of the LGA.
Model Meeting Procedures	See section 150F of the LGA and/or PL-CS036 Council Meetings Policy
Natural Justice	A set of principles to ensure fair and just decision making, including a fair hearing, an absence of bias, decisions based on evidence, and the proper examination of all issues.
Referral Notice	See section 150AB, AC and AD of the LGA.
Summary of investigation report	means a summary of the full investigation report prepared before making a decision about the outcome of the investigation that must be publicly available on or before the day prescribed by regulation.
Tribunal	Means the Councillor Conduct Tribunal as established under section 150DK of the LGA.
Unsuitable Meeting Conduct	See section 150H of the LGA.

20. Related Documents

- PL-CS036 Council Meetings Policy
- PL-EX086 Councillors Acceptable Request and Administrative Support Guidelines
- PL-FS010 Procurement Policy
- PL-CS029 Complaints Management Policy
- PL-125 Information and Records Management Policy
- PL-CS091 Public Interest Disclosure Policy
- Code of Conduct for Councillors in Queensland

Addendum 1: Report template and summary report template

**CONDUCT BREACH COMPLAINT INVESTIGATION AND RECOMMENDATION REPORT TO
SOUTHERN DOWNS REGIONAL COUNCIL**

Reference number: _____ **Date received from council:** _____

1. The complaint

(Outline the allegation/s as referred for investigation, including date/s, time/s, place/s, description of alleged conduct. Succinct description of (full title and relevant sections) of policy (e.g. code of conduct) alleged to have been breached)

2. The complainant

Description of the alleged conduct.

(Consider if council indicates the matter relates to a public interest disclosure and ensure compliance with the *Public Interest Disclosure Act 2010*)

3. The subject Councillor

Name (Reference level of experience as a Councillor and any past disciplinary history including for like matters)

4. Conflict of interest considerations

(Declaration of any conflict of interest or 'no conflict of interest' by the investigator)

5. Summary of the investigation process

- Scope of the investigation:
 - Interviews conducted:
 - Documents examined:
 - Facts identified:
 - Category of the conduct breach:
- Set out relevant standards of sections considered.

6. Investigation Report

- Date of the report
- Wording of allegation for consideration
- A statement of the facts established by the investigation
- A description of how natural justice was afforded to the Councillor during the conduct of the investigation
- A summary of the findings of the investigation
- A summary of any relevant previous disciplinary history
- Summary of the evidence or a full copy of any written submission given by the Councillor
- Application of facts to the conduct breach outlined above
- A record of the investigation costs.

Note: *Insert discussion of sufficiency of evidence to sustain the allegation and whether the evidence is capable of supporting a finding that the Councillor has breached*

7. Recommendation to council

- Recommendations made by the investigator who investigated the conduct.

It is recommended that:

- a) This report be submitted to the [council name] for consideration, pursuant to section 150AG of the *Local Government Act 2009* (the LG Act), as to whether or not the Councillor has engaged in inappropriate

conduct; and if they are found to have so engaged, what action the local government will take to discipline the Councillor pursuant to section 150AH of the LG Act;

b) Having analysed the material from this investigation, a conclusion might be drawn that:

Note: *make a recommendation as to whether a conduct breach is made or not, with succinct reasons:*

c) If [council name] finds the Councillor has engaged in inappropriate conduct, are there any aggravating or mitigating circumstances that should be taken into account? *For example, any action taken by the Councillor since the conduct, any Aboriginal traditions or Islander customs of the Councillor.*

d) If council finds the Councillor has engaged in a conduct breach, the following disciplinary action under section 150AH LGA is recommended (refer to the 'Guideline – conduct breach disciplinary action')

..... (SIGN)

NAME:

ATTACHMENTS:

8. Summary Report Template

Include the following:

- the name of the Councillor whose conduct has been investigated; and
- a description of the alleged conduct; and
- a statement of the facts established by the investigation; and
- a description of how natural justice was afforded to the Councillor during the conduct of the investigation; and
- a summary of the findings of the investigation; and
- any recommendations made by the investigator who investigated the conduct.

Addendum 2: Investigation Standards

The investigation must be managed in a consistent manner.

Documentation must be contained in an efficient records management system.

Confidential information must be secured appropriately.

1. Case Management file

The investigation must be supported by a recognised case management tool so that emails, letters, statements, and evidence can be stored and secured confidentially. File notes must be made in the case management system to document key milestones in the investigation such as when lines of inquiry are identified, witnesses are spoken to, when evidence is secured, and document key decisions.

2. Investigation Plan

The Mayor or delegate will, prior to beginning the investigation, check that the investigator does not have a conflict of interest in the matter. Remove them immediately from the investigation should a conflict of interest become known.

The following investigation process must be followed by the investigator unless the Mayor or delegate agrees to vary the process in a particular case. Take all necessary steps to protect the identity of the complainant(s) as far as possible during communications with the Councillor.

Consider the following:

- Research the legislation and policy framework thoroughly.
- Identify lines of inquiry and record them as a file note in case file management system.
- Present all the evidence the Councillor provides or gives in a written statement.
- Gather further evidence (for example, from interviewing other witnesses, obtaining documents, or carrying out site inspections) when necessary.
- Secure evidence in case file management system, making a file note when lines of inquiry are followed up and key decisions are made during the course of in the investigation.
- Undertake a proper and impartial examination of the evidence gathered, including expert advice and analysis and / or legal advice if required.
- Draw conclusions based on the evidence and applying the appropriate legislative and policy frameworks.

3. Prepare an investigation report

Prepare the investigation report for the local government to consider on the template attached (Addendum 2).

If during the course of an investigation, the Investigator obtains new information that a Councillor may have engaged conduct that may give rise to a new allegation, the Investigator must obtain particulars related to the conduct and then advise the Mayor and the Chief Executive Officer who will provide an information notice to the Assessor. The Assessor will undertake a preliminary assessment or alternative action on the matter.

The Investigator will be informed of activities of the local government in relation to the investigation. For example, the Investigator will be informed in the event the finalisation of a matter is delayed, or if the Local Government has to notify of a fresh allegation identified during the course of an investigation to the Assessor for a preliminary assessment.

If during the course of an investigation, the Investigator obtains new information that a Councillor may have engaged in misconduct or corrupt conduct the investigation will cease and the investigator will notify the Mayor and Chief Executive Officer who will be responsible for providing an information notice to the Assessor/Crime and Corruption Commission.

Addendum 3: Statement of Preliminary Findings Template

Statement of Preliminary Findings

The Investigator has assessed the evidence set out in the investigation report and, taking into account the seriousness of the allegations, has made findings on the balance of probabilities.

The table below contains a summary of the Allegations and the Investigator's findings. A detailed summary of the evidence and findings is provided in the full investigation report.

CONDUCT ALLEGATIONS

Allegation	Finding
Allegation:	Substantiated/Not Substantiated
Particulars:	Summary of Evidence: Summary of reasons for finding:

Date

Investigator's signature and name

Addendum 4: Conduct Breach Disciplinary Action Guideline

This guideline is provided to assist Queensland local governments to make consistent decisions about the appropriate disciplinary action to be taken against a Councillor who is found to have engaged in a conduct breach.

1. What is a conduct breach?

According to section 150K of the *Local Government Act 2009* (LGA), a conduct breach occurs when a Councillor:

- breaches a behavioural standard ([Code of Conduct for Councillors in Queensland](#))
- breaches a council policy, procedure, or resolution
- contravenes an order by a chairperson of a local government to leave a council meeting and stay away from the place at which it is being held
- is part of a course of unsuitable meeting conduct orders on three occasions within a one-year period, taken together, is a conduct breach. The local government is not required to notify the OIA of these matters and may deal with the conduct as if an investigation has been undertaken section 150J and make a decision under section 150AG of the *Local Government Act 2009*. Below are some examples of conduct which may constitute a conduct breach:

2. Decision

Section 150AG of the LGA provides that where an allegation of a conduct breach has been referred by the Office of the Independent Assessor (OIA) to a local government for investigation, the local government must decide:

1. whether or not the Councillor has engaged in a conduct breach, and,
2. what action the local government will take under section 150AH of the LGA to discipline the Councillor if the Councillor has been found to have engaged in a conduct breach.

3. Types of orders

Section 150AH of the LGA provides a list of the types of orders that the local government may make where it has found that a Councillor has engaged in inappropriate conduct:

- An order that no action be taken against the Councillor
- An order that the Councillor make a public apology, in the way decided by the local government, for the conduct
- An order reprimanding the Councillor for the conduct
- An order that the Councillor attend training or counselling addressing the Councillor's conduct including at the Councillor's expense
- An order that the Councillor be excluded from a stated local government meeting
- An order that the Councillor is removed or must resign from a position representing the local government other than the office of Councillor
- An order that if the Councillor engages in the same type of conduct again, it will be treated as misconduct
- An order that the Councillor reimburse the local government for all or some of the costs arising from the Councillor's conduct breach.

4. Factors that may be taken into account

Section 150AG(2) of the LGA provides that in deciding what action to take, the local government may consider:

- Any previous conduct breach of the Councillor
- Any allegation made in the investigation that-
 - was admitted, or was not challenged and
 - the local government is reasonably satisfied is true.

5. Guidance on appropriate disciplinary action

It is open to local governments to decide which order/s in section 150AH of the LGA /are suitable when a Councillor is found to have engaged in a conduct breach. The particular circumstances of a case must always be taken into consideration.

As a guide, it is suggested that it may be appropriate for the local government to consider making an order or combination of orders depending on whether a Councillor has been found to have engaged in a conduct breach for the first time, or for a second, or third time.

Section 150L of the LGA provides that conduct is misconduct if the conduct is part of a course of conduct leading the local government to take action under s150AG to discipline the Councillor for a conduct breach on three occasions within a 1 year period.

The table on the following page may assist councils to decide what disciplinary action is suitable in various circumstances.

Order	First instance engaging in a conduct breach	Second instance engaging in a conduct breach	Third instance engaging in a conduct breach
No action be taken against the Councillor	✓		
An order for the Councillor to make a public apology in the way decided by the local government, for the conduct	✓*	✓*	✓*
An order reprimanding the Councillor for the conduct	✓#	✓#	✓#
An order that the Councillor attend training or counselling addressing the Councillor's conduct including at the Councillor's expense	✓#	✓#	✓#
An order that the Councillor be excluded from a stated local government meeting		✓	✓
An order that the Councillor is removed or must resign from a position representing the local government other than the office of Councillor			✓
An order that if the Councillor engages in the same type of conduct again, it will be treated as misconduct	✓^	✓	
An order that the Councillor reimburse the local government for all or some of the costs arising from the Councillor's inappropriate conduct **		✓	✓

*May be appropriate where there is heightened or particular public interest in the type of conduct or the subject matter relating to the conduct

May be particularly appropriate where the conduct involves bullying or harassment or making inappropriate comments about another person

^ For more serious and deliberate conduct breaches by an experienced Councillor

** Costs arising from the Councillor's conduct breach includes investigative costs, legal costs, and administrative costs. However, costs should be kept to a reasonable rate taking into consideration the costs for more serious matters dealt with by the Councillor Conduct Tribunal.

POLICY REVIEW

Councillors Investigation Policy - PL CS085 - tracked changes

Meeting Date: 21 August 2024

Attachment No: 2



Councillors Investigation Policy

Policy Number:	PL-CS085
Policy Type:	Strategic
Department:	Customer and Organisational Services
Section:	Corporate Services
Responsible Manager:	Manager Corporate Services
Date Adopted:	3 December 2018
CEO Signature	
Date to be Reviewed:	27 September 2024
Date Reviewed:	27 November 2023 <u>21 August 2024</u>
Date Rescinded:	

REVISION RECORD

Date	Version	Revision description
21/05/2020	1.0	Minor Amendments
14/10/2020	2.0	Amendments to sections 3, 4.3-4.8, 4.10-4.14 and 7 due to DLGRMA example policy being updated and changes to the LG Act and LG Reg
27/09/2023	3.0	Reviewed, minor amendments, moved to new template
<u>21/08/2024</u>	<u>4.0</u>	<u>Amendments in alignment with the <i>Example Local Government Investigation Policy – March 2024</i></u>

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1. ~~Purpose~~Authority

The Southern Downs Regional Council's Investigation Policy details how complaints about ~~how the~~ suspected conduct breach of ~~Councillor~~Councillors will be dealt with as required by the section 150AE of the *Local Government Act 2009* (LGA).

~~This policy does not relate to more serious Councillor conduct.~~

A local government must adopt, by resolution, an investigation policy (the policy) about how it deals with the suspected conduct breach of councillors referred, by the independent assessor (the Assessor) under section 150AE (1), LGA, to the local government to be dealt with, and must be published on the local government's website, section 150AE (4), LGA.

2. Policy Statement

Chapter 5A of the LGA prescribes the councillor conduct management system. Section 150CT of the LGA establishes an Independent Assessor (the Assessor) to carry out certain functions including the preliminary assessment, dismissal, referral, or investigation of complaints about councillor conduct.

After undertaking a preliminary assessment on a councillor conduct matter, if the Assessor reasonably suspects a councillor has engaged in a conduct breach, the Assessor may decide to refer a suspected conduct breach to the [local government name] to deal with under section 150SD(4)(a) or 150W(b) of the LGA.

Upon receipt of the referral notice of a complaint of suspected conduct breach Council must deal with the councillor's conduct as prescribed under section 150AF of the LGA unless a decision is made not to start or to discontinue the investigation under section 150AEA of the LGA. In conducting the investigation, the [local government name] must comply with this investigation policy.

Council may decide not to start or discontinue the investigation if:

- the complaint is withdrawn by the complainant
- the complainant consents to the matter being withdrawn. For example, the matter has been resolved and it is unnecessary for the local government to investigate the matter.
- the complainant refuses to cooperate by providing additional information during the investigation phase and not enough information is available to proceed
- the office of the councillor becomes vacant for any reason, i.e., the person has resigned or was not re-elected and is no longer a councillor.

3. Scope

2-3.1 In Scope

This investigation policy applies to investigations and determinations of a complaint about the alleged conduct breach of a ~~Councillor~~Councillor/s including a mayor, which has been referred by the Independent Assessor (the Assessor). This policy:

- includes a procedure for investigating the suspected conduct breaches of councillors (see Addendum 2 – Investigation Standards; and
- states the circumstances in which another entity may investigate the conduct; and

- is consistent with the principles of natural justice; and
- requires Council to prepare a report about each investigation (see Addendum 1 - Report template and summary report template); and
- requires a notice about the outcome of investigations be provided to the Assessor, councillor and persons who made complaint about the councillors' conduct; and
- includes a procedure about when Council may decide not to start, reach an early resolution, or to discontinue, an investigation under section 150AEA.

This policy requires Council:

- to give the councillor information about the suspected conduct, including details about the evidence of the conduct; and
- to give the councillor a notice if an investigation is not started or is discontinued; and
- for conduct the subject of a complaint - to give the person who made the complaint, if the contact details of the person are known, a notice if an investigation is not started or is discontinued; and
- to give the councillor the preliminary findings of the investigation before preparing an investigation report about the investigation (see Addendum 3 - Statement of Preliminary Findings Template); and
- to allow the councillor to give evidence or a written submission to Council about the suspected conduct and preliminary findings; and
- to consider any evidence and written submission given by the councillor in preparing the investigation report for the investigation; and
- to include in the investigation report –
 - i. if evidence is given by the councillor—a summary of the evidence; and
 - ii. if the councillor gives a written submission—a full copy of the written submission.

3.2 Out of Scope

This Policy does not relate to more serious councillor conduct, such as misconduct or corrupt conduct, which are dealt with under separate legislative provisions.

This Policy also does not deal with unsuitable meeting conduct, or any conduct undertaken in a personal capacity by a councillor, for example, a sitting councillor campaigning for re-election or attending a private social function.

3. Legislative Context

~~Local Government Act 2009~~

~~Local Government Regulation 2012~~

~~Local Government (Councillor Conduct) and Other Legislation Amendment Bill 2023~~

~~Human Rights Act 2019~~

4. Policy Details

4.14. Confidentiality

Matters of suspected conduct breach of a Councillor are confidential to Council during the investigation period, except: ~~as otherwise specifically provided for either in the LGA or this investigation policy.~~

- to give the Councillor information about the suspected conduct, including details about the evidence of the conduct;
- to give the Councillor the preliminary findings of the investigation before preparing an investigation report about the investigation;
- to give the Councillor a notice if an investigation is not started or is discontinued; and
- for conduct the subject of a complaint - to give the person who made the complaint, and the Assessor a notice if an investigation is not started or is discontinued.

However, once the conduct is investigated and an investigation report is received, a summary of the investigation report must be made publicly available before any discussion is undertaken by Council. The published summary report must not contain any names or identifying information about the complainant and persons who were interviewed or a transcript of interview, or provided a statement or affidavit, unless the complainant is a Councillor or Chief Executive Officer of Southern Downs Regional Council, whose identity was disclosed at the meeting at which the investigation report was considered.

Once the matter has been investigated and a report has been provided to the local government, the matter will be placed on the council meeting agenda and the investigation report and any recommendations of the investigator may be debated in the council meeting, which may be in a closed session under section 254J(j) of the Local Government Regulation 2012 (LGR). At this point, the summary investigation report is not treated as confidential as it must be publicly available and attached to the agenda papers that are circulated before the meeting.

A final decision by resolution of the council in an open council meeting must take place when the decision is made about whether a Councillor engaged in a conduct breach and if so any decision about orders that are made under section 150AH of the LGA. Any decision that is not consistent with the recommendation of the investigation report must state in the meeting minutes, the reasons for the decision. The minutes must give sufficient information to demonstrate the logic that has been applied to justify the decision not to follow the recommendation of the investigation report.

The full investigation report must be made publicly available within 10 business days of council's making a decision by resolution about whether the Councillor engaged in a conduct breach and if so, any orders made in relation to the matter. The published report must not contain any names or identifying information about the complainant, persons who were interviewed or a transcript of interview, or provided a statement or affidavit unless the complainant is a Councillor or Chief Executive Officer of Southern Downs Regional Council whose identity was disclosed at the meeting at which the investigation report was considered.

When deciding what action to take, Council may consider any previous conduct breach of the Councillor, any allegation made in the investigation that was admitted or not challenged, and Council is reasonably satisfied is true.

A notice about the outcome of the investigation must be given to the Assessor as soon as practicable that states the decision, the reasons for the decision and the details of any orders made under section 150AH of the LGA.

For investigation report templates please refer to Addendum 1 – Report template and summary report template and Addendum 3 – Statement of preliminary findings template. These templates should be used by the investigator.

Note: It must be kept in mind that the matter is an allegation only and not yet proven. Further, there will be circumstances where the detail of the referral will need to remain confidential to ~~the Local~~

~~Government~~Council. Any release of confidential information that a ~~Councillor~~Councillor knows, or should reasonably know, to be confidential to the local government may be contrary to section 171(3) of the LGA and dealt with as misconduct.

4.25. Natural Justice

Any investigation of suspected conduct breach of a Councillor/s must be carried out in accordance with natural justice. ~~An overview of the principles of natural justice follows.~~ "Natural justice" or procedural fairness, refers to three key principles:

- ~~That~~ the ~~person~~Councillor who is subject of the suspected conduct breach matter ~~being investigated~~ has a chance to have his or her say before adverse formal findings are made and before any adverse action is taken ~~(i.e., fair hearing)~~
- that the investigator(s) should be objective and impartial ~~i.e., (absence of bias), and~~
- ~~that~~ any action taken ~~or decisions made is-are~~ based on evidence ~~i.e., (not suspicion or speculation).~~

A fair hearing means the ~~Councillor~~Councillor who is the subject of the suspected conduct breach matter ~~must be told of the case against them including any evidence and be provided with an opportunity to put their case in writing with the investigation report provided to the Councillors as part of the meeting agenda- will receive information about the suspected conduct, including;~~

- the preliminary findings of the investigation before the preparing of an investigation report about the investigation; and
- a notice if an investigation is not started or is discontinued including the reasons for the decision
- allow the Councillor to give evidence or a written submission to the local government about the suspected conduct breach and preliminary findings; and
- require the local government to consider the evidence or written statement from the Councillor in preparing the investigation report, and
- include, if evidence is given by the Councillor, a summary of the evidence and, if a written submission is provided, a full copy of the written submission, in the investigation report.

The local government must give the following notices to the other parties if an investigation is not started or discontinued including the reasons for the decision;

- the person who made the complaint
- the Assessor

An absence of bias means that any investigation must not be biased or be seen to be biased in any way. This principle embodies the concept of impartiality.

A proper examination of all issues means the investigation must give a proper and genuine consideration to each party's case.

Note: It must be kept in mind that the matter when referred, is suspected, and not yet proven.

~~5. An absence of bias means that any investigation must not be biased or be seen to be biased in any way. This principle embodies the concept of impartiality.~~

~~6. Ensuring decisions are based on evidence requires that the investigation should not be based on mere speculation or suspicion but instead must be based upon evidence material. A proper examination of all issues means the investigation must give a proper and genuine consideration to each party's case.~~

6. Standard of proof

The civil standard of proof is applied by the Investigator when determining whether a Councillor has engaged in a conduct breach.

The civil standard of proof is 'on the balance of probabilities,' which means the weighing up and comparison of the likelihood of the existence of competing facts or conclusions.

An allegation is sustained 'on the balance of probabilities,' if based on the evidence, the Investigator and/or the local government, is reasonably satisfied that its existence is more probable than not.

7. Timeline

The Councillor conduct framework must be effective and efficient. The investigator will make all reasonable endeavours to complete the investigation and provide a report for inclusion on the agenda of the local government's meeting within eight weeks of commencing the investigation, after the receipt of the complaint from the Assessor.

Note: *If the investigator is of the opinion that it may take longer than eight weeks to complete the investigation, the matter should be raised with the Mayor or delegate (if the Mayor is managing the investigation) to seek an extension of time. Delay in procuring an investigator to undertake the investigation should be avoided by the local government.*

8. Expenses

Local Governments must pay the expenses associated with the investigation of suspected conduct breach of a Councillor including any costs of:

- an independent investigator engaged on behalf of Southern Downs Regional Council;
- travel where the investigator needed to travel to undertake the investigation, or to interview witnesses
- obtaining legal or expert advice.

Note: *Council may order the subject Councillor to reimburse them for all or some of the costs arising from a sustained conduct breach. These costs would usually only relate to obtaining legal or expert advice and reasonable costs for the investigator engaged to undertake the investigation. Any costs incurred by complainants, or the subject Councillor will not be met by council. Where possible, costs should be kept to a reasonable rate taking into consideration the costs for more serious matters dealt with by, for example, the Councillor Conduct Tribunal or other jurisdictions who deal with conduct matters.*

9. Councillor conduct register

The Chief Executive Officer must ensure decisions and any orders under section 150AH of the LGA made about conduct breach of a Councillor or any decision to not start, or to discontinue an investigation of suspected conduct breach under section 150AEA of the LGA, are entered into the relevant Councillor conduct register.

Procedures for the Investigation

10. Independent Assessor's Referral

Council will receive a referral notice from the Assessor about the suspected conduct breach of a Councillor. The referral notice will include details of the conduct and any complaint received about the conduct, state why the Assessor reasonably suspects that the Councillor has engaged in a conduct breach and include information about the facts and circumstances that form the basis of the Assessor's reasonable suspicion.

Council must deal with the matter and the investigation must be conducted in a way that is consistent with this investigation policy.

The Assessor must also give a notice to the Councillor that states the Councillor's conduct has been referred to Council to deal with and a copy of the referral notice must be attached.

Council may also receive referrals of suspected conduct breach directly from members of the public, however these will be referred to the assessor within five (5) business days. Council will advise the complainant that the details of the matter have been referred to the Independent Assessor.

~~6.1 Assessor's Referral~~

~~Council will receive from the assessor a referral notice about the suspected conduct breach of a Councillor/s. The referral notice will include details of the conduct and any complaint received about the conduct, state why the assessor reasonably suspects that the Councillor has engaged in conduct breach, and include information about the facts and circumstances that form the basis of the assessor's reasonable suspicion.~~

~~The referral notice may be accompanied by a recommendation from the assessor about how the Local Government may investigate or deal with the conduct. The recommendation of the assessor may be inconsistent with this policy. The investigation must be conducted in a way consistent with:~~

- ~~i. any recommendation of the assessor~~
- ~~ii. to the extent that this policy is not inconsistent with the recommendation of the assessor – this Policy, or~~
- ~~iii. in another way the Local Government decides by resolution.~~

~~A resolution under subsection (iii) must state the decision and the reasons for the decision.~~

~~1. Council may also receive referrals of suspected conduct breach directly from members of the public, however these will be referred to the assessor within five business days. Council will advise the complainant that the details of the matter have been referred to the Independent Assessor~~

6.211 Receipt of Assessor's Referral

On receipt of a referral notice about the suspected conduct breach of a Councillor from the Assessor, the Chief Executive Officer will forward a copy of that referral notice to the Mayor and all Councillors, including the subject Councillor, as a confidential document.

The Councillor who is the subject of the complaint and the complainant, if the complainant is a Councillor, have a declarable conflict of interest and should manage it in a way that is consistent with the requirements of Council Meetings Policy PL-CS036.

The Mayor will manage the investigation process and may undertake the investigation themselves, or engage an external investigator, to investigate the suspected conduct breach and prepare an investigation report with recommendations about whether the Councillor engaged in a conduct breach and how the conduct may be dealt with. If the Mayor has a conflict of interest in the matter, the Mayor's powers to manage the investigation must be delegated by council resolution to the Deputy Mayor, or if the Deputy Mayor is conflicted, then an acting Mayor must be appointed from the other Councillors by resolution, to manage the investigation.

Where the local government meeting loses quorum due to conflicts of interest of Councillors or absent Councillors, then the conduct matter must be delegated to the Mayor or a standing committee to make a decision. If the referral notice is about the suspected conduct breach by the Mayor, then the matter must be delegated to a standing committee.

Council will consider establishing a standing committee under section 264 of the LGR to deal with decisions about a conduct breach matters which are delegated by resolution to a standing committee. The standing committee will decide about the Mayor's conduct in all circumstances where there is a loss of quorum or more generally, may also deal with Councillors' conduct.

While section 12(4)(f) of the LGA provides that the Mayor has the extra responsibility of being a member of each standing committee, the Mayor could not be a decision-making member of a standing committee dealing with decisions about the Mayor's conduct because of the conflict of interest. The remainder of the unconflicted members of the committee will decide the matter.

The standing committee must be in existence before receiving the referral notice from the Assessor, in circumstances where there is no quorum to decide a matter under sections 150AEA or 150AG of the LGA due to conflicts of interest.

~~On receipt of a referral notice about the suspected conduct breach of a Councillor/s from the assessor, the Council's Chief Executive Officer will forward a copy of that referral notice to the Mayor and all Councillors, other than the Councillor who is the subject of the complaint, or the complainant if the complainant is a Councillor, as a confidential document.~~

~~Should the Mayor or a Councillor/s disagree with any recommendation accompanying the assessor's referral notice or form the opinion that the complaint should be dealt with in a way other than under this policy, the Mayor or Councillor may request the matter be placed on the agenda of the next Council meeting for the Council to decide, by resolution, the appropriate process to investigate the complaint. Such a request must be made in accordance with Council's Meeting's Policy.~~

12. When Council may decide not to start, or to discontinue, an investigation

On receipt of the referral notice from the Assessor, the Mayor will manage the investigation unless it is delegated. If there are circumstances for considering not starting or discontinuing an investigation, the matter will be placed on the agenda for the next council meeting. The local government may decide by resolution to not start, or discontinue, a suspected conduct breach matter. The resolution must state the decision and the reasons for the decision.

The only circumstances in which Council can formally not start or discontinue a matter are under section 150AEA of the LGA.

Note: The matters not started or discontinued must be reported in the annual report (including the reasons) and recorded in Councillor conduct register.

12.1 Early Resolution

Prior to the commencement of an investigation, the appointed investigator should consider whether the matter is appropriate for resolution prior to the investigation. This consideration includes any recommendation made by the Assessor.

A matter is only appropriate for early resolution if both parties to the matter voluntarily and unanimously agree to explore early resolution. The investigator may engage an independent person with suitable qualifications or experience to facilitate this process.

If the matter cannot be resolved, the matter will then be investigated as outlined in this investigation policy. If the matter is resolved prior to investigation, the investigator will advise the Chief Executive Officer of this outcome. In turn, the Chief Executive Officer will advise the Mayor (if the Mayor is not the investigator) and the matter will be placed on the agenda for the next council meeting. The resolution must state the decision and the reasons for the decision. The Chief Executive Officer will also update the Councillor Conduct Register to reflect this.

6-313. Council investigating the suspected conduct breach of a Councillor Investigator

Unless the matter has been delegated by the local government, the Mayor will manage the investigation of suspected conduct breach matters relating to other Councillors by either performing the role of Investigator or engaging a suitably qualified person to undertake the investigation and provide an investigation report for Council to consider. The Mayor is authorised by Council to expend money as reasonably needed to engage contractors in accordance with the council's Procurement Policy PL-FS010.

If the investigator obtains information which indicates a Councillor may have engaged in misconduct, the investigator must cease the investigation and advise the Mayor and the Chief Executive Officer. The Chief Executive Officer will determine if the conduct is within the timeframe for reporting the matter. The Chief Executive Officer will then provide an information notice to the Assessor giving the details of the suspected misconduct. The notice must be given within one year after the conduct occurred, or within six months after the conduct comes to the knowledge of the Chief Executive Officer or another person who gave the information notice to the Assessor, but within two years after the conduct occurred.

If the investigator obtains information that indicates a Councillor may have engaged in corrupt conduct, the investigator must cease the investigation and advise the Mayor and Chief Executive Officer. The Chief Executive Officer will then provide an information notice to the Assessor giving the details of the suspected corrupt conduct or notify the Crime and Corruption Commission of the suspected corrupt conduct. There are no reporting time limits for corrupt conduct. Unless otherwise resolved by Council, the Mayor will manage the investigation of suspected conduct breach of other Councillors.

~~If the suspected conduct breach involves conduct where, in the circumstances, the Mayor believes it is in the best interests of the investigation to refer the matter for external investigation, then the Chief Executive Officer may refer the suspected conduct breach to the president of the Councillor Conduct Tribunal (Tribunal) or another entity to investigate and make recommendations to the Council about dealing with the conduct.~~

~~If the suspected conduct breach involves an allegation about the conduct of the Mayor, or the Mayor as the complainant, then the Chief Executive Officer may refer the suspected conduct breach to the president of the Tribunal, or another entity, to investigate and make recommendations to the Council about dealing with the conduct.~~

~~After the appointment of an investigator (either the Mayor or an external investigator), Council's Chief Executive Officer will provide the complainant(s) and the subject Councillor/s with a written notice that states:~~

- ~~• a reference to this Policy; and~~
- ~~• an estimated timeframe for the investigation and outcome as per this Policy;~~
- ~~• that the complainant(s) and subject Councillor may be required to provide further information about the suspected conduct breach; and~~
- ~~• that the complainant(s) and subject Councillor may be requested to attend an early resolution meeting/s in the event that the matter is deemed appropriate for resolution prior to the investigation (refer to subsection 4.6 of this Policy).~~

14. Engaging an Investigator

Once an investigator has been selected to undertake the investigation, that investigator will follow the investigation standards of the local government (see Addendum 2– Investigation Standards) e.g. an investigation plan and file management system will be established.

Once the investigation is finalised the investigator will prepare a report for the local government including the following the details:

- the investigation process
- any witnesses interviewed
- documents or other evidence obtained
- a statement of the relevant facts ascertained
- confirmation that the subject Councillor has been provided with an opportunity to respond to the complaint and the evidence compiled
- the investigation findings
- a statement of any relevant previous disciplinary history
- any recommendations about dealing with the conduct
- a record of the investigation costs.

~~6.4 Amendments to Local Government Act 2009 as at November 2023 (including statutory limitations)~~

~~In November of 2023, amendments to the LGA were introduced which include a statutory limitation period of making complaints.~~

~~New section 150SA of the LGA provides that the preliminary assessment scheme will apply to a complaint about the conduct of a councillor made or referred to the IA under chapter 5A, part 3, division 2 of the LGA (Complaints about councillor conduct), a notice about the conduct of a councillor given to the IA under chapter 5A, part 3, division 3 (Local government duties to notify assessor about particular councillor conduct), or information given to the IA about the conduct of a councillor under section 150AF(3) of the LGA (Investigating suspected conduct breach).~~

~~New section 150SB provides that complaints, notices, or information about the conduct of a councillor must be made or given to the IA either within one year after the conduct occurred, or within six months after the conduct comes to the knowledge of the person who made the complaint or gave the information or notice but within two years after the conduct occurred.~~

~~New section 150SD provides that the IA must make a preliminary assessment of a complaint, notice or information. The IA must dismiss the complaint or decide to take no further action for the notice or information if satisfied that:~~

- ~~• dealing with the complaint, notice or information would not be in the public interest; or~~
- ~~• the complaint, notice or information was not made or given within the period required under new section 150SB, unless the conduct is suspected corrupt conduct or the complaint, notice or information was not given within the required period because of exceptional circumstances~~
- ~~(a) • the conduct was engaged in by the councillor to comply with, honestly and without negligence a guideline made by the department's chief executive~~
- ~~• the conduct relates solely to behaviour engaged in by the councillor in a personal capacity unless the conduct is suspected corrupt conduct~~
- ~~• the conduct clearly does not constitute a conduct breach or misconduct~~
- ~~• the councillor's office becomes vacant, unless the conduct is suspected corrupt conduct, or~~
- ~~• for a complaint – the person who made the complaint is the subject of a vexatious complainant declaration under section 150AWA and the complaint is not permitted under a condition of the declaration or under section 150AWC.~~

~~The IA may dismiss the complaint or decide to take no further action for the notice or information if satisfied:~~

~~• the conduct has already been, is being, or may be dealt with by another entity~~

~~• the complaint is frivolous or vexatious, or was made other than in good faith, or lacks substance or credibility~~

~~• dealing with the complaint, notice or information would be an unjustifiable use of resources~~

~~• for a suspected conduct breach, at least six months have elapsed since the conduct the subject of the complaint, notice or information occurred, and it would not be in the public interest to take action under chapter 5A, part 3, or~~

~~• there is insufficient information to properly make a preliminary assessment of the complaint, notice or information.~~

~~If the complaint, notice or information is not dismissed, under new section 150SD(2), or the IA does not decide to dismiss or take no further action, the IA must decide:~~

~~• if the IA reasonably suspects the conduct is a conduct breach, to refer the suspected conduct breach to the local government to deal with~~

~~• to investigate the conduct, or~~

~~• not to deal with the complaint, notice or information and make any recommendation the assessor considers appropriate, including, for example, that the councillor attend training, counselling or mediation.~~

~~In making a preliminary assessment the assessor may have regard to any of the following matters:~~

~~• any reasons for, or factors relevant to, the conduct~~

~~• any steps taken by the councillor to mitigate or remedy the effects of the conduct~~

~~• the consequences, both financial and non-financial, resulting from the conduct.~~

~~6.5~~

15. Completion of Investigation

15.1 Findings and recommendations

The investigator must prepare a Preliminary Statement of Findings and must give the preliminary findings to the Councillor before preparing the Investigation Report and allow the Councillor to give evidence or a written statement about the conduct and preliminary findings.

The investigator must consider any evidence or written submission given by the Councillor in preparing the investigation report and include a summary of the evidence and a full copy of any written submission in the investigation report.

15.2 Investigation Report

The investigator must prepare an investigation report about the investigation of a suspected conduct breach matter referred by the Assessor to the local government under section 150AFA of the LGA. The investigation report must include the findings of the investigation, a summary of the evidence or a full copy of any written submission given by the Councillor and recommendations for consideration by the local government (see Addendum 1 – Report Template).

A summary investigation report with the preliminary Statement of Findings and summary of the outcome of the investigation attached, must be prepared for public availability before the meeting where the Councillors will consider the investigation report matter on or before the day and time prescribed by the LGR section 254C, which is:

- 5pm on the next business day after the notice of the meeting at which a decision is to be made has been provided to the Councillors, or
- the day and time when the agenda for the meeting at which a decision is to be made is publicly available.

Council must prepare a summary of the investigation report that must include—

- the name of the Councillor whose conduct has been investigated; and
- a description of the alleged conduct; and
- a statement of the facts established by the investigation; and
- a description of how natural justice was afforded to the Councillor during the conduct of the investigation; and
- a summary of the findings of the investigation; and
- any recommendations made by the investigator who investigated the conduct.

The following information must not be made publicly available—

- if the investigation relates to the conduct of a Councillor that was the subject of a complaint—
- the name of the person who made the complaint or any other person, other than the Councillor; or
- information that could reasonably be expected to result in identifying a person who made the complaint or any other person;
- if a person, other than the Councillor, provided information for the purposes of the investigation including, for example, by giving an interview or making a submission or affidavit—
 - the name of the person; or
 - information that could reasonably be expected to result in identifying the person or any other person, other than the Councillor;

- any other information the local government is entitled or required to keep confidential under a law.

15.3 Making a decision about the investigation

Council must make a decision as to whether the subject Councillor has engaged in a conduct breach.

When debating this matter the subject Councillor who has a declarable conflict of interest in the matter, must declare the conflict of interest, and the eligible Councillors (those who do not have a conflict of interest in the matter) can decide by resolution for the subject Councillor to remain in the meeting during the debate and may answer questions put to the subject Councillor through the chairperson to assist the eligible Councillors in making a decision. The resolution can include conditions that the subject Councillor must leave the place where the meeting is being held, including any area set aside for the public, during the vote on whether they have committed a conduct breach and what, if any, penalty to impose if the Councillor is found to have committed a conduct breach.

Should the complainant be a Councillor, that Councillor has a declarable conflict of interest in the matter and must follow the declarable conflict of interest procedures set out in the Council Meetings Policy PL-CS036.

If the council has lost quorum due to the number of conflicted Councillors or another reason, the matter must be delegated consistent with section 257 of the LGA, or deferred to another date when a quorum will be present.

If a decision is reached that the Councillor has engaged in a conduct breach, Council (with the exception of the Councillor the subject of the investigation and the complainant, if another Councillor), will consider the findings and recommendations of the investigator's report and decide what, if any, action it will take under section 150AH of the LGA.

After making a decision about the conduct breach, Council must make the investigation report for the investigation publicly available after the meeting at which the decision about the outcome of the investigation is made, by;

- on or before the day and time prescribed by regulation, or 5pm on the tenth day, or
- the day and time that the meeting minutes are made publicly available.

The following information contained in the investigation report must **not** be made publicly available;

- if the investigation relates to the conduct of a Councillor that was the subject of a complaint
 - the name of the person who made the complaint or any other person, other than the Councillor even if that person has a declarable conflict of interest; or
 - information that could reasonably be expected to result in identifying a person;
- if a person, other than the Councillor, provided information for the purposes of the investigation including, for example, by giving an interview or making a submission or affidavit:
 - the name of the person; or
 - information that could reasonably be expected to result in identifying the person or any other person, other than the Councillor;

- the submission or affidavit of, or a record or transcript of information provided orally by, a person, including, for example, a transcript of an interview;
- any other information the local government is entitled or required to keep confidential under a law e.g. documents subject to legal professional privilege or information that is part of a public interest disclosure under the *Public Interest Disclosure Act 2010*.

The report made publicly available must include the name of the person who made the complaint if:

- the person is a Councillor or the Chief Executive Officer of the local government; and
- the person's identity as the complainant was disclosed at the meeting at which the report for the investigation was considered.

16. Disciplinary action against Councillors

If Council decides that the Councillor has engaged in a conduct breach, any of the following orders may be imposed:

- i. order that no action be taken against the Councillor, or
- ii. make an order outlining action the Councillor must undertake in accordance with section 150AH(1)(b) of the LGA.

Note: For further information refer to Addendum 4 - Conduct Breach Disciplinary Action Guideline.

17. Notice about the outcome of the investigation

After an investigation is finalised, Council must give a notice about the outcome decision of the investigation if the local government decides not to start or discontinue an investigation under section 150AEA of the LGA, or makes a decision about whether the Councillor has engaged in a conduct breach under section 150AG of the LGA including the reasons for the decision and any orders made under section 150AH of the LGA to:

- the Assessor
- the person who made the complaint about the Councillor's conduct that was the subject of the investigation, and
- the subject Councillor who was investigated.

6.6 Early Resolution

- ~~Before beginning an investigation, the investigator should consider whether the matter is appropriate for resolution prior to the investigation. This consideration can include any recommendations made by the assessor.~~
- ~~A matter is only appropriate for early resolution if the parties to the matter all voluntarily agree to explore early resolution. The investigator may engage an independent person with suitable qualifications or experience to facilitate this process.~~
- ~~If the matter cannot be resolved, the matter will then be investigated as outlined in this policy. If the matter is resolved prior to investigation, the investigator will advise the Chief Executive Officer of this outcome. In turn, the Chief Executive Officer will advise the Mayor (if the Mayor is not the investigator) and all Councillors that the matter has been resolved. The Chief Executive Officer will also update the Councillor Conduct Register to reflect this.~~

6.7 Timeliness

- ~~The investigator will make all reasonable endeavors to complete the investigation and provide a report for inclusion on the agenda of a Council meeting no more than eight weeks after the receipt of the complaint.~~
- ~~Note: If the investigator is of the opinion that it may take longer than eight weeks to complete the investigation, the matter should be raised with the Mayor (if the Mayor is not the investigator) to seek an extension of time.~~
- ~~In the event where the investigation is likely to exceed the above timeframe and providing Council has the complainant's contact details, Council will notify the complainant, Assessor and the subject Councillor of the following in writing:~~
 - ~~a) the reasons for the delay; and~~
 - ~~b) an estimated date of completion.~~

6.8 Assistance for Investigator

- ~~If the Mayor, or another Councillor appointed by Council resolution, is the investigator of a matter of suspected conduct breach, the Mayor or Councillor may use section 170A of the LGA to seek assistance during the investigation (refer to Council's Acceptable Request Guidelines for further information).~~
- ~~The Mayor is authorised by Council to expend money as reasonably needed to engage contractors in accordance with Council's Procurement Policy.~~

6.9 Possible Misconduct or Corrupt Conduct

~~If during the course of an investigation the investigator (including an external investigator) obtains information which indicates a Councillor/s may have engaged in misconduct, the investigator must cease the investigation and advise the Chief Executive Officer. The Chief Executive Officer and/or the external investigator will notify the assessor of the possible misconduct.~~

~~If during the course of an investigation, the investigator obtains information which indicates a Councillor/s may have engaged in corrupt conduct, the investigator must cease the investigation and advise the Chief Executive Officer. The Chief Executive Officer will then notify the Crime and Corruption Commission of the possible corrupt conduct.~~

~~Instances of suspected misconduct or corrupt conduct may be referred back to the Council if determined by the assessor or Crime and Corruption Commission to be conduct breach.~~

~~6.10 Completion of Investigation~~

~~On the completion of an investigation, the investigator will provide a report to a Council Meeting outlining as appropriate:~~

- ~~• the investigation process;~~
- ~~• any witnesses interviewed;~~
- ~~• documents or other evidence obtained;~~
- ~~• a statement of the relevant facts ascertained;~~
- ~~• confirmation that the subject Councillor has been provided with an opportunity to respond to the complaint and the evidence gathered;~~
- ~~• the investigation findings~~
- ~~• a statement of any relevant previous disciplinary history;~~
- ~~• any recommendations about dealing with the conduct;~~
- ~~• a record of the investigation costs.~~

~~Wherever possible, Council must be consistent with the Local Government principle of transparent and accountable decision making in the public interest, by dealing with suspected conduct breach in an open meeting of the Council. If there is a risk to the health and safety of the complainant, under section 254J of the LGR the Council may resolve that the meeting be closed to the public for the Councillors to consider the investigation report and any recommendations.~~

~~The Council (with the exception of the Councillor the subject of the investigation and the complainant, if another Councillor) will consider the findings and recommendations of the investigator's report and decide whether the Councillor has engaged in conduct breach and, if so, what action it will take under section 150AH of the LGA.~~

~~In accordance with section 275 (3) of the LGR, the resolution in relation to what action is to be taken as a result of the investigation must be made after the meeting has been re-opened to the public and the decision recorded in the meeting minutes. The Chief Executive Officer is also required to ensure the details are entered into the Councillor Conduct Register.~~

~~Provisions for internal and external review of decisions are set out in sections 150CO to 150CS of the LGA.~~

6.11 Disciplinary Action against Councillors

~~If Council decides at the completion of the investigation that the Councillor has engaged in conduct breach, the Council may:~~

- ~~a) order that no action be taken against the Councillor, or~~
- ~~b) make an order outlining action the Councillor must undertake in accordance with section 150AH (1) (b) of the LGA.~~

6.12 Notice about the outcome of investigation

~~After an investigation is finalised, the Council must give notice about the outcome of the investigation to the independent assessor and the subject Councillor.~~

6.1318. Vexatious Complaints

As per the LGA Chapter 3 Division 8:—In November 2023 inserts new clauses and sections of the LGA were introduced, specifically

Clause 67 inserts new dDivision 8 – Vexatious complainants

- (1) The assessor may declare that a person is a vexatious complainant for the period, of not more than 4 years, stated in the declaration.
- (2) The assessor may make the declaration in relation to a person only if the assessor is satisfied that—
 - (a) the person has repeatedly made complaints under this chapter; and (b) at least 3 of the complaints made by the person—
 - i. have been dismissed by the assessor as being frivolous or vexatious complaints under section 150SD(3)(b) or 150X; or
 - ii. have been made other than in good faith.
- (3) Before making the declaration, the assessor must—
 - (a) give the person a reasonable opportunity to make a submission about the proposed declaration; and
 - (b) consider any submission made by the person.
- (4) If the assessor decides to make the declaration, the assessor must give the person an information notice about the decision.
- (5) The assessor may publish a notice, in the way the assessor considers appropriate, that states—
 - (a) the name of the person; and
 - (b) the person has been declared a vexatious complainant; and
 - (c) the reasons for the declaration; and
 - (d) the day the declaration ends.

- (6) For subsection (2)(b)(ii), complaints made other than in good faith include, for example, the following—
- (a) complaints made for a mischievous purpose or made maliciously;
 - (b) complaints that are an abuse of process for making complaints under this chapter;
Example— making a complaint after an avoidable delay for a mischievous purpose
 - (c) complaints made to harass, annoy or cause detriment;
 - (d) complaints made on grounds that lack substance or credibility.
- (7) In this section— make, a complaint to the assessor, means—
- (a) make a complaint to the assessor under section 150O; or
 - (b) make a complaint to a government entity that is required, under section 150P, to refer the complaint to the assessor.

- ~~7. into chapter 5A, part 3 of the LGA, providing in new section 150AWA that the IA may declare persons as vexatious complainants where they have repeatedly made complaints under chapter 5A of the LGA, and at least three of the complaints made by the person have been dismissed by the IA as being frivolous or vexatious pursuant to sections 150SD(3)(b) or 150X, or have been made other than in good faith. Complaints made other than in good faith includes complaints made for a mischievous purpose or made maliciously, complaints that are an abuse of process for making complaints, complaints made to harass, annoy or cause detriment, or complaints made on grounds that lack substance or credibility.~~
- ~~8. Clause 46 inserts new section into **150SD(2)(c)** to provide that complaints made by persons declared vexatious complainants must be dismissed by the IA during preliminary assessment.~~
- ~~9. The IA must not make a declaration that a person is a vexatious complainant without giving the person an opportunity to make a submission about the proposed declaration.~~
- ~~10. If the IA decides to declare that a person is a vexatious complainant, the IA must give the person who is the subject of a declaration an information notice about the decision and may publish a notice in the way that they consider appropriate that states that the person has been declared a vexatious complainant including the name of the person the subject of the declaration and the reasons for the declaration.~~
- ~~11. The IA may declare that a person is a vexatious complainant for a period of no more than 4 years.~~
- ~~12. **New section 150AWB** provides that the IA may shorten the period of a declaration in effect, or revoke a declaration. The person the subject of a declaration may also apply to the assessor to shorten or revoke the declaration. If the IA refuses an application to shorten or revoke the declaration pursuant, the IA must provide the person with an information notice about the decision.~~
- ~~13. **New section 150AWC** provides that a person the subject of a vexatious complainant declaration may apply to the IA for permission to make a complaint. If the IA refuses to grant the permission, the IA must provide the person with an information notice about the decision.~~
- ~~14. **Councillor Conduct Register**~~
- ~~15. The Chief Executive Officer must ensure decisions about suspected conduct breach of a Councillor/s must be entered into the Councillor Conduct Register.~~
- ~~16. Where a complaint has been resolved under section 4.5 of this Policy, the Chief Executive Officer will update the register to reflect that the complaint was finalised.~~
- ~~17. **Expenses**~~
- ~~18. Council must pay any reasonable expenses of Council associated with the informal early resolution or investigation of suspected conduct breach of a Councillor including any costs of:~~
- ~~19. the president of the Tribunal in undertaking an investigation for Council;~~

~~20. a mediator engaged under this Policy;~~

~~21. an independent investigator engaged on behalf of Council;~~

~~22. travel where the investigator needed to travel to undertake the investigation or to interview witnesses;~~

~~23. seeking legal advice;~~

~~24. engaging an expert.~~

~~25. Note: Council may order the subject Councillor to reimburse it for all or some of the costs arising from the Councillor's conduct breach where it has been found that the Councillor breached the provisions of the LGA.~~

~~26. Any costs incurred by complainants or the subject Councillor/s will not be met by Council.~~

27-19. Definitions

Term	Meaning
Assessor	Means the independent assessor appointed under section 150CV-150CT of the LGA
Behavioural Standards	Means a standard of behaviour for Councillor Councillors set out in the Code of Conduct for Councillors in Queensland approved under section 150E-150D and 150E of the LGA.
Conduct	Includes: (a) failing to act; and (b) a conspiracy, or attempt, to engage in conduct.
<u>Council</u>	<u>Means Southern Downs Regional Council.</u>
Councillor Councillor Conduct Register	Means the register required to be kept by Council as set out in section 150DX <u>and 150DY</u> of the LGA
Conduct breach	See section 150K of the LGA.
<u>IA</u>	<u>Independent Assessor</u>
Investigation Policy	Refers to this policy, as required by section 150AE of the LGA.
Investigator	Means the person responsible under this investigation policy for carrying out the investigation of the suspected conduct breach of a Councillor Councillor or Mayor Mayor
<u>Investigation Report</u>	<u>Means a report provided by the investigator to the local government that must be publicly available within ten (10) business days after the local government makes a decision about the outcome of the investigation.</u>
LGA	Means the <i>Local Government Act 2009</i> .
Local Government Meeting	Means a meeting of: (a) a local government; or (b) a committee of a local government
<u>LGR</u>	<u>Means the Local Government Regulation 2012</u>
Misconduct	See section 150L of the LGA.
Model <u>Meeting</u> Procedures	See section 150F of the LGA <u>and/or PL-CS036 Council Meetings Policy-</u>

Term	Meaning
Natural Justice	A set of principles to ensure fair and just decision making, including a fair hearing, an absence of bias, decisions based on evidence, and the proper examination of all issues.
Referral Notice	See section 150 AB , AC <u>and AD</u> of the LGA.
<u>Summary of investigation report</u>	<u>means a summary of the full investigation report prepared before making a decision about the outcome of the investigation that must be publicly available on or before the day prescribed by regulation.</u>
Tribunal	Means the Councillor <u>Councillor</u> Conduct Tribunal as established under section 150DK of the LGA.
Unsuitable Meeting Conduct	See section 150H of the LGA.

~~28-20~~. Related Documents

- PL-CS036 ~~–~~ Council Meetings Policy
- ~~PL-EX086 –~~ ~~Councillor~~Councillors Acceptable Request and Administrative Support Guidelines
- ~~PL-FS010 Procurement Policy~~
- ~~PL-CS029 Complaints Management Policy~~
- ~~PL-125 Information and Records Management Policy~~
- ~~PL-CS091 Public Interest Disclosure Policy~~
- ~~Code of Conduct for Councillors in Queensland~~

Addendum 1: Report template and summary report template

**CONDUCT BREACH COMPLAINT INVESTIGATION AND RECOMMENDATION REPORT TO
SOUTHERN DOWNS REGIONAL COUNCIL**

Reference number: _____

Date received from council: _____

1. The complaint

(Outline the allegation/s as referred for investigation, including date/s, time/s, place/s, description of alleged conduct. Succinct description of (full title and relevant sections) of policy (e.g. code of conduct) alleged to have been breached)

2. The complainant

Description of the alleged conduct.

(Consider if council indicates the matter relates to a public interest disclosure and ensure compliance with the Public Interest Disclosure Act 2010)

3. The subject Councillor

Name (Reference level of experience as a Councillor and any past disciplinary history including for like matters)

4. Conflict of interest considerations

(Declaration of any conflict of interest or 'no conflict of interest' by the investigator)

5. Summary of the investigation process

- Scope of the investigation:
 - Interviews conducted:
 - Documents examined:
 - Facts identified:
 - Category of the conduct breach:
- Set out relevant standards of sections considered.

6. Investigation Report

- Date of the report
- Wording of allegation for consideration
- A statement of the facts established by the investigation
- A description of how natural justice was afforded to the Councillor during the conduct of the investigation
- A summary of the findings of the investigation
- A summary of any relevant previous disciplinary history
- Summary of the evidence or a full copy of any written submission given by the Councillor
- Application of facts to the conduct breach outlined above
- A record of the investigation costs.

Note: Insert discussion of sufficiency of evidence to sustain the allegation and whether the evidence is capable of supporting a finding that the Councillor has breached

7. Recommendation to council

- Recommendations made by the investigator who investigated the conduct.

It is recommended that:

- a) This report be submitted to the [council name] for consideration, pursuant to section 150AG of the *Local Government Act 2009* (the LG Act), as to whether or not the Councillor has engaged in inappropriate conduct; and if they are found to have so engaged, what action the local government will take to discipline the Councillor pursuant to section 150AH of the LG Act;
- b) Having analysed the material from this investigation, a conclusion might be drawn that:
Note: make a recommendation as to whether a conduct breach is made or not, with succinct reasons:
- c) If [council name] finds the Councillor has engaged in inappropriate conduct, are there any aggravating or mitigating circumstances that should be taken into account? For example, any action taken by the Councillor since the conduct, any Aboriginal traditions or Islander customs of the Councillor.
- d) If council finds the Councillor has engaged in a conduct breach, the following disciplinary action under section 150AH LGA is recommended (refer to the 'Guideline – conduct breach disciplinary action)

..... (SIGN)

NAME:

ATTACHMENTS:

8. Summary Report Template

Include the following:

- the name of the Councillor whose conduct has been investigated; and
- a description of the alleged conduct; and
- a statement of the facts established by the investigation; and
- a description of how natural justice was afforded to the Councillor during the conduct of the investigation; and
- a summary of the findings of the investigation; and
- any recommendations made by the investigator who investigated the conduct.

Addendum 2: Investigation Standards

The investigation must be managed in a consistent manner.

Documentation must be contained in an efficient records management system.

Confidential information must be secured appropriately.

1. Case Management file

The investigation must be supported by a recognised case management tool so that emails, letters, statements, and evidence can be stored and secured confidentially. File notes must be made in the case management system to document key milestones in the investigation such as when lines of inquiry are identified, witnesses are spoken to, when evidence is secured, and document key decisions.

2. Investigation Plan

The Mayor or delegate will, prior to beginning the investigation, check that the investigator does not have a conflict of interest in the matter. Remove them immediately from the investigation should a conflict of interest become known.

The following investigation process must be followed by the investigator unless the Mayor or delegate agrees to vary the process in a particular case. Take all necessary steps to protect the identity of the complainant(s) as far as possible during communications with the Councillor.

Consider the following:

- Research the legislation and policy framework thoroughly.
- Identify lines of inquiry and record them as a file note in case file management system.
- Present all the evidence the Councillor provides or gives in a written statement.
- Gather further evidence (for example, from interviewing other witnesses, obtaining documents, or carrying out site inspections) when necessary.
- Secure evidence in case file management system, making a file note when lines of inquiry are followed up and key decisions are made during the course of in the investigation.
- Undertake a proper and impartial examination of the evidence gathered, including expert advice and analysis and / or legal advice if required.
- Draw conclusions based on the evidence and applying the appropriate legislative and policy frameworks.

3. Prepare an investigation report

Prepare the investigation report for the local government to consider on the template attached (Addendum 2).

If during the course of an investigation, the Investigator obtains new information that a Councillor may have engaged conduct that may give rise to a new allegation, the Investigator must obtain particulars related to the conduct and then advise the Mayor and the Chief Executive Officer who will provide an information notice to the Assessor. The Assessor will undertake a preliminary assessment or alternative action on the matter.

The Investigator will be informed of activities of the local government in relation to the investigation. For example, the Investigator will be informed in the event the finalisation of a matter is delayed, or if the Local Government has to notify of a fresh allegation identified during the course of an investigation to the Assessor for a preliminary assessment.

If during the course of an investigation, the Investigator obtains new information that a Councillor may have engaged in misconduct or corrupt conduct the investigation will cease and the investigator will notify the Mayor and Chief Executive Officer who will be responsible for providing an information notice to the Assessor/Crime and Corruption Commission.

Addendum 3: Statement of Preliminary Findings Template

Statement of Preliminary Findings

The Investigator has assessed the evidence set out in the investigation report and, taking into account the seriousness of the allegations, has made findings on the balance of probabilities.

The table below contains a summary of the Allegations and the Investigator's findings. A detailed summary of the evidence and findings is provided in the full investigation report.

CONDUCT ALLEGATIONS

<u>Allegation</u>	<u>Finding</u>
<u>Allegation:</u>	<u>Substantiated/Not Substantiated</u>
<u>Particulars:</u>	<u>Summary of Evidence:</u>
	<u>Summary of reasons for finding:</u>

Date

Investigator's signature and name

Addendum 4: Conduct Breach Disciplinary Action Guideline

This guideline is provided to assist Queensland local governments to make consistent decisions about the appropriate disciplinary action to be taken against a Councillor who is found to have engaged in a conduct breach.

1. What is a conduct breach?

According to section 150K of the *Local Government Act 2009* (LGA), a conduct breach occurs when a Councillor:

- breaches a behavioural standard (**Code of Conduct for Councillors in Queensland**)
- breaches a council policy, procedure, or resolution
- contravenes an order by a chairperson of a local government to leave a council meeting and stay away from the place at which it is being held
- is part of a course of unsuitable meeting conduct orders on three occasions within a one-year period, taken together, is a conduct breach. The local government is not required to notify the OIA of these matters and may deal with the conduct as if an investigation has been undertaken section 150J and make a decision under section 150AG of the *Local Government Act 2009*. Below are some examples of conduct which may constitute a conduct breach:

2. Decision

Section 150AG of the LGA provides that where an allegation of a conduct breach has been referred by the Office of the Independent Assessor (OIA) to a local government for investigation, the local government must decide:

1. whether or not the Councillor has engaged in a conduct breach, and,
2. what action the local government will take under section 150AH of the LGA to discipline the Councillor if the Councillor has been found to have engaged in a conduct breach.

3. Types of orders

Section 150AH of the LGA provides a list of the types of orders that the local government may make where it has found that a Councillor has engaged in inappropriate conduct:

- An order that no action be taken against the Councillor
- An order that the Councillor make a public apology, in the way decided by the local government, for the conduct
- An order reprimanding the Councillor for the conduct
- An order that the Councillor attend training or counselling addressing the Councillor's conduct including at the Councillor's expense
- An order that the Councillor be excluded from a stated local government meeting
- An order that the Councillor is removed or must resign from a position representing the local government other than the office of Councillor
- An order that if the Councillor engages in the same type of conduct again, it will be treated as misconduct
- An order that the Councillor reimburse the local government for all or some of the costs arising from the Councillor's conduct breach.

4. Factors that may be taken into account

Section 150AG(2) of the LGA provides that in deciding what action to take, the local government may consider:

- Any previous conduct breach of the Councillor
- Any allegation made in the investigation that-
 - was admitted, or was not challenged and
 - the local government is reasonably satisfied is true.

5. Guidance on appropriate disciplinary action

It is open to local governments to decide which order/s in section 150AH of the LGA /are suitable when a Councillor is found to have engaged in a conduct breach. The particular circumstances of a case must always be taken into consideration.

As a guide, it is suggested that it may be appropriate for the local government to consider making an order or combination of orders depending on whether a Councillor has been found to have engaged in a conduct breach for the first time, or for a second, or third time.

Section 150L of the LGA provides that conduct is misconduct if the conduct is part of a course of conduct leading the local government to take action under s150AG to discipline the Councillor for a conduct breach on three occasions within a 1 year period.

The table on the following page may assist councils to decide what disciplinary action is suitable in various circumstances.

<u>Order</u>	<u>First instance engaging in a conduct breach</u>	<u>Second instance engaging in a conduct breach</u>	<u>Third instance engaging in a conduct breach</u>
<u>No action be taken against the Councillor</u>	<u>✓</u>		
<u>An order for the Councillor to make a public apology in the way decided by the local government, for the conduct</u>	<u>✓*</u>	<u>✓*</u>	<u>✓*</u>
<u>An order reprimanding the Councillor for the conduct</u>	<u>✓#</u>	<u>✓#</u>	<u>✓#</u>
<u>An order that the Councillor attend training or counselling addressing the Councillor's conduct including at the Councillor's expense</u>	<u>✓#</u>	<u>✓#</u>	<u>✓#</u>
<u>An order that the Councillor be excluded from a stated local government meeting</u>		<u>✓</u>	<u>✓</u>
<u>An order that the Councillor is removed or must resign from a position representing the local government other than the office of Councillor</u>			<u>✓</u>
<u>An order that if the Councillor engages in the same type of conduct again, it will be treated as misconduct</u>	<u>✓^</u>	<u>✓</u>	
<u>An order that the Councillor reimburse the local government for all or some of the costs arising from the Councillor's inappropriate conduct **</u>		<u>✓</u>	<u>✓</u>

*May be appropriate where there is heightened or particular public interest in the type of conduct or the subject matter relating to the conduct

May be particularly appropriate where the conduct involves bullying or harassment or making inappropriate comments about another person

^ For more serious and deliberate conduct breaches by an experienced Councillor

** Costs arising from the Councillor's conduct breach includes investigative costs, legal costs, and administrative costs. However, costs should be kept to a reasonable rate taking into consideration the costs for more serious matters dealt with by the Councillor Conduct Tribunal.

POLICY REVIEW

Acquisition/Resumption of Land Policy PL-CS043

Meeting Date: 21 August 2024

Attachment No: 3



Acquisition / Resumption of Land by Council Policy

Policy Number:	PL-CS043
Department:	Customer & Organisational Services
Section:	Corporate Services
Responsible Manager:	Manager Corporate Services
Approved by Chief Executive Officer:	
Date Adopted:	27 January 2010
Date to be Reviewed:	21 August 2026
Date Reviewed:	21 August 2024

REVISION RECORD

Date	Version	Revision description
27/01/2010	0	Adopted by Council
11/04/2019	1	Major review and update – no change of policy intent
27/08/2020	2	Major review and update
21/08/2024	3	Review/Update

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1 Policy Background

Council may acquire land in accordance with Part 2 of the *Acquisition of Land Act 1967* (the Act) if Council resolves that the need for the land complies with a purpose that a local government may lawfully carry out.

In exercising its statutory powers of resumption, it is Council's policy that: -

- (i) The proper statutory process is followed;
- (ii) Procedural fairness is observed; and
- (iii) Reasonable compensation is provided for the resumption.

2 Purpose

To guide the decision-making process for Council to acquire land or gain easement rights over land not owned by Council.

3 Scope

This policy applies to acquisition, resumption or gaining an interest in land not owned by Council that is required for public purposes.

Council may be required to gain access rights for various purposes over land that is not owned by Council. An easement can be utilised to facilitate construction and/or maintenance of assets that will be retained within land not owned by Council but gives Council the right to enter the easement for access to or to carry out works on the assets within the easement.

When, for any purpose, it is not necessary for Council to take the whole estate in any land, but it is sufficient for such purpose to take an easement, the provisions of this policy apply as if the easement were land.

4 Legislative Context

The *Acquisition of Land Act 1967* enables 'constructing authorities' to acquire land for the purposes outlined in Schedule 1 of the Act and any purpose, including any function of Council, which Council is authorised under legislation. Constructing authorities (also called acquiring or resuming authorities) include government agencies, local governments and some state-owned corporations.

5 Policy Details

The Department of Resources 'Guidelines for Local Governments – compulsory acquisition of land' (Version 4.00 dated 23 June 2016) provide advice on the steps to be undertaken for compulsory land acquisition and should be utilised for all land acquisition matters. Refer to Attachment 1 for the Flowchart of the Process for Compulsory Acquisition of Land/Easement under the Act, taken from these Guidelines.

Council will meet its human rights obligations under legislation when delivering services and interacting with the community.

5.1 Options for Obtaining Land or Easement Rights Not Under Control of Council

To obtain land or easement rights over land not under the Council's control, there are three options available as detailed in Table 1.

Table 1 - Options for Land Acquisition by Local Government

Option 1	Acquisition by Agreement	An agreement is reached with the owner of the land without Council utilising its powers under the Act.
Option 2	Resumption Agreement	An agreement is reached with the owner of the land pursuant to section 15 of the Act.
Option 3	Compulsory Resumption	Proceedings are undertaken in accordance with section 9 of the Act.

As all land acquisition matters are generally of a confidential nature, all reports to Council Meetings are to be presented in closed session.

5.1.1 Option 1 – Acquisition by Agreement

This is in relation to proceedings having no involvement with the Act.

- In some circumstances can progress quicker than proceedings under the Act but is dependent on the interested parties attitude.
- Allows for acquisition of land or easement rights without the payment of compensation, in some circumstances, or for agreement to be reached on the payment of compensation at the time of acquisition.
- Gives interested parties a sense of retaining a level of control over their land and the process.

5.1.2 Option 2 – Resumption Agreement under the Act

An agreement reached with the owner of the land in accordance with section 15 of the Act.

- Provides certainty of process.
- Provides a standard formal process with clearly defined steps and timeframes.
- Whilst allowing for compensation to be settled by negotiation, defers to the Land Court for settlement when agreement on compensation cannot be reached.
- Gives interested parties a sense of retaining a level of control over their land and the process.

5.1.3 Option 3 – Compulsory Resumption under the Act

Proceedings undertaken in accordance with the Act.

- Provides certainty of process.
- Provides a standard formal process with clearly defined steps and timeframes.
- Whilst allowing for compensation to be settled by negotiation, defers to the Land Court for settlement when agreement on compensation cannot be reached.

5.2 Initiation of Action

Generally a Council Officer will identify that tenure is required over certain land in the following circumstances:

- As part of the design and construction for roadworks, footpath, water, sewerage or drainage project adopted in the annual budget or identified as an emerging community need;
- As a result of advice received that a road or Council asset is constructed on private property; or
- In accordance with Schedule 1 of the Act.

5.3 Resolution of Council

Depending on the circumstances, a resolution of Council may or may not be required before Council Officers can take action to acquire land. Section 7(1) of the Act requires Council to propose to take land, hence in all instances when the Act is utilised (options 2 and 3), a resolution from a meeting of Council must be made.

		Resolution of Council required	
		Project identified within current Budget	Project not identified within current Budget
Option 1	Acquisition by Agreement	No	Yes
Option 2	Resumption Agreement	Yes	Yes
Option 3	Compulsory Resumption	Yes	Yes

5.4 Matters to be considered when acquiring land

It is critical that an objective assessment and justification for the need to acquire land is undertaken prior to commencing any actions under the Act. Council must demonstrate that the provision of services needed could not be achieved by any other means, e.g. expansion of an existing facility, that all affected parties have been consulted and procedural fairness has been demonstrated. Reference is made to the State Guidelines regarding the detailed expectations of the Department on the level of consideration needed, however the following summary of considerations should be assessed and documented as they relate to the particular land acquisition matter.

Council recognises that certain decisions made by it under the Act may be subject to review under the *Judicial Review Act 1991*. A judicial review challenge may be successful if Council takes into account an irrelevant consideration or fails to take into account a relevant consideration when deciding whether or not to take land. Therefore, it is mandatory that (where relevant), the matters identified below in subsections 5.4.1 to 5.4.5 be addressed in the report submitted to Council seeking a resolution to commence action under the Act (options 2 and 3).

5.4.1 Assessment and identification of service need

- This will include ensuring that:
 - the public service/public infrastructure is necessary;
 - the selected site is the most appropriate; and
 - the broader Government objectives are all considered (ie issues concerning vegetation, water, cultural heritage and planning matters).
- Council should be able to demonstrate why the service need cannot practically be met by other means (e.g. expansion of a nearby facility).

5.4.2 Desired outcomes of a compulsory acquisition process

- Council should confirm that the interest proposed to be acquired:
 - is suitable for the efficient delivery of public services/public infrastructure;
 - is compatible with the planning requirements of Council and the State; and
 - maximises and balances the social, economic and environmental benefits to the community and State.

5.4.3 Site selection criteria

- Consideration should be given to physical site requirements (e.g. area, topography, proximity and availability of services, public transport and regional and local planning compatibility).
- The site selected should avoid or minimise impacts on natural, historic and indigenous values.
- The following should be assessed:
 - Vegetation Management: whether there are any vegetation issues under the Vegetation Management Act 1999;
 - Water: whether there are issues under the Water Act 2000 as the proposed use may require an ongoing water supply authorised under the Water Act 2000.
 - Native Title: whether there are any native title issues.

5.4.4 Identifying suitable options and selected preferred site

- Depending on the particular project, Council should consider whether a detailed assessment is required to identify and assess site options before selecting the preferred site.
- The following may be relevant to the assessment process:
 - Identify candidate sites (Note: in some cases such as road widening there may only be one candidate property);
 - Consider Council planning scheme, strategic plans and development control plans which incorporate growth implications, transport networks, residential development and vegetation and water implications; - Statutory authority consultation and advice (e.g. Department of Transport and Main Roads, other Government agencies regarding suitability of the site or their possible future requirements from the site);

- Consideration of legislation, planning policies, native title issues, cultural heritage, historical heritage, environmental, vegetation and contamination issues;
- Engineering/architectural advice on the suitability of the site;
- Assessment of any existing infrastructure on candidate sites and continued requirements for the existing infrastructure;
- Identify any legal interests in the candidate site including:
 - whether they are under the control of Council or other government agencies; or
 - whether the site is leased; or
 - any mineral resource interests affecting the candidate site.
- Is there appropriate/alternative land available on the open market for sale?
- Obtain indicative valuations for site options;
- Obtain any other information necessary to inform the evaluation of the candidate sites against any site selection criteria; and
- Evaluate sites against selection criteria with impacts on natural, historic and indigenous values.

5.4.5 Resource interests

- Council must consider resource interests granted under various legislation. If a resource interest is identified, Council should:
 - Consult with the resource interest holder including as part of an environmental assessment;
 - Undertake an assessment of potential negative impacts on any resource interest holder;
 - Assess whether there are any potential conflicts or incompatibility between the proposed purpose for which the land is to be acquired and the resource interest; and
 - Liaise with Geological Survey Qld (GSQ) of NRM for further consideration about possible impacts for all resource tenures for all land and easement acquisitions and also in relation to potential incompatibility.

5.5 Community Consultation and Negotiation

Prior to commencement of a compulsory acquisition process, Council should use all reasonable endeavors to negotiate agreement to acquire the interest and demonstrate that they have stood in the marketplace to acquire by agreement. Compulsory acquisition should not be used unless acquisition by agreement (option 1) has been rejected as being unsuitable or has been unsuccessful in gaining agreement and it can be shown that the property need is site specific and essential (refer to section 5.4.1 of this Policy).

All stakeholders should be identified and necessary consultation should occur within the community about the project, land requirements and planning and environmental issues.

The compulsory acquisition process can be undertaken immediately if negotiations with interested parties are not practical due to time constraints for the provision of public services/public

infrastructure. However, the process outlined in section 5.6.2.1 of this Policy will still need to be followed, even if time constraint issues exist in the land acquisition matter.

5.6 The Compulsory Acquisition Process

5.6.1 Resumption Agreement under the Act

5.6.1.1 *If Agreement is Reached with the Land Owner*

If agreement can be reached with the land owner over the property to be acquired, a section 15 Resumption Agreement under the Act can be prepared and executed. The land owner is free to continue to negotiate compensation outside of the Resumption Agreement.

The process for resolving the compensation amount is as follows:

1. Obtain three formal valuations from a registered valuer. These valuations should be calculated based on the designated land use of the required land at the time.
2. Confirm that appropriate budget allocations for property purchase and compensation have been approved by Council.
3. Prepare a report justifying the need for the compulsory acquisition, including consideration of all matters outlined in subsections 5.5.1 to 5.5.5 and the State Guidelines.
4. Obtain a Council Resolution to commence the compulsory acquisition process.
5. Offer the compensation amount to the land owner. Should the land owner agree to the compensation payment amount offered, Council will engage legal representatives to prepare a Deed of Settlement (compensation amount plus expenses) and conclude the matter by lodging the land titles transfer form with the Land Registry.
6. Should the land owner not agree to the compensation payment amount offered, request a counter offer from land owner and commence negotiations to attempt to seek a compromise.
7. Should an agreement not be reached commence the Compulsory Acquisition process.

5.6.2 Resumption under the Act

5.6.2.1 *If Agreement is Not Reached with the Land Owner*

If negotiations with property landowner are not successful proceed from step 4 below. If negotiations are not a practical option due to time constraints, then it will become necessary to proceed with compulsory acquisition and the following process applies:

1. Confirm that appropriate budget allocations for property purchase and compensation have been approved by Council. Three property valuations from Registered Valuers should be obtained to support the likely amount of compensation.

2. Prepare a report justifying the need for the compulsory acquisition, including consideration of all matters outlined in subsections 5.4.1 to 5.4.5 and the State Guidelines.
3. Obtain a Council Resolution to commence the compulsory acquisition process.
4. Issue a Notice of Intention to Resume (NIR) under the Act to all affected parties entitled to claim compensation with supporting statement of justification. Once served, the NIR is required to be lodged with the Land Registry (if the NIR relates to land under the *Land Titles Act 1994*).
5. Facilitate objections as set out in section 9 of the Act, including providing a 30 day objection period, hearing of objections and preparing and issuing of the objection report to the objectors. The objectors should be given not less than 2 weeks to comment on the objection report.
6. Provide a report to Council to consider all comments from objectors. In accordance with section 8 of the Act, Council must consider the grounds for objections and then decide whether to, either:
 - Dismiss the objections and proceed with the resumption;
 - Amend the NIR; or
 - Discontinue the acquisition.
7. If the decision is made by Council to continue with the compulsory acquisition, then, within 12 months of the issuing of the NIR, Council must make application under section 9 of the Act to the Minister to compulsorily require the land.
8. Once the approval is received from the Minister, the details of the resumption are published in the Queensland Government Gazette and the land is transferred into Council's name.
9. The negotiation between Council and the land owner over compensation for the land compulsorily acquired will continue until settlement, under the process as detailed in Part 4 of the Act, including referral to the Land Court if necessary.

5.6.3 Compensation

Council officers have the authority to settle all claims for compensation in accordance with their current delegation. If land is being obtained via a Resumption Agreement, Council may offer to share its valuation report with the owner/s which will save the owner/s the added cost of obtaining their own valuation.

In some instances the valuation may be more than the purchase price/compensation amount payable by Council. Where the owner has nominated an amount less than the valuation, Council may accept the nominated amount where it is satisfied that the owner/s has obtained appropriate independent advice.

In accordance with section 21 (1A) of the Act, Council may offer a transfer of land held in fee simple in satisfaction wholly or partly of the claimant's claim for compensation.

In cases where an action results in a new property boundary, the following applies:

- a) Council will meet the cost of relocating fencing to the newly created boundary reusing recovered materials;
- b) Where recovered materials are unsuitable for reuse, Council will replace the various components to ensure a sound and secure fence is placed on the new boundary;
- c) If the existing fence is erected off the true boundary, Council will only relocate the section of fence required to secure the property from the acquired land;
- d) Relocation of fencing will occur when associated construction works are undertaken; and
- e) If no boundary fence exists, Council will not be liable for any boundary fencing.

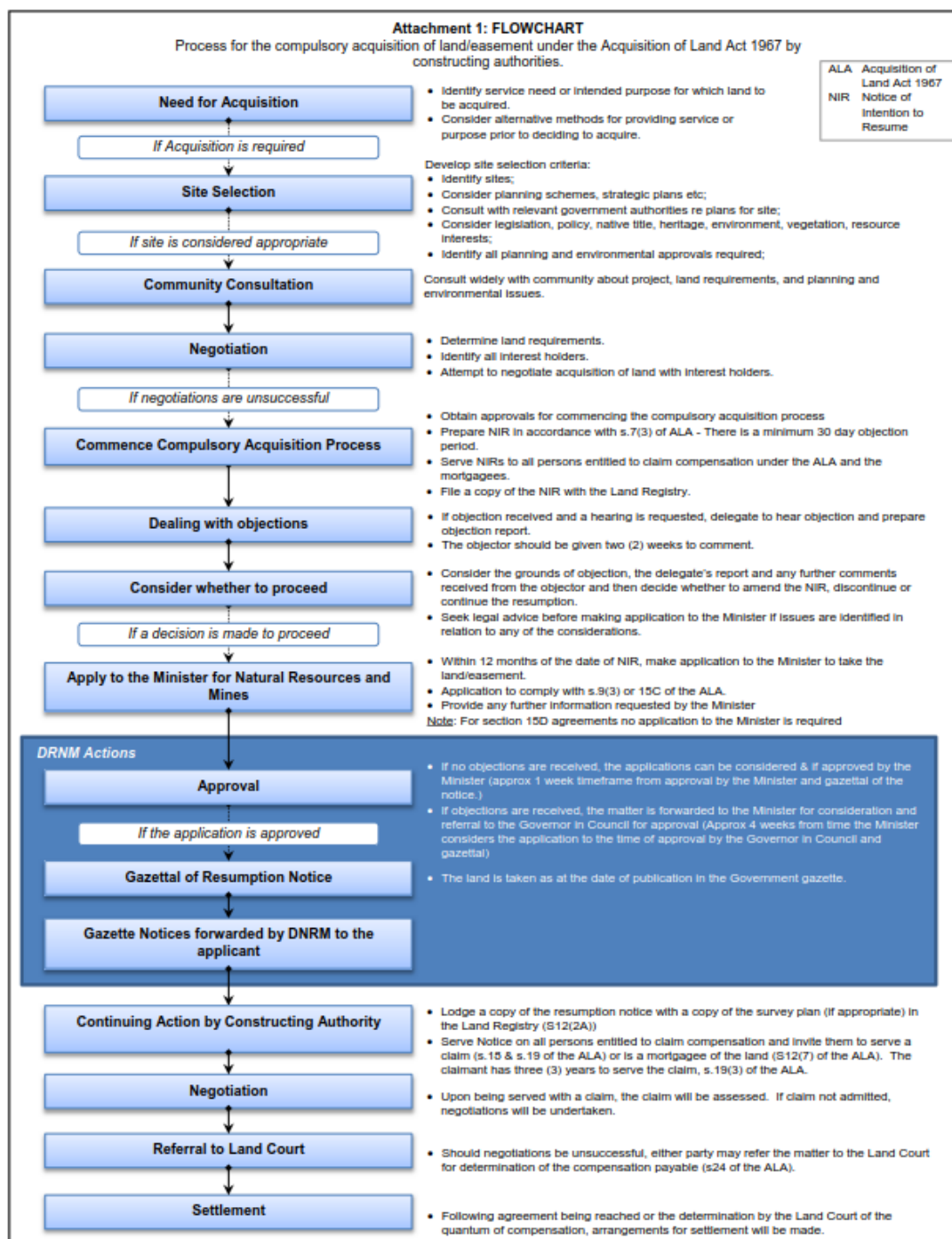
6 **Definitions**

Term	Meaning
Act	means the <i>Acquisition of Land Act 1967</i>
State Guidelines	means Guidelines for Local Governments – compulsory acquisition of land, GLP/2013/676, Version 4.00
Minister	means The Minister for the Department Resources as the minister responsible for the administration of the Act.
Department	means the Department of Resources
Resumption Agreement	has the meaning as described under Section 15 of the Act
Notice of Intention to Resume (NIR)	has the meaning as described under Section 7 of the Act
Constructing Authority	has the meaning as described in Schedule 2 of the Act. Local Government is a Constructing Authority.
Land Court	means the specialised judicial tribunal and court of record established under the <i>Land Court Act 2000</i> .
Council	means Southern Downs Regional Council

7 **Related Documents**

- Department of Resources (formerly Department of Natural Resources and Mines), Guidelines for Local Governments – compulsory acquisition of land (Ref. GLP/2013/676, Version 4.00)

8 Attachment 1 - Flowchart of the Process for Compulsory Acquisition of Land/Easement under the Act



POLICY REVIEW

Acquisition/Resumption of Land Policy PL-CS043 - tracked changes

Meeting Date: 21 August 2024

Attachment No: 4



Acquisition / Resumption of Land by Council Policy

Policy Number:	PL-CS043
Department:	<u>Customer & Organisational Services</u> Corporate and Commercial Services
Section:	<u>Corporate Services</u> Governance
Responsible Manager:	Manager Corporate and Commercial Services
Date Adopted:	<u>27 January 2010</u> 27 January 2010
Date to be Reviewed:	<u><DATE></u> 26 August 2021
Date Reviewed:	<u><DATE></u> 27 August 2020
Date Rescinded:	N/A

REVISION RECORD

Date	Version	Revision description
27/01/2010	0	Adopted by Council
11/04/2019	1	Major review and update – no change of policy intent
27/08/2020	2	Major review and update

Acquisition / Resumption of Land by Council Policy

Policy no: PL-CS043

Updated: 27 August 2020

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- Provides certainty of process.
- Provides a standard formal process with clearly defined steps and timeframes.
- Whilst allowing for compensation to be settled by negotiation, defers to the Land Court for settlement when agreement on compensation cannot be reached.
- Gives interested parties a sense of retaining a level of control over their land and the process.

5.1.3 Option 3 – Compulsory Resumption under the Act

Proceedings undertaken in accordance with the Act.

- Provides certainty of process.
- Provides a standard formal process with clearly defined steps and timeframes.
- Whilst allowing for compensation to be settled by negotiation, defers to the Land Court for settlement when agreement on compensation cannot be reached.

5.2 Initiation of Action

Generally a Council Officer will identify that tenure is required over certain land in the following circumstances:

- a. As part of the design and construction for roadworks, footpath, water, sewerage or drainage project adopted in the annual budget or identified as an emerging community need;
- b. As a result of advice received that a road or Council asset is constructed on private property; or
- c. In accordance with Schedule 1 of the Act.

5.3 Resolution of Council

Depending on the circumstances, a resolution of Council may or may not be required before Council Officers can take action to acquire land. Section 7(1) of the Act requires Council to propose to take land, hence in all instances when the Act is utilised (options 2 and 3), a resolution from a meeting of Council must be made.

		Resolution of Council required	
		Project identified within current Budget	Project not identified within current Budget
Option 1	Acquisition by Agreement	No	Yes
Option 2	Resumption Agreement	Yes	Yes
Option 3	Compulsory Resumption	Yes	Yes

5.4 Matters to be considered when acquiring land

It is critical that an objective assessment and justification for the need to acquire land is undertaken prior to commencing any actions under the Act. Council must demonstrate that the provision of services needed could not be achieved by any other means, e.g. expansion of an existing facility, that all affected parties have been consulted and procedural fairness has been demonstrated. Reference is made to the State Guidelines regarding the detailed expectations of the Department on the level of consideration needed, however the following summary of considerations should be assessed and documented as they relate to the particular land acquisition matter.

Council recognises that certain decisions made by it under the Act may be subject to review under the *Judicial Review Act 1991*. A judicial review challenge may be successful if Council takes into account an irrelevant consideration or fails to take into account a relevant consideration when deciding whether or not to take land. Therefore, it is mandatory that (where relevant), the matters identified below in subsections 5.4.1 to 5.4.5 be addressed in the report submitted to Council seeking a resolution to commence action under the Act (options 2 and 3).

5.4.1 Assessment and identification of service need

- This will include ensuring that:
 - the public service/public infrastructure is necessary;

- the selected site is the most appropriate; and
- the broader Government objectives are all considered (ie issues concerning vegetation, water, cultural heritage and planning matters).
- Council should be able to demonstrate why the service need cannot practically be met by other means (e.g. expansion of a nearby facility).

5.4.2 Desired outcomes of a compulsory acquisition process

- Council should confirm that the interest proposed to be acquired:
 - is suitable for the efficient delivery of public services/public infrastructure;
 - is compatible with the planning requirements of Council and the State; and
 - maximises and balances the social, economic and environmental benefits to the community and State.

5.4.3 Site selection criteria

- Consideration should be given to physical site requirements (e.g. area, topography, proximity and availability of services, public transport and regional and local planning compatibility).
- The site selected should avoid or minimise impacts on natural, historic and indigenous values.
- The following should be assessed:
 - Vegetation Management: whether there are any vegetation issues under the Vegetation Management Act 1999;
 - Water: whether there are issues under the Water Act 2000 as the proposed use may require an ongoing water supply authorised under the Water Act 2000.
 - Native Title: whether there are any native title issues.

5.4.4 Identifying suitable options and selected preferred site

- Depending on the particular project, Council should consider whether a detailed assessment is required to identify and assess site options before selecting the preferred site.
- The following may be relevant to the assessment process:
 - Identify candidate sites (Note: in some cases such as road widening there may only be one candidate property);
 - Consider Council planning scheme, strategic plans and development control plans which incorporate growth implications, transport networks, residential development and vegetation and water implications; - Statutory authority consultation and advice (e.g. Department of Transport and Main Roads, other Government agencies regarding suitability of the site or their possible future requirements from the site);

- Consideration of legislation, planning policies, native title issues, cultural heritage, historical heritage, environmental, vegetation and contamination issues;
- Engineering/architectural advice on the suitability of the site;
- Assessment of any existing infrastructure on candidate sites and continued requirements for the existing infrastructure;
- Identify any legal interests in the candidate site including:
 - whether they are under the control of Council or other government agencies; or
 - whether the site is leased; or
 - any mineral resource interests affecting the candidate site.
- Is there appropriate/alternative land available on the open market for sale?
- Obtain indicative valuations for site options;
- Obtain any other information necessary to inform the evaluation of the candidate sites against any site selection criteria; and
- Evaluate sites against selection criteria with impacts on natural, historic and indigenous values.

5.4.5 Resource interests

- Council must consider resource interests granted under various legislation. If a resource interest is identified, Council should:
 - Consult with the resource interest holder including as part of an environmental assessment;
 - Undertake an assessment of potential negative impacts on any resource interest holder;
 - Assess whether there are any potential conflicts or incompatibility between the proposed purpose for which the land is to be acquired and the resource interest; and
 - Liaise with Geological Survey Qld (GSQ) of NRM for further consideration about possible impacts for all resource tenures for all land and easement acquisitions and also in relation to potential incompatibility.

5.5 Community Consultation and Negotiation

Prior to commencement of a compulsory acquisition process, Council should use all reasonable endeavors to negotiate agreement to acquire the interest and demonstrate that they have stood in the marketplace to acquire by agreement. Compulsory acquisition should not be used unless acquisition by agreement (option 1) has been rejected as being unsuitable or has been unsuccessful in gaining agreement and it can be shown that the property need is site specific and essential (refer to section 5.4.1 of this Policy).

All stakeholders should be identified and necessary consultation should occur within the community about the project, land requirements and planning and environmental issues.

The compulsory acquisition process can be undertaken immediately if negotiations with interested parties are not practical due to time constraints for the provision of public services/public infrastructure. However,

the process outlined in section 5.6.2.1 of this Policy will still need to be followed, even if time constraint issues exist in the land acquisition matter.

5.6 The Compulsory Acquisition Process

5.6.1 Resumption Agreement under the Act

5.6.1.1 If Agreement is Reached with the Land Owner

If agreement can be reached with the land owner over the property to be acquired, a section 15 Resumption Agreement under the Act can be prepared and executed. The land owner is free to continue to negotiate compensation outside of the Resumption Agreement.

The process for resolving the compensation amount is as follows:

1. Obtain three formal valuations from a registered valuer. These valuations should be calculated based on the designated land use of the required land at the time.
2. Confirm that appropriate budget allocations for property purchase and compensation have been approved by Council.
3. Prepare a report justifying the need for the compulsory acquisition, including consideration of all matters outlined in subsections 5.5.1 to 5.5.5 and the State Guidelines.
4. Obtain a Council Resolution to commence the compulsory acquisition process.
5. Offer the compensation amount to the land owner. Should the land owner agree to the compensation payment amount offered, Council will engage legal representatives to prepare a Deed of Settlement (compensation amount plus expenses) and conclude the matter by lodging the land titles transfer form with the Land Registry.
6. Should the land owner not agree to the compensation payment amount offered, request a counter offer from land owner and commence negotiations to attempt to seek a compromise.
7. Should an agreement not be reached commence the Compulsory Acquisition process.

5.6.2 Resumption under the Act

5.6.2.1 If Agreement is Not Reached with the Land Owner

If negotiations with property landowner are not successful proceed from step 4 below. If negotiations are not a practical option due to time constraints, then it will become necessary to proceed with compulsory acquisition and the following process applies:

1. Confirm that appropriate budget allocations for property purchase and compensation have been approved by Council. Three property valuations from Registered Valuers should be obtained to support the likely amount of compensation.
2. Prepare a report justifying the need for the compulsory acquisition, including consideration of all matters outlined in subsections 5.4.1 to 5.4.5 and the State Guidelines.

3. Obtain a Council Resolution to commence the compulsory acquisition process.
4. Issue a Notice of Intention to Resume (NIR) under the Act to all affected parties entitled to claim compensation with supporting statement of justification. Once served, the NIR is required to be lodged with the Land Registry (if the NIR relates to land under the *Land Titles Act 1994*).
5. Facilitate objections as set out in section 9 of the Act, including providing a 30 day objection period, hearing of objections and preparing and issuing of the objection report to the objectors. The objectors should be given not less than 2 weeks to comment on the objection report.
6. Provide a report to Council to consider all comments from objectors. In accordance with section 8 of the Act, Council must consider the grounds for objections and then decide whether to, either:
 - Dismiss the objections and proceed with the resumption;
 - Amend the NIR; or
 - Discontinue the acquisition.
7. If the decision is made by Council to continue with the compulsory acquisition, then, within 12 months of the issuing of the NIR, Council must make application under section 9 of the Act to the Minister to compulsorily require the land.
8. Once the approval is received from the Minister, the details of the resumption are published in the Queensland Government Gazette and the land is transferred into Council's name.
9. The negotiation between Council and the land owner over compensation for the land compulsorily acquired will continue until settlement, under the process as detailed in Part 4 of the Act, including referral to the Land Court if necessary.

5.6.3 Compensation

Council officers have the authority to settle all claims for compensation in accordance with their current delegation. If land is being obtained via a Resumption Agreement, Council may offer to share its valuation report with the owner/s which will save the owner/s the added cost of obtaining their own valuation.

In some instances the valuation may be more than the purchase price/compensation amount payable by Council. Where the owner has nominated an amount less than the valuation, Council may accept the nominated amount where it is satisfied that the owner/s has obtained appropriate independent advice.

In accordance with section 21 (1A) of the Act, Council may offer a transfer of land held in fee simple in satisfaction wholly or partly of the claimant's claim for compensation.

In cases where an action results in a new property boundary, the following applies:

- a) Council will meet the cost of relocating fencing to the newly created boundary reusing recovered materials;
- b) Where recovered materials are unsuitable for reuse, Council will replace the various components to ensure a sound and secure fence is placed on the new boundary;

- c) If the existing fence is erected off the true boundary, Council will only relocate the section of fence required to secure the property from the acquired land;
- d) Relocation of fencing will occur when associated construction works are undertaken; and
- e) If no boundary fence exists, Council will not be liable for any boundary fencing.



Acquisition / Resumption of Land by Council Policy

Policy no: PL-CS043

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Updated: <DATE>27 August 2020

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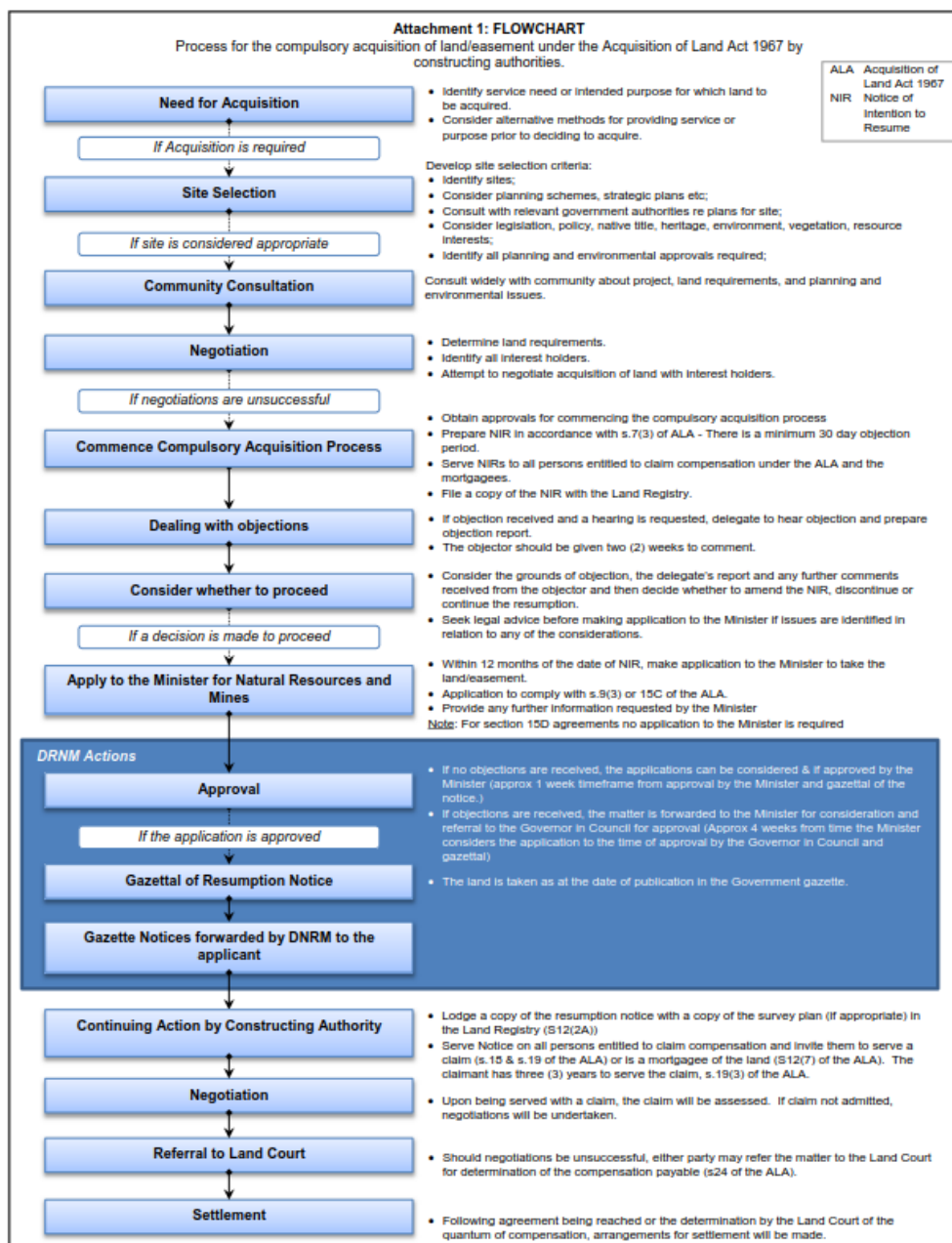
6 Definitions

Term	Meaning
Act	means t The Acquisition of Land Act 1967
State Guidelines	means Guidelines for Local Governments – compulsory acquisition of land, GLP/2013/676, Version 4.00
Minister	means The Minister for the Department of Natural Resources, Mines and Energy as the minister responsible for the administration of the Act.
Department	m Means the Department of Natural Resources, Mines and Energy
Resumption Agreement	has the meaning as described under Section 15 of the Act
Notice of Intention to Resume (NIR)	has the meaning as described under Section 7 of the Act
Constructing Authority	has the meaning as described in Schedule 2 of the Act. Local Government is a Constructing Authority.
Land Court	means the specialised judicial tribunal and court of record established under the <i>Land Court Act 2000</i> .
Council	means Southern Downs Regional Council

7 Related Documents

- Department of ~~Natural Resources~~ (~~formerly Department of Natural Resources~~ and Mines), Guidelines for Local Governments – compulsory acquisition of land (Ref. GLP/2013/676, Version 4.00)

8 **Attachment 1 - Flowchart of the Process for Compulsory Acquisition of Land/Easement under the Act**



POLICY REVIEW

Councillors Advisory and Other Committees Policy PL-EX021

Meeting Date: 21 August 2024

Attachment No: 5



Councillor Advisory Committees and Other Committees Policy

Policy Number:	PL-EX021
Policy Type:	Strategic
Department:	Executive Services
Section:	Governance
Responsible Manager:	Chief Executive Officer
Date Adopted:	27 July 2016
Date to be Reviewed:	22 April 2026
Date Reviewed:	22 April 2024

REVISION RECORD

Date	Version	Revision description
27/05/20	2	Major amendments to include Councillor Portfolio's and Councillor Representation on Other Committees
17/11/21	3	Major amendments to include Councillor Portfolio's and Councillor Representation on Other Committees
27/04/22	4	Minor amendments to Appendix B and C
25/05/22	5	Minor amendments to Appendix A, B and C
22/04/2024	6	Amendments to appendices as adopted at the 22 April 2024 Council Meeting.

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10.2	External Committees and Organisations.....	Error! Bookmark not defined.

1 Policy Background

Councillor Advisory Committees and representation on key external organisations, enables nominated Councillors to be assigned specific responsibilities linked to the strategic priorities of Council.

Additionally, Advisory Committees representatives are appointed to provide input, an overview or advice to Council on a specific topic or the strategic management of a facility on an ongoing basis.

2 Purpose

The purpose of this policy is to establish guidelines for Councillors and staff about the formation and operation of Council's Advisory Committees and the respective roles Councillor hold on key internal and external Committees, where they are appointed by Council in an official capacity. These are also outlined to ensure consistency in Council's approach to representation across the region.

3 Scope

This policy applies to all Councillors, staff and community members who are appointed to or involved in Councillor Advisory Committees and key external organisations. It is noted that an Advisory Committee must not be appointed as a Standing Committee in accordance with section 265 (1) (a) of the *Local Government Regulation 2012* (the *LGR*) and therefore Standing Committees are outside of the scope of this Policy. Standing Committees are dealt with separately in Council's Meeting's Policy (PL-EX036).

4 Legislative Context

Council may appoint Advisory Committee's in accordance with Section 264 1 (b) of the *LGR*. Sections 264 to 269 of the *LGR* provides further details regarding the membership and operation of Council Committees, including Advisory Committees.

5 Policy Details

5.1 Request for Assistance, Advice or Information

It is acknowledged that in order for Councillors to fulfil their Advisory Committee member roles and representation on key internal/external Committees, requests for assistance, advice and information will be submitted to Council employees.

Refer to the Councillors Acceptable Request Guidelines (PL-EX086) for further details relating to the protocols for these types of interactions.

5.2 Advisory Committees

Council may appoint an Advisory Committee to address a specific topic or the strategic management of a facility for a maximum term that is equal to the current term of Council.

An Advisory Committee must be appointed in accordance with Section 264 1 (b) of the *LGR* and:

- (a) May only be appointed by Council resolution;
- (b) Must not be appointed as a Standing Committee; and

- (c) May include in its members persons who are not Councillors.

Council will, by resolution, approve the:

- (d) Terms of Reference for all Advisory Committees;
- (e) Tenure of all Advisory Committee members;
- (f) Structure of the membership of the Advisory Committee;
- (g) Appointment of all member of the Advisory Committee, including Councillor/s from within the relevant Portfolio area;
- (h) Duties proposed to be entrusted to the Advisory Committee.

Council's current Advisory Committees and their Councillor Representatives are outlined in the Terms of Reference for those Advisory Committees. Subject to any resolution to the contrary, if an Advisory Committee is appointed for a particular purpose or for a limited time, the Advisory Committee is abolished and appointment of members to the Advisory Committee is terminated upon the fulfilment of that purpose or the expiration of that time.

5.2.1 Establishment

Council may appoint an Advisory Committee to address a specific topic or the strategic management of a facility for a maximum term that is equal to the current term of Council.

An Advisory Committee must be appointed in accordance with Section 264 1 (b) of the *LGR* and:

- (a) May only be appointed by Council resolution;
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Council's current Advisory Committees and their Councillor Representatives are outlined in the Terms of Reference for those Advisory Committees. Subject to any resolution to the contrary, if an Advisory Committee is appointed for a particular purpose or for a limited time, the Advisory Committee is abolished and appointment of members to the Advisory Committee is terminated upon the fulfilment of that purpose or the expiration of that time.

5.2.2 Membership

The Mayor, Councillors and Council personnel of the relevant Council Directorate will determine the most appropriate representation, skill set and knowledge base required for an Advisory Committee.

Specific details relating to Advisory Committee membership includes:

- (a) Members will be representative of the diversity of needs and issues relating to the specific topic of the Committee;
- (b) The Committee will include Councillors and members of the community (both individual members and/or member organisations). Members may also include representatives from relevant State or Federal Government agencies, other Local Governments, professional or industry bodies or other parties as determined by Council;
- (c) Where matters relate specifically to youth, the relevant Advisory Committee is encouraged to engage with Council's Youth Council;
- (d) The Chairperson and Deputy Chairperson, of an Advisory Committee may be a Councillor or another member of the Advisory Committee as selected by the members' majority vote;
- (e) Organisations, agency, professional or industry bodies represented on the Advisory Committee may nominate one (1) delegate from the organisation they are representing;
- (f) Each year on the twelve-month anniversary of the establishment of an Advisory Committee, Council may resolve to provide the opportunity to rotate the existing members (including Councillor/s) of that Advisory Committee with other Councillor/s and members;
- (g) The membership of an Advisory Committee will be as stated in the Advisory Committee Terms of Reference.

The external membership selection process for an Advisory Committee will include:

- (a) Expressions of Interest will be sought through a range of channels as decided by the Councillors and Council personnel of the relevant Directorate and will be completed in accordance with Council's Community Engagement Policy;
- (b) The assessment and selection of potential members will be made by the Councillors, CEO and/or Council personnel of the relevant Directorate via a recommendation and ultimately an approval from a Council resolution at an Ordinary Meeting of Council;
- (c) The Committee may co-opt additional members on a temporary basis for specific matters.

5.2.3 Powers

An Advisory Committee is a consultative Committee to Council that is designed to discuss key issues, engage with the community and make recommendations to Council as it pertains to the stated purpose of the Advisory Committee.

An Advisory Committee and members of the Committee may provide input on a specific topic or the strategic management of a facility but does not hold decision making powers concerning the operations of Council, nor can it commit Council resources or be delegated any powers.

5.2.4 Member roles and responsibilities

The following roles and responsibilities are conferred to each member of an Advisory Committee:

- (a) All members are responsible for ensuring the Advisory Committee Terms of Reference and this Policy are adhered to; and

- (b) All members of an Advisory Committee must ensure that there is no conflict or possible conflict between the member's private interests and the honest performance of the member's role of advising or making a recommendation to Council.
- (c) A member of an Advisory Committee will not:
- (d) Improperly use information acquired as a member of the Advisory Committee to gain, directly or indirectly, a financial advantage for that person or someone else;
- (e) Improperly use information acquired as a member of the Advisory Committee to damage Council's reputation;
- (f) Release information that the member knows or should reasonably know is information that is confidential to Council;
- (g) Release information that the member knows or should reasonably know is information that Council wishes to keep confidential;
- (h) Make public or media comment on behalf of Council, unless the Member is authorised in accordance with Council's Media Policy.

5.2.5 Operation and administration

The Director of the relevant Directorate, or nominee, will provide appropriate advice and administrative support to assist all Advisory Committees to meet their obligations. Meeting administration and protocols for an Advisory Committee will be in accordance with the requirements of the *LGR* and as stated in the Terms of Reference for the Advisory Committee.

The following key meeting protocols must be adhered to for each Advisory Committee meeting:

- (a) A quorum for an Advisory Committee meeting shall be half the number of members of the Committee plus one;
- (b) The Chairperson will preside at an Advisory Committee meeting. However, if the Chairperson is absent or unavailable to preside, a member of the Advisory Committee chosen by the members present at the Advisory Committee meeting will preside;
- (c) An appointed observer is to attend an Advisory Committee meeting as an observer only, they can be involved with all discussions however they cannot vote;
- (d) An appointed member of an Advisory Committee (whether or not they are a Councillor) may vote on business before the Advisory Committee except Council employees, who are not allowed to Move, Second or Vote on recommendations;
- (e) Recommendations of Advisory Committees will be by majority voting of members only;
- (f) An Advisory Committee must determine the dates, times and places for its meetings, however must meet a minimum of four (4) times per year or as otherwise deemed necessary;
- (g) Minutes of each Advisory Committee meeting must be submitted to a General Council meeting and will be publicly available; and
- (h) If any Member of the Committee is absent for three (3) consecutive meetings without having obtained leave of absence from the Committee, the Member's continued membership of that Committee will be referred to Council for determination.

5.2.6 Remuneration

External Advisory Committee Members do not receive any form of remuneration except the external independent members on the Audit and Risk Management Committee or as approved by Council resolution.

5.3 Other Internal and External Committees

It is acknowledged that in order for Councillors to carry out their responsibilities under the *LGA and* to fulfil their Advisory Committee roles, they will be required to participate in key internal and external Committees.

5.3.1 Membership

Council may appoint, by resolution, a Councillor to be an official Council representative on key internal and external Committees. If appointed as members, Councillors must have voting rights and not voting or abstaining from voting will be a vote in the negative, i.e. a vote against the recommendation. If appointed as observers, the Terms of Reference could be worded in such a way as to allow discussion and participation without having voting rights. The terms of Reference could also make it clear that non-appointed Councillors can attend as observers, as they would not be 'appointed observers' they would not participate in the meeting except upon the invitation of the Chair. Alterations to internal and external Committee membership must be made by resolution of Council. Council's current Councillor Representatives on key internal and external Committees are outlined in Appendix A and B.

5.3.2 Powers

Membership on key internal and external Committees allows a Councillor to provide input on a specific topic or the strategic management of a facility but does not provide decision making powers concerning the operations of Council, nor does it allow the commitment of Council resources or the delegation of any powers.

5.3.3 Member roles and responsibilities

The following roles and responsibilities are conferred to Councillor representatives of key internal and external Committees as detailed in Appendix A and B.

- (a) All Councillors are responsible for adhering to the relevant Committee's Terms of Reference/Charter, Meeting procedures and this Policy;
- (b) All Councillors must ensure that there is no conflict or possible conflict between the Councillor's own private interests and the honest performance of the Councillor's role in representing Council on the relevant Committee;
- (c) Represent Council's interests in a professional and appropriate manner; and
- (d) Garner and inform Council of relevant matters.

6 Definitions

Term	Meaning
Advisory Committee Member	An individual or organisation represented by a delegated person who is appointed for the term of the Council Advisory Committee.
Council	Southern Downs Regional Council.
Council Advisory Committee	Means a Council Advisory Committee appointed by Southern Downs Regional Council pursuant to section 264 of the <i>Local Government Regulation 2012</i> .
Employee	Includes all employees of Southern Downs Regional Council, regardless of their employment status or type, for example, permanent, temporary, casual, full/part time, those with employment contracts or agency casuals.
Member Organisation	An organisation appointed as a Committee Member represented by a delegated person. The organisation provides a skill set or knowledge base relevant to the specific topic of the Committee.
Member Organisation Representative	A person representing a Member Organisation with delegated authority to represent the organisation in decision making.
Portfolio	The specific responsibilities relative to the delivery of key functions and services to the community along the four pillars outlined in Council's Strategic Planning framework.

7 Related Documents

- Councillor Portfolio Policy (PL-136)
- Council Meetings Policy (PL-EX036)
- Councillors Acceptable Requests Guidelines (PL-EX086)
- Code of Conduct for Councillors in Queensland, 9 April 2020 (and as amended)
- Community Engagement Policy (PL-CS059)
- Media Relations Policy (PL-EX004)

8 Appendix A – Engagement Committees

Council has resolved to appoint the nominated Councillors to the following Engagement Committees:

COMMITTEE / ORGANISATION	COUNCILLOR/S
ENGAGEMENT COMMITTEES - SDRC	
Audit and Risk Management Committee	Mayor Hamilton, Cr Richters and Cr Wantling
Border Regional Organisation of Councils	Mayor Hamilton
Condamine Community Alliance	Cr Deane
Darling Downs and South West Queensland Council of Mayors	Mayor Hamilton
Granite Belt Alliance	Cr Harslett
Local Disaster Management Group	Mayor Hamilton, Cr McDonald and Cr Richters
Local Disaster Recovery Group	Cr Windle and Cr Wantling
Pest Management Advisory Committee	Cr Pidgeon
Saleyards Advisory Committee	Mayor Hamilton and Cr Pidgeon
Shaping Southern Downs Advisory Committee	Cr Windle and Cr Richters
Southern Downs Youth Council	Cr Harslett
Southern Border Regional Roads and Transport Group	Cr Bartley

9 Appendix B – External Committees

Council has resolved to appoint the nominated Councillors to the following external Committees:

COMMITTEE / ORGANISATION	COUNCILLOR/S
ENGAGEMENT COMMITTEES – EXTERNAL	
Agricultural Transport & Logistics Working Group	Cr Bartley (proxy Cr Pidgeon)
Condamine River Sports Group Committee	Cr Wantling
Granite Belt Art and Craft Trail Committee	Cr Harslett
Headspace	Cr McDonald (Cr Windle is a community representative)
Morgan Park User Group	Cr Richters and Cr Wantling
Public Art Reference Group	Cr Harslett
Southern Downs Industry Education Association Board	Harslett
Stanthorpe Community Reference Panel	Cr Deane
Stanthorpe Regional Art Gallery	Cr Harslett (proxy Cr Windle)

COMMITTEE / ORGANISATION	COUNCILLOR/S
Stanthorpe Shire River Improvement Trust	Mayor Hamilton and Cr Deane
Stanthorpe Sports Association	Cr Wantling
Warwick and District Community Road Safety Committee	Cr Bartley
Warwick Art Gallery	Cr Windle (proxy Cr Harslett)
Warwick Shire River Improvement Trust	Mayor Hamilton and Cr Deane
Warwick Women's Work Camp	Cr Windle and Cr Deane

POLICY REVIEW

Councillors Advisory and Other Committees Policy PL-EX021 - tracked changes

Meeting Date: 21 August 2024

Attachment No: 6



Councillor Advisory Committees and Other Committees Policy

Policy Number:	PL-EX021
Policy Type:	Strategic
Department:	Executive Services
Section:	Governance
Responsible Manager:	Chief Executive Officer
Date Adopted:	27 July 2016
Date to be Reviewed:	24 May 2024 <u>22 April 2026</u>
Date Reviewed:	25 May 2022 <u>22 April 2024</u>
Date Rescinded:	N/A

REVISION RECORD

Date	Version	Revision description
27/05/20	2	Major amendments to include Councillor Portfolio's and Councillor Representation on Other Committees
17/11/21	3	Major amendments to include Councillor Portfolio's and Councillor Representation on Other Committees
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<u>22/04/2024</u>	<u>6</u>	<u>Amendments to appendices as adopted at the 22 April 2024 Council Meeting.</u>

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1 Policy Background

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This policy applies to all Councillors, staff and community members who are appointed to or involved in Councillor Advisory Committees and key external organisations. It is noted that an Advisory Committee must not be appointed as a Standing Committee in accordance with section 265 (1) (a) of the *Local Government Regulation 2012* (the *LGR*) and therefore Standing Committees are outside of the scope of this Policy. Standing Committees are dealt with separately in Council's Meeting's Policy (PL-EX036).

4 Legislative Context

Council may appoint Advisory Committee's in accordance with Section 264 1 (b) of the *LGR*. Sections 264 to 269 of the *LGR* provides further details regarding the membership and operation of Council Committees, including Advisory Committees.

5 Policy Details

5.1 Request for Assistance, Advice or Information

It is acknowledged that in order for Councillors to fulfil their Advisory Committee member roles and representation on key internal/external Committees, requests for assistance, advice and information will be submitted to Council employees.

Refer to the Councillors Acceptable Request Guidelines (PL-EX086) for further details relating to the protocols for these types of interactions.

5.2 Advisory Committees

Council may appoint an Advisory Committee to address a specific topic or the strategic management of a facility for a maximum term that is equal to the current term of Council.

An Advisory Committee must be appointed in accordance with Section 264 1 (b) of the *LGR* and:

- (a) May only be appointed by Council resolution;
- (b) Must not be appointed as a Standing Committee; and

- (c) May include in its members persons who are not Councillors.

Council will, by resolution, approve the:

- (d) Terms of Reference for all Advisory Committees;
- (e) Tenure of all Advisory Committee members;
- (f) Structure of the membership of the Advisory Committee;
- (g) Appointment of all member of the Advisory Committee, including Councillor/s from within the relevant Portfolio area;
- (h) Duties proposed to be entrusted to the Advisory Committee.

Council's current Advisory Committees and their Councillor Representatives are outlined in the Terms of Reference for those Advisory Committees. Subject to any resolution to the contrary, if an Advisory Committee is appointed for a particular purpose or for a limited time, the Advisory Committee is abolished and appointment of members to the Advisory Committee is terminated upon the fulfilment of that purpose or the expiration of that time.

5.2.1 Establishment

Council may appoint an Advisory Committee to address a specific topic or the strategic management of a facility for a maximum term that is equal to the current term of Council.

An Advisory Committee must be appointed in accordance with Section 264 1 (b) of the *LGR* and:

- (a) May only be appointed by Council resolution;
- (b) Must not be appointed as a Standing Committee; and
- (c) May include in its members persons who are not Councillors.

Council will, by resolution, approve the:

- (d) Terms of Reference for all Advisory Committees;
- (e) Tenure of all Advisory Committee members;
- (f) Structure of the membership of the Advisory Committee;
- (g) Appointment of all member of the Advisory Committee, including Councillor/s from within the relevant Portfolio area;
- (h) Duties proposed to be entrusted to the Advisory Committee.

Council's current Advisory Committees and their Councillor Representatives are outlined in the Terms of Reference for those Advisory Committees. Subject to any resolution to the contrary, if an Advisory Committee is appointed for a particular purpose or for a limited time, the Advisory Committee is abolished and appointment of members to the Advisory Committee is terminated upon the fulfilment of that purpose or the expiration of that time.

5.2.2 Membership

The Mayor, Councillors and Council personnel of the relevant Council Directorate will determine the most appropriate representation, skill set and knowledge base required for an Advisory Committee.

Specific details relating to Advisory Committee membership includes:

- (a) Members will be representative of the diversity of needs and issues relating to the specific topic of the Committee;
- (b) The Committee will include Councillors and members of the community (both individual members and/or member organisations). Members may also include representatives from relevant State or Federal Government agencies, other Local Governments, professional or industry bodies or other parties as determined by Council;
- (c) Where matters relate specifically to youth, the relevant Advisory Committee is encouraged to engage with Council's Youth Council;
- (d) The Chairperson and Deputy Chairperson, of an Advisory Committee may be a Councillor or another member of the Advisory Committee as selected by the members' majority vote;
- (e) Organisations, agency, professional or industry bodies represented on the Advisory Committee may nominate one (1) delegate from the organisation they are representing;
- (f) Each year on the twelve-month anniversary of the establishment of an Advisory Committee, Council may resolve to provide the opportunity to rotate the existing members (including Councillor/s) of that Advisory Committee with other Councillor/s and members;
- (g) The membership of an Advisory Committee will be as stated in the Advisory Committee Terms of Reference.

The external membership selection process for an Advisory Committee will include:

- (a) Expressions of Interest will be sought through a range of channels as decided by the Councillors and Council personnel of the relevant Directorate and will be completed in accordance with Council's Community Engagement Policy;
- (b) The assessment and selection of potential members will be made by the Councillors, CEO and/or Council personnel of the relevant Directorate via a recommendation and ultimately an approval from a Council resolution at an Ordinary Meeting of Council;
- (c) The Committee may co-opt additional members on a temporary basis for specific matters.

5.2.3 Powers

An Advisory Committee is a consultative Committee to Council that is designed to discuss key issues, engage with the community and make recommendations to Council as it pertains to the stated purpose of the Advisory Committee.

An Advisory Committee and members of the Committee may provide input on a specific topic or the strategic management of a facility but does not hold decision making powers concerning the operations of Council, nor can it commit Council resources or be delegated any powers.

5.2.4 Member roles and responsibilities

The following roles and responsibilities are conferred to each member of an Advisory Committee:

- (a) All members are responsible for ensuring the Advisory Committee Terms of Reference and this Policy are adhered to; and

- (b) All members of an Advisory Committee must ensure that there is no conflict or possible conflict between the member's private interests and the honest performance of the member's role of advising or making a recommendation to Council.

~~(c)~~ A member of an Advisory Committee will not:

- ~~(a)~~~~(d)~~ Improperly use information acquired as a member of the Advisory Committee to gain, directly or indirectly, a financial advantage for that person or someone else;
- ~~(b)~~~~(e)~~ Improperly use information acquired as a member of the Advisory Committee to damage Council's reputation;
- ~~(c)~~~~(f)~~ Release information that the member knows or should reasonably know is information that is confidential to Council;
- ~~(d)~~~~(g)~~ Release information that the member knows or should reasonably know is information that Council wishes to keep confidential;
- ~~(e)~~~~(h)~~ Make public or media comment on behalf of Council, unless the Member is authorised in accordance with Council's Media Policy.

5.2.5 Operation and administration

The Director of the relevant Directorate, or nominee, will provide appropriate advice and administrative support to assist all Advisory Committees to meet their obligations. Meeting administration and protocols for an Advisory Committee will be in accordance with the requirements of the *LGR* and as stated in the Terms of Reference for the Advisory Committee.

The following key meeting protocols must be adhered to for each Advisory Committee meeting:

- (a) A quorum for an Advisory Committee meeting shall be half the number of members of the Committee plus one;
- (b) The Chairperson will preside at an Advisory Committee meeting. However, if the Chairperson is absent or unavailable to preside, a member of the Advisory Committee chosen by the members present at the Advisory Committee meeting will preside;
- (c) An appointed observer is to attend an Advisory Committee meeting as an observer only, they can be involved with all discussions however they cannot vote;
- (d) An appointed member of an Advisory Committee (whether or not they are a Councillor) may vote on business before the Advisory Committee except Council employees, who are not allowed to Move, Second or Vote on recommendations;
- (e) Recommendations of Advisory Committees will be by majority voting of members only;
- (f) An Advisory Committee must determine the dates, times and places for its meetings, however must meet a minimum of four (4) times per year or as otherwise deemed necessary;
- (g) Minutes of each Advisory Committee meeting must be submitted to a General Council meeting and will be publicly available; and
- (h) If any Member of the Committee is absent for three (3) consecutive meetings without having obtained leave of absence from the Committee, the Member's continued membership of that Committee will be referred to Council for determination.

5.2.6 Remuneration

External Advisory Committee Members do not receive any form of remuneration except the external independent members on the Audit and Risk Management Committee or as approved by Council resolution.

5.3 Other Internal and External Committees

It is acknowledged that in order for Councillors to carry out their responsibilities under the *LGA and* to fulfil their Advisory Committee roles, they will be required to participate in key internal and external Committees.

5.3.1 Membership

Council may appoint, by resolution, a Councillor to be an official Council representative on key internal and external Committees. If appointed as members, Councillors must have voting rights and not voting or abstaining from voting will be a vote in the negative, i.e. a vote against the recommendation. If appointed as observers, the Terms of Reference could be worded in such a way as to allow discussion and participation without having voting rights. The terms of Reference could also make it clear that non-appointed Councillors can attend as observers, as they would not be 'appointed observers' they would not participate in the meeting except upon the invitation of the Chair. Alterations to internal and external Committee membership must be made by resolution of Council. Council's current Councillor Representatives on key internal and external Committees are outlined in Appendix A ~~and B & C~~ B.

5.3.2 Powers

Membership on key internal and external Committees allows a Councillor to provide input on a specific topic or the strategic management of a facility but does not provide decision making powers concerning the operations of Council, nor does it allow the commitment of Council resources or the delegation of any powers.

5.3.3 Member roles and responsibilities

The following roles and responsibilities are conferred to Councillor representatives of key internal and external Committees as detailed in Appendix A ~~and B & C~~ B.

- (a) All Councillors are responsible for adhering to the relevant Committee's Terms of Reference/Charter, Meeting procedures and this Policy;
- (b) All Councillors must ensure that there is no conflict or possible conflict between the Councillor's own private interests and the honest performance of the Councillor's role in representing Council on the relevant Committee;
- (c) Represent Council's interests in a professional and appropriate manner; and
- (d) Garner and inform Council of relevant matters.

6 Definitions

Term	Meaning
Advisory Committee Member	An individual or organisation represented by a delegated person who is appointed for the term of the Council Advisory Committee.
Council	Southern Downs Regional Council.
Council Advisory Committee	Means a Council Advisory Committee appointed by Southern Downs Regional Council pursuant to section 264 of the <i>Local Government Regulation 2012</i> .
Employee	Includes all employees of Southern Downs Regional Council, regardless of their employment status or type, for example, permanent, temporary, casual, full/part time, those with employment contracts or agency casuals.
Member Organisation	An organisation appointed as a Committee Member represented by a delegated person. The organisation provides a skill set or knowledge base relevant to the specific topic of the Committee.
Member Organisation Representative	A person representing a Member Organisation with delegated authority to represent the organisation in decision making.
Portfolio	The specific responsibilities relative to the delivery of key functions and services to the community along the four pillars outlined in Council's Strategic Planning framework.

7 Related Documents

- [Councillor Portfolio Policy \(PL-136\)](#)
- Council Meetings Policy (PL-EX036)
- Councillors Acceptable Requests Guidelines (PL-EX086)
- Code of Conduct for Councillors in Queensland, 9 April 2020 (and as amended)
- Community Engagement Policy (PL-CS059)
- Media Relations Policy (PL-EX004)

8 **Appendix A – Statutory Engagement Committees**

Council has resolved to appoint the nominated Councillors to the following **Statutory Engagement** Committees:

COMMITTEE / ORGANISATION	COUNCILLOR/S
ENGAGEMENT COMMITTEES - SDRC	
Audit and Risk Management Committee	Mayor Hamilton, Cr Richters and Cr Wantling
Border Regional Organisation of Councils	Mayor Hamilton
Condamine Community Alliance	Cr Deane
Darling Downs and South West Queensland Council of Mayors	Mayor Hamilton
Granite Belt Alliance	Cr Harslett
Local Disaster Management Group	Mayor Hamilton, Cr McDonald and Cr Richters
Local Disaster Recovery Group	Cr Windle and Cr Wantling
Pest Management Advisory Committee	Cr Pidgeon
Saleyards Advisory Committee	Mayor Hamilton and Cr Pidgeon
Shaping Southern Downs Advisory Committee	Cr Windle and Cr Richters
Southern Downs Youth Council	Cr Harslett
Southern Border Regional Roads and Transport Group	Cr Bartley

Organisation/Committee	Councillor/s	Member / Observer
Audit and Risk Management Committee	Cr Jo McNally Cr Stephen Tancred	Member
Darling Downs Moreton Rabbit Board	Cr Jo McNally	Member
Local Disaster Management Group	Mayor Vic Pennisi Cr Ross Bartley Cr Cameron Gow Cr Jo McNally	Member
Local Disaster Recovery Group	Cr Marco Gliori Cr Cynthia McDonald Cr Sheryl Windle	Member
Regional Arts Development Fund Committee	Mayor Vic Pennisi Cr Marco Gliori	Member
Stanthorpe Shire River Improvement Trust	Cr Ross Bartley Cr Stephen Tancred	Member

Councillor Advisory Committees and Other Committees Policy

Policy no: PL-EX021

Updated: ~~25 May 2022~~ **22 April 2024**

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Warwick Shire River Improvement Trust	Cr Ross Bartley Cr Stephen Tancred	Member
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9 **Appendix B – ~~Advisory~~ External Committees**

Council has resolved to appoint the nominated Councillors to the following ~~Advisory~~ external Committees:

<u>COMMITTEE / ORGANISATION</u>	<u>COUNCILLOR/S</u>
<u>ENGAGEMENT COMMITTEES – EXTERNAL</u>	
<u>Agricultural Transport & Logistics Working Group</u>	<u>Cr Bartley (proxy Cr Pidgeon)</u>
<u>Condamine River Sports Group Committee</u>	<u>Cr Wantling</u>
<u>Granite Belt Art and Craft Trail Committee</u>	<u>Cr Harslett</u>
<u>Headspace</u>	<u>Cr McDonald</u> <u>(Cr Windle is a community representative)</u>
<u>Morgan Park User Group</u>	<u>Cr Richters and Cr Wantling</u>
<u>Public Art Reference Group</u>	<u>Cr Harslett</u>
<u>Southern Downs Industry Education Association Board</u>	<u>Harslett</u>
<u>Stanthorpe Community Reference Panel</u>	<u>Cr Deane</u>
<u>Stanthorpe Regional Art Gallery</u>	<u>Cr Harslett (proxy Cr Windle)</u>
<u>Stanthorpe Shire River Improvement Trust</u>	<u>Mayor Hamilton and Cr Deane</u>
<u>Stanthorpe Sports Association</u>	<u>Cr Wantling</u>
<u>Warwick and District Community Road Safety Committee</u>	<u>Cr Bartley</u>
<u>Warwick Art Gallery</u>	<u>Cr Windle (proxy Cr Harslett)</u>
<u>Warwick Shire River Improvement Trust</u>	<u>Mayor Hamilton and Cr Deane</u>
<u>Warwick Women's Work Camp</u>	<u>Cr Windle and Cr Deane</u>

<u>Organisation/Committee</u>	<u>Councillor/s</u>	<u>Member / Observer</u>
Pest Management Advisory Committee	Cr Cameron Gow Cr Jo McNally	Member
Saleyards Advisory Committee	Cr Jo McNally Cr Stephen Tancred	Member
Shaping Southern Downs Advisory Committee	Cr Marco Gliori Cr Jo McNally	Observer
Southern Downs Road Safety Advisory Committee	Cr Andrew Gale Cr Jo McNally	Observer

Stanthorpe 150th Anniversary Celebration Advisory Committee	Mayor Vic Pennisi Cr Cameron Gow (Chair)	Member
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~~10 Appendix C — Councillor Representation on Other Internal and External Committees and organisations~~

~~Council has resolved to appoint the nominated Councillors to the following internal and external Committees and organisations:~~

~~10.1 — Council Internal Committees~~

Committee / Organisation	Councillor/s	Member / Observer
Asset Management Committee	Cr Jo McNally Cr Sheryl Windle Cr Marco Giori	N/A
Condamine River Sports Group Committee	Cr Marco Giori Cr Cynthia McDonald	N/A
Economic Development & Innovation Committee	Cr Sheryl Windle Cr Jo McNally Cr Cynthia McDonald	N/A
Environment Committee	Cr Cameron Gow Cr Marco Giori Cr Jo McNally	N/A
Environmental Sustainability Advisory Group	Mayor Vic Pennisi Cr Cameron Gow	N/A
Finance Committee	Mayor Vic Pennisi Cr Ross Bartley Cr Cameron Gow Cr Stephen Tancred	N/A

Grants to Community Committee	Cr Marco Giori Cr Sheryl Windle	Member
Morgan Park User Group Committee	Cr Ross Bartley Cr Cynthia McDonald	N/A
Southern Downs Youth Council	Mayor Vic Pennisi Cr Cynthia McDonald	Observer
Water & Sewerage Committee	Cr Stephen Tancred Cr Andrew Gale Cr Ross Bartley	N/A

~~10.2~~ External Committees and Organisations

Committee / Organisation	Councillor/s	Member / Observer
Agricultural Transport & Logistics Working Group	Cr Ross Bartley Cr Andrew Gale	Member
Border Regional Organisation of Councils	Cr Andrew Gale	Member
Bringing Employers and Students Together (BEST)	Mayor Vic Pennisi Cr Cynthia McDonald	Member
Darling Downs South West Regional Waste Management Strategy and Infrastructure Plan Project Steering Group	Mayor Vic Pennisi	Member
Darling Downs South West Regional Waste Management Strategy and Infrastructure Plan Project Advisory Group	Cr Cameron Gow	Member
Granite Belt Alliance	Mayor Vic Pennisi	Observer
Granite Belt Art and Craft Trail Committee	Cr Marco Giori	Observer
Granite Belt Growers Association	Cr Cynthia McDonald	Observer

Headspace	Cr Andrew Gale Cr Cynthia McDonald	Observer
LGAQ Financial Governance and Asset Management Advisory Group	Cr Jo McNally	Member
Public Art Reference Group	Cr Ross Bartley	Member
Queensland College of Wine Tourism Board of Management	Mayor Vic Pennisi	Member
Southern and Darling Downs Regional Water Assessment Steering Group	Mayor Vic Pennisi	Member
Southern and Darling Downs Regional Water Assessment Working Group	Cr Stephen Tancred	Member
Southern Border Regional Roads and Transport Group	Cr Andrew Gale	Member
Southern Downs Industry Education Association Board	Cr Sheryl Windle	Member
Stanthorpe Apple and Grape Committee	Cr Andrew Gale	Observer
Stanthorpe Community Reference Panel	Cr Stephen Tancred	Observer
Stanthorpe Regional Art Gallery	Cr Marco Gliori Cr Sheryl Windle	Member

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Stanthorpe Sports Association	Cr Stephen Tancred	Observer
Warwick Art Gallery	Cr Marco Gliori Cr Sheryl Windle	Member
Warwick Women's Work Camp	Cr Sheryl Windle Cr Marco Gliori	Member

MINIMUM DWELLING HOUSE SIZE AND AMENITY AND AETHETICS REFERRAL

Small House Survey Results Data - Question 1

Meeting Date: 21 August 2024

Attachment No: 1

Item 15.2 Minimum Dwelling House Size and Amenity and Aesthetics Referral
Attachment 1: Small House Survey Results Data - Question 1

Do you think that allowing small or tiny homes will help with the Southern Downs housing crisis in terms of supply and affordability?									
es	Age	Comments	No	Age	Comments	Other: Yes/No	Age	Other Comments	
	55-64	It is important to get any house built economically and utilize available land to its maximum capacity for example, 4 units per 1,000 square meters of land.		55-64	Not necessarily, because the infrastructure and community services has to be able to keep up with the demand of small homes and more people per square foot of land. The situation is bad enough now with the people who are already in established homes.	No	45-54	Not sure without enough info	
	65+	One of the issues facing housing today is the lack of options available to meet people's housing needs and the various circumstances in which they live. As a member of the Brisbane based Older Women Co-Housing Association Inc Qld (known as Sharing with Friends) we have become concerned about the growing number of older women either homeless or living in precarious housing and facing homelessness throughout Queensland (and Australia). Our target is the "missing middle" of women who have some assets (too much to qualify for social housing) but insufficient to pay the rising rental rates and are potentially facing homelessness. They are unseen living with relatives, couch surfing, house sitting and at times in cars or tents. Our solution is a co-housing residence of five older women built on an 800 sq metre block of land designed for aging in place with access to required services and infrastructure. The women purchase a 50-year lease for a 35 sq metre studio apartment, courtyard and shared common house and gardens. The community is self-managed and the residents meet ongoing costs through an admin and sinking fund arrangement. The cost is determined by the location, building costs and provision of land through philanthropy or council (most likely through a peppercorn lease). The outcome is five older women housed securely with aging in place providing friendship, support and low-cost ongoing living for as long as they choose to stay there. The exit strategy preserves their capital with the purchase price returned + CPI - cost of refurbishment. This ensures the ongoing affordability factor for the next resident. It also ensures that the older residents of the community remain in their community near family and friends, gives them opportunity to continue to participate in the community and releases their rental or home ownership to allow others to move into their previous accommodation. Sharing with Friends is about to build its first co-housing residence in Brisbane in Darra and has the residents ready to move in. We are also negotiating with Gladstone Regional Council as our first regional area who are keen to have Sharing with Friends and are providing at least one block of land most likely through a peppercorn lease. This is only one example of how smaller housing could assist with an affordable housing supply. More information: www.sharingwithfriends.org		25-34	I think the issue stems from rental prices being too high and the cost of subdivision being too high.	No	65+	I would require some cost comparisons and information as to if this would allow several homes on current minimum size blocks or smaller blocks for one small home. Cost factor and affordability important. Dependant on a large area of small homes or scattered across region. There would be a need for access to transport and services. Also employment available	
	45-54	It would allow the younger generation a more affordable opportunity to get into the housing market as well as offer more attractive options for people willing to move to Warwick for employment. There are plenty of jobs but not enough housing to make it a viable move for skilled workers.		45-54	I've been trying to get trades to complete maintenance and minor renovation on an existing property in Warwick and am currently unable to do so, I'm not sure why small homes would be any different.	No	35-44	yes and no. The quality of small house it what i worry about. are these small homes on wheels, will they be fixed.	
	65+	I believe it would be especially helpful with regard to affordability for couples and small families that have been severely affected by draconian Covid measures and the rising cost of living.		55-64	Land needs to become more available. Council needs to cut cost of getting homes built and the cost of living in the area.	No	55-64	Not in smaller towns. Better in Warwick which is better able to absorb them	
	55-64	Better utilization of space and for single people it makes sense to only have the room you need		55-64	This is giving council the opportunity to bring in more rates. How is it helping people? Are you allowing smaller lots?			What would be the difference.. between a tiny home on a block of land...? and a block of tiny units on a block of land...?	
	65+	I'm 68 years old I m baying lot 15 Donald street leyburn I can only effort a shed to put on the vacant block if the council was to allow 20 square metres I could have a tiny house on it at the moment I'm slipping in my car		45-54	Tiny homes supplied typically have wheels and are mobile therefore are classified as a trailer/caravan, This enables the builder of the tiny home to "avoid" most of the building code for class 1 housing. There is different requirements between a tiny house and a class 1 house. Caravans are not as controlled or as regulated as Class 1 Housing. If the tiny home is essentially a demountable that is to be placed on stumps or slab, regardless of size, this should be assessed to the standard of a Class 1. This also is a safety concern regarding the welfare of the occupants living in un-controlled construction of tiny homes. I believe that Tiny Homes are a temporary solution, not "the solution". The intent to have these buildings as class 1 need to still comply with most of the standards for class 1 (E.g Smoke Alarms etc). Tiny Homes should be assessed as a temporary solution, an approval for a tiny home could be issued that warrants the permit to use the tiny home for 2years for example while waiting for a house to be constructed or made available to rent. If the tiny home is to become a standard that is allowed, I believe there has to be some planning requirement regarding positioning of the building on the block. The Building should be positioned in a way to allow future construction of a home if possible. Septic Systems are to be designed at a minimum to allow for future house connections etc. Tiny homes are more viable for people needing a place to live with the housing shortage. Obviously the people living in the tiny home will save money over paying rent. But there is a difference between a class 1 cabin/studio and a caravan that looks like a house. But without careful consideration you are going to create some potential issues. Some of these include: - Everyone looking at this as a permanent solution into affordable living instead of a temporary solution. - Families Spending Savings or getting 100k+ loans for a Tiny Home thinking it will be a suitable home longterm. Because it is not as regulated or controlled, the building potentially doesn't last 2yrs and they don't have a place to live and still hold a debt or have ongoing costs of maintenance. - People not being able to get there returns on the sale of the property as the positioning of the building has ruined the viability for building "the Main house". - Developers making blocks smaller to suit tiny homes / cabins - Banks still may not lend 100% to a young family because the tiny home is something that doesn't value up with comparative sale. - Starts a slippery slope with un-regulated living. Non-Conforming products used in construction. Possible deaths from people living in non-compliant class 1 buildings. Un-licenced extensions or attachments to tiny homes as they make it a permanent solution. - Opening up to another "Childers Back packer fire" with multiple tiny home/caravans on the one lot being rented out with buildings non-conforming.	No	55-64	I do agree with mobile tiny homes in the backyard of an existing home if block is large enough and with Council permission. For stand alone permanent homes I think 35 sq metres is small enough for a detached dwelling. Providing housing under a cooperative model with studio style living units set in a complex with shared facilities like play areas, laundries and outdoor drying spaces and larger spaces for community gatherings would help.	
	55-64	Tiny homes are not like caravans. They are generally visually pleasing, functional, efficient, stand-alone housing alternatives for a changing world. Designs for these structures are generally very exciting & clever, and will greatly relieve the housing stress which is not going to disappear soon, if ever... I thoroughly approve of their introduction, particularly as part of a dual occupancy on one block. Standards & guidelines, in terms of visuals & functionality, will need to be established however... well done thinking about this alternative.		35-44	Small or tiny homes still need qualified trades persons to build these, there are already issues getting people to build homes, there are also issues with material supplies. The cost of homes has now also increased due to increased legislative requirements for energy efficiency and livability new homes are expensive no matter the size of the home.	No	65+	Tiny homes only work if those who reside in them are compatible. Living in close quarters can increase already existing tensions and tiny homes will not allow individuals to go to a separate area if altercations occur.	
	45-54	This will allow multi generations to live together, but you will need a limit of how many tiny homes to a block of land.		45-54	no way u can have a quality of life in that area and provide the essential mandatory services....	No	55-64	Where people could put them in Warwick or rural areas and on what size blocks of land would need to be identified first	
	55-64	Building costs have totally blown out so people with a minimum wage will never be able to afford their own home. This makes it possible.		65+	Short term solution	No	55-64	Where people could put them in Warwick or rural areas and on what size blocks of land would need to be identified first	
	45-54	The cost of materials and labour is so high, that allowing tiny homes, which come ready made, will enable many young people and single individuals to afford a home, when currently they are in less than ideal circumstances.		45-54	35sq Mt is a sensible size	No	55-64	Tiny houses should only be permitted on very small lots otherwise they waste land. Tiny houses have no space for storage and the storage is then usually beneath which is untidy and a fire hazard. Tiny houses still have to comply with the National Construction Code which is difficult with the new requirements when below 35m2. Tiny houses also have an amenity and aesthetics issue when not appropriately located.	
				55-64		No	55-64		

Item 15.2 Minimum Dwelling House Size and Amenity and Aesthetics Referral
Attachment 1: Small House Survey Results Data - Question 1

	65+	Housing shortage, rising costs and environmental impacts make smaller houses important. There are many good ideas and information on living in smaller spaces.		18-24	Small houses will just exacerbate the supposed problem of a housing shortage. The housing size does not matter if the lot sizes remain the same	Yes	65+	Undecided. A small house may be useful in some places eg as a dual dwelling on a large block close to facilities but of little practical value if placed in an isolated position with few facilities. However, either situation may be preferred depending on the person/s living there and their needs.
	45-54	It's a cheaper alternative for people entering or exiting the housing market		45-54	In Maryvale it won't make difference as a lot are living below a tiny home and won't even consider it!			
	35-44	Small houses should not be allowed to be built randomly. The allocation of a tiny housing estate would allow for the building of tiny houses in an organised way.		35-44	Family's ate growing in the southern downs, blocks are getting smaller as cheaper and eliminating larger family's options to move to maryvale, hence why when buying, there is nothing our size to continue our hobby farm so would need to move out of the southern downs. area			
	45-54	There is too large of a demand for housing in this area for it to ever be met. Allowing people to live in tiny homes will definitely ease some of this excess demand. If council is planning on building some for people to rent, I wholly support this idea. Currently not only are there too few rentals available to meet the demand, but those that are available are often too expensive for many people to be able to afford. Providing smaller housing with a smaller rental cost is a win win for our community.		45-54	smaller homes are not he solutions, there are lands that are held by developers and are not being released to ease the pressure. we have more land and do not want to live like Japan in crowded homes. smaller homes will not encourage population growth.			
	25-34	Yes it will, I currently have to rent a 3 bedroom home as it was the only property available when I was applying for rentals, I live alone. This takes away a home for a family. The rent I pay is near as much as mortgage repayments would be on a tiny home for myself. A home that would be mine.		65+	To allow numerous tiny homes will result in the development of "slum" sectors with no open space in yards for children who are resident in the tiny homes to have no where to go except on the streets, run rampant through the town area, etc. Will lead to social problems, youth and other crime. Will destroy the amenity of the Southern Downs, and its community respect. Maybe some tiny homes in caravan parks but only for short term and farm worker stay.... or as a granny flat			
	45-54	Faster to build and supply. More affordable. More environmentally friendly. Providing build and insulation quality is sufficient, a tiny home is far better than no home. Increasing potential for minor population growth in the region can only benefit local businesses.		35-44	I still think the prices of these places will be unaffordable for the people who can't afford it.			
	25-34	Affordable housing options for people who are unable to afford a full house		45-54	Housing crisis in federally driven			
	55-64	a lot of people are very happy with small /tiny houses and they fulfill a big gap in housing for small families or single people needing housing		55-64	infrastructure costs don't differ much regardless of the size of the home; deregulation without adequate controls may lead to "slum lords" putting tiny homes in locations where it becomes unhealthy and or unsafe for its residents or overcrowding and this impacts surrounding neighbours amenity, safety, peace and comfort. There are significant bushfire safety hazards if tiny homes are tucked away in rural remote locations; it will be impossible to manage sewerage waste and other things that impact waterways and emergency access like fire ambulance and police			
	55-64	From experience as a landlord in Warwick I can definitely say without doubt tiny homes would make a big difference. The possible tenants I turn away 90% say they would stay in a tiny home. More comfortable than caravan. Good size kitchen, bathroom and suitable for up to 2 people. Like having their own private place. Tiny homes are versatile in that they could be located where the greatest need is. I town on a reasonable size block or placed on rural land near to workers. Even in caravan parks with all the amenities.		55-64	We are a spacious area of Australia, with plenty of suitable land for housing if it is made available. There is no need for people to be squeezed together creating ghettos. Open up land and give people back yards to grow plants and have outdoor activities, no just inside looking at screens. Thank you.			
	25-34	Increase availability and affordability - becoming more and more popular as the only option to afford a home.		35-44	It won't help as still need land in the town centre. Affordable houses need to be near centre of town for access to amenities. Infrastructure such as power, sewage and water needs to be accounted for still. Perhaps more units or duplex's is a better option.			
	45-54	Basic housing is a human right and all people should have access to safe and affordable housing.		25-34	It'll only promote high density housing			
	65+	It is time to expand the concept of "homes" to one of affordability and access for employment.		55-64	I think this will under pin a subculture of housing and create an environment that would be harmful to our region.			
	45-54	Affordable housing is key, but also giving people the opportunity to live in a smaller home, freeing up larger homes for families is also a great idea		65+	I don't know how much a small house costs to build, but I think that it could still turn out quite pricey as you still need all the usual inclusions, which I don't think the majority of people want to miss out on.			
	55-64	It will allow current property holders to build a tiny house in the yard for prospective tenants, also possible for elderly to downsize and to be off grid.		25-34	No, it will create welfare and crime issues for people in low socioeconomic conditions. There is no affordable intercity public transportation. Therefore tiny homes are better suited to larger cities. Housing crisis is not a new term, and is a cycle. Immigration is too high and grants and tax concessions are problematic along with foreign investment policy settings.			
	45-54	Creating reasonable acceptable outcomes that elevates triggers for planning will provide and easy push of housing on certain types of blocks that can accommodate additional intensity without significant amenity impacts on adjacent properties.		65+	Under 35sq mths is not a healthy living space. It would encourage small sheds and caravans to be added as additional living space. This will end up looking messy			
	65+	Due to cost of living, cost of rentals and land costs		35-44	I don't think the current cost of housing reflects a real value; it's speculative and is where it is because of its role in the economy. People with above average wealth can own more property than they need, and use it to leverage an income from someone with not quite enough money to buy, but enough money to rent. Unless tiny homes were subject to financial controls that limited their value as a financial tool, the market will just adjust to take the same percentage of income from potential residents as it does now, they'll just get less for their money.			
	35-44	utilising the land on large existing blocks to provide much needed accommodation in the crisis is a great idea		35-44	The recurring housing challenges perceived as a crisis stem from systematic failures in federal and state policies, repeating every 15-20 years. Tiny homes present demographic challenges, exemplified by Augusta Close in Warwick. Consultation with QPS underscores the issues faced in densely populated areas, evident in high emergency call rates. Tiny homes are not a viable solution. Quality developments like Sovereign Downs near Homestead Road demonstrate that subdividing standard-size blocks can be both feasible and profitable.			
	25-34	People are struggling to afford to buy homes so given the opportunity, people can buy a tiny home and be able to have it on someone else's land		55-64	Generate slums of the future This experiment has failed before, there is a clear history of this.			
	25-34	It may allow families to have the room to house their parents/grandparents comfortably.		25-34	It still requires land for it to be built on.			
	25-34	Everyone should have the opportunity to own a home. If they so wish, and with the housing market way out of reach for many, along with the steep rise in cost of living, and flooded rental market leaving many families unable to get a home, the homeless numbers are rapidly rising. No one should ever have to go without basic needs of shelter, food and fresh water. Tiny homes fill a need our community desperately needs. It should also not be up to the council on what kind of house a family wishes to live in, as long as it meets national building codes, there should be no other limitations on owning a tiny home.		65+	The move to small homes leads to a compact living which goes against the reason to live in the southern downs, the units which are here are compact already.			
	45-54	Increased Housing Supply: Efficient Land Use: Tiny homes can be built on smaller plots of land, making it possible to maximise the use of available land without requiring extensive new developments. Quick Construction: Tiny homes typically have shorter construction times compared to traditional homes, allowing for a faster increase in the housing supply. Affordability: Lower Construction Costs: Building a tiny home is generally less expensive than constructing a traditional home due to reduced material and labor costs. Reduced Living Expenses: Tiny homes often come with lower utility costs and maintenance expenses, making them more affordable for residents over the long term. Sustainability: Environmental Benefits: Tiny homes usually have a smaller environmental footprint, promoting sustainable living practices which can be attractive to environmentally conscious buyers. Energy Efficiency: Many tiny homes are designed with energy efficiency in mind, further reducing costs for homeowners and lessening the strain on local resources. Flexibility: Variety of Uses: Tiny homes can serve various purposes, from primary residences to secondary dwellings for extended family members, rental units, or even emergency housing. Adaptability: They can be placed in diverse settings, from urban infill lots to rural areas, providing flexible housing options that can meet different community needs. Community and Economic Benefits: Revitalizing Areas: Introducing tiny homes can rejuvenate underutilized or blighted areas, creating vibrant communities and stimulating local economies. Supporting Local Businesses: The construction and maintenance of tiny homes can boost local businesses and provide employment opportunities.		45-54	The current housing crisis has arisen from the Wind Farm. It should be a condition from planning that an operation such as this should have supplied appropriate housing for the town to accommodate the contractors it requires. Allowing tiny homes won't provide this solution, and will only drive down property prices while increasing rental costs for those who can least afford to pay rent.			
	65+	Older, single women and men need one bedroom, a lounge, kitchen and bathroom. Too many big houses in Australia.		45-54	We need housing options for those starting out, first byers, then places where they can progress with a family, grow with a family and then move to something more suitable. A tiny house is not a long term home.			
	35-44	We have a wide variety of residents in the Southern Downs, with lots of young singles or couples moving to our area for work (including local teachers). We need more options for these residents who may not desire the traditional expansive residences that Warwick generally provides.		45-54	Short term maybe but this isn't a long term solution. We have an abundance of available land & this sort of development will only lead to further socio economic issues. SDRC is not the new Ipswich.			

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65+	We are living in a caravan at the moment and my husband has mobility issues. A tiny home would be a great solution
55-64	Allows more affordable options and increases the number of available rentals or owner occupancy.
65+	Many older people are looking to downsize, especially the singles. Smaller residences mean less work and upkeep for them, will be more affordable for them and provide more places for this at risk group to live.
45-54	Allowing small or tiny homes in the Southern Downs region could indeed help address the housing crisis in terms of both supply and affordability. Here are several ways this could be beneficial: 1. Increased Housing Supply Land Utilisation: Tiny homes can be placed on smaller plots of land, which may not be suitable for larger traditional homes. This allows for the utilisation of underused or vacant lands. Development Speed: Tiny homes can be constructed faster than traditional homes, thus quickly increasing the housing supply. 2. Affordability Lower Construction Costs: Tiny homes typically require fewer materials and less labour, reducing construction costs significantly. Reduced Living Costs: The smaller size translates to lower utility bills and maintenance costs, making them more affordable to live in. Accessibility: By lowering the entry cost to home ownership or rental, tiny homes can make housing more accessible to a broader segment of the population, including lower-income families, single individuals, and retirees. 3. Sustainability Environmental Impact: Tiny homes often have a smaller environmental footprint, both in terms of construction and ongoing energy use. This aligns with sustainable development goals and may appeal to eco-conscious residents. Efficient Resource Use: The efficient use of resources in building and maintaining tiny homes can contribute to broader sustainability initiatives within the region. 4. Flexibility and Mobility Versatility: Tiny homes can be either permanent structures or mobile, offering flexibility for different housing needs and preferences. Temporary Solutions: They can serve as temporary housing solutions for displaced residents or transient workers, addressing immediate housing shortages. 5. Community and Social Benefits Innovative Housing Solutions: Embracing tiny homes can foster innovative housing solutions and community designs, potentially leading to the development of more cohesive and supportive neighbourhoods. Diverse Housing Options: Providing a variety of housing options can cater to different demographic groups, promoting inclusivity and diversity within the community.
65+	Senior residents (especially women) require special consideration. Rental properties are scarce and the rental costs continue to rise.
65+	Any size house is better than sleeping in your car or under the bridge
55-64	Why are councils denying affordable housing. Add it and let people connect to services that are willing to pay for it. Denying people only makes them NOT tell council what they are doing.
55-64	Makes the options wider and smaller houses means better affordability.
65+	As a retiree, I feel small homes would suit the aged as well as freeing up money to help with the cost of living.
45-54	Tiny homes work within small budgets. Yes I think they would be advantageous.
45-54	Make housing and land more affordable
45-54	I think we still need a minimum size limit so that the blocks of land they are built on are of sufficient size to accommodate a pet, vehicle parking, septic where required, and to ensure existing neighbourhoods are not impacted by a large influx of crowded land.
35-44	Having children over 18 years but cant afford to rent with the prices but have land for a tiny house on Parents property makes sense. The situation of also looking after our parents that need help.
65+	I think it is necessary, to help people in the lower income bracket to get into their own housing. And in my case, being older, to have a small home would be amazing!!
45-54	For families that cannot afford a large home or have family members that are homeless they could put extra family in a tiny home in the backyard.
55-64	If tiny homes are to be allowed for general / permanent residence there needs to be good control of land size per home. We don't want a standard house block with multiple tiny homes crammed onto it. Also need to make sure that people don't take advantage of the scenario & build multiple tiny homes on small blocks & then advertise them for short term / holiday rental.
45-54	Cheaper housing options for all. Increase potential lower rent properties. Allow extended family to support each other.
35-44	If you think about the basic needs of living creatures, shelter food and water, it puts things into perspective. As an early morning walker/runner I've lost count how many times I've seen a car parked with people and their lifelong belongings in the back seat. A whole family with a Ute and trailer with bunk beds made so they could sleep in the trailer, I mean this was a real eye opener for me.
55-64	Living in a low socioeconomic area, increasing population and rising development costs require outside of box approach thinking for a progressive community.
55-64	Makes it affordable for people to buy land and have somewhere to live
35-44	Affordable housing options need to be made a priority in our region. The current housing crisis is frankly inhumane with so many people including elderly and those with young families unable to find appropriate shelter. Shelter and Safety are the two most basic human needs on Maslow's hierarchy, and it is sad that these needs are not being met in a society such as ours.
55-64	Tiny houses if constructed appropriately can achieve greater density of housing on smaller land allotment similar to retirement villages.
45-54	There are more and more manufacturers of tiny homes and modular companies completing small homes. The increased competition and need will provide a more affordable outcome for housing in the region. The speed at which these homes can be built and the fact they are built offsite means quick delivery with minimal on site works.
65+	Many older people no longer require 4 or 5 bedrooms we would be happy with two or even one
45-54	The Southern Downs region has one of the toughest rental and housing crisis within Australia. Many people post covid have made a lifestyle change and moved to the country. Availability of rental homes are low. Being local does not secure you a home. We ourselves were out of a home and displaced for over 6 months, rental prices have rapidly increased and are extremely high compared to a year ago. We need to have tiny homes and small homes available for everyone. We should not be forcing people into homelessness and into living in cars and the likes. I have seen the tents popping up and people being forced to live in cars. Their needs and basic human rights are not being met. Limited if any access toilets, showers, cooking facilities and health needs.
45-54	Many people and families are sharing housing just to make ends meet
65+	I agree but encourage these homes to be built as part of a whole solution to housing affordability. Please do not build them all in one place as this runs the risk of class division and discrimination within the shire. They need to be integrated into new housing developments as well as existing homes on land that can be subdivided.
55-64	There are many older single people here who rent but would like to buy. These small houses would give us the opportunity to own a place without the huge price for a 3 bedroom house. I would love a small, single bedroom house for myself

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35-44	Yes, there is a huge issue with availability and affordability at the moment and not everyone needs a 4 bedroom brick and tile home. Also would allow for recreational secondary dwellings in remote sites.
45-54	Availability of housing, no matter size, is crucial to keep people in this area.
65+	It follows that houses with a smaller footprint will cost less and consequently improve accessibility. In addition the shortage of builders and the lack of confidence in the housing construction market together with the presence of variable construction costs makes the tiny homes and the like a more financially predictable option. There are other challenges though in terms of what constitutes a house and whether the components need to be contiguous.
55-64	Smaller = more affordable, more dwellings on blocks.
65+	More people living and working in this district is a good thing. Allowing small dwellings on private land will help this.
55-64	People are happy to live in a smaller place, tiny homes, caravans long-term, especially elderly ... To help family in this time with housing crisis and affordability ... To live somewhere safe.
25-34	The need for more housing is insane in our community and not all people need nor want a 4 bedroom full house or can afford it. This would be a great solution for singles, couples, small families and workers coming to town.
65+	Lower cost to buy and also to invest as a rental property. Also needs a smaller footprint
35-44	Residents and locals are being priced out of the market. We run a shed company in Warwick - Titan Garages and Sheds - and we have been inundated with customers wanting to build Titan Tiny Homes and Titan Houses as they cannot afford a \$500,000 build for a new home (and that's just the build, not the land). A small percentage of residents are in the high income bracket, but a small region with limited professional roles, doesn't provide the high incomes like larger cities, therefore the dream of owning a new home is being lost to local residents.
65+	It is not necessary to have a large extravagant dwelling. Maybe certain locations would be inappropriate.
65+	People may be able to afford a small house in an existing property to house a family member including elderly parents to free up housing for larger families
65+	I think it might help in lots of way including families wanting to look after the young or elderly relatives allowing them to have their own space.
45-54	We need to look at new ways to house our population, the price of building new housing is exorbitant and unaffordable for most people at the moment.
55-64	The cost of living pressures are pushing the cost of housing to levels most people cant afford now days, especially the young, small homes would be perfect solution to the housing crisis,
65+	It can provide affordable and safe housing which everyone should access to.
55-64	It has the potential to create more affordable housing but will come at a cost to the regional space that is currently valued.
55-64	Yes absolutely because of the affordability
65+	It gives people the opportunity to buy something they can afford. It will also alleviate the shortages of labour and materials which are both in short supply. It will help to get people back into homes instead of living in tents. Council should also look at letting small dwellings being put on existing properties so that family members can live on their parents property and assist their elderly parents, thus relieving a shortfall in Aged Care Facilities.
55-64	Makes housing more affordable easy to build
45-54	responsible planned small/tiny homes are ok though ensure not to devalue the surrounding residence
18-24	It is important to give young people and even people of mature age that still do not own a house hope and a practical goal to work towards in order to further themselves and get ahead.
45-54	To be able to afford a home in this region has been taken from us. The prices of houses are too high. A tiny home is all that we need.
35-44	Tiny homes are more affordable Tiny homes requires less construction time Tiny homes can fit in small spaces, otherwise not useable
65+	Elders in our Community will have the option to erect a small home on the land owned by relatives. This will free up the original home for sale and allow aged parents to be closer to family members.
25-34	Everyone deserves a home no matter the circumstances.
35-44	Affordability is a major factor. Building a smaller quality home is the future
35-44	Having smaller dwellings allows for less costs especially when the dwelling may only house 1 or 2 people. It can also allow older people to stay independent longer but still be around family. This allows retirement homes to have fewer wait lists and lighten the strain on accommodation requirements.
45-54	There is a national housing crisis at the moment and allowing small homes as the primary residence will enable people to afford their own home to save them their rental costs and ease the pressure on availability of rental properties. This, in turn, will help to ease the cost of living for many people. Tiny home owners can always do a material change of use later on to nominate the tiny home as a granny flat or secondary dwelling if they want to build a larger home in front of the tiny home when they can afford it in the future. Allowing a 'tiny home' to be the primary residence in the first instance just means land covenants would have to be more lenient and it would encourage land sales that otherwise might be dropped because home buyers can't afford a larger home as well as the land up front.
55-64	I said yes but we need to be assured the products will be quality dwellings.
35-44	Cheaper more affordable living for those who are out of reach to enter the current over priced housing market
65+	They are relatively cheap Can be quickly sited excluding services if not readily available if on wheels can be easily transported to an alternate site
45-54	Yes tiny homes are a much more affordable option, particularly if allowed for family members on private property. The area is experiencing a major rental affordability issue. Also the price of purchasing property has become out of reach for many.
25-34	Small homes are a great way for land owners to offer affordable accommodation options whilst also subsidising their own cost of living
55-64	Anyone should be able to live in a house suiting their needs. If they are happy with less than 35 square metres the Council should approve it.
25-34	With the insane cost of rentals, most single/older people living on their own are struggling and/or homeless. They should be able to have a smaller space of their own that they can afford. Most people do not prefer to room share or house share and should not have to in order to survive.
35-44	Some people have ample space on their properties to accommodate tiny homes without notably impacting neighbours. It will contribute to the reduction in crime and anti social behavior by allowing some of those disadvantaged by the crisis to find it easier to have a home to live in.
55-64	*affordable, living with less is important for some people, more energy efficient, easier to maintain and lower expenses.
45-54	I just built one next to my house for my parents as it was so expensive and hard to find a rental for them. It stopped me worrying about them
55-64	The current housing crisis sees so many people homeless and/or living in sub standard alternatives
55-64	More supply of homes depending on land availability and the allowance for multiple dwellings on one parcel of land.

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55-64	It is extremely difficult to organise to build in SDRC and the cost is often prohibitive, tiny homes fill a need in the community
65+	Absolutely yes, for elderly people are finding just living and making it hard to survive
55-64	People need homes. If they can live in licensed caravan parks etc in tents, caravans & buses why is a tiny house too small.. as long as they are compliant to council regulations regarding sanitary provisions on their land it should be allowed
55-64	Cheaper to build easy to maintain especially for us elderly
45-54	Due to the current living costs of today and housing market yes I do believe it will help greatly
65+	People will be able to build houses that they can afford
25-34	They're financially more affordable, often quicker to make liveable.
55-64	Affordability yes for sure. Supply will depend on the cost of transport to have the tiny homes delivered to our area. If a supplier could set up here that would be even better. Westfield homes are here yes but the prices are generally out of reach for many residents looking for the affordability of a tiny home.
45-54	Absolutely and I am one of many on rural acreage that would love to lease small plots to tiny home owners
55-64	If every landowner had a small or tiny home on their block / acreage, we would still maintain land for native animals and farming, without destroying any more infrastructure or sustainability
55-64	I think it's important to make it easier on families who can't buy in this current house price market. A smaller dwelling will make it affordable for a lot of families
55-64	We require more Housing. Needs to be allowed / approved under strict compliance as does our building code currently.
35-44	Definitely. It is a credit to the council to consider people to live with dignity and autonomy to allow more affordable housing options during a prolonged supply crisis. Tiny homes can be quick to market in terms of build and sustainable, as they can be resold
45-54	Yes as the may be able to help assist family members to build a tiny home on affordable block of land
45-54	Costs of housing
65+	It enables someone who has the space to put another dwelling on their property for someone who isn't as lucky.
45-54	As a recent home purchaser building in leyburn, it was very expensive for me as a first home buyer, due to the new 6star energy rating on new builds coming into effect in May this year. My home is not to the space I would have preferred, not enough money to be elevated. A tiny home would have been a hell of a lot cheaper, being a single parent paying off a loan. The homeless is horrendous. Single parent living in cars with their children is so un Australian. The laws need to change quickly. I think tiny homes and the like will allow people to have dignity and a bloody roof over their heads. Please consider this rule change it would be a great help for people to have their own home sooner and younger...
55-64	We are having to move back in with our adult children as our rentals are becoming too expensive and because of the ridiculous housing prices neither of us will be able to afford to enter the housing market we are not on big corporate wages but are health care workers two people in construction and one in food retail
25-34	Less unoccupied blocks
65+	Affordable
45-54	Affordable homes can be built by young families and retirees that are safe and liveable. The cost and placement of these homes is well within budgets of those who are not rich and keeps the homeowners dignity. Don't take this away from us please.
55-64	So many people and families cannot afford houses, renting or buying. By allowing small homes or tiny houses to be bought or built, would help a lot of people. Allowing these houses to be put on acreage, with or without existing houses already on them would help families to help their family members.
55-64	It will allow people to own a property without the large expense required now
35-44	It will allow for more people to have access to safe and secure accommodation instead of potential being homeless
45-54	To address the huge issue of affordability.
55-64	For many older people a small home is the answer. They are looking to downsize once their families are moving away and they are not interested in maintaining a large property. This will also help older single, women who are the fastest growing homeless population in Australia
55-64	Larger homes are way out of most people's possibility. Down sizing is the only way to afford to put a roof over your head. There is very little rental and is more expensive than a mortgage on a smaller home. We don't need large homes to have quality of life we do need a roof over our heads and it is actually a Human Right.
35-44	It would allow the region to access more options to support high rental costs and cost of living and allow others to access an income stream should they build or have access to build tiny homes on their property (within reason)
25-34	Greater flexibility in the application of housing available in short construction timeframes. As long as they meet building standards there should be no size restrictions in either direction
45-54	The homes should meet building code (wind rating and insulation). The homes should also be connected to approved toilet and waste water systems if not connected to town water and sewage.
45-54	Making homes affordable and enabling more dwellings in smaller spaces
25-34	Tiny homes are much more affordable for renters & owners alike, they can also be set up with stand alone solar & power storage systems to keep the cost of living down.
65+	I think you have to consider housing costs. Young people just can't afford regular housing
55-64	Sustainability. Financial affordability. Social and low cost housing options for disadvantaged. Thanks for getting your head out the sand. Time for 21st century thinking. No limits. Get ppl to the bush!!
45-54	Because it will give more affordable and potentially environmentally friendly options for housing and tourist accommodation. For example, for owners of land who do not currently have the revenue to build a larger home, tiny homes and the like give a means to affordably utilise their land for rental income and /or tourist accommodation. It also gives more flexibility to spend time on the property maintaining it and providing a means (accommodation and revenue) to help fund the construction of a larger, permanent dwelling. I think enabling tiny homes and other small structures is a no-brainer for assisting in the current housing and cost of living crisis and council should be commended for investigating these options. Also note, that many tiny homes on the market are far more aesthetically pleasing than cheap kit homes and the like that many might be forced to purchase due to the current restrictions and available budget.
25-34	There is potential to relieve the stress on housing by changing laws to allow flexible housing. Allowing tiny houses on wheels to park on certain properties could make owning a house affordable for more people.
65+	People that can't afford a bigger home will have the opportunity to get a small home and actually have a roof over their heads for a reasonable price
65+	For older people who just need a smaller home, are pensioners and can't afford to buy a normal home, small homes are perfect

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25-34	It helps give people a more affordable option to call home. They can also be transportable which SHOULD allow them to use on family members/friends property. More people having more affordable options when financially times a tough. Could also help free up rental market and stop driving up already ridiculous pricing.
45-54	Supply and affordability
55-64	The planning scheme doesn't allow for some larger properties to be subdivided, this could assist to address this issue
45-54	Affordability.
45-54	Yes I believe it will help take the pressure of having to build larger homes that are not required for small families
55-64	It will allow more efficient use of infrastructure and reduce the cost and time frames required for building.
65+	I think that people need a roof over their heads. A smaller, simpler, cheaper dwelling may help provide that.
65+	May be able to have multiple small house on a bigger block.
45-54	It will allow for affordable living spaces to be built.
35-44	So many people are struggling to find places to rent, as well as so many people are struggling to keep on top of their own mortgages. I would love to take the opportunity to have tiny homes on my property to help my own cost of living crisis as well as knowing I'm helping people get off the street and have the opportunity to have a home to themselves they can afford. It's a win win.
45-54	The future workforce of the area needs flexible housing design. Efficiently increasing the housing supply will make working in Stanthorpe a lot easier.
55-64	It suits the requirements of our ever increasing aging population
45-54	As rental are at ridiculous prices. Maybe small houses should be more affordable.
55-64	It will help older people, live close to family. It will help young people get their first home as prices have risen so much in Warwick
55-64	There needs to be rules put in place like if it is a block in a town built up street, it needs to be at the back of the block with nice landscaping. That also enables it to be a granny flat with a larger house build at front. Otherwise allow smaller lots
65+	No rentals, priced out of market and b&b's have taken over, large land room for tiny home for retirees with families
45-54	Yes definitely. It's a cost-effective way to provide multiple housing options in a smaller space.
35-44	Tiny houses should cost less to build simply on the basis of fewer materials and the associated decrease in labour costs. This should reduce entry barriers to the market, especially for low-income families, and increase their ability to meet repayments (of particular importance in a high interest rate environment). I understand that the houses are typically cheaper than apartments/units. It is not clear to me that they would improve supply (fewer suppliers than traditional homes, likely require house transport, would not improve lot availability if minimum lot sizes are not also decreased).
65+	I would prefer to see a cluster, of say five or six, in a given allotment. I believe this would help in the safety of the residents.
55-64	By having minimum requirements, council empowers people to provide for themselves. Many residents in SDRG area can not afford half a million dollars for a house, nor do they need a 4 bedroom home. Many people are happy to provide their own power, water, and waste facilities. Having a more relevant view on where smaller homes can be constructed will help people to take control of their lives.
55-64	Tiny homes can be fully built in a factory and quickly transport and setup on site. More people are moving to smaller homes, no need for the large family homes anymore.
65+	There are many people who own a block of land in Maryvale and can't afford to build a home as well as ware the cost of building a road to gain approval for a home. It is about time SDRG started to realise not everyone wants to live in a 3+ bedroom home and these Tiny Homes are more then a tin shed
45-54	Housing crisis demands it
45-54	Many pensioners and young people can not afford current rental values.
35-44	home owners on acreage could add additional housing easily for rent or for subdivision without worrying about all the builders going broke and problems with materials
35-44	Small housing is cheaper and quicker to build, opening up housing affordability for all ages, thus solving 90% of current housing problems. Most small houses are also ready to plug in and use, cutting costs there as well
65+	The smaller the better, small homes will use fewer resources, hopefully limit family sizes, (again the smaller the better), allow more people to be housed, small homes could be clustered to avoid irregular looking areas. Big lots could have an extra small home built on site.
55-64	Tiny homes can provide options in multiple locations.
35-44	It will help in terms of affordability and supply of the structures, due to labour costs and shortages.
65+	Two major reasons. 1. Elderly people like my partner and myself cannot afford to sell and buy a unit in Stanthorpe. If there was a way to be able to put a tiny home on our urban property and share the drive, we would be very happy with a tiny home. a family could then use our 3 bedroom house. 2. I volunteer for a Stanthorpe no-for-profit that employs over 70 locals. One of our major problems is the lack of available housing for potential young employees who would like to move to the district. If there was the availability of tiny houses on small areas of land it could help relieve the current shortage of housing
45-54	Speed of construction and prefabrication addresses building workforce shortages
45-54	Affordability is extremely important as is housing security especially for single woman over 50. It's also a great option for all people.
55-64	People should be able to choose the size of home they require. But it must have its own Water supply, Sewage system, not to rely on an old system we have out here in Stanthorpe. Also we do not have enough water to help our community when in drought, so should not have anymore housing until this is addressed
55-64	No size limit, should be imposed; however, it should be self sufficient for living. Ideally it should be off grid, with appropriate building regs for off grid plumbing, sewerage, electrical etc, so as not to add to increased shire infrastructure. Home owner is responsible for compliance of building regs. Ideally would only built on properties of a minimum of 5 ha so that rural septic systems are appropriate, and if multiple are built, even if they built close to each other, the overall property size has at least 5ha for each tiny house. Permits should be relaxed as possible to allow for basic owner builder tiny houses.
65+	At the moment people who are homeless have great difficulty find a y accommodation. If and also if there were smaller homes it would enable lower income families to be able to purchase
35-44	Council should assess every application based on the BCA. Why is there currently a minimum size?
45-54	Small or tiny homes could provide another alternative for 1 and 2 person households. I believe they would be beneficial for downsizers and singles and couples on lower incomes. Aesthetically, small homes look much better than a caravan parked on a block of land.
35-44	Encourage those with smaller budgets to build where it wasn't previously possible
35-44	A good quality tiny house can be built better, for far less. With an aging population, it also allows for families to provide a quality space for their aging parents without discrimination. Tiny homes are also generally more sustainably built, with less environmental impact, including the ability to run off-grid.

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35-44	Affordability, mobility, freedom,
45-54	Housing affordability - Costs of a smaller home is less and is more affordable for single income individuals and limited income couples or families
35-44	Rental prices are too expensive and a tiny home is better than living on the street.
55-64	Because they will be less expensive to build, and presumably cheaper to rent.
55-64	Access to housing for people of all ages has become a critical need. Flexibility with allowing tiny homes would help alleviate homelessness and improve wellbeing and security for our community. Having a home is essential for survival!
65+	Some people would be more than happy (or even prefer) to live in a small house. Some of the elderly, the young, single people. Affordability is a big factor.
25-34	Tiny homes may be more affordable and attractive for people in our rural region
55-64	It would provide people with a place to call their own. They would have to be affordable and close to town and have everything that typical home has.
55-64	Tiny Homes are a way for people with limited funds to have a place where they own the home if not land. It is particularly important for people who have left relationships in their 50s without a home.
65+	Tiny homes are a good idea for single or couples. However, they should not all be put in the one location but spread through out the shire. E.g. - say 6 to 8 on a block but not 20 to 30 all together.
65+	a) will increase the rental stock available b) size of home restricts the cost of rent to potentially an amount that is more affordable
65+	affordable small housing could encourage people to downsize and make larger homes available for families
55-64	It's basic common sense to allow smaller homes. With an aging population, cost of living, lack of supply and affordability we need to accommodate all sectors of society.
55-64	Affordability and personal preferences. Not everyone wants to live in a big space these days. Council needs to open their thinking. Tiny space living is alive and well, a viable option for many.
55-64	If prefab, faster construction and usability times. Screening for ownership is a must to avoid corporate and foreign owners - to maintain affordability.
55-64	Yes, but... I think it is important if small or tiny homes are allowed there are minimum requirements that must be met by those structures to ensure quality construction and to avoid a 'shanty town' type feel to the region.
45-54	Family structures have changed, not everyone has 4 kids; and many people remain single persons households. many older people also wish to downsize but dread the idea of a 'retirement village' with its horrible design and smell of death. High quality smaller houses without hi-rise designs are an easy way to capture this.
25-34	Because allowing the community to build tiny homes is better than them being homeless. Realistically opening up the type of homes you can construct should also bring more people to the region.
65+	Small homes are more affordable to build
55-64	Planning approvals for small dwellings need to be much simpler and minimum lot size for an additional dwelling reviewed.
65+	Many people only want a small home. Small homes are more affordable to more people.
25-34	More homes would be a massive help as a whole. Would also allow property owners to subdivide and make money from their land, while also utilising space for further homes.
35-44	There are people living in tents, cars, or being forced out of the region. I was at one point afraid of homelessness or having to share a bedroom with my daughter at my parents' house. There simply is not enough housing in the region and rent's are too expensive since the wind farm came.
45-54	Absolutely it will help. Small and tiny homes have been repeatedly demonstrated to be affordable - how can they not be, when they use so much less materials and resources? They also offer the ability to potentially place more than one dwelling on a standard block, offering further opportunities for sharing expenses and reducing cost of living.
45-54	I think the opportunity may exist for like minded people to pool their finances and live in shared common areas. Shared land ownership with small buildings would be great for older people, single parents or people who for whatever reason live on their own with limited, but potential finances to invest.
45-54	Smaller houses are more sustainable and cost less to build and maintain. Tiny homes offer an already built option for a much smaller cost than building a house and with so many building companies going bust it's hard to trust your house will even get built.
45-54	Isn't it obvious why should the size of a house matter as long it follows safety and environmental guidelines. All you are doing but putting size restrictions on a dwelling is making it harder for the people.
35-44	More affordable housing would help alot of people.
65+	There is a lot of single older women who are becoming homeless. Small houses would be ideal. Also young people are finding it really difficult to afford housing so this could fill housing shortage. More affordable housing.
65+	There is a need for more affordable homes, townhouses, and units in rural areas.
55-64	When done well this can keep the cost of a home down and affordable for our singles of all ages - those starting out and those older in our community
55-64	Affordable housing is vital to ensure our service providers have somewhere to live, appropriately designed and located tiny homes would fill a need in this case and for other members of our community without the capacity to pay higher rents such as the elderly.
25-34	Allowing people with small households access to more appropriate, accessible, affordable and easy to maintain housing will allow for more eco friendly housing, more young people to afford homes, and more older people or empty nesters to maintain a property more suitable for them. Why force people to share rent or buy houses bigger and more expensive than they need when you could simply allow for smaller, more suitable houses to be bought or built?
55-64	Too expensive to build a big house when it's only for one person.
55-64	Would really help people out that don't have a lot of money.
55-64	Affordability - minimum size - two shipping containers.
55-64	I work in real estate as sales agent and the amount of local first home buyers who cannot get in this market & so many mature aged adults looking to buy a unit to live in, unfortunately they hardly exist. Regency Park is a wonderful retirement village but a 12 -18 mth waiting list. They have the land & need to build more beau it's there. We are loosing some quality elderly locals who cannot find accommodation here when they decide to downsize.
25-34	Greater number
25-34	People should have freedom to enter the market however they choose. Allow an individual to determine how small is too small (within building codes). You get generations need hope and motivation to keep productivity high.
65+	For example I have 2.5 acres of land and while not all of that land is suitable for building there is an area that could be used for erecting a smaller dwelling suitable for one or two people. When I applied to Council many years ago for permission to sub divide I was told that it was not permissible as it would create a precedent. That was then and this is now when we have a housing crisis. I am in my late 70's and would dearly love to stay in my own home for as long as possible however having such a large area of land to maintain is proving problematic and so for me the best solution is to be able to provide a block for someone to erect a small home.

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	65+	Too many red tape regulations in council
	35-44	Because it should be the individuals choice, especially if its a financial issue, why shouldnt a persons home be as they can afford.
	55-64	As these are, at the moment affordable structures. Size is suitable for many single ppl. Similar to caravan living.
	65+	Will accommodate small second homes on a large block and also allow first home owners to start off with something small with the option to expand if they want to as funds allow. Fastest growing demographic for house ownership is single people who often only require something small.
	55-64	We are on @ 50 acres surrounded by 2 acre or less properties subdivided in the 70s. We could provide low cost affordable housing options , keep in line with the existing properties (actually better) and provide ourselves with retirement income
	45-54	Single Mum would like to provide homes for her 4 children. To help with their independence and support the growth of the town, instead of all our young adults leaving for the city.
	65+	Young people/low income earners greater chance of living in own property; families living together; better use of available land.
	65+	There should be affordable options for those who are seeking permanent housing to suit their own needs.
	55-64	Because of the housing crisis
	55-64	Quicker and cheaper to build, increased availability, hopefully cheaper rents.
	25-34	It allows young people who can't afford a mortgage for a \$300k+ house to get out of the rent cycle. It allows pensioners and 50+ to downsize, leaving more family homes available for those who need them. It also creates jobs for all number of tradespeople to build the small homes.
	55-64	Only if properly regulated in terms of in which zoning, number of buildings permitted subject to land size, and number of overall occupants per lot.
	65+	Small houses ar better all around starting with the invaramen les production of material less the damage to ozone layer
	55-64	Affordability is the big issue, particularly for youth in the region and older residents who may be on a pension. Often, older residents are single so they do not need a lot of space and would actually prefer a smaller space with less maintenance, so a tiny home would be ideal.
	55-64	Tiny homes are much less costly, can be built faster and will give people on low incomes a chance to own a home. Also they would be a good option for low cost rentals.
	35-44	Because is a fast, reliable and affordable solution to traditional building
	55-64	yes it will help but big consideration has to be given to where they are allowed, for example I would allow one on a property that already has a house if the support infrastructure is avalabe and no overcrowding, also only for housing and not for rental
	55-64	Land size needed is less , costs are lower to build/buy ...
	65+	Smaller houses are much more cost effective, especially prefabricated ones They will be more affordable to people starting out as well as older people wishing to downsize The overall size of houses has been getting larger over the years with project home builders pushing people into believing they need these extra areas to have a successful lived in house that satisfies their living needs
	55-64	If this is approved then there must be an increase in services and policing to meet the increase in population.
	45-54	It's a no brainer. Planned well and supported by council small or tiny houses will be incredible.
	35-44	Southern Downs has an unnecessarily complicated approach to housing compared to nearby regions and the rest of the world in general. Housing availability needs to be a priority over the value of current houses, and especially low budget and starting home accommodation.
	45-54	More people to the region will only generate more capital for the region, increase services and bring business to the region, thus more employment
	35-44	Those with land should be able to provide homes for their family members that will never afford the one. Tiny homes are the answer
	35-44	Most of the time a tiny home is just an entry stepping stone for people into the property market. If Southern downs allows that here it will attract younger people to enter the market here, fall in love with the area then stay on- quite possibly building a permanent house- the tiny home becoming the guest bedroom/granny flat/teenage retreat etc.
	55-64	With the cost of living people can afford to build big house or pay high rents
	45-54	People can't afford to live in rentals, my family of 4 live in a bus for the last 7 years quite comfortably, I own my property and have dealt with waste water ect successfully
	35-44	Tiny homes, whether on wheels, semi permanent or permanent will help add more affordable living options for people in the district. With large house blocks in the region there is ample room to have tiny homes to aid in providing accommodation both for permanent residents and tourism to help relieve the lack of full time rentals that have turned into airbnbs.
	25-34	Land is limited and a lot of people can't afford to buy. Tiny homes provide additional, more economic accommodation options
	55-64	I have seen people on blocks of land living under tarps, caravans, shipping containers. Small homes would offer a more comfortable amenity both for the person living there, and also regarding external appearances.
	35-44	It will make it more affordable for people to become home owners and get put of the rental situation.
	35-44	A tiny home provides a roof over one's head, which should always be the priority. When carefully planned and managed, I don't see how there could be an issue
	45-54	I think tiny homes can definitely work, particularly when used as a granny flat alternative or where there are communal open space or recreation areas to ensure that people are not then impacted by isolation.
	25-34	Everything is getting expensive after Covid. It's an opportunity for our young generation to have an extra option to have their own home without worrying about a huge loan and high interest rate.
	45-54	Simply building smaller is more affordable. Labour, materials and ongoing heating / cooling costs. Our house is over 100 years old and large. It is very difficult to heat effectively and affordable.
	65+	Small houses (35sq.m) may suit people who are living alone - from any age group. But, if on their own, the rental or purchase price would need to be kept low.
	55-64	Approved tiny houses would add to the appeal of country living.
	55-64	The rule that you can stay in your own caravan on your end block even for 1 night is ludicrous. In such a big tourist area, to not even be able to host friends and relatives for even 1 night in their own caravan is outrageous.
	65+	Many young people will stay in the area if they can afford a house instead of moving away from the area
	45-54	Small homes are more affordable than large homes. Why can't a homeowner decide the minimum size of their house? More homes on large properties will ease the crisis. Simple maths.
	55-64	Boxes ticked- affordably and meeting the needs of what people want not telling them what council demands they have.
	45-54	Allowing a second smaller dwelling (granny flat type) on appropriately sized blocks of land could help housing for extended families etc.
	55-64	It would allow for more housing opportunities. The older generation would be able to downsize making more larger homes available to families.

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65+	Not everyone needs a large or even a standard size home. At present there's very little choice. Small or tiny homes have all the appropriate facilities but are simply more compact. Small and tiny homes can be prefabricated and moved to site and are ready for occupation much more quickly. Small and tiny homes are energy efficient - benefits to the consumer and the environment.
65+	bring down prices and have a house with lower operating costs
35-44	To help struggling people ie pensioners, single mums etc
65+	Up to people what they want.
45-54	I can't believe it's not already available!! Most OLD councils already allow tiny homes on properties. Given the current living crisis and ever increasing council rates this would be a good step in the right direction for council.
55-64	The tiny homes will create more housing but as for affordability the increase in cost to supply these homes will come due to an increased demand for that type of home
45-54	Sustainable housing for the future that benefits the environment and the hip pocket, reducing the impact of families living beyond their means.
65+	<p>The cost of buying a home in the Granite Belt has skyrocketed in the last three years and buying a house, or even renting one, is now out of the reach of so many - pensioners, those who have lost their jobs and are not up on the pension, those on low income, the homeless and climate refugees who have lost homes in natural disasters. While the cost of tiny homes has also risen, they are more affordable and if they were permitted, and more readily available, the prices would go down. They are also versatile, and even mobile</p> <p>In some places</p> <p>In the last three years since my husband passed, I've seen housing prices skyrocket, e.g. I've watched a \$200,000 house go up to \$400,000. I went to the Tiny Home Expo in Toowoomba and saw first-hand how attractive, versatile and comfortable a tiny home can be. The price of tiny home has also gone up over the last few years. However, if councils would permit the building of tiny homes, the uptake would mean their prices would become even more affordable. Rentals have also priced themselves out of the reach of people on low incomes or pension. Many people are struggling to afford any kind of basic housing, from one extreme, (the homeless and climate refugees who've lost their home to natural disasters), to retirees whose housing costs leave little of their pensions for other basic expenses. By allowing tiny homes in our community, there are many possibilities for their usefulness. Council could give some of its land to create council housing comprising a number of tiny homes to be sold or rented for more affordable prices, offering affordable housing for retirees and those on low incomes. Many people are looking at ways to share resources. Small houses and tiny homes could be the answer to a number of problems.</p> <p>"bedroom communities" have appeared, i.e. a property with a group of tiny homes for individuals with a communal building in the middle. A council estate with a selection of tiny homes would make affordable housing for retirees and those on low income. Those with landed properties, could give family members a place to live with a tiny home.</p>
55-64	Supply levels is not the issue, it is an affordability issue in my eyes and cost of living issue. We need more higher paying jobs for residents who live in our region. Rent levels are being driven by greater inflation and migration of persons for leisure and short-term infrastructure jobs.
65+	A house is just somewhere to shelter - not a state ment.
55-64	Increase housing supply at a lower price point
65+	I think Tiny Homes should be approved for some blocks around Stanthorpe where there existing dwellings on large blocks. Some of these large blocks are in excess of 1000sq. mtrs and there is ample room for a tiny home or even a 2 Bedroom Unit up the back. This could be a win/win for Stanthorpe. It would help to slow the demand for more land from developers. It's common sense.
45-54	I am a local real estate agent and I have had many enquiries about people wanting small homes or tiny homes
25-34	Suitable option for some people - enables people to get into a house sooner and more affordably.
65+	The fastest growing demographic of homeless people is single women over 50. They are unlikely to be looking for, or be able to afford, a family home with a yard, just a safe and manageable place to live. Additionally, homes vacated by people wanting to downsizing might free up family homes for those who need them.
35-44	I believe allowing small or tiny homes would greatly help with the Southern Downs housing crisis. I live on a 2500m ² block in the field of Warwick and had the idea to utilise un-used space; however, my concern would be additional rate costs. I could comfortably fit 4 tiny homes at 8m x 4m and have ample off street parking.
55-64	With the ever increasing cost of housing, tiny homes allow people to own their own space.
55-64	Yes helps the homeless and benefits the community schools, shops, employment
18-24	Cheap and simple. They also satisfy the gap in the market, including those people who are homeless and need a place to live
55-64	People may have land and do not have the money to build a normal size house on their block. Tiny houses are cheaper to build and to run. We have a cost of living crisis & low housing affordability, by allowing people to have this choice these two major things can be corrected.
65+	Not everyone wants, or can afford a family home at all stages of their lives. Tiny homes are an important and viable choice / option for many people at these times.
45-54	Any addition to housing stock will assist.
45-54	Currently SORC has made it almost impossible to develop anything, let alone housing. It is completely ridiculous to specify how large a dwelling should be, given the amount of single person households there are in the district. By allowing smaller homes to be built, there is an opportunity to free up 3 and 4 bed homes for families or young sharers, that bring so much vibrancy and job seekers to our community.
55-64	It would enable people to afford their own accommodation amidst this housing crisis, specially if they were allowed to put a tiny home that is off grid onto a friends property.
55-64	Small homes are much more efficient in terms of resources for creation as well as maintenance. They are essential for all communities to engage with.
55-64	More affordable, take up less space and use less resources. More people are wanting to live Off Grid and small homes cause less environmental destruction. Small home owners are less likely to bulldoze forestry.
65+	Houses now are to expensive. A small House would suit a lot of people on a tight budget. But be careful of the supplier and builder.
65+	There are many large blocks in towns and many (older?) people who don't want the task of maintaining a large area; and Alternately small houses could be put in large backyards and maybe even removed at some later stage.
55-64	Rental shortage
35-44	Many people in my age group will be able to afford a tiny home and have parent(s) relatives that would happily have them live on their own bit of land.
45-54	Allow for children to have studio room sized houses on properties
65+	It's really simple Warwick & Stanthorpe are tourists towns especially in winter but all year round. So don't do what the last Council did by making it very difficult for people to build in the Southern Downs. Whether it be for a Home or a 8 B & 8 the total lack of help in these projects are to be buffed.
65+	Tiny homes will be safer and more comfortable than living in a tent or under a bridge.
65+	Everyone should be able to access food, clothing and shelter. This project will enable quick and affordable response to the homeless.

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	35-44	Currently there are mature , older Single Males and Females who need affordable secure housing that they can afford. They aren't looking for a lot of space, just a functional smaller home they can easily maintain, live comfortable and most importantly afford
	35-44	You open up further opportunities for housing. I think that you could control case by case in planning but it certainly would / could change the landscape of how we house people. I would think prudent you consult banks and other external influences when making this decision however. It may be worthy to note that historically they will only lend to certain floor sizes too.
	65+	The accomodation crisis affects everyone.
	55-64	Cheaper and faster to build than a normal house. Cheaper to maintain.
	65+	My answer is very dependant on which demographic is homeless in the Southern Downs. I don't think a lot of young people would find a Tiny House adequate especially if it is single bedroom but it depends how desperate one is.
	55-64	Regulations need to change, in allowing smaller homes and tiny houses in our community. By relaxing current building applications guidelines to allow this in our region. We need to move forward, not stay in the same position.
	65+	Small homes obviously cost a lot less than large homes and are certainly a lot better for a person/family than being homeless
	45-54	In this time of crisis people don't have the funds to afford a traditional home a tiny home could help
	65+	Every month I receive enquiry from people who can no longer afford to rent or maintain homes in Brisbane and the Gold Coast. The price of housing in Killarney is now unaffordable to these people. I am at the present time working with the Tenterfield Council on affordable housing.
	65+	To allow all people opportunities to build affordable housing build their own home
	55-64	1. I'm forever seeing in local social media groups, a cry from people who are on huge wait-lists for rentals, who are days from being homeless, with families in-tow. 2. I work for a renovation franchise business and receive soooo many enquiries from parents wanting a granny flat for their kids/in-law, because the cost of houses is so ridiculously high now. Customers also need a second source of income by renting out a granny flat, so they can afford their own dwelling (as long as the granny flat is set up appropriately). I am an almost 56 year old woman starting again after divorce. I can't afford to buy/build a standard home due to my age and borrowing capacity. I own a block of land outright in Leyburn and not only can I not afford to put a standard home on it, but I don't want to overcapitalise by putting a 4 bedroom brick-and-tile place there when a 2-3 bedroom, 1-2 bathroom simple modular or kit style home would suffice. This would allow me to get a house built within months not a year or more, and quickly be able to house a small family needing somewhere to live. Down the track when I am in a position to settle down (I currently travel a lot for work and family), I will be able to live there very comfortably myself. I am not talking about creating a 'shanty-town' environment - I'm talking about well built, presentable homes that happen to be compact. I have done a lot of research in the last few months, a great example is Mountain Made Tiny Homes - they are made locally and can be built in their factory and transported to site, or built on-site. Or a good sized shed home...it shouldn't be as hard or expensive as it is, to have one built/approved. I believe it should be a LOT easier AND cheaper to build reputable modular/kit style homes on properties. I also believe it should be a lot easier and cheaper for properties with an established home, to be able to have a modular/kit style home built as a granny flat - for family members, friends, or (as I mentioned above) as a separate rental opportunity to help home owners afford their own place (as long as the rental property had decent access, full services even if off-grid, was maintained well etc.)
	45-54	I understand that a number of elderly persons would ideally like to downsize, especially if they are now on their own, and there just isn't enough smaller housing stock options for them. If we were to buy here (and we are looking for a larger lifestyle block) we would be happy to put a small home on the property to house our aging mother-in-law (late 70's).
	65+	x
	55-64	I can understand how having access to some small housing can be beneficial but at the same time there needs to be sufficient control over the standard that these homes are maintained and kept. Traditionally the "commission" style of housing concentrated in a certain area leads to poor appearance and devalues surrounding properties.
	45-54	In the current economic environment, we want to encourage both the older and younger demographic to our area. I have seen a young couple come to the area and leave within 3 months due to the accommodation crisis. They were prepared to spend up to \$700 000 to live and grow a family, but have moved due to lack of housing opportunities.
	35-44	Housing affordability crisis. Not enough tradesmen locally to fill demand. Allows offsite construction (not weather affected). Lower initial cost. Can be sold later and money put toward larger house?. Could be used for visitor accomodation later (Air B&B? freeing up housing currently used as B&B accomodation). Could be later used for accomodation for extended family (parents/children etc as they downsize or save for a property). Many positives. Cant see to many negatives. Everybody deserves an opportunity to put roof over their head, regardless of size.
	45-54	Affordable and availability. They are easier to establish a greater number of houses quickly.
	55-64	Tiny homes have a significant benefit the community. The cost of rentals and housing cost are out of control.
	65+	Tiny homes allow affordable housing opportunities for those people who may not be able to afford any other larger properties
	25-34	It gives a more accessible entry point into the housing market for people currently renting who want home ownership, and it also offers cheaper renting options for those who want to rent in the region but don't need a large family home
	45-54	I have been an advocate of small/tiny homes as an alternative to the housing and cost of living crisis. SDRC need to allow for more subdivision opportunities across the shire, especially around our smaller villages, building vibrant thriving communities where people want to live.
	35-44	Cheaper and quicker to build so more people can have homes faster.
	45-54	Provided that housing costs x amount per meter, it would be expected this would reduce cost of production and more affordable for the consumer.
	55-64	Should make it more affordable.
	55-64	People should be able to live in whatever size they find comfortable, not dictated to by the state or council.
	55-64	Affordability, for all age groups
	35-44	Because they cost less and more people could afford them
	25-34	Tiny homes are perfect for retirees or just a single person. They would allow for main residence to be rented
	55-64	Smaller homes are cheaper and faster to build.
	55-64	Less land area required leading to lower property buy price. Lower building cost. SDRC should consider alternate building materials - composites for example.
	45-54	Tiny homes suit budgets and lifestyles giving greater choice. It can help people break the rental cycle and provide additional housing options for all generations. There is a lot of land available that can meet the need with high quality and safe housing solutions.
	55-64	Small homes have a tinier environment footprint and are more affordable to build.

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45-54	It allows those that want to live independently but on a smaller scale to achieve this within a financial budget.
25-34	It will help the housing crisis short term but will also reduce the value and quality of housing in the town
45-54	Human beings don't need a huge amount of square metres to live in. Most time is spent, in fact, in the Bed and the Bathroom. Coming from a German Background the minimum size is actually 25 square metres for an Apartment. I used to live in one. And in a Time and Age where everyone is concerned about the Environment, you definitely should allow this and allow People to make their Choice.
45-54	It will be much more affordable for young couples or elderly people to have a affordable and easy to live in space. Easy entry into the housing market for young couples to get out of the rental situation.
65+	They are a sign of the times and a necessity to combat the housing crisis
55-64	The building costs have gone up immensely and small maybe even relocatable homes would be much more affordable. Especially if they are self-sufficient. Council should also allow them on already build on blocks
65+	There needs to be options for people who can't afford the increasing cost of rental accommodation. It may also provide additional income for anyone who has room to accommodate a tiny home.
35-44	We need more accommodation, anything to help this is needed
35-44	Smaller or tiny house are more affordable to build, maintain and heat or cool.
65+	We are all getting rid of "TUFF" at our age, so smaller, would mean cheaper to buy or rent for our polder generation
35-44	Because a small home is better than no home. The size should not dictate the usefulness
45-54	Absolutely yes. Many tiny homes are either on trailers or easily relocated. This would mean that when the need for extra accommodation has passed, then the house can be easily moved or sold to another person/location. A large majority of properties on the Southern Downs could easily fit another dwelling, for teens or elderly parents, or studios. Allow extra dwellings could counteract the stress that short term accommodation like AirBnB puts upon rental housing demands. Additional notes since there's no open comment field in any other spot: I also think that SDRC should publicise different models of tiny homes which have been approved by council and allow for a lower permit/fee for these ones since they've already been through the approval process. It would mean that if I really needed a tiny home quickly and I knew that a model from xx company was pre-approved then I could just choose that model instead of going through a lengthy approval process. SDRC could do the same thing with other features like compost toilet models and water tanks etc. Once a model is approved then everyone should be able to look at a list to see which ones are approved to speed up selection.
65+	It's a no-brainer. A small/tiny house will obviously cost less and take less time to build than a traditional 4- bedroom house. It won't require a large block and will be more environmentally sustainable in terms of resources required.
55-64	Apart from affordability, living in tiny or small homes means living with fewer possessions and consumables which also means less waste and less impact on the environment. It makes sense for modern councils to be thinking in terms of sustainability.
65+	Its logical and affordable
45-54	Housing affordability has been an issue for decades. In the old days, country people could just build a shack, then when they had saved money, they could expand or improve it. With today's building codes, there's no scope for the "Aussie Battler". I really wish that well-designed tiny homes were allowable under Australian Building Codes. Other countries don't have such size restrictions as we have in Australia. People need the opportunity to own a modest home so they can grow their wealth and not be trapped in debt their whole lives. Tiny homes can be created more cheaply, and are more environmentally friendly, being a smaller space to heat or to cool. When made from recycled materials, they also are environmentally friendly in that way, too. Unfortunately, Australian Building Codes (to my knowledge) do not currently allow us to build new homes using second hand materials. Certainly there is no reason why the SDRC should have more restrictions than other regional councils. Please do remove the restrictions on house size.
65+	I feel sure that the recent changes which have brought about a shortage of less affordable housing for people down on their luck has put them in a very poor situation. I would not like to live without a roof over my head. Smaller houses would really help and support them. I was hoping to be able to house someone in such a position, but the builder did not complete the job. I have a lot of land but no finance to assist with helping out with this situation - unless the council is interested in setting up smaller housing project for them on my land.
45-54	No one can afford a normal sized house these days
35-44	It's an inevitability at this stage as affordability only going to get worse depending on the type of tiny home this is a solution we are going to have to adopt as a normal thing as we already have people living long term in cars even in the southern downs region
65+	small and tiny homes are much more affordable and take far less time to construct so I believe this would be a great option to alleviate the housing crisis in the Southern Downs.
25-34	Yes, allowing small or tiny homes can help with the Southern Downs housing crisis in terms of supply and affordability. Here are some key reasons: Increased Supply: These homes can be built quickly on smaller plots, boosting overall housing availability. Affordability: They are cheaper to build and maintain, making them accessible to more people. Efficient Land Use: They allow for higher density living without drastically changing the community's character. Lower Costs: Smaller homes have reduced utility costs, benefiting residents financially. Environmental Impact: They have a smaller environmental footprint, appealing to eco-conscious individuals. Flexibility: Suitable for different life stages, from young professionals to retirees. Transitional Housing: They can serve as temporary housing solutions, addressing immediate needs.
18-24	Definitely it will. Tiny homes would contribute to a wonderful solution.
35-44	They are more affordable, have quicker build timelines. It would be great to allow small homes to be built as secondary structures on existing home plots of a certain size (e.g. >2 acres) to allow for multiple family groups to ease the cost of living in intergenerational homes.
45-54	Smaller houses are cheaper to build and Council should facilitate this as an option on land people own.
35-44	Cheaper building costs, quicker build times (able to be built offsite), will allow intergenerational living on the same block of land thereby increasing supply when families can live together rather than apart.
55-64	affordability, quicker to build, can be more environmentally friendly
25-34	I would like to have my mum be able to live in a tiny home on my property
25-34	Whatever can be done to help with the housing crisis should be done
55-64	Cost of materials make building expensive. A small house is a good starting point
55-64	Affording a house is not great at the moment and Real Estate prices are rising across the Southern Downs. It would be good to have an option of purchasing land and putting a tiny home on it as an alternative.
25-34	We have teenage kids that will be looking at moving out in coming year, allowing tiny homes allows our kids to 'move out' in a way that is financially sustainable. Our kids would like to remain in Warwick after school and travel to Brisbane for university, allowing tiny homes allows our young people to remain in the area instead of moving to the city, and encourages young people to move to or stay in our rural areas, rather than the city once they complete university

Item 15.2 Minimum Dwelling House Size and Amenity and Aesthetics Referral
Attachment 1: Small House Survey Results Data - Question 1

65+	Yes -not everyone wants or needs a large house however it should be aesthetically pleasing and well constructed
35-44	Other Councils have already started to ease restrictions in relation to tiny homes, particularly around the maximum length of occupation. This is opening up affordable housing options to residents who cannot secure rentals or afford to enter the property market. In a council which is comprised of rural areas with large blocks, it only makes sense to utilise the land and infrastructure that we have.
45-54	More houses means cheaper prices
55-64	Cost, affordability and building supplies.
25-34	affordable housing for everyone
35-44	Oh my gosh, YES YES YES - what we need as a community is changing, so many people are looking for security and financial stability over big homes and small/tiny homes go a long way in being able to provide this for people. When you have faced homelessness or experienced financial pressure because of rental increases, the ability to be able to take back control is so important. It would also be amazing to see more tiny homes being allowed on a block, building communities of tiny homes - a village to raise your family in.
65+	If someone can get started with a small home on a block of land it gives them the potential to increase the size later on. This was what was done after the last war, (my experience in W.A.)
55-64	Housing is a human right. Many families don't need massive homes, and plenty of young and old singles/couples only want smaller homes. Furthermore, we need to consider the environmental impact of big 4 bedroom homes - much prefer a smaller home that might also have the opportunity to add extensions if a young family grows bigger, or a tiny home (even portable) that can be purchased and added to a small block of land (not caravans thought).
45-54	It's important for our region to accommodate people from all lifestyle and economic backgrounds. By only allowing for traditional styles of dwellings we limit those who don't require a large block or dwelling. These require more maintenance and are not cost efficient for someone who lives alone. They are also more expensive to initially purchase.
55-64	Many of us have properties large enough to easily absorb a Tiny home or 2. It would be an opportunity to provide housing to extended family members or offer an affordable alternative for elderly retirees or young people on minimum wage.
45-54	The escalating cost of Building a home, will make it impossible for the community to continue growth in the region.
35-44	It will help meet the current housing demand by providing smaller more affordable dwellings. Enabling more people to help improve their situations due to the cost of living increases
55-64	Far more affordable to build a small home and just as suitable for a single person
45-54	Smaller homes take fewer resources and leave a smaller environmental footprint. If these homes can make a better use of our environment and land whilst giving homes to people, how could that be a bad thing? It is a far better situation than living in vehicles, tents or even a caravan.
35-44	More cost effective. Easier to heat and cool (ongoing costs) allows for multigenerational occupancy on large blocks
35-44	not everyone needs a 4+ bed home with gardens and land to maintain - especially not when renting and being inspected every 3months. Many industries can't recruit young/single worker staff as there is not enough accommodation. and if they can get it, as above, they don't need properties that size to maintain. The properties need to be modern, insulated, with amenities, but easy to maintain. Not just tiny homes - just smaller proper homes: 1/2bed properties, apartments etc.
55-64	Don't create slums - consider where is an appropriate place for these to be built without impacting traffic load and heritage of areas
65+	Starting small will help people get on the property ladder and not have to rely on insecure rentals.
35-44	as long as they are conditioned appropriately and built to a similar standard, they are still a residence, irrelevant of the size. surrounding property space should be green fill and the densities aren't excessively high.
65+	We need to be more inclusive, and a tiny home or similar can assist that

MINIMUM DWELLING HOUSE SIZE AND AMENITY AND AETHETICS REFERRAL

Small House Survey Results Data - Question 2

Meeting Date: 21 August 2024

Attachment No: 2

Item 15.2 Minimum Dwelling House Size and Amenity and Aesthetics Referral
Attachment 2: Small House Survey Results Data - Question 2

Small and tiny homes can come in different looks. Which of these describe what you would accept being built or installed next to you?			
	No. of responses	Other (please specify) (73 responses)	
None of the above i.e. no small or tiny homes	23	That meet the 35sq mt rule	Any of the above but they need to be sustainably built and have sustainable heating and cooling. They also need to have water tanks , solar hot water and solar power.
Small and tiny homes which look like an ordinary home, i.e. brick, slab on ground	331	Must fit in with what's needed for the area!	Container tiny homes.
Prefabricated small and tiny homes, which are relocated to the property	367	granny flat only and policed by SDRC in order to ensure it is only used by immediate family of property owner.ly	bespoke tiny homes to suit a block of land or an aspect. Allow them to be several stories to reduce footprint on small blocks of land
Small and tiny homes which look like an ordinary home or a shed	337	All of the above	I think that a minimum standard must be applied to all of them (and enforced).. just like a normal house. Kitchen, bathroom, laundry etc.
Small and tiny homes on wheels, but surrounded by fixtures e.g. decking	268	It's not the size of the home, it's the size of the block of land	Prefabricated small/ tiny homes that meet minimum standards with regard to construction/ materials. ie. Certain styles that are consistent and approved by the community only.
Small and tiny homes within existing properties i.e. Granny Flat type.	369	I don't mind what style it's in, so long as it's complete, cohesive and appropriately sited and landscaped. I.E, so long as it's not cobbled together from mismatched parts with bare earth and junk surrounding it, I'm fine with them being next door.	There MUST be architectural standards and layouts. Do not rely on Bob the Builder to knock up something great
		While I don't live in the area I support "infill" and we have had a very positive response from the neighbours/neighbourhood for the Darra Brisbane project.	Any of the above as long as it clean and tidy.
		I also have no issues with people living in a motor home or caravan. I think the need for housing outweighs what people choose or can afford to live in.	Units , townhouse style homes
		Shipping container homes	Any tiny home would help the lack of housing.
		Even a properly built tiny home on wheels without fixtures, providing it was kept tidy.	Quality built architectural designed
		As long as the structure has been currently and neatly built or installed.	Undecided - depends on location and cost. Some Canadian councils have a list of preferred plans and builders available for customers to choose from.
		Even shipping container style can look good.	Anything that has safe sewage disposal and water supply
		All of the above provided they are properly connected to sewerage or septic systems to avoid free flowing effluent	Tiny homes of a unique or creative design.
		All of the above	I don't think it should be my business what anybody else puts on their own property and it shouldn't be your business either
		Mixture of all above	Buses, vans and container houses
		All of the above	Tbh, anything that looks tidy and meets the needs of the person living there will be fine. Transportable homes are practical. What I don't want to see is small homes surrounded by tents and tarps and old cars. If their belongs don't fit in there small homes I want to see them allowed to build shedding to allow practical and aesthetically pleasing needs.
		All of the above are acceptable.	I don't think this is a valid question. I think the old Italian brick homes in this region are hideous, but it's all choice. As long as in built up areas, they are safe and the garden is neat (ie. not hazardous) then it doesn't matter.
		Caravans . Small sheds .	Mobile homes for a couple of weeks/month
		Titan Tiny Homes & Houses that are made from steel and Titan's unique horizontal cladding which looks like horizontal weatherboard but made from steel.	What is an ordinary home? As long as the home passes building inspection why can't the owner decide what it looks like. Why do we have to ask the neighbour? I can't see my neighbours.
		Small and tiny homes made from refurbished containers	Any of the above are acceptable in my opinion
		Any dwelling meeting building requirements should be approved	I'm fine with any of these options as long as they are well-maintained.
		Shipping container homes	Any small/ tiny home
		All of the above	It's maintenance that matters rather than the look.
		Shipping containers	happy to live next to any time home. It would not affect us at all.

Item 15.2 Minimum Dwelling House Size and Amenity and Aesthetics Referral
Attachment 2: Small House Survey Results Data - Question 2

Kit homes also	Anything that would be acceptable to the person living the dwelling
Anything that someone can imagine as long as they meet building and safety standards.	Duplex and multi occupancy dwellings like 4 x 1 bed units
Small and tiny homes that are subsidised by local gov to help disadvantaged persons get a roof over their head	Small and tiny homes that are owner built using natural alternative and non commercial materials (strawbale, cob, log, earth, mudbrick, cordwood, earth bermed etc)andmaterials
Any and all. What is next to me is not my neighbours business, not mine	more sustainable dwellings Straw bale, earth ships, cordwood, cob built
I do not object to any form of building	I think also you need to be mindful maybe of where these go. There is a
Sheds	All of the above
Dwellings need to be structurally fit for purpose, but why limit design?	Council approved
Maybe council SHOULD encourage architectural diversity and experimentation.	Any small/tiny/CONTAINER homes that are well built & secured, meet requirements/laws, are presented and maintained well, are connected to full services including septic (even if off-grid) - as long as they don't end up making
Any style of tiny home is good. I only object to any home if it's a dump and not cared for.	Not keen on look of standard shed fitted out as accommodation (e.g 10 x 6 car shed with windows and doors). Would be happy for 'shed house' design like some companies market.
Shipping container type homes	Whichever suits the need
Small and tiny homes made creatively and beautifully using recycled materials.	Little log cabins, mud-brick, straw bales etc.
underground sub surface or semi subsurface, these are a good compromise for those who wish to extend existing properties	
I think allowing all types of buildings, we can be a council at the forefront of expanding the possibilities of what we can build with.	
I would even accept the back half of a building with the front rooms added on later.	

MINIMUM DWELLING HOUSE SIZE AND AMENITY AND AETHETICS REFERRAL

Small House Survey Results Data - Question 3

Meeting Date: 21 August 2024

Attachment No: 3

Where in the Southern Downs could small or tiny homes be allowed to be built? (Select all that apply)			
	No. of responses	Yes comments	No comments
Inner township in the Medium Density Residential & Mixed Use Zones	214	Shall be approved on a block of minimum size of say 1,300m2. Positioned in a way that wont hinder the future build of a house.	I do not agree they should be built at all.
Outer township in the Low Density Residential Zone	265	Conditional they meet the 35sq mt	not a fan of tiny homes
Smaller Villages	264	Services needed to be added in our area to accommodate	Don't believe anywhere is suitable for tiny homes, they will detract from the character of existing residential areas and villages risk becoming slums of the future
Rural Residential	274	It is important to consider access to services and infrastructure depending on the group being targeted for affordable housing. Sharing with Friends has had to deal with significant issues relating to Planning and Zoning requirements and it is critical that these issues be considered and a more flexible approach be provided. We are currently advocating for an amendment to the Planning Act to include co-housing.	Should not be built anywhere. Townships and villages should not be compromised because people can't afford to built a proper house
Rural Farming	245	I believe in high density in certain areas. ie locating the tiny homes in the back yard of big blocks in the middle of towns. Perhaps for rental but controlled by the existing household. X1. I would be nervous to establish 'Tiny House Estates' on small blocks because these could become slum like, with the social problems that can develop. However I have read of very successful developments, maybe on half acres, where people are creative, responsible & functional communities have developed. Tiny homes could be incorporated into acreage areas as long as tastefully incorporated into the house with sheds development area.	Services needed to be added in our area to accommodate
Any location suitable for housing	338	Larger blocks of land rather than trying to jam one into a small 600m2 block along with th	On blocks that are large enough to ensure that the small home can be located at a sufficient distance from side and rear boundaries so as to NOT negatively impact on neighboring properties. To be done as a MCU - Impact Assessable only and NOT Code Assessable to allow community input. Must be restricted to Rural Residential, Rural or where a Residential block is GREATER THAN 4,000 sqm in area.
		Tiny housing makes no sense if the zone is not designed for them. either custom small land blocks designed for the purpose or Granny flats on land exceeding 1000m2	Warwick is better suited for increased number of houses
		In the back of people's yards.	Anywhere.. as long as the natural environment isn't compromised in a destructive manner..
		The land size is critical in this case. For example if the land has already a house then the land should be a minimum of 650-800m2	35sq m studio size homes would suit aged care/single people so the main town would need to be the location so they can access services without being able to drive/ie no need for a car - everything will need to be on one single level ie no stairs
		Do not convert park land into lots for small/tiny homes. Do not convert reserves adjacent to railway lines into lots for small/tiny homes.	It seems that an assumption of tiny homes has been agreed to, is that not what this survey is about?
		Not smaller villages as these could become ghettos with low socio-economic people, bringing other issues like drugs. We have seen this happen.	None of these places

Must be good control around the number of tiny homes x property size. eg: we have 80 acres but currently are only allowed to build 4 on our property. I think this is good.	Preferably no where, failing that. Maryvale as it's close to Brisbane.
In backyards of current properties	Anywhere, so long as amenity is high.
Places like Henry joppich park would be prime for something like this, there could easily be 100 sites there,	None, SDRC should avoid tiny homes and focus on quality homes. Tiny homes are best suited for infill developments in the city where residents have access to quality public transportation.
All above. Integrate integrate integrate.	How will you control environment issues, waste, bins, wastewater, parking, noise?
Where a tiny home is permitted should be driven by proximity to adjoining properties and building/estate covenants. In all likelihood inner township and higher density residential areas are likely to prove less satisfactory in that regard.	As a whole of Council area, small or tiny homes should not be allowed.
Any area as long as the new housing does not detract from the community feel & aesthetics.	it would have to be inner townships otherwise there will be no access to services.
Bush blocks, Sugarloaf area is a good example. Anything rural.	Only on small lots in selected subdivisions
11-15 Rowland Street, On the 4.2 acres behind the Eden Garden Cemetery Council is looking to sell, Australia is Park, Rosendahl Street council reserve, Lake Leslie, There are others we could mention....	In big cities where there isn't available land.
Where ever someone wants to place one. A limitation of 1 per rate paying block of land.	Nowhere
Any land that's available and feasible to build on, including large house blocks with an existing house	
The need for affordable housing close to work opportunities should mean council allows small houses on rural and smaller lots.	
With conditions	
Should not be jam packed out in the ritual areas. We have all moved out here before Covid to live a quiet rural life. Not to be living side by side. We sacrificed a lot to live here to have the privacy and quiet. We have terrible internet coverage, always having to buy online to buy presents, travelling to Toowoomba for Specialist appointments, our rates are over the top, And our food choices at the Shopping centres leave a lot to be desired. Our New Library doesn't stock more than 20 cookbooks in their section and if we want others we have to pay to get them in. And we put up with all of this to retain our privacy. If we wanted to live in high density living we would move to the Gold Coast or Brisbane.	
Mainly rural, with the exception of granny flats in township's.	
Anywhere suitable for health and safety.	
Tiny homes should never be located outside the walkable distance from the CBD - i.e., 2-3km	
It depends on availability of land and the existing neighbours. Some large urban blocks could have small homes added but access, proximity to neighbours, increased traffic, interference with existing sunlight patterns, privacy etc may be problematic. (Note the number of fires that have spread recently when blocks are small and houses are close.)	

WE need to get away from developers who rip off council, householders. Give people more housing options, not just nazi 'must be done this way'	
Accessibility means removing unnecessary restrictions everywhere.	
Medium density areas should be kept for units etc	
Anywhere as long as there is adequate area for outdoor space and waste water disposal if required.	
We really should be seeing the ability to build more than one or two dwellings on a title in areas where there is space and access to the roadway. The more people that can do this through council, the less we will start to see substandard accomodations ... (eg. 5/6 backpackers squeezed into shared rooms)	
Small block estates	
They are a great option for low income people to buy a block of land and have a home.	
On existing residential land ie granny flat	
Any tiny home that can meet the needs of the growing population would be highly beneficial to the region. Have incentives for tiny homes being built would be a primary attraction. E.g., no D/A or B/A requirements for certain types of tiny homes.	
Someone's backyard	
They should not be all in the same location. They need to match other housing in the area	
I really don't know. See prior comments. Inner town is my first thought. However second sweeping permitted where larger house already exists?	
The main criteria should be easy availability to connect to water, electricity and effluent disposal	
Anywhere as long as the land-size can support another well presented tiny home. I don't believe there should be a blanket rule of only one secondary dwelling/tiny home on a property as it should be based on land-size e.g. 600m2 can usually comfortably house a second dwelling, and larger properties should be able to have more, depending on how the property is set-up (and as long as they're sturdy, meet all requirements, are maintained etc.). And it shouldn't be expensive to apply for one (or more).	
these home would need to stay within the zoning currently required by council. You start breaking your own rules it has to be acceptable for others also. Developers for example.	
our SDRC villages need to grow and be supported in addition to just Warwick and Stanthorpe.	
Tiny homes are perfect for urban infill especially for people who have limited transport options. For rural areas, an increase in population supports local businesses including tourism. Designed on sound urban and human centred design principles there a few if any down sides.	
Anywhere	

I can not speak for the town as I live on a farm. I see an opportunity for having smaller houses on farms for people wanting to be involved in that setting at low cost, where they can become a part of a small community doing odd jobs etc so as to feel like they belong there. Planting a garden to provide for themselves and making living affordable. Each farm would have their own ideas on how that would work.	
unused council land could be leased out at low attractive rates for those who wish to use tiny homes on wheels , this potentially could be quite workable provided its done properly	
Not sure of the exact zones, but not within town - only on existing properties of a certain size (eg > 2 acres) as a secondary dwelling, or on an empty plot within town.	
2nd dwellings or granny flats that are Tiny Homes would be suitable in the Medium Density Residential & Mixed Use Zones if the block is large enough to site then well away from the street.	
Inner town with easy access to public transport and shops, not in a flood zone.	
They should be allowed anywhere they can fit, we are in a housing crisis that is not going to get any better. Our young people can't afford to live, we should be doing everything we can to support housing in our area.	
I think absolutely any location, I think we still need to ensure there are some boundaries between properties i.e you can't build a tiny house on your boundary and disturb your neighbour - but within boundaries then it's a yes for me	
Depends on the house design/style - I would consider appropriate properties would be similar to "pocket homes" or duplexes. Just don't cluster them together - selective development and placement.	

MINIMUM DWELLING HOUSE SIZE AND AMENITY AND AETHETICS REFERRAL

Small House Survey Results Data - Question 4

Meeting Date: 21 August 2024

Attachment No: 4

Item 15.2 Minimum Dwelling House Size and Amenity and Aesthetics Referral
Attachment 4: Small House Survey Results Data - Question 4

Do you think small and tiny homes will help with housing affordability in the Southern Downs?				
Response		Further comments		
Yes/No	No.	Yes	No	Other
Yes	427	Along as the are a Min, 35sq mt	Lots of people in small homes in a small area = disaster waiting to happen. Look what happened when the NSW Government built suburbs full of "housing commission" homes. All the same demographic and it was a disaster. Some have already been bulldozed. Take a leaf from their book.	How is this different to Q1?
No	56	But only if it's not tax payer funded!	It doesn't seem practical for families moving to the area. It doesn't address the issue that subdivision costs are high.	I said no but the question was open-ended. If you put the houses in rural area the type of people would want to live in the probably would not a car of driver license. Those sores of people are looking for cheap housing in town, but the sore of housing would not suit a town like Warwick
		The average small house block in the town of Stanthorpe is a decent size.. A Small block of land may be able accommodate an extra dwelling or two....consideration must also be given where to park vehicles.. I think blocks of TINY UNITS or FLATS would work better very similar to pensioner units... We have enough Parkland and Bushland that residents can easily access for exercise.. Most people live indoors these days...	the housing affordability is more a result of greedy real estate agents that think they can charge Brisbane prices.	
		Tiny homes as granny flats will help with availability and therefore cheaper rents. I don't believe it will help with being able to purchase a home as if you are in a position to buy then you will want at least 35 sq metres or more in size.	I feel they pose a lifestyle trade off and are not suited to the long term needs, such as families. They may also have a negative affect on the cost of land per square metre as lots sizes decrease or investors are able to obtain a greater return by increasing the dwelling density their properties.	
		However, still not convinced the small size would be sensible for a family. Just too close to each other and no real area division.	More land availability and low costs from council.	
		Cheaper to buy or build for first home owners, cheaper to rent	Where are they coming from? Would the rates be cheaper	
		The less land space there is, the lower the house price in Theory	Tiny Homes are a temporary solution. All this is doing is offering a short term fix. The tiny home will provide a place to reside while a permanent option become available (Such as a rental etc). This also will help people that "rent" to save and get into the market.	
		More options provide greater flexibility and potential affordability. Many people are opting for more manageable and sustainable housing.	People already have the option to build smaller homes however often they can't get finance for these as the lenders are stipulating minimum requirements to ensure value.	
		The current supply vs demand situation has driven prices of both rent and purchasing through the roof. With Warwick's continued and forecasted growth this problem doesn't look to get any better in the near future.	because the problem with regulations been put on by council...	
		The overall cost should be lower but this will depend on council fees and charges which in the past have caused locals to cross the border to NSW where the Tenterfield council has been much more reasonable and supportive.	This would be a short term solution	
		Hopefully single people will be able to move into this type housing freeing up bigger homes for families looking for accommodation	The lot sizes will not change. Small houses on normal size lots compromise the visual amenity of the region.	

Item 15.2 Minimum Dwelling House Size and Amenity and Aesthetics Referral
Attachment 4: Small House Survey Results Data - Question 4

For starters it will help me to live in leyburn I m positive that they many people like me on the streets because they could not afford anything	I believe these will not represent lower cost. Could be suitable for retirees. Some already available. Small individual units or the Oaks Warwick	
Dual occupancy on one block is desirable now that the housing crisis has evolved. Council may like to consider changing the minimum size of blocks from 600 sq mtres to 400. This will allow for smaller homes or Tiny homes to be established by subdividing existing big blocks. This would be more affordable for home seekers & therefore home ownership/control would be more accessible. People are much happier not renting !! and will care for their properties better. Therefore towns can maintain their amenity even tho there is higher density. And council will have an increase in Rates payable & therefore income - as long as they are willing to spend it ie on better footpaths in Stanthorpe, for example !!!	Tiny homes are more suited for retied couples, there is no room for a family of 5 l a tiny home	
it will allow younger people to have their independence while still being able to save for a normal house as the current house prices in the area are ridiculously over priced.	this is not the solution. The government should intervene to make housing affordable by doing a reset in pricing.	
Building using less materials will draw the costs down. People don't need or want the big flash house with all the bells and whistles, rather a small house they can afford to call their own. This will still generate business for local businesses and add more revenue for council and quicker as it doesn't take as long to build. This then frees time for our local builders which in turn can build more small homes in the same time. It is a win-win for the owner, builder and council.	To allow small and/or tiny homes EXCEPT AS OUTLINED ABOVE will not help housing affordability in the Southern Downs it will only destroy the amenity, lifestyle and livability of the region.... which is why our population moved here over the years. DO NOT DESTROY OUR REGION. The Council should restrict and not approve more short term/ tourism rental properties and AirbnBs so that long term rentals are available to ease the rentals for workers, residents, etc.	
Construction costs would be less. Sharing land and rates.	Land value may still Keep these houses unaffordable for everyone	
Cheaper but quality looking housing which can assist singles, couples or small families which will take away demand for larger homes needed for bigger families etc	people are always going to want a certian product for resale.	
Yes if the land is cheap and the council services are scaled back so that the rates are reduced.	The people I see looking fur affordable housing here serm to need much bigger homes and space for kids and pets - not suited to tiny homes.	
If people are allowed to live in smaller homes they can own, it provides them an opportunity to move out of the rentals they would normally be stuck in. Tiny homes are more affordable than the current cost to own your own home. This will make becoming a home owner more likely for many. I think the limit on the size should be removed, as the cost for larger tiny homes will make it unaffordable still for some people. If people have the opportunity to buy a smaller home that they can afford, that option should not become unavailable because the minimum size is limited. Young people who want to move out of home could actually save up and buy a small tiny homes instead of joining the long list of renters looking for rentals. If the size is limited, this would make it a lot harder for them, and many others. This would allow them time to save for a larger home after paying off their tiny homes. Some may choose to upgrade to a larger tiny homes, others may enter the property market as 1st time established or newly built home owners. This has the potential to make our current rental and home owning issues a lot less severe. The size should not be limited, therefore providing everybody a chance to stand on their own two feet without size restrictions still making it challenging for them. I think allowing people to live permanently in a tiny home/portable dwelling is an essential thing that our community needs to embrace.	Land size and location will ultimately govern price not size of home	
I work full time for Education Qld but cannot afford to build a standard home or buy on my single wage. A tiny home would allow me to have a home of my own at an affordable price.	Houses are comparatively affordable here compared to other areas. Need more incentives/less fees for new homes/units/duplex to be built.	
Less materials, and less land requirements should equal less cost. Also smaller homes can be more efficient to heat and cool resulting in lower energy and power costs.	The market will correct itself, southern downs should focus on quality over quantity.	
Cheaper options for singles and couples who would not be able to afford a full size house	People are charging over \$200 for a room to rent. Greed and necessity with make these houses no cheaper	

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large houses are not suitable for a lot of people these days, they are harder to keep warm look after stc and people are moving to smaller housing now all the time	this seems like the same question as before; no, it won't help. Products are priced according to what the market will support, not what it costs to produce them. buyers will just end up getting a quarter of the house and land for 80% of the cost of a regular house. To have an effect on house prices, you would have to flood the market with a cheaper alternative, but if you did that I suspect that those people who are already in the property game would sap them up and then control the supply to maximise their value as an asset in the same way they currently do with normal rental properties.	
By having more rental accommodation available then heat will be taken out the rental market. The investor may not be as interested in making a house purchase and therefore take some heat off the market in general. First home buyers should have a better chance to purchase once the heat comes off. With a tiny home renting space in the back yard, the owner is able to pay off the mortgage faster.	No, small and tiny homes are not suitable for the Southern Downs Regional Council (SDRC) region and won't effectively address housing affordability here. Housing affordability is impacted by federal policy of high immigration levels, unnecessary first home buyers grant's artificially inflating the prices of homes. These things are out of the control of local government and LGA's need to consider the long-term detrimental effects of creating ghetto's	
Purchasing/construction of tiny homes is much more affordable. Allows home buyers to maintain bills, rates, etc., without excessive mortgage.	They are only a short-term fix for larger problem will affect the value of adjoining properties.	
People will have some options.	The price of land and how many people are allowed to live in them	
Removing the fight over every new home would reduce the pricing. Smaller homes cost less to build - cheaper housing.	Small or tiny homes will be rented out at current prices (ie like a four bedroom home), thereby driving up the rent for normal houses, leading to a cost increase to live in our community for those who are least able to afford it. It will most likely drive up rental prices (already the third highest in Australia behind Sydney and Perth according to ABC news). It may drive down existing property prices.	
more accommodation availability	Housing needs to be affordable across all incomes. The housing and land market in the region is over priced for locals who want to stay long term, build communities, study, bring and create business to the region. Where does your local hairdresser or apprentice start out in the market? It's not sustainable the way it is. Check your ratio of high-income earners against retired/pension persons in the region. There are not many byers in Warwick with a million bucks up their sleeve.	
It expands possibilities for people with low income and the elderly.	Tiny houses are actually quite expensive to build for the size of building.	
Many teenagers cannot afford to leave home due to the rent cost, this would allow them to assist their families while putting less pressure on the housing market and supporting their parents which could also reduced the aged care facilities squeeze. Even for property owners who don't have children, this would allow them to have an extra small income in these tight times, offering rental of a small low priced home for those who need it.	Socio economic issues. More will be spent on security. Will also lower home values causing further mortgage stress.	
People will be able to move on onto someone else land and live in it if banks won't allow them to have a loan and buy their own	Infrastructure charges would make the cost of building them too expensive	
It may ease the current rental demand, and in turn will lower the excessive rent prices that real estate's are convincing landlords to charge.	If tiny homes become an option the costs will increase dramatically. Suppliers of tiny homes will take advantage.	

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The coast	Housing in the southern downs is very expensive compared to other areas	
Many families have been completely priced out of the housing market and with the flooded rental market, many are struggling to find somewhere to live. A tiny house is much more affordable than a \$500,000+ home. Allowing everyone to buy a tiny home and place it wherever they wish on their land will make home ownership a more sustainable goal for a family, couple or single home owner. A tiny home village for the homeless would also be beneficial, allowing the homeless to pay low rent and go to work, pay their bills and come home to a bed to sleep in at night.	Not sure as rates on land is where the money goes.	
Lower Construction Costs: Tiny homes generally require fewer materials and less labor to build, resulting in lower overall construction costs compared to traditional homes. These savings can be passed on to buyers or renters, making housing more affordable. Reduced Living Expenses: Smaller homes typically come with lower utility bills, maintenance costs, and property taxes, further reducing the financial burden on homeowners and tenants. Energy-efficient designs and sustainable building practices often used in tiny homes can lead to long-term savings on energy costs. Increased Supply: By enabling the development of small and tiny homes, the overall housing supply can increase more rapidly. This can help meet the demand for affordable housing, thereby stabilizing or even reducing housing prices. Quick construction times for tiny homes mean they can be made available faster than traditional homes, helping to address immediate housing needs. Land Use Efficiency: Tiny homes can be built on smaller plots of land or in underutilized areas, maximizing land use without requiring extensive new developments. This efficient use of land can help keep land prices in check and make it easier to find affordable locations for new housing. Diverse Housing Options: Offering a variety of housing sizes and types can cater to different needs and preferences, making it easier for people of various income levels to find suitable and affordable housing. Tiny homes can provide viable options for singles, couples, and small families, as well as for retirees looking to downsize. Community and Economic Benefits: Introducing tiny homes can stimulate local economies by creating jobs in construction, maintenance, and other related industries. Revitalizing underused or blighted areas with tiny home communities can enhance neighborhood aesthetics and community spirit.	Too many tourist. Nothing will help. Only going to go up	
It will only work if rents are set by the local government led builders. We need a new mode of funding.	Housing is already comparatively cheap on the Southern Downs. Unless multiple small and tiny homes are built on a block of land, affordability won't change drastically but potentially create low socio-economic precincts within the region.	
If it becomes easier for landowners to build tiny homes, they may be inclined to do so, providing more housing options in the area & hopefully reducing the competitiveness of rents (wishful thinking?)	It may relieve it a bit but the major concern is the lack of land. There should be some relief to developers costs to encourage development of housing land.	
Rental properties in Warwick are like hens teeth and when available extremely unaffordable	Depends on the council rules for construction and use.	
More supply	Land prices are thru the roof due to Real Estate agents pushing up the prices, the Brisbane people have come here and bought everything up. The poor people who have lived here have been out priced.	
Yes if they are not tied up in red tape.	No because many of these tiny homes will be rented at exorbitant rentals. Govt should be providing tiny homes that occupants must rent to buy not just rent. Then once they have secured their property they can extend if they wish	
As it would provide more places and are smaller the affordability should not be such a major issue in these current times	this won't affect the housing market	

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Yes, small and tiny homes can help with housing affordability in the Southern Downs region. Here are several reasons why: 1. Lower Construction Costs Reduced Material and Labour Costs: Small and tiny homes require fewer building materials and less labour, significantly lowering construction costs compared to traditional homes. Affordable Building Techniques: Many tiny homes are built using cost-effective and innovative construction methods, which can further reduce expenses. 2. Lower Purchase Prices Accessibility to First-Time Buyers: Lower construction costs translate to lower purchase prices, making home ownership more accessible to first-time buyers and low-income families. Financial Flexibility: Reduced mortgage or financing needs can ease the financial burden on homeowners. 3. Reduced Living Expenses Lower Utility Costs: Smaller homes require less energy for heating, cooling, and lighting, leading to lower utility bills. Maintenance Savings: The upkeep and maintenance costs of tiny homes are typically lower due to their smaller size. 4. Efficient Land Use Higher Density Housing: Small and tiny homes can be built on smaller plots of land, allowing for higher density housing developments. This efficient land use can increase the overall housing supply in the region. Infill Development: These homes can be integrated into existing urban areas on underutilised or vacant land, maximising the use of available space. 5. Increased Housing Supply Rapid Construction: The construction of tiny homes is generally faster than traditional homes, quickly increasing the housing supply. Diverse Housing Options: Providing a variety of housing types can meet different needs and preferences, broadening the market and helping to stabilise prices. 6. Flexibility and Adaptability Temporary and Transitional Housing: Tiny homes can serve as temporary or transitional housing solutions, providing immediate relief for those in urgent need of affordable housing. Community and Cooperative Living: Tiny home communities can foster cooperative living arrangements, potentially lowering costs further through shared resources and amenities. 7. Sustainable Living Environmental Benefits: The smaller ecological footprint of tiny homes aligns with sustainable living practices, which can attract eco-conscious buyers and renters. Long-Term Savings: Sustainable features such as energy-efficient appliances and materials can lead to long-term cost savings.	Unlikely as existing homeowners will ask for higher rents.	
We have an ageing population and only one retirement village that I am aware of in Stanthorpe. People tend to downsize their homes as they get older. Building tiny affordable homes would keep residents in the Community.	Some tiny homes are still expensive. A better plan would be to build small homes that can be easily expanded when necessary. The comment above about Canadian councils may limit costs but developer costs have to be considered.	
A lot cheaper to purchase and maintain Can have more on a smaller area	The wind farm has forced most people out of the rental market and driven prices sky high	
Council can make more money by accepting this . The red tape should be minimised so that people have an opportunity to buy or build	Tiny houses would mainly be holiday or rental.	
To buy and build houses now is getting out of the price range of the average salary. Smaller houses means smaller cost. Will allow the average person to afford their own home.	As far as rentals the landlord will expect a similar return on investment or higher for the property keeping rents high, and as far as ownership developers would need to develop estates capable of erecting tiny homes but would also have increased costs for infrastructure placing greater demand on already limited community resources.	
They are a lot cheaper than conventional houses but still provide the essential amenities.	Greedy landlords, short term infrastructure project workers are paying a premium and forcing rents higher.	
Everyone's budgets differ, tiny homes may allow someone to become a first home buyer.	The migration is still driving the market	
More homes can be built on smaller lots, cost of build is less, build only what is needed, not what is required by current code.	Dependant on regulations as to who can purchase.	

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Yes but maybe not as much as Council would hope. Smaller homes being available for older people to downsize into would open up some family homes for younger people. But there are maybe not as many older couples who would want to downsize; there is a feeling in a lot of people that they need the larger house in order for family to come visit etc. And the downsizing they may actually want to do is not going to be to a tiny home. Tiny homes are a lifestyle choice and do not generally fit with living in town etc. Generally tiny homes are desirable for people looking to be mobile, or to live a life connected to nature and place. This does not fit with building a bunch of tiny homes in a development, or even on your own block of suburban land.		
Financially it makes sense as some people can't afford to build as it's too costly.		
Due to their lower price, more people will have access to them. And pressure will be taken of the rental market, allowing people to sustain themselves better		
Ease the list of people looking for rentals because they will have other options.		
Cheaper option than buying an existing large home. Increase share and rental properties		
Firstly I think the biggest thing to look at is the difference between the current base rental pricing, which I know my neighbour is paying \$500/week, which is more than my mortgage, for a house that would barely be worth \$300. Then take into account he probably only earns \$600-\$700/week if he's lucky, there are at least 4 kids living there, and a dog. I know that we have to be careful these days and I make double that, only have 2 kids, and a dog and things get tight for us at times. So I would hate to think what it's like for people who are just casual single mum motel cleaners, with multiple kids. It must be impossible		
Besides rising development costs and the associated savings there is a definite shift in the idea of what is expected from a home environment. The huge house and land does not fit the faster pace of modern living.		
At least people can buy a small block of land or live in parents property. This would bring more people to the town		
Offering affordable shelter and privacy to those unable to find an affordable rental and allowing current homeowners who are struggling with cost of living an alternative means of income to help with costs, without compromising their own privacy, space and safety		
Help older people maintain their independence while living with family. Their larger home would then be available for rent or sale.		
It will allow families to provide accommodation on their land for extended family or provide rental accommodation on existing land		
Currently these types of homes can range from a flat pack style outcome that can be installed yourself through to modern modular outcomes. There is a range of costs within this that can suit varying budgets.		
Especially in under utilised rural land. We have been considering building a tiny home for our kids who just can't afford to live in Brisbane anymore on our 5 acre block		
It will give more opportunities to those in need of housing and lowering homelessness within our region. Everyone deserves a warm bed, amenities, cooking facilities and a roof over their head.		
Many single people do not need a big 3 bedroom house		
Can be cheaper than regular house building.		
See response to Question 1.		
Small & tiny homes are more economical to build & then will be rented at a cheaper rate.		
Nil		
Smaller homes are more affordable, allowing renters an opportunity to buy or cheaper rent. This allowing more rentals to be vacant in town.		
At least it will people an option other than living in same home as family or friends ... Generational needs for families to have extra facilities, home near loved ones ...		
One would assume smaller houses with lower building cost would have lower weekly rent, making it easier for people to afford housing with the current rental market.		
Particularly if council reduces costs involved.		

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A Titan House (200m2) - 3 bedroom, 2 bathroom, living, kitchen, dining, laundry with veranda and attached carport, with all internals fully completed to lock up, would cost around \$200,000, including labour, all approvals, soil tests, reports, etc. A similar home to build would be around \$400,000.		
Lower construction cost.		
As they cost less and require smaller blocks of land they are more affordable		
Small and tiny homes would and should be much cheaper to build and fit out than your normal standard home so more people could afford them .		
The cost of housing is so high, builders are so hard to find, and small homes look great and would be so suitable for most people, as long as councils dont make stupid and prohibitive regulations regarding these small homes.		
Because of the smaller footprint they would be more affordable, use less energy to heat and cool, cost less overall to maintain		
As above		
Adorable quick to build look great		
removing people from rentals/units and commision homes		
The majority of residents within the community are people who bring in a average wage with their full time jobs. Most of these wages cannot support the request of buying even a below ordinary home. Repayments of buying a tiny home are possible for average income earners which make up a significant number of the town's population. This could create many, many benefits for the town on a whole.		
More affordable for families who have the income but cannot afford whats available to buy in our region now		
tiny homes will help with housing affordability in the Southern Downs because they are more affordable		
Tiny homes would be more affordable for people currently living in vans and sheds on their own block of land.		
If the appropriate payment plans can be achieved it would make a roof more accessible to all		
Clearly cheaper to build		
Smaller bank loans makes it more affordable to borrow.renting can be impossible		
Smaller homes are cheaper to buy, cheaper to run and in some occasions can be moved. Some properties cannot have a second house added despite having the room, a tiny house would be a better option.		
There are more engineering options available on smaller structures and more materials that can be used for small homes VS large houses. This means the new materials selected can be more cost effective and make the overall structure more affordable and be built quicker for customers. Higher numbers of any size of homes will help to reduce the price of homes already on sale for those trying to enter the housing market and will expand the choice of rental properties for those who must rent since they're not competing with as many people who need a roof over their head. Young couples without children & older couples or singles without need for many bedrooms will be able to afford small homes and the land more easily. It also means young people, from 20yrs old, can have a hope of saving for their own home before they're 40.		
Allowing some residents to rent or donate land areas so that family and friends mybe able to bring in one of these homes.		
Yes, Refer to question 2 answer		
The cost of the home will be much cheaper and therefore more affordable but the cost of services and infrastructure would be approximately the same for a tiny house or general family home		
Shorter time frames. Can be built offsite and moved to site.		
A tiny home is roughly a quarter of the cost of building a small home. If allowed to be built on already owned property (eg. family owned) it would also alleviate the added cost of buying land.		
Small and tiny homes are generally cheaper to build/provide and therefore cheaper to rent to the general public compared to traditional housing.		

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Yes because once again, a lot of residents are single and/or older and do not have the income available to pay for an entire house on their own nor do they need a lot of space. Allowing small home builds will give them the opportunity to have their own space		
By adding more affordable stock to the housing pool. This should hopefully decrease the rental pricing on the existing rental pool due to increased supply.		
The cost of tiny homes are more affordable, thus allowing a greater number of people to own a dwelling taking them out of the competitive and expense rental market. It could also reduce homelessness in our community. Having a permanent dwelling could possibly improve the mental and physical health of these residents.		
This has helped my parents, but I believe there should be much lower fees from the council if you were to build one and rent it out to any one who needs it, not just for family		
There is a shortage of affordable building materials and building contractors in this region tiny homes will alleviate some of the pressure in this area		
First is not having a huge town and having just a small and very friendly community		
Supply & demand.. more homes ..prices go down		
It will give people the opportunity for accommodation and a roof over there head. In the middle of a housing crisis		
They CAN be built at extremely low cost, not all are but it is definitely possible		
Provided the cost of transport can be reduced or a supplier or builder of tiny homes could set up in the Southern Down, then it will help yes for those not able to get into the current residential market.		
Absolutely, homes are needed but there aren't many affordable options or development approvals		
If we can make housing affordable and lessen homelessness, bring more familys to smaller communities, promoting growth and education, through more teachers , how could our dwindeling towns not prosper for our future kids?		
It will make it more affordable for a lot of families who can't afford to buy in the current market		
It will afford some a home, when presently they are unable to put a roof over their head.		
There will be less people competing for rentals if private land owners are allowed tiny homes There will be less pressure on social housing such as aged care; even people with Super under 100k maybe able to buy a tiny home and not rely on state housing		
Rental prices would be lower on tiny homes or people may be able to afford to own them outright freeing up homes that could be rented out to Others		
People with less money can buy		
Hopefully it might make renting more affordable for some		
It will give dignity for people living in cars and on the streets, it may also help with mental health issues. Allowing people to own a house younger and sooner. Rent is discussing.		
Because they are cheaper to build and the rental market is beyond a joke we moved here in the hope of owning our own home but the wages and cost of living have far out weighed affordability		
Affordable		
There no point one person who wants to live in a tiny home taking up a 3 bedroom house/ rental		
Allows housing with minimal spend		
It could allow families to rent bigger houses in town and couples or single people to accommodate the tiny homes.		
it will bring more people into the area, which may off set infrustrcture		
Tiny homes are generally a cheaper alternative to standard housing. Opening up a tiny home estate on smaller blocks could allow for more affordability		
More affordable.		

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Smaller homes have lower rates, lower insurance, lower maintenance costs. If there is a way for the homes to be built with subsidies or government assistance this would even extend the affordability. Smaller homes can also be built in groups with shared facilities such as garden, laundry and kitchen (the "gentle density" option) where people buy into a consortium and pay body corporate fees to maintain the shared facilities.		
Make it easier for people to put a roof over their heads.		
Opening up options will always be a better outcome than not doing something, they are quicker to build and action can happen faster (as long as red tape doesn't get in the way)		
Application of tiny homes will free up residences currently occupied by single individuals not needing all the space for families, as well as any cramped accommodation by farm workers into better laid out commune style affairs on farms.		
It will assist but it won't solve housing affordability for everyone. Ideally for single or couples. Families with children won't directly be assisted. Indirectly if larger homes are vacated by single people moving to tiny homes then homes will become available for families.		
A great way to get into a home cheaper. E.g. young couple erect a tiny home on parents or family's land		
Allowing tiny homes to be built in backyards, vacant land or on farms will hopefully put pressure on current housing prices as there will be a larger supply of empty homes/units/flats & pricing will be more competitive & ultimately be more affordable		
People have to start somewhere. Paying rent is dead money tiny homes may be the answer		
Self evident.		
Because there will be more options available for more people on varied budgets. It will create healthy competition, assisting people who are renting. It will also supplement income of property owners. It will allow people with vacant land to create affordable housing options for renters. It will make previously unoccupied land available to the housing market. It will assist land owners to have housing options to live in the area and work towards establishing larger homes over a longer period of time that just weren't an affordable option previously.		
People can own a small house and rent land or stay with family. Some top tier tiny homes on wheels are under \$150k and have everything a full sized house does. This could suit many people, while it might take some getting used to I really can't see too many alternatives moving forwards with the way prices are going. Less demand on people buying standard house.		
Affordability, very quick to build and be in use. It will allow people who are locked out of normal housing, to have a home.		
It'll allow for homes to be built faster. It will give people a roof over their heads cheaper and faster		
Again, to stop driving up demand for rental and AFFORDABLE house sales. When both markets are a struggle to get into in the first place, it could help stop pushing prices up at such a rapid rate that it's not only laughable but unobtainable for parts of the population. Housing shouldn't be unobtainable in a first world country.		
It may help with faster supply alleviating bidding wars		
Housing is limited in all areas of Australia		
Allows people to housing at a lower establishment cost. Also can be placed as a second dwelling so no need to purchase more land.		
Due to the costs of everything going up and the wages pretty much staying the same		
Building costs will be greatly reduced - less materials and less time to build = lower cost.		
I believe that converting Council land into small lot housing estates will cut costs. I also hope that clever design providing eg passive heating and cooling, accessing bulk supplies of materials, having a number of house plan possibilities will all decrease building and running costs.		
By providing accomodation for farm workers is one example.		
Cost effective. You can have many liveable spaces built in one area, giving those struggling with accommodation an opportunity to have a home.		
It will help provide more options and provide assistance not only to those looking for places to live, but people struggling to keep up with costs - it gives them an option to use their land to help make some money to pay the ongoing rate rises on current mortgages.		

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Smaller houses make a smaller footprint on the environment. For low income families allowing smaller houses allows proportionally more investment in insulation and cooling of dwellings.		
I would imagine smaller homes means smaller building costs		
Getting back to helping each other.		
First home buyers are now being priced out of the market, if they could put a tiny home on parents land it would help.		
Allow more people into Market that currently rent		
Providing lower cost options will help first home owners get a foot in the market and older residents downsize to allow families more opportunities to buy a family home.		
I do not expect affordability to be substantially affected, since I would anticipate the volume of tiny homes to be relatively small. However, I would expect it to make a noticeable impact on low-income families who are on the borderline of being able to afford house purchases (including deposits and loan repayments). It should potentially allow access to the housing market they would not otherwise have.		
Obviously they would be cheaper.		
People need a roof over their head and to stay warm. 35-60 meters square is a lot easier to heat and maintain, a lot easier to insulate than 150m2. For those on lower incomes, i.e. the workers that generate wealth working on farms, any affordable house improves their lives an commitment to the area.		
Tiny homes can be constructed a lot cheaper than a conventional home		
As stated at question 2 not everyone can afford or want to live in a large home and if family have the room for a Tiny Home or Granny flat council should cut the red tape and get people into homes and off tents and cars		
As per my previous response - many pensioners and young people can not afford current rental values		
elderly people forced out of large properties who are on low incomes would be able to access affordable housing		
Due to covid and other economic problems, with cost of living makes it almost impossible for anyone to get into their own house. People would be able to install livable, cheaper accommodation, which in turn, would also solve the renting problem at the same time		
Common sense		
It will increase number of available places to live so even out supply and demand costs.		
It will help in that it will increase supply if it circumvents the labour shortage. But timing will still be prolonged by planning approvals. Approve tiny homes for tourists and short term accommodation to free up more permanent buildings for longer term rental.		
If we allowed tiny homes to increase the urban density and minimise the airbnbs housing affordability could come down or at least, plateau for a while. The cause for this would be the increase of supply to lower the current competitive market.		
Cost effective, environmental benefits with renewables and smaller carbon footprint.		
For those wanting homeownership The overall cost is less than a standard house. More rentals at lower cost would be available if multiples are permitted on one lot.		
If people are able to acquire land or build on family properties it will greatly improve different demographics. Older people can build a granny flat to free up township house for next generation to build a family, older people can build a tiny house on rural property to free up main residence for next generation to great a family. Younger generation could acquire a rural block and build a cost-effective tiny house which they can add too as they build a family. Overall this builds the community, allows affordable options for the next generation, so we keep them and don't lose our talent to cities, builds community productivity, employment and gives the Shire a positive but controlled population growth		
It will help as the cost of a small home is so much less. Small homes are easier to maintain. They could be located on larger properties which would make home ownership more affordable.		

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Yes as hopefully they would be cheaper		
Hi council members, are you aware of how most house builds are quoted? Answer. By the square metre. So in practice the overall price should be less basses on raw materials and less impact on the environment.		
Smaller dwellings require less land, and cost less to construct. It would help single and couples access a potentially cheaper rental option.		
Create opportunities where there were not previously		
As stated before, a small or tiny home can be built at a much better quality than alot of the builder-designed homes currently in the area, for alot less money.		
Building on land is expensive and having more options for housing allows for the flexibility of limited incomes and ensure housing stability for the community		
Smaller = less cost. So poorer people can build with smaller budgets and deposits		
Tiny homes would provide more housing which would help meet the need - perhaps regulating massive home purchase costs. Many people have casual work which can create difficulties accessing finance. My daughter and her partner both have health issues and can only work part-time - accessing finance is difficult for the current price of homes in the region. Older women are at the biggest risk and require affordable options often due to having less superannuation.		
More affordable for the average person or family		
As previously it would offer a shelter to those who can't necessarily afford a bigger home.		
There is a low level of rental availability. Tiny homes may reduce the demand for rentals so that more people can enter the rental market because those with done capital can occupy there own home. Toby Homes an affordable alternative to traditional housing for singles at a much lower cost.		
I think that small or tiny homes will help with housing affordability but would also question why can't the facility at Leslie Dam also be used in the interim? Especially if it is not being used.		
size of what is available for renting will constrain how much rent can be charged		
I think any efforts to increase housing supply (incl small/tiny housing) would contribute to easing housing affordability. Small/tiny housing may be particularly suitable for those on low income/benefits due to their lower cost and could potentially help people out of homelessness		
more affordable for people to downsize and have some money left over.		
An odd question?? They are cheaper to build making them more affordable for people, obviously.		
Only if ownership is screened and financial limits are put in place.		
Currently homes and land have increased in cost significantly, including the cost of building. A smaller build with associated lower cost is going to be more affordable for those wanting to own their home. It is important however that this is not overtaken by 'development' interests where it becomes an exercise in money making for developers rather than facilitating more affordable homes for those interested.		
Cost of housing is determined by land cost and building costs based upon size in square metres. Smaller houses on smaller lots can translate to more affordable housing		
Tiny homes are constructed at a fraction of the cost of a normal sized dwelling, this would ultimately make houses more affordable by taking pressure of the normal housing market.		
The cost of materials will be less than a large home		
More people housed at affordable cost. Not 'slums' or groups of dwellings that will dilapidate over time.		
Small homes cost less.		
It will help with extra vacancy but still needs to remain affordable. People will want to pay smaller prices for smaller areas, naturally.		
Cheaper for construction and less expensive upkeep		
Providing more housing options, giving families more options, allowing families to share properties, allowing families to build or buy something within their budget.		

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Same answer as for Q1: Absolutely it will help. Small and tiny homes have been repeatedly demonstrated to be affordable - how can they not be, when they use so much less materials and resources? They also offer the ability to potentially place more than one dwelling on a standard block, offering further opportunities for sharing expenses and reducing cost of living.		
One block of reasonable size could be co-owned by multiple parties with a suitable amount of building on each block governed by a minimum area usage etc.		
Tiny homes would not require many of the building fees associated with building a house small or large. Also tiny homes give the option of moving to safety in emergency situations such as fires and floods and you would not have to rebuild your home afterwards which of course is more affordable.		
Isn't it obvious more home mean more accommodation. At a lower cost.		
Smaller homes use less materials, less power ect . With current crises this would be beneficial for the area.		
Cheaper to build, less materials. Some could be prefabricated.		
Tiny and smaller homes in rural communities enhance affordability by lowering construction and utility costs, using land more efficiently, increasing housing supply, providing financial flexibility, and promoting sustainable living. These benefits make housing more attainable and sustainable for residents.		
lower price point		
As long as they aren't allowed to be Air BnB tiny houses with long term leases will provide safe, warm and affordable options.		
There are plenty of people that do not need and or cannot afford (or can no longer afford) a traditional home, and I believe they deserve housing and would contribute greatly to the community were they allowed to be fully a part of it. Granny flats, powered and insulated sheds etc are already part of the area, why restrict that only to people who can also afford to own and maintain a house? I would much rather people have tiny homes than be priced out of the community, leaving only renters barely making inflated rent and landlords who spend their money largely outside of the community in cities. Allowing people to make a home here will result in growth and reinvestment in the area.		
Price		
Cheaper and easier for people. Also boosts money into small towns. Win win.		
Supply has a downward pressure on pricing and rents.		
Our town hardly has land for people to buy to build		
I think they would be a good stepping stone for the younger generations. As people as marrying older there is a need for small housing.		
Kit Homes have great examples of smaller homes that would meet most peoples needs and are certainly more affordable for those people priced out of the current market.		
Get people out of cars and tents and off family couch.		
The reason is always money this day & age sadly.		
The affordability. Min Space required for placement. Property owners could purchase then lease out.		
More supply to meet demand and more competition may keep rents more affordable . Also being small the rent shouldn't be the same as a standard 3 bedroom home.		
Affordable housing needs to address the shortfalls . Tiny / small homes could be the answer		
Providing more accommodation availability will bring rental prices down and help keep people from living in their cars, tents or the streets.		
Shared services with family; outlay within budget to mitigate debt; providing accommodation to people who face being homeless.		
These provide options for affordable, energy efficient, safe and secure living spaces for a wide range of people, from the young to seniors, and people who may want to live alone but still in a community setting.		
See previous comments. They also need to be thermally efficient, ie. built to deal with the Granite Belt's climate and not rely on wood stoves.		
People who have some savings but would rather own won't be taking up the limited rental homes		
Affordable pricing		

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Given their smaller size they would be ideal and cheaper for a single person or couples to move into, freeing up the main house to potentially be let to a family needing more bedrooms.		
A lot of people don't have the money for expensive cities bigger houses but move to smaller towns together with a smaller house will bring more sustainable living and improve the smaller towns ability to grow		
Price per square metre is the thing. As well as being affordable for owner occupiers, a tiny home on a rural property becomes an affordable reality for the landholder which can then be rented out and thus feeds more housing into the market at a potentially more affordable price for renters.		
Absolutely, Tiny homes are far more affordable and offer a rapid solution to the housing shortage.		
Affordable and quick solution		
housing is not affordable for young people now and and it will take the pressure of rental, also illegal Air BNB should be stopped as it taking long term rental out of the market		
Reducing the purchase/rent price which will enable more people to secure housing		
Cost effective as previously noted		
I would be able to look after my elderly parents and have them feel safe and valued. At the moment they are in a three bedroom family home and have been robbed multiple times.		
The process to build houses in Southern Downs is onerous even by Australian standards. Council is fully to blame for the housing crisis in our region. The new houses being built are primarily upscale, not starter homes, because the profit margin is higher and the process is too confusing for many individual families to try.		
Smaller homes will cater to the less expensive end of the housing scale, allow people to enter the housing market at a reduced price. More affordable.		
Council should open up rural for development into 5 acre blocks stat and allow people to build tiny homes on them		
A traditional house is a huge cost- especially when added to the price of land. Taking out a huge mortgage to 'have it all at once' is irresponsible and creates a lot of stress- let's help reduce that stress.		
It will get more people to the area, also more people of the streets in to a roof over there heads		
More families to the towns		
Home affordability is not possible to a lot of pensioners or families with limited income		
Tiny homes will not attract the higher rents seen with full size homes and therefore be a more affordable option for renters. They are also a lot more affordable to buy for those wanting to put them on a block of land.		
We have 3 adult children who have never owned a home and pay over \$700 a week for a 2 bedroom apartment. Having their own small home would be a huge kick start. We have the property but no accommodation for any of them.		
Affordability rental-wise. Naturally if the accommodation is smaller with less amenities, rent should be cheaper.		
Quite simply, a small relocatable home is more affordable than a big permanent one. Also, the practicalities of securing a builder in a timely fashion is difficult these days		
It will allow people to take their first steps into being a home owner rather than having to stay in the rental market forever		
The lack of 2bedroom or less accommodation unit, duplexes, houses in the town make it incredible expensive and difficult to afford and maintain for those who are a single or elderly couple or those who are single and looking for affordable options.		
Quicker response to get the 'home' in place e.g. ModnPods which can be built elsewhere and dropped where needed.		
The house pricing keeps going up and its costs even higher to build a house. And small homes are cheaper for people to have their own home and leave comfortably and affordable.		

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Because it will give lower income earners easier access to housing. It may see people able to lease/rent out more affordable living space. Families that already own property may be able to build an extra dwelling for children to rent. A good and more affordable introduction to the market.		
It will reduce pressure on the housing market.		
It's the land that is expensive, so it goes without saying it will bring down prices		
Young people can make a start in life instead of paying a lot for a rented house which there is a shortage of anyway.		
Smaller houses are more affordable to build than larger homes. More dwellings will ease pressure on issues with finding adequate rentals for locals and seasonal workers.		
Tiny homes are significantly more affordable to build. The region used to be affordable, but tourism and general growth factors have seen housing prices for both purchase and rental pushed beyond the means of average buyers / renters. Prefabricated tiny homes are not only an affordable option - the industry itself is a growing movement and it's normal our council should progress and stay current.		
I would hope they would be a stepping stone for people saving for a larger residence or family that is downsizing. Accessing housing is as much of an issue as affordability.		
Anything to help in today's housing crisis. Older generations can downsize and families can move into larger homes. Making the Australian dream more achievable.		
I've outlined my thoughts in Question 2		
already answered		
Cost of living is increasing. So, costing should be more affordable		
It would really help the younger generation. With the cost of living and ever increasing mortgage rates how will they ever be able to afford a full sized home? Also, would work well for pensioners wanting to downsize.		
Affordability for single parent families and our senior population is very low and there are not a lot of small size homes or units available. These would also be perfect starter homes for the next generation of homeowners in this economy		
I'm not sure it would bring the price of general housing down, but it would create smaller, more affordable housing for those who need it. Small and tiny homes could provide housing for those who have little or no other options, perhaps filling a gap. It may or may not bring existing housing prices down. I imagine some people would be against tiny homes if they thought they would affect the resale value of their homes. However, I think we need to think about the bigger picture and help those less fortunate.		
they cost less		
Increase supply at a lower price point		
It will ease demand and therefore lower prices.		
If Tiny homes or Granny flats are approved for existing large blocks with existing dwellings then this has to help at least with the rental situation.		
This opens up another lower income bracket to enter the market. Allows teenagers to stay at home, and save for a deposit, and will ultimately ease the rental market		
Enable people to construct houses quickly and easily.		
Single older people and downsizers want affordable manageable properties, not large family homes with big yards, and not everyone wants to live in a units development. Small or tiny houses expand the options and offer an excellent alternative in a limited market.		
Apart from current vacancy rates. Rental prices in the Southern Downs are on par with Toowoomba and the parts of the Gold Coast. Being able to accommodate tiny homes would bring more residents and revenue to the region and would help further alleviate ratepayers high cost of rates allowing further investment into other parts of the southern downs.		
For people living alone or with only one income, they are the only way for people to afford to own their own home.		
Killarney is perfect spot with the school and shops walking distance, taking the pressure off transport		
Cheap and easy		

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They are cheaper to run, cheaper to build and more can be built. I think there needs to also be a reconsideration of allowing multiple to built on someone's land (multiple family members)		
Possibly higher density therefore less land cost as well as material cost, cheaper to run and upkeep.		
Reduced build cost		
By freeing up 2 and 3 bed houses to be back on the market, instead of being occupied by aging 1 person households.		
It's a no brainer, cheaper and more affordable		
They are cheaper to build and use less resources to build, therefore become more affordable for people.		
For older adults in fixed income. Younger family members could build for parents so they still have independence but also close to family. Also great idea for younger adults to be able to afford housing		
Because they can be built more cheaply		
Yes but depending on the prices. Its a must do to solve the housing crisis		
They can cost much less than bigger houses, the land should be cheaper and so more affordable to young people (and even 'homeless youth), single mothers etc		
More housing available the cheaper they may become		
People will be able to afford the repayments on a \$200000 tiny home/ granny flat and possible rent for the land as opposed to \$600000 plus for a reasonable home.		
Allowing people to have there own little space		
The cost compared to let's say a 4 Bedroom house To me it makes sense.		
Those on lower income cannot afford a conventional home anymore. As long as there are no children involved tiny homes will meet their needs. There are jobs for those who want to work.		
It will reduce the strain on the rental market , with less people looking for housing then owners will have no choice then to reduce their rent expectations and reduce the rent prices and this will have a flow on affect across the market and help hold the rental prices steady and stop the over inflation due to owners taking advantage of the rental crisis and continually increasing rents by up to 12% every 12 months		
Technically should be lower rent yes? And may give small families or people who aren't as fortunate, an opportunity to live independently and not have to seek out flatmates.		
A less expensive model		
Potentially, as they are cheaper to build and maintain. It may also attract even more people causing prices to increase and putting more pressure on infrastructure.		
My understanding is that they are quite inexpensive compared with a conventional house		
Lower cost and shorter build time.		
Assuming rental of a small home is less than rental of a large home it must be more affordable for those on limited incomes.		
At the present time Council regulations and subdivision costs prohibit development in Killarney. I have always maintained that grass swales in appropriate areas are much better than kerbing and channeling. See Melbourne University swale study		
Allowing first home and low income people entrance into affordable housing		
If there are more affordable options, fewer people will be homeless/struggle to afford what they have. It should also help to drop the ever-rising house values as people won't be forced to pay exorbitant prices for standard houses - less demand = prices drop.		
Will provide greater opportunities for low-income persons/families, and help to free up larger homes that are currently locked up by those who wish to downsize but who are not able to find something suitable.		
It will allow people to build on properties to increase rental opportunities. It will enable people to build on current owned land, but can't afford to build a large home. It will enable population growth		
Cheaper initial cost. Could provide asset which could be added onto/extended, or sold to build family home later. More affordable for younger generation, single women, people who are low income earners		

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Building or bringing in this type of housing will quickly increase the number of houses available. St the moment scarcity is driving up house and rental costs.		
So much more affordability. Will attract more people to the community. Maybe young people will stay in the area.		
They are more affordable for many people. They could also be used on properties for retirees who may be able to allow their offspring to live in the larger house on the property		
As above in Question 2 - this is almost the same question as Question 2		
The cost of house and land packages are becoming unaffordable as a result of lack of supply. Tiny/small homes provide an affordable alternative, or stepping stone into home ownership. Everyone deserves an opportunity to own their own home. Business's are unable to expand as there is insufficient housing/accommodation available to allow this to hapoen		
Greater supply will make housing cheaper.		
Providing more 1 and 2 bedroom homes will enable those to transition as their life situations change.		
It provides more options to cater to all budgets and enables young people to get onto the property ladder whereas they may not otherwise ever get a chance.		
With the cost of Land most low income earners cannot afford bigger homes		
They are cheaper and the land can be smaller which is even more affordable		
Yes. More supply means that there is potential.for rental prices to come down		
They should be cheaper to rent or buy, and as they are faster to build can be built quickly.		
The price range for a tiny of any type (as previously listed) can mean most budgets can have a home. It can increase housing security if entry and ongoing costs are fair and appropriate. This means the total cost of ownership must keep housing affordable. Development fees, council fees etc should be minimal and not an opportunity to profit from the housing crisis.		
Small homes have a smaller resource footprint, and thus less expensive to build.		
Finacial		
Temporarily		
Human beings don't need a huge amount of square metres to live in. Most time is spend,in fact, in the Bed and the Bathroom. Coming from a German Background the minimum size is actually 25 square metres for an Apartment. I used to live in one. And in a Time and Age where everyone is concerned about the Environment, you definitely should allow this and allow People to make their Choice. Tiny Houses are cheaper to buy,but not cheap in Quality		
Small houses which are much more affordable to get into the housing market and big land owners are willing to get some land out to off grid tiny homes. Even better for young people if they could be moved if work situations makes it necessary.		
Low startup cost. Affordable even for current 'rental roundabouts'. Great for the single person or a couple. Pensioners can own their own dream with affordability.		
Smaller houses are generally cheaper and therefore more affordable		
provides extra housing stock		
Smaller is generally cheaper ie more affordable		
As stated previously they are more affordable to build and maintain and heat or cool.		
smaller is cheaper as I said above for rent or for purchase		
Yes, my teens are almost ready to move out but can't afford to find rentals in town. My parents are also ageing and we'd love to be able to have them on our property - close, but independent.		
See my answer to first question.		
With land prices always on an upward trend, building a tiny home brings more home owners into the playing field as the overall cost is way less than buying land and building a larger home.		
We have a high percentage of elderly and single mums. We need to make it affordable for them		

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Supply of rentals is very limited and has increased the cost of rentals to ridiculous levels. Creating more housing will increase supply and meet demand, which will put downward pressure on rents. Being smaller, tiny homes can also be built at lower cost, and on smaller blocks, all of which benefit first home buyers or other people who have limited income and capital.		
Having people affordably housed in a comfortable situation will help with the people being able to live in the same sort of comfort the rest of the towns folk have come to enjoy. My spirits are low because I want to help them and I am frustrated as to how to help. I disturbs me greatly not to be able to help when I have so much land available and yet no way to change the situation. I would be delighted if council was to assist EVERYONE IN THE COMMUNITY WITH WHAT THEY STAND IN NEED OF - NOT JUST A SELECT FEW. These people are just as important as the Councillors and the upper class folks.		
It's a lack of options, current modern houses are too expensive and out of reach, there is a serious shortage of rentals none of these issues will be solved any time soon, tiny homes and alternatives help solve a lot of problems by taking the pressure off the rental market		
cheaper to build and quicker to construct		
Allowing small or tiny homes can help with housing affordability in the following ways: Lower Construction Costs: Tiny homes require fewer materials and less labor, reducing the overall cost of construction. Reduced Land Costs: Smaller homes can be built on smaller lots, lowering land acquisition expenses. Lower Utility Bills: These homes are more energy-efficient, resulting in lower monthly utility bills for residents. Decreased Maintenance Expenses: Tiny homes generally have lower maintenance and upkeep costs due to their smaller size. Increased Homeownership Opportunities: With lower prices, more people can afford to buy homes, increasing homeownership rates. Affordable Rental Options: Tiny homes can be rented out at lower rates, providing more affordable rental housing options. Financing Flexibility: Smaller loan amounts for tiny homes make financing more accessible and manageable.		
There will be less of a demand, so in turn it would be cheaper.		
Enable people to source prefab houses rather than engage already overworked and scarce builders		
It will help with affordability for those people that choose to build them in the region but it would take a long time for overall housing affordability to improve in the region. Generally only a drop in demand results in a drop in prices.		
Small and tiny homes are usually cheaper than larger homes.		
anything that can provide more housing should go some way to lowering rent and access to accommodation.		
They are alot cheaper to build, so should be cheaper for buying or renting		
It'll give affordable accommodation for people in need, even if it's only a temporary solution		
Reduce building costs		
It is cheaper to buy land and put a tiny house on it than to buy a house and land together.		
Allowing additional housing in necessary so our community, particularly our young people, young families and the elderly to reduce the risk of homelessness		
As an example, companies in South East Queensland like Wheelie Rooms are currently offering basic tiny homes on wheels for \$36k. They have composting toilets and just need to be plugged into water and power. When placed on existing rural blocks, they make safe and congenial housing options at a fraction of the cost of renting or buying.		
Cost and Time of construction.		
It would be especially helpful for younger people entering the housing market by reducing building costs, but also for anyone else facing homelessness in our region as these types of dwellings are cheaper to buy/construct/rent.		
These homes are much more affordable to build		
Only if they are affordable will it help with housing crisis. Also lowering rates		
The more homes available, the more cost effective they can be - we need more supply to cover the demand		

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Because they are small they should be more affordable.		
By allowing for people who do not require or want a traditional dwelling they will have the option to downsize to a small or tiny home. This will free up those currently owned or rented by those who don't want them.		
As detailed above, low income earners or viable options for extended families to fully utilise their block.		
For example, young people who cannot afford rent but want independence could build a tiny home on their parents property and continue to live and work in the region. Farmers could establish tiny homes for workers on their properties. Larger blocks (over 1000 sq.m) could have a second dwelling/tiny home in town to increase density.		
It will provide cheaper places for people to live		
More affordability for home owners and investors		
If the council thinks they need to reclaim a NATURE RESERVE for land for housing, it seems like a no brainer to allow smaller homes that can make more efficient use of land. I still don't understand why the Willi Street and Glen Road Nature Reserve is to be converted for residential use.		
Construction costs and material at a premium and also lengthy time frames where people need to rent.		
Prefab and small homes will be habitable sooner		
more supply = less demand = more affordable housing		
Supply and demand basics - if you have more supply, prices will come down. This will not benefit existing home owners - consideration should be given by Council to looking after the existing rate payers.		
As it will enable people to find affordable housing.		
If it encourages more building and home ownership or renting to suit reduced area needs of residents then it will fill a gap in the market and free up larger dwellings for those who require that size of dwelling.		

MINIMUM DWELLING HOUSE SIZE AND AMENITY AND AETHETICS REFERRAL

Small House Survey Results Data - Question 5

Meeting Date: 21 August 2024

Attachment No: 5

Item 15.2 Minimum Dwelling House Size and Amenity and Aesthetics Referral
Attachment 5: Small House Survey Results Data - Question 5

Do you think small and tiny homes are a positive solution for the Southern Downs Region at this time?			
Response		Further comments	
Yes/No	No.	Yes	No
		I think blocks of flats or units would be more economical and enviromentally efficient.. But a tiny home on someone's home block is also workable..	If a person wants to build or move in a small/tiny home, then they should be able to apply to do so. But I don't believe this will fix the housing shortage/affordability issues in the area.
Yes	432		see above
		In the context of my previous comments	I'd rather see increases in dwelling density as apartments with greater emphasis on shared public space for residents. This will enable better town planning!
No	56		
		I say yes, they perhaps could be but sociological implication needs to be looked at and researched. They need to have enough purpose built space to be incorporated in design so that family members don't get on top of each other otherwise you have simply created another issue that will need addressing. Rainy days? Where inside their tiny home do they go when inclement weather precludes them from being outside?	Just approve more land.
		Good idea but where would they be built, council regulations and fees for land developers are prohibiting land being made available for the quantity of housing required in our city. It is too hard and too expensive to develop residential land in Warwick which is why we currently have a shortage of it.	No. Its a positive solution as a temporary solution.
		As long as there is land for it to be situated on it could be a good idea	Lack of materials and workers will impact any housing plan.
		Yes by giving residents more options including prefab solutions given the shortage of tradespeople It also can be developed/built in shorter time periods.	Greedy money making people will invest and want to make big bucks quickly
		With the right guidelines for building they can provide accommodation for smaller households and short term residents whilst leaving more supply for families that are struggling to find suitable homes.	Tiny home are typically on wheels, the encourage relocation
		There should always be options for people on lower incomes. Rents have risen continuously, making savings for a home acceptable to the council very difficult.	There is a housing crisis every 10 years or so. There are always enough houses people just need to lower their high standards
		With few vacant blocks of land available, it makes sense to incorporate tiny homes into our existing available land	This would only suit a group requiring smaller space More research required as to other areas allowing smaller development.
		If the council allows tiny homes it would be like a Christmas for a lot of people from the big cities and that will great revenue for southern downs council	Well not un Maryvale as we don't have services and yes real roads!!!!

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I think they are a wonderful solution, but fear the size restrictions may make it less successful than it could be. It will help people from all ages and in all situations. Even an elderly person can benefit from this. They could maintain their independence in their own homes for longer by having someone (friend/family member etc) who helps them be able to live on their property in their own smaller dwelling. I can see many benefits to allowing people to permanently live in smaller dwelling. They are still a home, regardless of their size. Perhaps a reduction of the size permitted to 10 sqm would also be a beneficial thing to do. There are portable dwellings containing a bathroom, a small kitchenette and an open area for a lounge/bedroom that are 13sqm and cost \$26,500 (Same Day Granny Flats). There is a two bedroom one for \$29,500. Something like this would be fine for anybody wanting to own a home at a reasonable cost. Unfortunately if size restrictions are left in place both these affordable options would not meet the requirements. If we are going to help this situation then we needed to do it smartly and in a way that can benefit everyone, not just those who are more financially secure. Since people could not afford a home that cost \$80-100k. They could afford to own a home that cost 25-30k. I also believe we need to attract new people and businesses to this town. By having the accommodation needs met, our town becomes more appealing. The tiny home movement is a large community that grows consistently. If we can allow people to live in tiny homes (with lower sqm restrictions) we can be a town that attracts tiny home owners. This would benefit our community members and its businesses.	No, with housing issues on the rise making smaller houses will eliminate a average family size finding a home suitable in the future	
Quick to build, takes less space. Less homeless people.	NOsee responses above. They are NOT a positive solution but instead will be a negative impact on what our region is.	
Easier and cheaper for retirement aged people to own and maintain. Brings more people into the area improving cash flow for local businesses.	Worth having a go and trying to assist these people	
Yes, it will make way for house options for families	its a solution but what would make it positive. I think this will just open up other issues.	
It is a win win situation for everyone	Leads to overcrowding	
There is a rental crisis happening now. Tiny homes are a fast build option which can solve some of the rental crisis. However tiny homes on wheels is not for everyone so both cabins would play roll and so would more granny flats/tiny houses particularly on large blocks of land.	As before - there is a significant risk of creating "trailer trash parks" in our beautiful rural region that will bring many social problems with it and/or will not solve the problems that are already here	
Most tiny homes are also extremely ecofriendly - usually off grid capabilities resulting in less environmental strain.	People used to live in caravan parks in tiny homes until the rules were changed on how long someone could stay in caravan parks and how much site fees would increase to. The key is supply of land suitable for housing not the size of the home.	
They are a short term solution. Something we can do now to deal with the issue while the bigger picture is address by the state and federal governments.	It won't house families who are struggling and most are not suitable for pensioners/elderly who are a major demographic	
There is a housing crisis - a shortage of houses given we can't get workers because they can't afford / find housing.	100% not, as this would underpin social issues	
they can be built to blend in with environment , built from recyclable materials , energy efficient	It's just a current political trend caused by federal and state policy settings.	
We have large blocks of land around Stanthorpe that can easily cater for a tiny home to be placed or built on it.	More gated communities would help	

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Attachment 5: Small House Survey Results Data - Question 5

As explained in previous questions.	I like tiny homes and am happy for them to be allowed, but I don't think it will have a meaningful impact on affordability or availability. I also think you need to be careful that you don't ruin the appeal of the area for the residents that have the means to contribute to the region in an above average capacity. Again, if you gave everyone a million dollars, nobody is actually any better off. I suspect that those who are really struggling are (often through no fault of their own) simply being out-competed by those who are better educated, disciplined, etc in ways that make their contribution 'more valuable'. I think the 'problem' is less a problem and more a question; as a nation, where do we want to draw the line for the minimum standard of living? from there, the federal government can set the tax rates to fund that minimum standard. Plenty of people are motivated to work by a fear of losing their home or other luxuries, providing for an appealing lifestyle that doesn't require you to constantly better yourself and seek out opportunities to provide what the market seems likely to have serious impacts on all aspects of life in Australia	
Housing of any type is positive. Tiny homes, granny flats, complex/units.	SDRC needs to avoid tiny homes at all costs. These types of homes attract low socioeconomic individuals who are better suited to remain in the city where they have access to public transportation.	
I believe once a family/individual/couple fully owns their home, then they will have the freedom and money to spend in the town. Finally able to treat themselves and go out to coffee/lunch/dinner or activities. Meaning thriving existing businesses and more money spent in the town, leading to more opportunity for new businesses, employment and infrastructure.	If you want to go down this road, set up villages, compounds, parks like the over 50s as a short term solution with a clear sunset date.	
If well designed and located and rents are set at an affordable level. There have been successful projects funded by government and managed by not for profit housing companies	There would be a dependently effect on the cost of houses and B&B business.	
100%! Let's think about putting people first, not money, nor people's views	The housing problem is directly caused by one industry being the wind farm. It should be imperative that proper normal housing is supplied and built by the wind farm to accommodate its contractors and workers, which may then provide a supply for normal growth when the wind farms operations are discontinued in 30 years' time.	
Especially for retired or disabled couples	try units, townhouse, mixed developments.	
Have them built by everyone	Refer Q 2	
Anything that can help alleviate the stress of those struggling to have a home is positive.	Great idea but not for this region.	
How could it be anything but positive. More housing, cheaper housing, can't go wrong	A small home is only suitable for retired residents or singles. It is not suitable for growing families etc	
Yes, small and tiny homes could be a positive solution for the Southern Downs Region at this time because they offer: Affordability: Lower construction and living costs. Increased Housing Supply: Faster construction and efficient land use. Sustainability: Smaller environmental footprint and support for eco-friendly living. Flexibility: Versatile housing options and community-building potential. Economic Boost: Support for local builders and potential tourism attraction.	The majority of people are used to living standard size homes. Moving into a tiny home as a permanent residence takes a certain type of person. I believe less than 30% of people relocating to the area would be willing to live permanently in a tiny home. This is why they are so popular for short term. I also think that, as a permanent residence, people need storage space. People would start to accumulate "stuff" around the outside of the building & areas would quickly start looking bad. People would build multiple small garden sheds (which don't need council approval) for storage. The surrounding property would quickly become an eyesore.	
Be the Council who steps up and addresses the housing crisis. Make it easier for families to have parents live with them. Building Tiny Homes is an ideal solution.	It will not relieve the shortage of residential land developments and believe it create more sewerage connections per person to an already ageing infrastructure issue. It also has the potential to result in future slum areas if concentrated on small land allotments.	
More families and people can move into somewhere permanent and settle down	Insufficient information is given about the number of people in housing distress and the size of households. Is everyone single? What is their age and mobility? Do they have children that need access to schools and sporting facilities?	
Cost of living is ridiculous because of government overreach.let people who want to do the e right thing do it. As long as the regulations are adhered to with power , water, effluent disposal why can't people have a choice	Depends on the type of development. They would need to look similar to other properties where being built so not to ruin amenity and prices of other homes in the area.	

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Brings houses back into affordability.	Homes should be built for a purpose. A risk of small homes and/or lots can be that people will often outgrow these homes, meaning you may not always have a customer base and as such, these houses can also risk remaining vacant.	
They are much faster to build and as more and more people are moving to the regions it makes sense.	Concerned some of the area to be used could create very low socio-economic areas with crime rates to be an issue.	
We need change, we need growth and we have a moral obligation to reduce homelessness.	Solve issues with single, Domestic violence victims, retired or new couples who cannot enter into the market because of financial issues.	
Tastefully done within council guidelines, I feel this development could greatly enhance social health & community development. There are so many houses on big blocks that just sit there doing nothing - huge spaces - & can look very unkempt !! Allow subdivision for high density & much of the housing crisis can be alleviated, without compromising the aesthetics of a town.	They will reduce the overall appeal and quality of the town.	
yes as it will allow younger people to have their independence while still being able to save for a normal house as the current house prices in the area are ridiculously over priced.	Shouldn't be a long term solution.	
As previously stated but also by providing more homes and faster, will provide suitable housing for existing residents but also attract more people to make Warwick thier home. This could generate more business and opportunities and growth in the community.	I have seen previous development approvals by SDRC - no consideration is given to the impact of development on the surrounding area or it's residents nor is there any consultation with residents (as the planning scheme doesn't require it - but commonsense would)	
Yes, because of rising costs to buy a house here and elsewhere.		
Allow more quality residents to live in the area but not attract "trailer park" people		
For many older people - the ability to downsize to a more manageable house will be excellent for housing - but rates must be significantly reduced. For younger people - SD has almost no small apartments compared to Capital cities.		
Southern downs has a lack of housing.		
Maybe, as described above in Q5		
We have the bigger town blocks and space to do so. I have tried to put a Tiny Office block on our business block and the regulations from council were costly, time consuming, confusing and over board. We didn't end doing it. I know of people that have moved away because of the councils building regulations.		
Absolutely, with current housing prices and even renting, it is extremely hard on the lower income earners. This would open doors to a new opportunity to these hard working members of our community		
There is a lot of homeless people or people trying to move here to Stanthorpe and many locals are being priced out of the market. Tiny homes would be a low cost option if put on an existing block of land as extra accommodation.		
Better than doing nothing. Which is what is happening now		
Well it's worked in America for decades, particularly if they were semi portable buildings, I think we're beyond the point of it being bad idea		
Previously stated.		
Bringing more people to the outer areas. More kids. More spending in the town		
We need to remove the red tape to allow people to have their basic needs met. I am not talking about poorly constructed shanties but quality affordable dwellings that can keep people safe and sheltered		
S lot of rental houses are used as bnb or for farm workers. Very hard for families.		

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To a degree. I would not like to see large ghettos end up being built. Well planned tiny house village or the ability to add to an existing property but following the same building codes as a regular house.		
I think the housing crises and affordability issues in the construction industry across Queensland is driving alternative construction methodologies and are necessary to help bring balance back to the industry as a whole.		
As long as they are kept affordable and realestate agents don't start elevating prices as is happening with existing 2 bedroom houses in stanthorpe town. Example 1 for sale at \$600k and one for rent at \$540 per week		
We need to do more than what has been previously done.		
You should be allowed to build whatever you like on your own property		
Can be		
More housing means less homeless		
If you're aiming to keep people in the area infrastructure with such accomodation will help.		
Traditionally housing has been based on the three-bedroom model but with the declining size of family units and an aging population many of the traditional housing models are no longer appropriate. If Southern Downs Region wants to retain the expertise of it's maturing population and attract new residents then it makes sense that appropriate accommodation models be considered to satisfy the differing requirements of these people.		
We need additional housing options. Our region only has traditional & limited sources of accommodation. Time to increase. Time to have options for those who are 'houseless'. Now no caravan options, emergency & public housing is in very short supply. Need to increase		
Nil		
Affordable accommodation, more families, more income for towns. Builder a better future for our region.		
Make it legal As long as structurally safe , tidy ...and composting toilets ,catch own water .. Garbage disposal .. People can have a choice to be somewhere safe ,healthy ,flood free , fire free areas .. People live in poverty all around the world ..thus is happening in our region ..show people compassion, dignity and let them get a chance to live lives in a small home ..they only need a roof ove r their heads to keep warm ,safe , etc ...		
For all reasons previously stated.		
With a shortage of rental and low cost homes it will provide an option not offered at present.		
Until inflation slows down or we go in reverse, which unfortunately is very unlikely, how will people be able to afford to live, let along buy or build their own home.		
Would be the only way some people would have any hope of obtaining their own home.		
There are a ,out of older residents living in large homes unnecessarily. They could sell/rent their homes and live in smaller residences which in turn frees up the housing situation		
There is alot of people being put under stress at the moment not being able to find places to rent. And housing prices have sky rocketed.		
I believe they are a perfect solution to the housing problem, I have seen small villages established in America of tiny homes and the people just love living in these small communities.		
We absolutely need a solution to the housing and cost of living crisis and tiny homes can address these needs if council would be more flexible and allow them		
It helps to get people out of the cold of living in tents or on the streets and into a warm safe living environment		

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Quick to build with a choice of cladding to suit your needs		
Introducing tiny homes into the town will create many pros such as more people wanting to work and find jobs in order to reach their financial goals and an increase in the town's wellbeing.		
Giving more options, instead of what's available now		
they provide an alternative where larger homes take too long and are too expensive,		
I would agree that small and tiny homes are a positive solution, however I would not agree to anything smaller than Council mandates at this time. ie 35 square metres.		
Tent cities are unsustainable and cruel, get the people back on their feet and have them return to work or study to become a productive member of society. A hand up not a hand out, those that want better for themselves will apply change to their lives.		
Contributes to population density without requiring significant infrastructure		
A small or tiny home built right and fully council approvable is a valuable asset		
People need places to live. My daughter cannot move out due to the rental crisis but wants independence. Having a tiny home on the property would allow for that and would give her a rental history if the situation ever became available for her to move.		
While other council areas are beginning to get crowded, SDRC is in a position to attract more voters to the area to help grow the region if they can offer cheaper living alternatives than other councils. Population movement from inside Australia and incoming migrants will certainly be attracted by cheaper housing and more lenient building zones in the SDRC. Warwick & surrounding areas is close enough to larger towns to encourage people to live in SDRC areas while working in LVRC, TRC or any council surrounding Brisbane. This would then encourage businesses to set up in the SDRC to service the population growth which promotes growth in all other areas for the region.		
Only a small part of the solution. See my comment on the previous question.		
It's a start as there is no real land available to build at this time		
It's a good solution for now and for the future, The population will continue to grow and the need for all types of housing will only increase,		
Their relatively easy to find Easy to relocate to site So in some instances could provide additional housing		
Would enable a start in real estate or opportunity multi-generational family on same lot.		
As previously mentioned, there is an affordability and cost of living crisis for both rentals and home owners. I believe approval of tiny homes with reduced red tape for approvals would go a long way in addressing this issue.		
Small homes are a great way for land owners to offer affordable accommodation options whilst also subsidising their own cost of living.		
We need to have a positive solution for the housing shortage		
Absolutely one does not have to put up with thousands of people. Just peace in small towns		
Offering the ability for younger people and families to have their own affordable home keeps them in the country towns & helps the town to grow & stay alive		
Yes because it gives people the opportunity to afford an opportunity to enter the housing market		
There are many people being priced out of the region, easier approvals for these sorts of dwellings would be a simple method to allow the region to continue to expand for people of many socioeconomic backgrounds		
See above		

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More affordable housing which means more families which means more sustainable growth		
It's a necessary element of our current Australian Society, there are no other solutions, Council has not explored building three storey apartments with Governmdnts /Developers, so sadly these tiny homes are an unasthetically pleasing option. Six-pack apartments as were highly successful in Coopooro QLD should be explored. A great option to alleviate housing crisis, provides a very comfortable dwelling....		
Without doubt positive . Without affordable housing you the region will not attract critical workers and in turn damage economic growth		
Show support for people trying to be able to be independent in owning a tiny home		
More people the better		
There's a housing crisis, people need a roof over their head that is affordable		
Most definitely would be a greater expansions to smaller towns.		
It's the only affordable solution for those of us blue collar workers what will happen when the ground workers you need the most can't afford to live here		
Pay what you can		
It would alleviate the rental crisis that we have.		
bring people into the area which will create employment		
As above. Homelessness is a significant problem everywhere. Although it may not be as visible as in some places, there are many families struggling to maintain the home they live in or struggling to secure permanent ownership of a property. This is exacerbated for older women who have limited resources and do not want to maintain a large property.		
Should always have Ben available. Why should council stop someone from putting a roof over there head because they can't afford a larger home.		
People are crying out for more homes, we are a low socioeconomic area and affording a home is not an option for some, and now renting is becoming even harder too with costs going up equal to Brisbane rental prices		
Very few councils across Australia permit tiny homes. However, many people are interested in them. A council that puts a green light to tiny home approvals is opening their region to more residents and boosts the cash flow of the region.		
It will attract more young people and families to the region		
There are to many people who are doing it tough & sleeping rough at present with Real estate agents putting pressure on people who have allowed family to stay in a spare room in their rental because they have nowhere else to live		
If they are tidy and well maintained		
It's just another option for anyone wanting some low cost or alternative housing options		

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Tiny homes are attractive (aesthetically) and affordable to more people. They can be positioned easily on beautiful parts of a property encouraging more people into the local area and boosting the local economy. They are also easily moved if no longer required and, from a fire safety perspective, can even be relocated in the event of bushfires. They also allow existing residents an option for additional income, helping in this cost of living crisis. There is clearly a huge demand across the country for these sorts of dwellings for both affordable housing and tourist accommodation. It seems like an obvious solution to me and, again, council should be commended for exploring this option.		
We have a housing issue and people are becoming homeless. A place to stay is a place to stay for some. And for others having an affordable option means they might be able to stay in a community that they love. Having the decider of who gets to stay a part of the community and who doesn't based on who can afford to be here will gentrify the community and prevent it from being the lovely place that it is currently. If no alternative is provided then people won't be able to stay and this will be the community's loss.		
With the influx of new people moving to this region, and with the rental market here being flooded and expensive, smaller homes will open the door for many of these people to have their own affordable homes		
More accommodation for a range of ages that wish to make the Southern Downs home which in turn will be great for the region.		
As above comments		
We need more housing stock quickly. Tradies are few and far between. Traditional housing isn't keeping up to the needs of community.		
More people are moving to the region and changes need to occur to move forward		
Has the potential to bring more people to area helping drive the local economy.		
Definitely help with the housing crisis & affordability		
This is the only way people on low to middle incomes are able to afford their own home. Small homes, due to the short and flexibility with which they can be built can provide housing more quickly than traditional means. They are also well suited to pre fabrication.		
It is heart breaking to think that this nation has families living in tents. It is also very sad to think that we have a growing number of working poor. Tastefully done, houses or units on small lots can provide an option for older people, singles or couples to downsize within their communities freeing up houses for families.		
Smaller blocks etc		
Those with large amount of land can have the option to have accommodation built affordable for extended family, land not being used can have a village set up. People who cannot afford the cost of a full home may have the opportunity to have a home.		
Anything is worth a shot at the moment - times are getting depressing and we need more options and less council hoops to jump through.		
In the past, council has limited how many dwelling a peice of land can have. There are many suitable properties in residential / rural areas that can accomodate a higher level of population density. Council has help back development with restrictive regulation.		
We need to provide every option for people to be able to afford a roof over their heads and somewhere they can call home		
Cause it can build better communities. Council already have to much power, they have become a dictatorship. Mayor is not much better.		
The main reason is affordability. It would also solve the rental shortage.		

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Yes. More accommodation needed		
Any opportunity to provide more housing is a bonus for the community		
A positive solution, but not an overall significant one. I do not expect it to impact general property or rental prices. However, I expect it to be of significance for a fraction of low-income families, as explained previously.		
In the immediate future, yes. There needs to be a longer term commitment idea as well.		
Council has been too restrictive in the past. The current housing stock is not innovative, does not address environmental concerns in an affordable manner, does not build community resilience in times of flood or drought, and energy distribution.		
It gives low income earners an opportunity to enter the real estate market		
If allowing Tiny Homes and Granny flats reduce the pressure of homelessness Council needs to accept it has a responsibility to get these people into homes		
Many local families have been displaced with the large volume of investment properties having been sold to owner occupiers in the past two years. Demand on remaining rental properties has driven the prices up. More houses at affordable pricing is required to keep the local families in the Southern Downs Region		
no additional land needs to be released and approvals are more straight forward, this would increase housing stock much faster than full land subdivisions		
Due to the high volume of people wanting to move to Stanthorpe, tiny homes would mean a greater, quicker way to accommodate growth and solve the housing and short renting problem		
Common sense		
It is quick, affordable and if managed correctly it won't compromise the area aesthetically		
Small and tiny homes for primary residences may not be positive. Lack of storage may lead to very messy properties. Really you should be looking at small and tiny homes for tourists accommodation, short term stays. This will then free up large, permanent buildings for longer term rentals and primary residences.		
We have many younger persons wanting to leave the city and enjoy the positive experience of living on the Granite Belt. Changing the building codes and Planning restrictions to allow tiny homes would help them move into a more affordable dwelling.		
Yes as long as it's for living and not tourism.		
Minimise regulations, fees etc, allow for affordable house, not time limits that stifle productivity, overall it will produce positive growth, happiness and wealth to the Shire. The Shire that really jumps in boots and all will reap the maximum benefit of this movement.		
We need houses/homes for many citizens and conventional houses don't suit, or are unaffordable. Many people need a roof over their head, a base. They do not, or want, a show home.		
There is a housing crisis and these homes would help		
We need to attract more people to the region, a barrier to this is availability of housing, even if smaller homes are used as a stop gap solution while waiting for more permanent housing, the level of security for those residents would be much better than in a caravan or other temporary alternatives.		

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There are many families living in caravan parks in poor condition. A well built tiny home is affordable and would ensure better living conditions. The smaller house footprint is more environmentally positive for the region.		
More opportunities for people to design and build smaller homes for their housing needs ensures people stay or move into the Southern Downs Region		
Living in the street makes life difficult for multiple generations.		
Not everyone wants or can afford the McMansions or the back yard.		
Tiny homes present positive solutions - to address security, lessen houselessness and poverty, provide flexibility in meeting the need, can be done creatively and develop an interesting culture.		
There is such a housing issue why wouldn't it be an advantage to the local council to support this idea.		
Tiny Homes will enable people who are facing housing stress to own an affordable home on land which they may rent. There are many properties within 10 minutes of town which would be suitable as sites for Tiny Homes.		
It certainly beats people becoming homeless or living in tents etc. Also, many couch surf putting more pressure on the families that provide the sleeping arrangements. This then leads to a breakdown in relationships causing friction rather than providing support.		
apart from affordability and increase in stock tiny homes also has the ripple effect potential to improve people connecting with people. The negative potential of tiny homes is that if people don't get on or are dreadful renters then interactions between homes can be problematic		
Homelessness and the lack of rentals in our region available means we need to look at all possibilities to alleviate the problem. A mix of housing options would provide more opportunities for a greater range of people to have a roof over their head or afford to own their own home.		
it would form part of a solution		
Council should not have a say in the size of a home people choose to live in, as long as a proper building code is met regarding structural integrity. It is an over reach by council to decide how people live on their own land.		
In moderation and in accordance with my previous comments		
I think there is a trend towards tiny/ small homes that has positive elements, however as with everything there are costs and benefits. It really comes down to whose interests this is done in- the interests of those looking for alternative quality homes or in the interests of developers looking to make a quick profit. For example, there is a development on Freestone road that went through of small and prefabricated homes and I don't think this was a positive thing for the surrounding community due to lack of consultation with the community, lack of quality or guidelines around what is/ is not acceptable in terms of the structures, amenity etc. That is a group build and I don't think that should be allowed. Only single tiny houses on an established property or single block.		
Bring more people into the region		
Yes as it gives people alternative option's if they can't afford to purchase or build a larger dwelling.		
More homes equals a larger rate paying base		
More affordable for renters/owners and a source of income for older property owners.		
We must house people. Housing should be a fundamental right. That includes small housing.		
They would be beneficial if the pricing isn't astronomical like everything else.		

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We need to be more flexible. With the cost of living pressure and lack of housing options, homelessness is a real threat to many including those who have good jobs like myself. This is unprecedented so requires flexible thinking and solutions. Yes it needs a standard and some regulation and oversight, but it needs to be allowed to allow for the people to have safe, secure homes within their budget.		
The sooner the better.		
Our area continues to grow and people want to live in this corner of the world, increasing population would grow better infrastructure and services in theory.		
Absolutely with more affordable options more people will be able to afford to live and stay permanently in the area leading to community growth which leads to more input into the local economy.		
Because of the cost of construction possibly. And the area they take up is less.		
Housing is becoming increasingly expensive. Small homes would allow growth in the area and create positive attitudes towards local governments.		
Tiny and smaller homes in rural communities enhance affordability by lowering construction and utility costs, using land more efficiently, increasing housing supply, providing financial flexibility, and promoting sustainable living. These benefits make housing more attainable and sustainable for residents.		
Homelessness is a real issue. Allowing small and tiny homes on existing larger blocks as will allow us to give people the dignity of their own home and space		
See earlier comments		
Tiny homes are eco friendly, affordable, accessible, and still offer all of the benefits of traditional housing. There is nothing to be lost by allowing tiny homes, but not allowing them restricts housing and will increase young people leaving the area, families becoming homeless during the ongoing cost of living crisis, and illegally crowded price gouged rental situations as people struggle to stay afloat.		
Otherwise people are living in tents, lean tos and lawn locker type sheds		
It's a far better option than homelessness.		
I think allowing for small housing will open the market up - less singles will occupy 2beds+ properties. Additionally there will be greater hope for home ownership in the region assisting in keeping productivity high		
Any solution that gives people a sense of security is a worthwhile venture		
Really these questions are absurd, stating the obvious. Radical changes are needed in Council thinking to house current residents and the mass future coming. Paradigm shift please, not 1950s thinking		
Yes, if someone want to build a tiny home on their personal property because money is tight, they should be allowed to. why does council need to have the final say in someones ability to provide for themselves in this basic way, so many standards these day are so out of date, out of touch, rigid, restrictive bs		
Well designed and built small homes are more energy efficient and cost less to run. People with larger blocks that wish to use some of their land will benefit and less 'new' land will have to be sub-divided. People will have to borrow less money.		
Money is tight. There are local businesses already providing this product we need landholders to get onboard		
We have a growing community and nation. We have to be able to provide for that growth. If land owners can put tint homes on their properties it will help to ease the stress on the limited housing crisis.		

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Provide accommodation to people who are struggling with overpriced housing in a difficult financial climate.		
We live in a time when housing affordability is a very real issue for a large proportion of people.		
Yes in a suitable location - not mixed with heritage homes etc		
Yes, not everyone wants to live in a large house so it's not just about housing affordability.		
Eases rental crisis, gets more young home owners on the property ladder, generates income for local business		
Timeframe to build		
Yes. If managed properly as will provide more beds but not to the point that it creates a population explosion affecting liveability and amenity of the regional towns.		
Small tiny house will bring more revenue money for the council to grow		
We have to face the possibility that local youth may be priced out of their own region due to major increases in rental fees and house prices. If we want those youth to stay around the area and contribute to the local area we have to have affordable housing for them, as well as housing for older residents. The fastest growing sector of homeless people are middle aged women who may be solo due to relationship breakdown, have limited work skills due to being carers for their children and providing unpaid labour at home for most of their lives. They may find themselves in their late 50s, after raising children, with little superannuation, limited work skills and no where to live. No bank is going to loan them money due to their limited ability to pay back a loan, but they would make good, long term, tenants if cheaper, small accommodation were available. I would like to see the building regulations relaxed at this time to be able to accommodate these vulnerable members of our society.		
Tiny homes should be an option available to people. There are many homeless people who could afford a Tiny Home.		
So people can afford to live		
yes but not the whole solution, as already stated illegal Air BNB should be fined and taken off the market which will free up housing along with council looking at a lot of houses that are not lived in, a law should be passed re this too which will also free up housing		
As long as these projects are started/finished in a timely fashion and kept tidy, they need to be approved styles		
More affordable for a range of owners		
Please put the tiny homes on your planning list		
Yes, and I think you need to stop focusing on the impact on the currently housed peoples feelings if a little house moves in next door and start serving your population that is in need.		
Yes it offers a solution to the current rent and cost of living expenses as well as allowing people to enter an inflated market without the added expense.		
As a builder who is involved with a lot of 'site specific house designs', one of the main advantages I see is that a tiny home gives people the opportunity to live on land and get to know it and the weather and learn what they actually want in a house. This opposed to building a big house straight off with what they, a designer or builder thinks what they should want...		
Ppl will spend money local		

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More people will move here and support all local buisness, no one should have to live in a car or under a bridge		
With the large blocks both in town and around the district there is a real opportunity for adding additional housing to take the pressure off the current market. There are very few reasons why this isn't a positive solution to the problems currently faced by the housing market		
Just needed! We have the space!		
They provide a unique experience for tourism in the area as well as affordable housing for any citizens who are suitable to utilise a tiny home as their primary dwelling		
Absolutely. Offering small, affordable homes allows families to live with pride, children to live under a weather-proof roof, without having to live unsafely in tents and make-do accommodation.		
Yes it will allow new people and younger people to be able to afford to purchase land and have a house on it.		
When carefully planned and managed, it is no different aesthetics wise to any other building.		
We need to be more sustainable and smaller homes are an option worth considering just like higher density, multi-storey developments.		
Tiny houses have a smaller ecological footprint, are more affordable, and give people the opportunity to live in this area and be a part of the community who would be otherwise unable due to financial reasons.		
Definitely. Aside from the previous answers relating to immediate costs, the ongoing benefits to the community could be seen in the economy. More money being spent in our region as less money is spent on rents, mortgages and in many cases simply the interest in mortgages.		
No. It would be better to erect apartment-type dwellings. They need to be architect designed to cope with the needs of different age groups. More suitable for singles than families.		
Could add to the population without impacting greatly on density		
They're a good solution globally. To try and stop progress would be very irresponsible of council.		
They have proven to be successful in many other localities. If large properties allow tiny houses more family could share the property. Kids can't afford to leave home to go to university as city rentals are prohibitive. If kids or extended family can live in a second tiny house dwelling it keeps people (and their spending money) local.		
Yes! Affordable		
As per previous comments.		
For the reasons outlined earlier		
I think it help with people living in cars, caravan park etc		
Why wouldn't they be !!		
We do not have the infrastructure or resources in place to support the growth in that market		
Housing Crisis is seeing many families in stressful situations and couch surfing. Tiny homes are secure warm and dry. Current alternatives are tents at the dam or caravan parks, however they are filling sites quickly and this will no longer be an option either		
Certainly small and tiny home could be one of the positive solutions for the reasons I've previously stated. Thank you for the opportunity to have a say.		
In SDRS there are a lot of big houses with one resident.		
It will make small communities more attractive.		

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They have to be part of a solution but not the whole solution. If tiny home or granny flats are allowed to be built on existing large blocks with existing dwellings they will not affect the aesthetics as they will be hidden to some degree up the back!!		
At the moment it's either a house with yard, or a unit; small and tiny homes add to the range of choices available to single people, people who prefer to live alone, and people who are downsizing.		
Not a great deal of options in the short term		
It will help fill that vacancy gap, increase revenue and create a positive mindset that Council is proactive in approaching future property trends.		
Yes. The SDRC catchment will lose out on people moving into the area if they are available in neighbouring regions. And the council needs all the rate payers they can get.		
Immediate housing relief		
As a financial counsellor I see the cost of living crisis every day for so many people. I work with clients experiencing homelessness - the greatest demographic being women over 55 - who may have some money from a property settlement but not enough to purchase a house. Credit is very hard to get at that age. This would be a viable option for them. This in turn affects the whole community - we want Southern Downs to be a great option for people to live here!		
Don't know why the council has taken so long to allow this housing option		
More permanent residents, more rates, more funding, more people in schools, clubs and shopping locally. Win win.		
There are many families facing uncertainty and stress with cost of living and housong		
We could become a beacon for the small homes movement and the region becomes a pioneer and showcase for other regions to follow by example.		
There is too much red tape around building homes and people cannot afford all the fees associated with building homes. Small homes require less materials and are therefore surely cheaper to construct.		
More people to our area Good for our economy		
As above. And maybe they would help change the culture of bigger houses with multiple bathrooms etc being almost the expectation of young couples etc.		
Bring workers to town		
It will allow younger generations to be able to stay in the area or possibly move back from area that they are being priced out of. Hopefully this will mean more people spending money in our local economy.		
For people to get into the housing market at a lower cost of a smaller house and Tourism as there is a big shortage of accommodation.		
Housing standard need to be maintained. As long as the sanitary requirements are met all should be fine health wise.		
It shows that our local council cares about and is listening to the needs of the residents		
See prior comments. Overall I think positive but rash decisioning and no planning will lead to failure. Open consult with the town is always welcomed.		
They would be good for short term accommodation, bringing more tourists to the area. They would be good for extended families or to give older children room to be more independent and affordable accommodation. Would be good for sessional workers in rural areas More income for Council with an additional rate applied to property with a tiny home(s)		

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Yes if you are trying to house 2 or 3 people per house. Even a family of 4 would presumably find it better to be in a 2 bedroom tiny house than on the street of living in a car. I always shared a room with a sibling in my childhood family home and I think many young people need to lower their expectations for their 1st home. Added comforts can come with time and greater affluence.		
Typically land owners in SDRC have larger blocks and most have the ability to fit a tiny home on their block.		
I think there is absolutely nothing wrong with well constructed and well maintained small homes and this could well be part of the solution of lack of housing in our region.		
Allowing people easy affordable homes		
Yes, 100%. Plus it would provide an opportunity for the SDRC to be seen to be actively trying to do their bit to create a solution for this housing crisis in our part of the world. Find some excellent, reputable local modular/kit home manufacturers that you approve of. Recommend them for easier, faster, cheaper processing of applications because you already have a relationship with them, not that you'd exclude applications for other tiny home providers however the process would be different with them if you hadn't approved of them already...but then add them to your list once approved. Lenders would hopefully feel more comfortable about lending money to people wanting/needing to go down this track as well, if council is known to recommend certain tiny home builders (this is a whole other topic).		
I think they could be incorporated as one type of solution. Others will be required too, such as creating some higher density living areas. A small or tiny home might not be the right type of dwelling for everyone but would provide alternative options and create market movement.		
Enabling people in the area to have access to a roof and warmth Encourage more people to our area		
We have a housing shortage and shortage of tradesman. Anything which assists putting a roof over someone's head is positive. Lots of jobs available, but shortage of people. People only need land, could purchase a tiny home to live in as a long term option, or short term solution		
Not enough housing is available in the region. It'll mean more people can choose and afford to live in a small house.		
Yes any cheaper affordable housing is great benefit		
For all of my previous comments		
Yes - a lot of people would prefer to reside in a smaller more manageable home - as the community need changes, people aren't always wanting to live in large family homes or properties that require a lot of maintaining - people are also priced out of the housing market unless they are earning high above median wage in Australia - which in the Southern Downs, is not a common salary option.		
Allows an option for people to own their own home. Stability. Would allow increased accommodation options so businesses can attract people to the area and expand. Allows opportunity for local people to downsize, freeing up other property for sale.		
Apart from being more economical, the size and makeup of family units is changing. Many couples choose to have few or no children and many people choose to remain single compared to past generations. We therefore need more homes but less rooms in those homes to house our population.		
Provided they are suitable for the weather conditions and meet the needs of the existing community and emerging community.		

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They are a positive solution for ALL areas all over the world, not just the Southern Downs.		
As they are more affordable they will can be completed not like so many places that don't get finished properly		
Excellent way to allow for dual residence		
100% small and tiny housing is a proven solution as it has been the norm in many countries. The Australian idea of housing harms rural communities with young and older people having to move because of the unaffordable housing. Families can house elders and provide support. Adult children with disabilities can live independently with family help next door without buying a second home. Intergenerational housing needs to become the norm lessening the cost of housing to government. There are so many benefits.		
Small homes offer people the opportunity to have a home that suits them and may encourage more people to settle in the area.		
Human beings don't need a huge amount of square metres to live in. Most time is spend,in fact, in the Bed and the Bathroom. Coming from a German Background the minimum size is actually 25 square metres for an Apartment. I used to live in one. And in a Time and Age where everyone is concerned about the Environment, you definitely should allow this and allow People to make their Choice. Tiny Houses are cheaper to buy,but not cheap in Quality		
People would be able to move out from surrounding camp grounds and could afford a place to live again.		
At this time and for the future. There's a lot of land on Southern Downs. Also it will give council some more revenue regarding rates. Perhaps a standard rate charge for the tiny home. Council has to survive too financially.		
The more houses the better		
Reduces the stress and anxiety for those in difficult situations		
We should not discriminate to those who can't afford a traditional accommodation		
This would allow more people to be able to get into the housing market.		
With older people downsizing it could be of help and for new people coming to the area it could help with the rental or purchasing of something to get into the market		
Yes, I can't see any downside from allowing more tiny homes (aside from greedy landlords/airbnb hosts missing out on some income).		
Lack of affordable housing comes at a huge social and personal cost. A secure and stable home is fundamental to an individual's mental and physical health and on a larger scale to a community's health. Lack of housing leads to crime, poor health, and higher use of welfare, which costs all of us in one way or another.		
We are still in the grips of a huge shortfall of housing options. Tiny homes should free up more of the rental stock for people who aren't in the position to build.		
Average land and home prices now are too expensive. Having small homes built off site in volume and transported will help to bring costs down		

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We are a rural area. Traditionally rural areas have been more flexible about housing options, allowing for owner builders and for greater variety of homes. The tendency of modern building corporations to build large estates with large expensive homes that all look the same is not a cultural norm that we chose. It was decided for us by those big corporations. We should be free to choose to meet our family's needs in more creative ways, especially because we are country people, traditionally the Aussie Battlers.		
We all know that they will be helped by this type of housing. Has Council spoken with the people who would likely be living in one of the houses for their opinions? Surely Council would make that a priority before going into too much expense only to find out from the ones most involved that it would suit or not suit them.		
currently rentals in Warwick consume more disposable income than mortgages especially those acquired many years ago, it would be recommended that approvals and rates for tiny homes should be subject to occupancy in order to avoid investors taking up all available stock and leaving them empty		
far better than having people living in cars and tents		
Small and tiny homes are particularly relevant and positive solutions now for several reasons: Housing Crisis: Many regions, including the Southern Downs, are facing acute housing shortages and affordability issues. Tiny homes offer a rapid and cost-effective way to address these problems. Economic Pressures: Rising costs of living and economic uncertainties make affordable housing options more critical than ever. Environmental Concerns: Increasing awareness of environmental sustainability drives the demand for energy-efficient, low-impact living solutions that tiny homes provide. Changing Lifestyles: There is a growing trend toward minimalist living and downsizing, making tiny homes an attractive option for many people seeking a simpler, more sustainable lifestyle.		
It is a great idea. I think it's kind of crazy that it isn't more mainstream.		
I think in the above mentioned comments, that within those guidelines they could help ease the cost of living for some people		
I think housing a very personal choice and if a tiny house is the only financial option for a person then Council should facilitate this as a viable choice. The only issue I see with tiny houses is parents with multiple children being crammed into small spaces. I would hope this would be only a temporary situation that is obviously better than a tent.		
More people will have a place to call home.		
if not now in the middle of a housing crisis - when?		
There are a lot of people who can't afford renting/buying the average size houses		
Allows for younger people to move in and settle down		
Affordability of housing is bad and this is a positive solution		
We have large blocks, we should be making the most of the space to reduce the risk of homelessness		
But Council should be engaging with Govt to provide a suburb of tiny houses that people on low incomes can rent to buy.		
In an area with large blocks where visual impacts are minimal, it makes sense to follow the lead of other councils that have made progressive developments in this area. Particularly for off grid solutions which do not require plumbing.		

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We urgently need to address the housing and cost of living crisis and this is something where local councils can really make a big difference.		
unsure - but cant hurt		
It's such a growing industry, it's got so much support to be an amazing option and for people to be able to be safe and warm and not at the threat of having to move or live in a caravan park - it's incredibly hard being a homeless family or a family who thought they would never experience owning their own home. But also, how quickly tiny and small homes can be built, it's an almost immediate solution for the housing crisis. It isn't a solution for everyone, but it is part of the solution.		
It would be even better if there was a system of community housing such as at Crystal Waters north of Brisbane.		
By being a region that allows for this type of living option freeing up the larger type dwelling for families or those wishing to move to a bigger house as needed for larger families or shared accommodation settings.		
Rentals are nearly impossible to obtain on the Southern Downs, and even lower priced homes are becoming out of reach of first home buyers.		
As long as council approve each dwelling and are Architecturally pleasant to surrounding neighbourhood, I think it could improve the region. I would advise strict planning rules such as BCC have, which maintain streetscape and architectural integrity.		
We need to embrace tiny/homes and see them as a positive step in the right direction. These small homes are easier to heat and cool and are therefore more energy efficient. The lower energy bills will also contribute to easing the financial burden of living costs		
As previously commented will allow more people to be able to afford their own home and more sensible for single occupants		
It's a better solution than waiting for some developers to create over priced housing. Tiny homes aren't for everyone but everyone should have housing. They are a solution that can help alleviate many of the housing issues.		
Per previous comments		
see previous answers		
allows residents to build when they may not previously be able to due to financial limitations.		

MINIMUM DWELLING HOUSE SIZE AND AMENITY AND AETHETICS REFERRAL

Small House Survey Results Data - Question 6

Meeting Date: 21 August 2024

Attachment No: 6

Item 15.2 Minimum Dwelling House Size and Amenity and Aesthetics Referral
Attachment 6: Small House Survey Results Data - Question 6

Would you live in a small or tiny home if more were available in the Southern Downs?			
Response		Further comments	
Yes/No	No.	Yes	No
Yes	344	Yes i would, as a temporary solution. If there was no houses available, or waiting for my house to be built. The average rent is \$450/week, If there is a 2year wait on a build for a class 1, that's \$46,800.00 i would save in rent that i could use to buy a caravan to live in while the house is being built. I also end up with a asset i could keep or sell. If you are waiting for a rental to become available and you can not purchase a house, you will spend up to 100+K on a tiny home (That's if you can get a loan approved), but you still need to land to put this on. So you have a fancy tiny house floating around and hinders the ability to financially get a loan to purchase a house. Financially the cost to buy something so expensive vs a house seems un-viable. However, if someone owned a block of land, they could put a heap of tiny homes on there land, then charge rent out on multiple buildings and creates greedy rental traps or unregulated budget accommodation. May as well purchase a 300man mobile mining camp and rent the rooms out. Yes reducing the size of the building for smaller living, but keep as class 1 requirements. Treat it as a temporary solution.	With a young and busy family, a small or tiny home would not be practical for US.
No	139	If the choice is limited ...I would certainly take whatever was available..	too small
		I am fortunate to be able to own a full size home but if I were in different circumstances I might need a tiny home	Too small to provide the lifestyle I want or the community I desire.
		Would be a good downsize for my retirement so I could then travel	To small, would drive you nuts living in a fish bowl.
		I would live in a tiny home if I didn't have a family, and I had a large shed for my hobbies and possessions.	Not for me
		Only if it on acreage with full services.	Tiny houses on wheels are not houses, they are caravans. You should not live in a caravan unless it's a caravan park.
		Sharing with Friends communicate with people (especially older women) from all over Queensland. We have 900 women on our newsletter mailing list and all support the concept of smaller living and co-housing. Many are living in fear of homelessness and loneliness as they age.	Would require more investigation of resale opportunity and initial outlay. Would still require similar onfrastuctue charges to current.
		We are now a 2 person household and so a tiny house has some appeal. The option to provide accommodation for family under cost of living pressures would be welcomed also. However there needs to be more community consultation through in person forums. Surveys are too often formulated to steer answers to fit a particular agenda. For example, is the council ultimately trying to steer the community to a more dense form of housing without disclosing their full intent. The Covid lockdowns etc has created greater distrust in government at every level. There needs to be more honest, open and transparent debate with the opportunity to question the councils intent to avoid back door railroading into undesirable outcomes such as the 15 minute city type of scenario.	No because I live in a small house.
		I'm old I only need a small place so the end off the day I'm not existed clining it	As a family of 5 3 bedrooms is a minimum and plus needing land for our livestock

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I am a big fan of tiny homes. I am currently a home owner in this town, but have considered putting a portable dwelling in my back yard. I have even contacted council previously about what the law allowed and did not allow. I had been hoping one of children could have moved into my back yard permanently, but was informed it could only be temporary and the size restrictions made it more expensive than we were looking at purchasing. This is why I say the size restrictions will disadvantage some who would do this once its allowed. I had also planned to move into it myself in a few years, and possibly rent out my house. Not being able to live in the tiny home permanently made this no longer a viable option. I am glad this is being looked into. There is a need for these homes in our community. I think portable dwellings/tiny homes will bring relief to the struggle our town is going through.	NO. May consider a granny flat (large size) if forced to do so in the future. Would not do so under any other circumstance. If SDRC brings in such a policy (multiple tiny or small house proliferation) outside of the comments above then that Council will be forever held to account as being responsible for the destruction of a beautiful, family friendly, livable and aesthetically pleasing region. Would take it from a rural environment to an inner city hiatus to be the place from which our people have escaped..... to be another inner city. I do not believe that the ratepayers and residents will forgive and forget the action of that Council.
I live alone, I don't need a large home. A tiny home would be a perfect option getting me out of expensive rentals.	Will cheapen the neighbouring houses
Easier to maintain and clean	my family is of a size there i would need something bigger than a tiny home. Tiny homes are not for families, and you would be targeting a certain market only for tiny homes. they are not for everyone.
Yes if it meant i could afford to live on my own/as a couple instead of needing housemates etc or living with family.	Size
I am actually looking to downsize right now	Not enough space for an elderly couple who will need wheels walkers, indoor hobbies personal privacy etc
What attracts me is, simple and easier to clean and look after. Can be very private. Fully self-contained and therefore much easier living than with several people in one house. Relocatable.	Humans do not do well in very high density for long periods of time, we have space, let's use it!
Environmentally friendly, affordable, availability, modern aesthetic design, flexibility.	Hard to fit a family of 5 in a tiny home.
Not while I'm raising a family and have the option of a larger home. I would certainly live in one if I had no other option, or if I was living by myself or just with my partner.	Not enough purpose-built space within them. Fine for two people but not a family with several children.
Tiny homes are adorable and affordable. I live only with my partner so it would be great for me.	I own my home so wouldn't need to
more sustainable. ie self sufficient environmentally friendly	Southern Downs should be marketed for our generous block sizes and open space. If you want to live in a sardine can, move to the city.
As a single senior, I'd love a tiny home and give up my family home to a family	We are going to end up with family's living in unhealthy conditions
There is more time to enjoy life if you have a smaller home with less to clean, tidy and maintain, plus if on a shared block the yard maintenance is also reduced.	Tiny homes are akin to caravans, and I urge you to experience living in one for six months before altering the landscape of our region. These homes, similar in size to shipping containers or caravans, are not practical, and the 35 square meter rule should be upheld in our region. SDRC must attract the appropriate demographic to foster job growth and intellectual property. Achieving low crime rates is crucial, as this ties into demographic considerations, with education being a primary focus.
The space for a simple minimalistic life, but happier because I'd be closer to owning a home so then I can finally afford to do things with my family and be more involved in the community.	I believe in the future this will be a catalyst for serious social and health issues, along with creating potential slums. There are other affordable house options that will meet current needs, there just needs to be more affordable land available
Affordability and usability	I have livestock pets that require room

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Affordability & we need more White Australians in the area	I like to have clearly defined areas within a house for different functions, that have sufficient space, where this does not impact on other occupants of the house. In particular, I like to separate blue light areas (television and computers) from food preparation areas, entertainment areas, bathing and toilet areas, and sleeping areas. From tiny homes I have experienced, these are all in together.
If my circumstances required me to live in a tiny house I would gratefully do so.	No way, not suitable for a family. I see tiny homes are only suitable for a single person, no kids, no pets, and for less than 3 months of a year.
At my age I would be more than happy to relocate into a small or tiny home. With all children having left home and only myself, I can see no reason to live in a 2 or 3 bedroom home or unit.	Lack of space and livability.
What Attracts Me to a Small or Tiny Home: Affordability: Lower Costs: The significantly lower construction and purchase costs make it financially accessible. Reduced Living Expenses: Lower utility bills and maintenance costs help in managing monthly expenses efficiently. Simplicity and Minimalism: Less Clutter: A smaller space encourages a minimalist lifestyle, reducing unnecessary possessions. Simplified Living: The compact nature of tiny homes promotes a more straightforward, less stressful lifestyle. Sustainability: Eco-Friendly: Tiny homes often incorporate sustainable materials and energy-efficient designs, reducing my environmental footprint. Resource Efficiency: Smaller homes use fewer resources, aligning with sustainable living practices. Mobility and Flexibility: Mobility: Many tiny homes are designed to be mobile, offering the flexibility to relocate as needed. Versatile Use: They can serve various purposes, such as a primary residence, vacation home, or guest house. Community and Lifestyle: Sense of Community: Tiny home communities often foster close-knit, supportive neighbourhoods. Unique Living Experience: The innovative and creative design of tiny homes provides a unique and appealing living environment. Efficiency and Functionality: Efficient Design: Tiny homes are designed to maximise space and functionality, ensuring every square meter is used effectively. Modern Amenities: Despite their size, many tiny homes come equipped with modern amenities and smart home technology. In summary, the affordability, simplicity, sustainability, flexibility, sense of community, and efficient design make small or tiny homes an attractive living option in the Southern Downs.	Crime Crime Crime.
We will have to downsize due to deteriorating health. A Tiny Home would be the ideal alternative for us.	Not suitable for my needs. Most people have possessions that they want to keep and small or tiny homes don't offer the room which makes it an impractical solution to be able to accommodate across sections of generations.
If I was homeless it would be very much appreciated Older people can't afford the rent on a pension	My family is too large to live in a small dwelling, however I would build one to help with the situation if the option was available with lower administration costs and hurdles.
Cost effective, let people do the right thing and council can benefit as well. Out rights are being eroded every day by government and their bodies. Very frustrating to see that no one cares about helping people. Councils have no interest in helping people get a start	I like the concept, but I have far too much "Stuff"
The are much cheaper than and could offer opportunities for existing residences to provide a granny flat.	However I would still need access to a 2 bay shed & (not big) garden space. A 400 sq meter block can give me this. It would be ideal for my demographic, or if I was a young person starting out. Tastefully designed & established under council guidelines, it is a responsible way to go to secure AFFORDABLE housing and still maintain pleasant living standards.

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As stated before, I am a retiree so I don't need a large home but I want a comfortable home that I can manage through retirement. They fit my needs.	if i would require a tiny home yes i would move into it to allow my family the use of our larger home.
If that's what my budget can afford and I obtain home ownership - then it would be completely suitable.	They are great homes, they are attractive inside and outside. Other countries have made whole communities with only tiny homes. Makes absolute sense, more people in homes, more rates and more opportunities. I like to see the rules relaxed around who can build them and a more easier streamlined pathway for owner builders. Win-Win.
If it were suitable for us but we don't need to as we have our own home.	I could pass my house to a young members of my family or friends who have growing families. I don't need so much space at this stage of my life.
I have a house but our adult children would be able to put one on our block.	If needed. Wouldn't be suitable for a family of 5 but a great alternative for children ready to leave home. Or the ability to downsize with the cost of living crisis being a real problem.
YES!!!Being in my 70s I would love to have a smaller home! keeping up with a big house is a full time job!!! Need much less "Things" and much less cleaning and maintaining!!BRING IT ON!!	I am not in the right age group. Tiny houses are for the young, the old and those first moving to a new location.
Empty nester now so if able to have small home I could resell or allow my daughter with partner and 2 kids rent our larger house. Can't afford to buy their own in this housing market.	My family is too large to be in a tiny home. But I have elderly family that would be able to benefit from a tiny home/granny flat.
I'm close to retirement age and don't need a big house anymore	Not applicable
Lower Costs associated with utilities and construction, simplified lifestyles which can help with promote mental health. Eco friendly.	I am blessed to own my own home - and I have 3 children. If these were not my circumstances, I absolutely would consider living in a tiny home!
We have no need for a large house if and when our kids visit they come in their caravans or tents as they all live in Townsville	I have a young family and we have pets. We enjoy our space.
If the time arises where we no longer have options then yes.	No we have our own permanent home and farm that we own. Also my husband is claustrophobic. But family may come to live with us in the future and we would consider putting a tiny home on our land.
If the land was big enough	For me, personally. The size of the house is no major concern, but I am a "shed" person. I need space for all of my tools & equipment. I have a large telescope which does not fit through a standard door. etc.....
I would love a small 1 bedroom tiny home. Easier for me as an older widower to take care of	We don't have the need as far as permanent living is concerned, but we have spent many a happy weekend in them on private properties and exotic travel destinations and had wonderful experiences in tiny homes
Less housework. Potentially minimal cost to build. Smaller environmental footprint.	Our business structure and lifestyle does not accommodate this model. I must add- that we are extremely interested in developing a special needs community using this housing format locally for Warwick community.
Attractions include: reduced maintenance; reduced cleaning; lower heating/cooling costs (reduced impact on the electricity network); design flexibility (as an owner); releases garden areas for a range of ancillary activities - especially where block sizes are small - because of the smaller footprint being utilised etc.	I currently need a full size house but I would consider a tiny house when I circumstances change.
If I didn't have an option. I'm privileged, I have secure housing.	Most a 2 levels and we have mobility issues, plus we have a house. However, I am not opposed to them and would live in a granny flat.
Ease of maintenance, safe, warm, cheaper, allows families better opportunities to stay close to family.	I wouldn't due to size of family however as a single or couple I would live in one.

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I don't need a huge house .never have . Now I'm getting older I'll need family to help me out in future so being living close to them will give me peace of mind ,security ,dignity and feel looked after ...	Only due to the fact the both myself and my partner work from home (home offices) and children. We simply could not fit it a small home.
I don't need to at present but do have a relocatable unit on my property . If I had to downsize or couldn't afford to stay where I am I would look at the option	Already own an average size home.
We do intend to build a tiny home for elderly parents in the future, so yes a tiny home is something we would absolutely do. However, SDRC also need to consider reviewing the planning requirements around granny flats/ secondary dwellings on a property. Could this not be considered a local law rather than a planning approval, or at the least, a greater fee reduction in the price of the planning application for a secondary dwelling.	I already live in a small home
Yes infection by husband was considering building something up the backyard for myself and him to live in so our daughter could have our house but he passed away before it could happen.	High density housing detracts from regional areas.
I would love to, we currently live in a tiny flat, and living in a tiny home in a small community of tiny homes would be great.	i have a home on the coast
I personally would because at the moment having a roof over one's head is the most important thing no matter what the size	I am well established in my own home with family close by.
I dont need to. I own my own home.	I have stable housing.
Would love to live in one we all don't need big houses	No because I don't need to. I don't require a mansion but a little more that the traditional tiny home would suit me better
I currently live in a tiny home. I believe I am an above average income earner with other assets however, this was not enough to be approved for a house of my own. This Mountain Made Tiny Home has given me independence, security and happiness.	I have my own house but a tiny house should be better than a tent or caravan from an aesthetic point of view
Affordable	I am not in a position where I would need to live in one.
My house is already very small	I'm fortunate to have my own home.
Easy Maintenace and low cost	I am fortunate to own my own home but know of several people within our community trying to enter the housing market or downsize to be debt free wanting to live in Tiny homes
Smaller living more time for things that matter Elderly parents or teenage retreats	Husband and i have a roof over our head.
Yes, I would set tiny homes up to keep my father independent for as long as possible and I would set my children up so they could experience independent rental living without the pressures of trying to find a rental as a young person.	I'm old
Small homes cost less to build initially = upfront savings in investment & development costs. Small homes mean a smaller amount of house work (cleaning etc) but they also mean a smaller cost on upkeep and maintenance for the life of the building. Painting, new kitchen or bathroom renovations are smaller = cheaper, smaller sqm means it's cheaper to heat or cool your home (a significant ongoing saving) And, if rates are based on sqm then it means cheaper cost of living for rates. All of these upfront and ongoing savings mean the home owner has more money for their cost of living which just keeps going up. Small homes could mean the difference between vast numbers of people living on the street VS a thriving community with happy homeowners that can afford to go on a holiday every 5 years.	Due to having a family a tiny home wouldn't work but more available large house would be a positive addition
We have just spent 10 weeks in a caravan and a well designed tiny home would be better equipped	I already own my own home and at this stage am not looking to downsize
I would should the need ever arise	I am a home owner and at this point do not require the option, but would love to build on my property options for people to rent
We have just built a secondary dwelling to downsize to. Less ongoing costs with energy efficiency and wheelchair access.	Hell no. I'm a maximalist with far too many things. My china collection alone would likely fill a tiny home.

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Yes and no. This question needs further explanation. As a property owner and local builder, I do not have a need to live in a tiny home. However I do see great benefit in providing tiny homes as an option. I have family members and friends who would be happy to have the option of a tiny home.	I am fortunate enough that I have my own home to live in but I would definitely have a tiny home on my property to allow for people to have a roof over their head
Not myself personally as I have children but much of my family and friends who are just on their own would benefit hugely from this type of dwelling.	I have my own home
affordable, living with less, energy efficient, lower expenses and easier to maintain	I like space.
The one I just had built in Toowoomba and transported to my place for my parents in Allora is wonderful and very nice looking inside and out. Very functional also	My personal circumstances permit a larger home, and I prefer the space that entails.
If I needed a home I would definitely live in one of they're done properly they're a practical attractive solution	I am a home owner with dependants. Tiny home would not be suitable for my family.
Have been looking around for some home and been able to select our own dwelling without a lot of palaver.	I have a family, work from home and lots of pets. I would like to host a tiny house though
Yes def.. the older we get the less we need.. thus opening up larger homes for young growing families	They will be too small for permanent living. For tourist accommodation they should be encouraged
I'm in the middle of applying to council to have a tiny home put on my block until I can afford to build my home. As it gives myself the opportunity to have a roof over my head instead of living in a tent or my car.	I am not looking for a new house as I currently own my own home. However I wouldn't be opposed to a small home later in life. Less maintenance and smaller footprint to heat and cool.
Personally I would opt for a container home, they're cheap, simple to diy and can be expanded.	As a family of 4, including 2 teenagers, it is not practical for me at present. If it were just myself or myself and my husband, it is certainly a viable option for the future.
Lower cost of supply, electricity and smaller land parcels. So long as it doesn't turn into a trailer park like in the USA. The homes would have to be built in different areas ie not all together. I lived in a housing commission complex like this in the 1990s and the social issues that came with it were not managed well.	I own a home
If needed to downsize, I would absolutely embrace a tiny home.	I like my castle! I'm too old to do stairs or live in small spaces. But it will suit some folk.
I live in a 3 bedroom house at the moment, but would happily downsize to a smaller house to provide housing to a family in need	I own my own property with a small home on it. I would like to make my 59 acre rural residential property available for others to place Tiny Homes on it.
It's all we can afford.	I already own my home so am not personally attracted to a small/tiny home for my family. If my circumstances changed, I think I would appreciate having the option of a small/tiny home for the short or long term.
Yes. Low cost to build and maintain. It can be resold which provides others easier housing options. Also as I own land in region it allows option for elderly relative to live on our land , who does not have the money for traditional house and by living on our land it takes pressure off social housing	Often undesirable tenants and lack of regulation and maintenance. Would consider a retirement village type in later stage of life.
2 people live in house so less house work	I am fortunate enough to live in my own house and am not directly affected by the housing market however if I didn't have my own property I would look at tiny homes as a viable option.
The affordable is top of my list and the fact you won't spend the rest of your life paying off. If I had that option for a tiny home prefabricated, I would have been in it sooner.	Small homes are great for people who don't have large families or who different priorities for the type of lifestyle they lead.
I'd just like to own my own home doesn't need to be a mansion	I have my own home - no need.
If we were allowed to put one on our property, then we could rent out our existing house to family and live in the smaller home.	We are a young family of 4 looking to expand and need the space of a home. Ultimately the southern downs may need to adopt a more urban planning code similar to Toowoomba and Ipswich.
being by myself, a large home would be to big to manage	I am not in need of housing . I have the luxury of secure housing . Others don't and I could be in a position to assist
As I age I am looking for affordable, low maintenance options for living. A smaller home is a good option	I live with my son & 2 big dogs - we need a good size backyard

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Solo living don't need a big home.	I own a home already, I don't need a tiny home. That doesn't mean I don't think the option needs to be available for people who can't afford a larger home or prefer a simpler life.
Being a single individual who also leases a farm for agricultural enterprise the use of a tiny home would help to live on the farm in suitable accommodation rather than a caravan or a house in the village (current situation)	I already have a home, but I am interested in the opportunity of tiny homes for tourism purposes
Less cleaning. Less heating. Less cooling. Less materials. Lower cost. Just make sure that it's safe and designed fit for purpose	I have capacity for a larger home so would not live in one for an extended period of time. BUT, I would 100% love the option to have one in the backyard for longer term guests/adult children etc.
Currently I own land in the Southern Downs but can't utilise it under existing bylaws. I would love to be able to find an accessible and affordable solution to legally occupying my land without waiting decades to build a basic house that would not necessarily meet my needs the way a tiny home could (aesthetic appeal, minimal impact on environment, more options for placement of structure, resale value, potential income stream etc etc).	I like having a garden/backyard.
I love the sustainability of a tiny home. The opportunity to move and take your house with you. To own your house and have real long term security without owing 30 years to a bank. Using less resources (Australia has highest area of house per person in the world).	Not suitable for my lifestyle at this time
I'm an older resident. Tiny homes are easier to up keep and more affordable to run.	We have a lovely home with no need to move.
Tiny home suit the way of living I find enjoyable. They are fully equipped and ready to go. Cheaper and quicker to build within a reasonable price range	I have my own home. But if I was applying for jobs and hunting for accommodation it would tide me over until something else became available. If my family all lived in the region it would be of significant interest.
Yes if it suited my lifestyle and household needs at the given time.	Because I'm lucky enough to own my own home.
Being a disability pensioner, maintenance and costs would be attractive compared to traditional housing.	Not enough space, I like living in a country area with the open spaces of my home and larger block size without feeling enclosed.
There is less work required for the family for cleaning, maintenance etc	If built next to a million-dollar property i do not think the owner next door will be too happy.
Less maintenance and ongoing costs.	I'm not saying no for that reason - nothing detracts from a small or tiny home, I already have a home and have no plans or need to move. If in the future I couldn't manage the stairs or the size of my home and garen, a tiny home would be a great option for me.
I have had to downsize due to prices and have found it quite manageable	We have an existing dwelling
Im old and don't need all of the maintenance and expense of a traditional house.	At this time no buy in the future yes
I must say that small houses have to be done right. No one wants to live in a ghetto. If appropriate, quality houses or units which retain their value came on the market, I would consider it.	No I'm sorry I'm a large house person but the idea of smaller house is a great idea. Also for Elderly people could down size making available a larger house for bigger families as long as RATES are affordable and Roads, Schools and Hospital are to a better standard then they are know .
I don't need a large space I love the idea of a compact house that has the essentials	Personally no, our family wouldn't fit as it presents. Circumstances change however and life can change quite quickly. So whilst my answer right now is no, it doesn't mean that I would not consider a "tiny home" if and when it suited my life.
When done correctly they utilise space amazingly and can fit in with surrounding landscapes	I have too many precious things that I would have difficulty letting go of.
I think it's a great idea for first home buyers or people wanting to get an idea of the community but it's also a great way of living without having to fork out thousands of dollars for a bigger dwelling.	We are all ready a home owner, but would like the opportunity to have a tiny home for someone in need.
I hate cleaning. I live in a house that is too big for us. The kids are gone and we could live in a 50m2 house just fine. Council designs regulations for the type of dwelling they would like to live in, not what some of SDRC residents would choose.	Family of 4 and no need to. But plenty of singles would or husband n wife

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It's an age thing. As you become older smaller is better.	Would not suit our lifestyle.
I am single so dont need a big house.	I already live in my own fully owned property
If my situation allowed.	I own my own home
I love the idea of having less property to maintain yet still keeping my independence when I'm in my retirement years	I only answer no because I am fortunate enough to own my house. It took me a long time to achieve this. But if I was a single person on a low wage now, I would be locked out of the housing market. People need to be able to afford secure accommodation, and I would be happy to live in a small/tiny house if that was the only option.
If the area was pet friendly, and my age.	currently own a freehold home however if I didn't I would certainly like the option of purchasing a tiny home
I may need to downsize as I get older. There is nothing wrong with a well constructed council approved small home.	I would struggle to live in a small space at this time of my life. I own a large house and have already bought a smaller unit as a retirement plan. I would prefer that minimum lot sizes in urban areas not be reduced. I would rather see tiny houses dotted throughout the region than concentrated in a tiny lot subdivision. Amenity is just as important with a smaller or tiny home as it is with a regular dwelling.
We wanted to build a tiny home when we built, but we had to increase the size of our house to meet the requirements at that time	We are fortunate enough to be able to afford a larger home. Tiny homes are not a desirable solution for people who can afford more. They are not the best solution to the housing problem, but if they are the only solution, then they present an avenue that should be explored.
Yes I would. At the moment we live in a high set 3 bedroom home and both of us are realising it is getting too much for us to maintain We are looking at selling up and have looked at several TinyHomes	They tend to be made cheaply and placed in inappropriate areas eg Law Rd where the water runs and there's no public transport
They are cost effective and ready to go. They are the new solution to owning my own home affordably.	limited room for my family
Common sense, if a person cannot afford a big home a small home may be affordable. Older people only require a safe, easy to manage home.	While I have no intention of downsizing from my current home to something as small as a Tiny home, I see Tiny homes as an excellent alternative to a traditional Granny Flat for my elderly parents, or a home for my adult children.
It could an affordable, tasteful option for a downside lifestyle.	i love my space
Older persons desire less yard and house maintenance due to frailty and budget.	we have too many interests and hobbies to fit into small spaces
Yes if well designed. Already live in a smallish house we own. Less to maintain.	
I do not have any probs with a Tiny house but not on small blocks. We are a country town and should retain this.	
I have thought of building a tiny house on my rural property to allow for greater family flexibility.	
Easier to heat, cool, clean and maintain.	
Yes if I didn't have anywhere else to live, luckily I have my own home	
A well built and thoughtfully designed tiny home on a rural block fits within the landscape much more gently, with less impact on the surrounding area. It would mean my family would be able to afford to live in a quieter setting, we would reduce living expenses by being able to grow our own food, live off-grid and consume less. Having less space to heat and cool means less power consumption and these are all such positive factors for the region, and the planet	

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I would live in a smaller home, as my needs for housing are small and I am limited income and I do not require a 4-bedroom home on acreage, I do require housing security and stability and would welcome the opportunity to build a small home and have the choice to do so in an area I would like to live.	
If I was in a position to need to I would. There's nothing wrong with them.	
I am retired and single and live in a very small house on a rural property. This is perfect for me - less maintenance and cleaning time; more time in the garden, bushwalking, connecting with friends. I have downsized which is quite liberating.	
Obviously. Your own home is better than not having your own home.	
Less maintenance and less furnishings.	
However, I am not in a position to require that sort of accommodation. However, if I was unfortunate enough to be seeking reasonable rental options I would live in a tiny house.	
Have done so in other countries where I have lived. Also have one in my brisbane property which is 7klms from cbd	
cheaper to buy and cheaper to maintain	
If I wanted to down size yes, certainly something I would consider as I get older.	
Not as a full-time living option at the moment, but possibly as an alternative/ weekend accommodation.	
We are empty nesters, and I would consider a WELL DESIGNED quality tiny house	
But not plastic type prefab.	
Less cleaning of unnecessary large areas. Easier to heat.	
I would, if it was more affordable for my family and I. I think everyone is in the same boat. It's not about size, it's about affordability.	
Yes if I needed to. And not so long ago, that was a very real possibility. And in the future, my daughter who is disabled, it would be an ideal way of giving her some independence while still having my support.	
Cheaper, easier and quicker to build, maintain, clean, heat, cool, etc.	
Due to the uncertainty of global events such as fires floods etc the option to live in a tiny home is more appealing than living in a permanent structure. If the council has concerns over human waste I would gladly put a permanent toilet and shower block with septic system on the property which I would then park next to. Tiny homes allow are more minimal and sustainable lifestyle leading to less environmental impact.	
I like most people would live anywhere that's dry warm and clean.	
More affordable.	
As people age a smaller dealing would be easier to maintain, easier to heat in winter.	
Affordable, environmentally responsible and can be located closer to facilities	
I do not need or want a traditional home, not could I afford one, but I love the idea of a tiny home being withing reach, customisable for my needs and preferences, and possibly even allowing for me to buy a small parcel of land to garden or farm. Australia already essentially necessitates indoor outdoor living, tiny homes just make that obvious. Heating and cooling costs (increasing constantly) would be smaller in a tiny home, there's less room for non essentials so it encourages prioritisation, and more room is both unnecessary and more of a burden than a benefit in my opinion.	
Price	
As long as quality built good location and priced right	
I am a foster carer for dogs and therefore my current property makes it suitable for houseing larger breeds. As i get older though and no longer able to house animals I will be interested in building a kit home which I can ensure is properly insulated for the climate	

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Reduced maintenance, use of fewer resources, planned for my needs now and in future NOTE: This survey was extremely difficult to answer since the nature of the problem was not specified. I could have answered yes and no in the options when thinking about different people who may need accomodation.	
Little cleaning and heating, privacy and self sufficiency	
Yes, if it was just me and my partner, (im a home owner already) tiny homes suite/appeal to certain people who like minimalism and who want to down size, those who perhaps are elderly, or are single and solitary, perhaps a young couple starting out, or a small family inbetween financial hardship/decisions.. i think tiny homes are quaint and have potential to be point of quirky and delightful interest to our streets and rural properties, if done right.	
Affordable. I currently live in my caravan. Looked at the option but council refs said no to my friends property size, even though it would fit in his back yard.	
I've always lived in small houses that have been owner built and renovated. I'm very committed to sustainable building with high energy efficiency, quality insulation to create thermal benefits in hot and cold.	
Having your own "home" or roof over your head provides security, warmth and supports a healthy mental / mind wellbeing. This in turn makes people feel more worthy and valuable employee's and members of our community. It's not the size that matters, it's the security of having your space.	
Provide alternative to live with family.	
These homes can provide beautiful and comfortable living spaces at an affordable price.	
Possibly. They need to be thermally efficient. My parents certainly would especially as an alternative to moving into a retirement village.	
I basically do, I live in a small cottage and the majority of our block is yard with many fruit trees and outdoor activities. A modern tiny home would be built to modern energy efficiency standards and have modern fixtures and amenities for a fraction of what owning this property would cost. Tiny homes are more about living outside your home rather than inside it.	
Depends on size of family, certainly would look at the option	
As a single person I would as no longer have need for a 3 bedroom house. I might live in a tiny home on my property and rent the main house out to a family.	
More frenly les grime quieter the older people will live happier in the smaller towns	
Yes, as long as I had space around the dwelling, I don't mind. Rural properties are ideal candidates because they can share resources and have semi-communal living arrangements where people car pool and assist one another. One other aspect of this is that maintenance for older landowners, particularly those on fire prone properties, is a real issue. Younger people who live onsite may be able to help with property maintenance and assisting with keeping older residents on their own properties for longer, thus reducing the need for retirees to move into towns. Inter-generational living is already happening in many parts of Australia and should be encouraged in the Southern Downs.	
While I own my home. The attraction of a Tiny home is low maintenance and low cost.	
Affordable and easy to maintain	
a small house is very attractive now, easier to look after, to heat and maintain as long as it is used for the right reasons, for example not too many people living in it etc	
Downsizing is a wonderful thing	
Yes , if I were looking to downsize	

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Once I am retired and my children have left home I would be very keen to live in a tiny house.	
Currently having to live in a shed due to the inflated real estate market and rental costs.	
We live in one now. Easy to heat and clean. Quicker and cheaper to build. This allowed us to put more money into building our business, which now brings a considerable amount of money back to the district.	
Due to health reason I wouldn't be unable to keep a big house clean, all my kids have left home, I don't need a big house any more	
I don't need a big house to live in	
I already do very comfortably and economically	
If I didn't already have a home and needed to rent or wanted to downsize I would definitely live in a tiny home. They can often be placed in areas with a good view and they have everything you need in a small and manageable space.	
I live already in a very small one bedroom home off grid for the past 10 years! It's perfect.	
As a single person who likes to be independent and safe, with room to grow my own food, a small, affordable home on a rural block is enticing. Thankfully, I'm in a position that I have a home in a village that fits that brief, but, if I wasn't in a position to afford that, a small home would be a great option. (You need a section for additional comment in this survey). The key to this working is ensuring that any tiny houses or small homes are not surrounded by unsightly storage options/cars/tents/ unapproved shipping containers. If you're going to allow small homes, you need to allow and/or encourage shedding because most people's possessions are not going to fit in a tiny home. My concern is that there are enough unapproved containers in the area as it is. There are two within 100 metres of my home and I am worried that if and when a flood comes, those containers will end up in my yard or in my house. Allowing tiny homes is just one of the things Council should be assessing. You should also be looking into unapproved (and possibly dangerous) containers already in place in village and town precincts. Playing devil's advocate - if council can't even monitor the use wayward/unapproved containers, how are they going to monitor the introduction of tiny homes and their associated storage?	
Simpler living, less crowded, easier to maintain	
I went to tiny homes expo. Those tiny houses were stunning and they actually were not too different than a normal home.	
I have lived in a very small house before and everything was so much easier to maintain. Less cleaning, cheaper to run. Obviously it's not for everyone, especially with lots of children, but having more outdoor space is also a win.	
Not at this time in my life but later when I cant manage a big property or large house.	
Bigger house are more time consuming to clean and maintain, heat and cool. Basically they can be super energy efficient. Increases in energy efficiency has positive implications for the energy grid.	
Tiny homes are on trend, affordable and are well suited to people who chose lifestyle over square metres!	
My husband and I would welcome our children moving into our home with their family and we could move into a tiny home on our property...the same property.	
Yes - in a few years time when I need less to look after.	
price	
I would live in a tiny house over a normal size house if they were available	

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I prefer tiny homes due to their minimal footprint and there are some very fancy tiny homes with some great innervations out there.	
My husband passed a few years ago. I am living in a home now owned by family and in time, it will no longer be available to me. The current cost of buying a house, or even renting one, is beyond me.	
lower maintenance,	
An empty nest may as well be smaller nest. Lessens the chance of the freeloading little shits coming back!	
I am in an older age group and don't need a big house or garden. I just need a comfortable space that is energy efficient and affordable!	
They are affordable	
Simple building with all amenities required.	
If there was no cost for D/A or B/A for a tiny home install. I would start building two tomorrow. I have friends and family who are looking to move to the region, however; they will not consider moving due to the cost of standard house rental costs.	
It would provide a comfortable, practical, low maintenance, alternative to aged care accommodation when I am older.	
Cost of living	
Less of an environmental impact and footprint	
Smaller footprint; affordable; less cleaning; more options for people on lower or limited incomes; chances of home ownership for young people are higher!!!	
Not at the moment, but it is an option that I would have taken here in the past had it been available. I have lived else where in a caravan for several years and would readily consider a tiny home option if my current circumstances were to change.	
Would need to meet minimum requirements.	
Less up keep, less to heat and cool, lower repayments or rent.	
I love the idea of creating a smaller impact and footprint	
They are a clever and simple solution. I love the minimalist aesthetic and the fact that we don't need as much space as we traditionally use. Western industrialism and capitalism say big is better so that we use more resources - this is not sustainable any more. We need to restrict the use of resources, and act locally, cleverly and ethnically to help repair our damaged environment.	
If I didn't have my own home I think they are a great idea	
More people are wanting to build sustainable, environmentally friendly homes that are off grid but are being prevented by restrictive regulations.	
Yes. We have already done it for a couple of years in a small cottage while we renovated an old house. Easier housework, easier to heat	
Less upkeep. We would live in one on our property then rent out our 5 bdrm house	
Having lived in apartments previously a tiny home would not be an issue if it were to lift some of the financial burden.	
I am not a fan of housework anymore. Less is more free time to enjoy life.	
I absolutely would live in a tiny home - I have a family however in my older years if I need to move into a tiny home as it is more suitable for just me and then I would for sure	
Easier to keep clean and tidy. Surely such a home would be preferable to anyone who is genuinely homeless	
If I had the need to find a home I would certainly live in a small home rather than be homeless.	
Sufficient for people's needs	

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Ability to build to live in or rent out a home, instead of NOT being able to afford a standard home of your own, at all. Ability to house a desperate family - be it strangers or family/friends (as a primary OR secondary [or more] dwelling), if you have sufficient room on your block. Ability to live in a small home for the aged who can't look after a standard sized home, but this way they can live alone still on their own block. Or they can live with family on their block but not disrupting their family's lifestyle/home by having to move into their actual house - both maintain their independence but the aged are safer in their tiny home in their family's backyard. Ability to have a decent 'weekender' on one's own property. If I lived closer to medical facilities I would LOVE to put a tiny home in my backyard for my 83yo mother, and not have it cost so much/be so difficult to do so. I was looking at buying a house in Warwick, on a good 1700m2 block, with a 2 bedroom house already there and PLENTY of room down the back for a granny flat - I was going to rent out the main dwelling and stay in that granny flat myself for a night or 2 every fortnight or month so that I could visit friends in town, run errands etc. (remembering I live in Leyburn). I planned to live in the main dwelling and either use the granny flat for visitors, or rent it out to help with my mortgage, if needed. However council told me I'd have to pay \$20k to simply APPLY, with NO guarantee I'd be approved, and NO REFUND if not approved! I couldn't take that risk, I didn't buy that property (which was very, very disappointing at the time). So now I am trying to encourage some positive changes within the SDRC to make reputable tiny homes' approvals cheaper and easier, so as to assist the community with soooo many different needs. I've covered a few needs I've encountered myself or discussed with others, I'm sure there are other needs/scenarios I've not encountered. Thank you for taking seriously the community's needs in this housing crisis. Please feel free to contact me if you would like to discuss it further - Karen, 0432143621 (please do not give my number out to anyone other than SDRC members who are working on this tiny homes issue).	
Yes, if my circumstances were different - for example, if I were on my own, I would certainly consider it. I would expect for it to be appealing - modern, clean, good lighting and suitable temperature control. And the location would also be important - I would expect to be able to keep a pet and have appropriate access to green gardens and a comfortable level of privacy from neighbours to feel safe and secure.	
If that is what I could afford, absolutely	
Does not suit me at the moment with family, however would consider it later as a means of downsizing/simplifying life. Can be used in conjunction with renewable energy as cheaper living option	
Easier to look after, keep clean and has everything I want without a huge price tag.	
Less maintenance and cheaper cost for living	
If I was in a position to be in need of downsizing I would love to build a tiny home on my property so I could stay on the property and give a family member an opportunity to live in my existing home	
Yes, happily. Tiny homes have a much smaller impact on the environment and resources, they take less time to be built which is a positive thing at the moment as trades are well beyond capacity with work. They also offer alternative housing solutions for people, not everybody wants to have a large family so smaller options like tiny homes can be suitable. In terms of aesthetics, they offer nothing different to the spec houses being built in estates, which are developed in droves, so I wouldn't understand the complaints of what they look like.	
Not currently as I have a family, however would consider downsizing to a smaller home at a later date	
I am single and simply do not need a big house with multiple bedrooms and bathrooms.	
If I need to vacate my current accommodation, then it would be a consideration	

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Far too many reasons to list but not least low if any maintenance, minimal housework, forces one to be a minimalist thereby cutting down on unnecessary purchases ended up in landfill, SHOULD be proportionately cheaper council rates, if on wheels retired people can go on holidays with their portable home.	
I would a tiny home. Easy to keep clean and cheaper to upkeep.	
As a minimalist I wanted to build a tiny home a few years ago but council indicated that they would not approve it. I therefore built a small but still too big for me home.	
I own a house which I rent out. I have plenty of land for 2-3 tiny homes with plenty of space between them. I would love to live host tiny homes on my Spare land. I would live in one and make another available for Long term rent.	
It's a practical solution to downsizing.	
The simplicity and financial benefits.	
Easy to maintain and depending on the Layout better for the Elderly and Disabled.	
More of a outdoor person and don't need a big place to live and sleep in.	
I'm endeavouring to have my 57sqm building classed as a tiny home so I can retire to Southern Downs.	
I live in a small unit, so I see no problem	
If there was land around me or near a park I would move to something smaller as used to land around me not close neighbours, but then in another 10 years if I am alive it would be quite suitable to be closer to others	
Yes, I would use the tiny home as a work from home studio if my teen or parents weren't using it.	
Less stuff. Less cleaning. More time for living	
When I get to a stage where an average home is to big yes I would Make a new rate category to not force them out due to high expenses	
I couch surf and live in my car. A tiny home is something I could potentially afford and not a big debt. I'm on a Disability Pension so my borrowing power doesn't extend to a large house. But a tiny home would be my own. I also LOVE the practicality of having a sleeping loft. Why waste space on an entire room when you just want to sleep there? I love that tiny home design is small. I can't clutter up my space. It has clever storage spaces built into the stairs, lounges and kitchen. I'm not big on cleaning house but having a smaller home is easier to clean. It also takes less power to heat it or air condition it, if needed, though some tiny homes are designed with the ability to open up the doors in such a way that nature is *right there* and plenty of breezes can keep it cool. I also love that tiny homes can be easily moved. If I want to sell my land, I can take my home with me to a new place.	
I like the look of them. I would like a smaller space to live in as it would reduce my work load in my life. However, I am committed to the land.	
affordability, i want to live my life rather than work to pay off someone else's mortgage	
Living in a small or tiny home offers several attractive benefits: Affordability: Lower construction, maintenance, and utility costs make living more financially manageable. Sustainability: Smaller homes typically have a smaller environmental footprint, using fewer resources and generating less waste. Efficiency: Efficient use of space and innovative design maximize functionality and comfort in a compact area.	
I would build/buy one to for struggling relatives on our property as although we have the land, our existing house is too small to accommodate them and we wouldn't get approval for a full secondary house on our current property.	
environmental considerations, attractiveness of off grid if suitable, easier maintenance	
When my children move out of home I would consider downsizing. It's a great option for my mum who lives on her own.	
Reduced energy costs for starters. Environmentally responsible	

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It is eco-friendly as well as being a good solution	
We have a large family home that will be wasted on my husband and I when the kids move out. We could move into a small house to enable a family to raise their kids in a family home. We would also love to build a tiny house on our block so our kids can live in it while at uni	
If that was my only option to have a place of my own	
Solutions are small, modern and bright. They encourage lower-impact living through the use of solar and composting waste (including toilet).	
Minimalist lifestyle, saving money on housing and utilities.	
A tiny home would give our family in particular financial freedom and housing security that we don't currently have.	
If I was planning to downsize but still wanted independence, especially a Granny Flat, I would.	
My current living arrangement is a typical house with a couple of bedrooms. I do not need or require this much space. I would prefer to have less yard maintenance and associated costs to keep my yard neat and tidy. A smaller house will not require as much time to keep clean and allow me to live independently longer. It will also result in a lower electricity bill due to not needing to heat/cool a larger space that isn't fully used. My children have grown and left the area and only visit occasionally. I'd like to purchase a tiny home and continue to live alone, I don't wish to be in shared accommodation. My options are limited as there are no small or tiny homes available in our region and the costs of living continues to rise. With these costs I may need to move out of this region and find employment and living arrangements elsewhere to suit my income and lifestyle.	
If that was all I could afford, I would choose that option over a share house.	
It could mean we live debt free	
If I were living alone and wanted to build on my own property	
It is a small area to heat, cool and clean. I lived for years in a caravan as a child when my father worked away from our home. I don't see any difference and a tiny home usually has a bathroom whereas our caravan did not!	
I live in a converted shed home 40m2. It's more than enough living space for 2 adults and cheap to maintain . If this option were available I would add a second home for my father	
When i first moved here, I would have lived in a small/tiny home, an flooked into it. Now i have had to rent larger more expensive properties (because that's all that's available) which have all been unfurnished, so have had to buy furniture for them as well (and gardening equipment just to maintain them) - which would now make it more difficult to move into a tiny home. If they had been available from the start, it would have saved a lot of expense and effort each time I have to move. I am also paying far more in rent than I would ever have dreamed paying, which makes staying in the region far less appealing.	
A house that is on a smaller block requiring less maintenance in a nice area would be attractive	
Yes if I wasn't already housed I would be happy to live in a small or tiny home.	

MINIMUM DWELLING HOUSE SIZE AND AMENITY AND AETHETICS REFERRAL

Marketing Campaign Report - SDSH - 2 August 2024

Meeting Date: 21 August 2024

Attachment No: 7

Marketing Campaign Report

For the: Southern Downs Small Home Survey

Prepared by: SDRC Communications and Marketing Department

Southern Downs

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





Regional Queensland areas like the Southern Downs have seen considerable housing pressures during and post Covid-19, due to inward migration, cost of living pressures and large infrastructure projects. Along with the rising cost of living, the housing shortage has placed additional pressure on community wellbeing.

Council currently has set the minimum size for a house at 35 square metres. Neighbouring Councils don't have a minimum size for a house and are guided by the requirements under the building legislation.

Tactics used

1. Media Release
2. Online survey
3. Social media





OBJECTIVES

Council is seeking community and industry feedback to understand how Council can contribute to improved housing support and effect positive community change in Southern Downs.

AUDIENCE

Southern Downs residents

KEY MESSAGING

Community engagement will play a key role in understanding the need for small homes in Southern Downs.

KEY SPOKESPERSONS

Cr Joel Richters

CHANNELS

Owned Channels

1. SDRC Media Release
2. SDRC website
3. SDRC Social Media
4. SDRC eNews

Paid channels

1. Boosted social media

Face to Face


Nil

17 July: Media Release circulated to Council's Media database

CHANNELS - OWNED

MEDIA RELEASE

17 July 2024
HAVE YOUR SAY on the Southern Downs Small Home Survey



Southern Downs Regional Council is inviting feedback from the community, the local building and development industry and community service organisations with a survey regarding the potential of small homes in the region.

The survey aims to gather valuable feedback to guide Council's decision-making process concerning minimum dwelling sizes and related policies.

Mayor Melissa Hamilton said that the survey will ensure the voices of residents, industry professionals and community support professionals are heard before any decisions are made.

"We believe it is essential to obtain comprehensive feedback from the community and all relevant stakeholders," Mayor Hamilton said.

"Gathering feedback from all sectors of the community will help Council make informed decisions that reflect the needs and preferences of our residents."

Councillor Joel Richters said that our region is struggling to provide affordable housing options, and Council is considering all options available to ease this pressure.

"Regional Queensland areas such as the Southern Downs have seen considerable housing pressures during and post COVID-19 due to inward migration, cost of living pressures and large infrastructure projects," Cr Richters said.

"Along with the rising cost of living, the housing shortage has placed additional pressure on community wellbeing."

The survey will focus on understanding community attitudes towards small homes which are becoming increasingly popular as affordable and sustainable housing options.

Key topics will include the appropriate minimum size for primary residences and the potential impact on local amenity and character.

Council currently has set the minimum size for a house at 35 square metres. Neighbouring Councils don't have a minimum size for a house and are guided by the requirements under the building legislation.

Council is committed to considering modern housing trends and community expectations while ensuring that any new policies align with regional planning objectives and take into consideration the outcomes of the Southern Downs Planning Scheme review.

1/2

Issued by Southern Downs Regional Council
Media and Communications Department
40 Pinesy Street Warwick QLD 4370
61 Marsh Street Stanthorpe QLD 4380
78 Herbert Street Allora QLD 4362

1300 MY SDRC (1300 697 372)
mail@sdrc.qld.gov.au
sdrc.qld.gov.au

Southern Downs online
f t i n w

Page 2/ends

"I urge all Southern Downs residents, members of the building industry, growers, aged care facilities and community groups to participate in this important survey," Councillor Richters added.

The survey can be completed online at <https://www.sdrc.qld.gov.au/living-here/have-your-say/southern-downs-small-home-survey> or hard copies are available from Council's Customer Service Centres and the Southern Downs Libraries in Allora, Warwick and Stanthorpe. Closing date: 5pm Friday 2 August 2024.

For all the latest Council news and information, download the 'My SDRC' App or visit www.sdrc.qld.gov.au. Alternatively, call 1300 MY SDRC (1300 697 372) or email mail@sdrc.qld.gov.au.

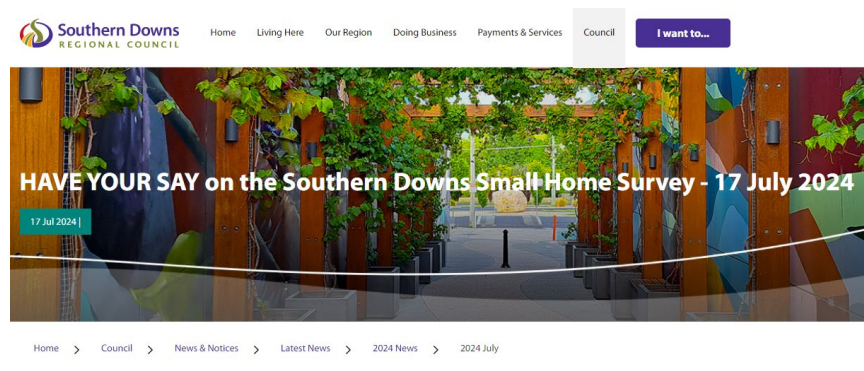
ENDS

The media release was shared with the following stakeholders through targeted interactions:

- Major & minor industries
- Building industry supply chain
- Real estate agents
- Building certifiers
- Property developers
- Down sizers
- Ag grower
- Seasonal worker labour suppliers
- Social services providers
- Community groups that are generally attracting people that may downsize
- Residents that would be living next to these buildings

17 July: Media Release published to Council's website

- View media release on the [website](#) in the news section



17 July 2024

Southern Downs Regional Council is inviting feedback from the community, the local building and development industry and community service organisations with a survey regarding the potential of small homes in the region.

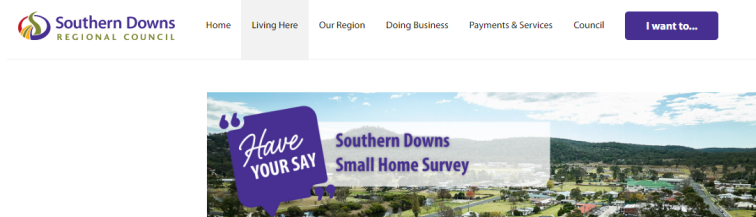
The survey aims to gather valuable feedback to guide Council's decision-making process concerning minimum dwelling sizes and related policies.

Mayor Melissa Hamilton said that the survey will ensure the voices of residents, industry professionals and community support professionals are heard before any decisions are made.

"We believe it is essential to obtain comprehensive feedback from the community and all relevant stakeholders," Mayor Hamilton said.

"Gathering feedback from all sectors of the community will help Council make informed decisions that reflect the needs and preferences of our residents."

- Content posted in the [Have Your Say](#) section (this article expires when the engagement period ends)



17 July 2024

Southern Downs Regional Council is inviting feedback from the community, the local building and development industry and community service organisations by way of a survey regarding the potential of small homes in the region. The survey aims to gather valuable feedback to guide Council's decision-making process concerning minimum dwelling sizes and related policies.

Click or tap [here](#) to complete the Southern Downs Small Home Survey now.

Mayor Melissa Hamilton said that the survey will ensure the voices of residents, industry professionals, and community support professionals are heard before any decisions are made.

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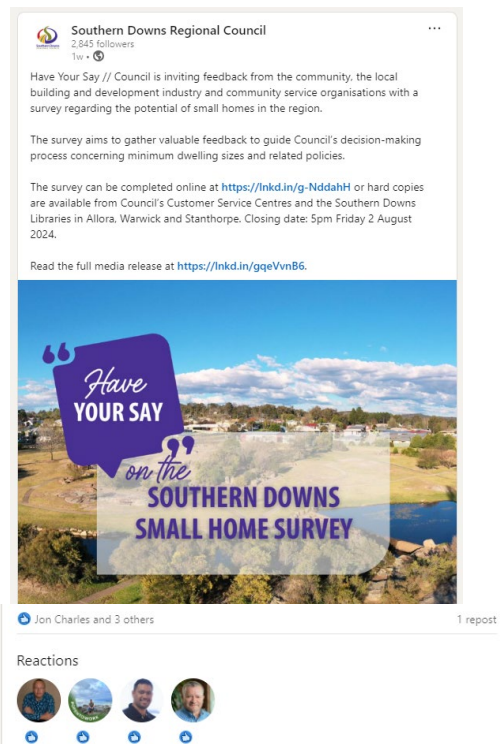
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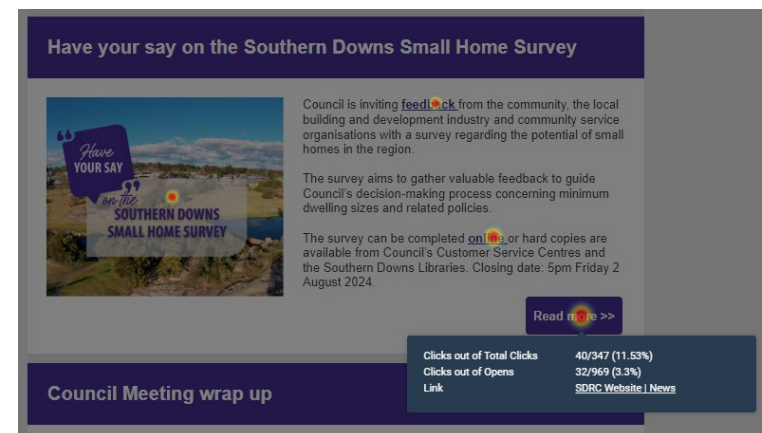
The survey will focus on understanding community attitudes towards small homes, which are becoming increasingly popular as affordable and sustainable housing options. Key topics will include the appropriate minimum size for primary residences and the potential impact on local amenity and character. Council currently has set the minimum size for a house at 35 square metres. Neighbouring Councils don't have a minimum size for a house and are guided by the requirements under the building legislation.

17 July: Media Release & HYS on socials

- Media Release published to Council's [Facebook](#) and [LinkedIn](#)



- HYS shared in the *Your Southern Downs* eNews of 19 July

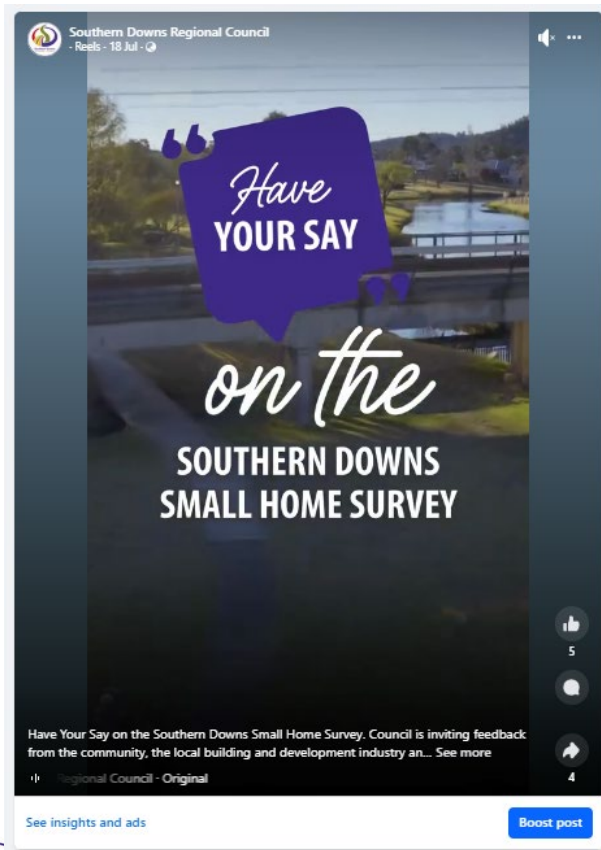



- This edition of the eNews had an overall open rate of 53% and the specific HYS article had the highest click rating for all articles in this particular issue of the eNews

 Opened
53.34%

28 June: Boosted Reel on FB and Insta to promote surveys

CHANNELS - PAID



Boosted Instagram reel		3,726	159
 Boosted Instagram media		Reach	Link Clicks

24 July: Media Release picked up by the Allora Advertiser

Wednesday, 24th July 2024 THE ALLORA ADVERTISER Page 5

Southern Downs Small Home Survey

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Council currently has set the minimum size for a house at 35 square metres. Neighbouring Councils don't have a minimum size

This impressive small home was recently built at Allora.

for a house and are guided by the requirements under the building legislation. Council is committed to considering modern housing trends and community expectations while ensuring that any new policies align with regional planning objectives and take into consideration the outcomes of the Southern Downs Planning Scheme review.

The survey can be completed online at - www.sdrcc.qld.gov.au/living-here/have-your-say/southern-downs-small-home-survey or hard copies are available from Council's Customer Service Centres and the Southern Downs Libraries in Allora and Warwick.

Closing date: 5pm Friday 2 August 2024.

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25 July: Media Release picked up by ABC

ABC Southern QLD



ABC Southern Queensland, Toowoomba, Breakfast

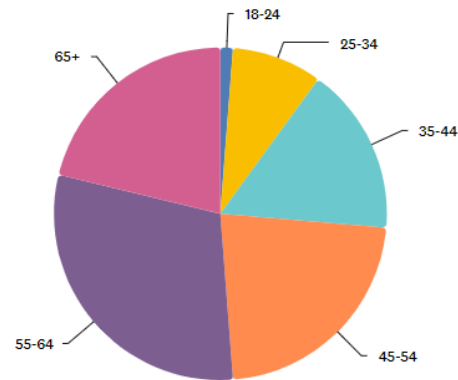
David Illiffe · 25 Jul 2024, 9:29 AM to 9:39 AM

Neutral ▾

It's Michael Fotheringham finishing that report by Scout Wallan. Yeah, it's interesting. You're tiny homes just keep cropping up as being a viable alternative. And even now **Southern Downs** Regional **Council** bought to that story uh, last week I think, or uh, the week before the **Southern Downs** Regional **Council** at the moment are putting out a survey, um, asking questions, getting feedback from the community, uh, regarding the fact that they're seriously considering reducing some of the laws in terms of the minimum size of a dwelling that can be on a block of land, uh, and effectively paving the way for, uh, tiny houses as an answer to the housing crisis. And it seems other **councils** are going the same way. So, yeah, it might look further into that, uh, a little bit down the track, 23 to 10. Kimmy maguire in after 10:00.

SURVEY RESULTS

Answered: 490 Skipped: 1

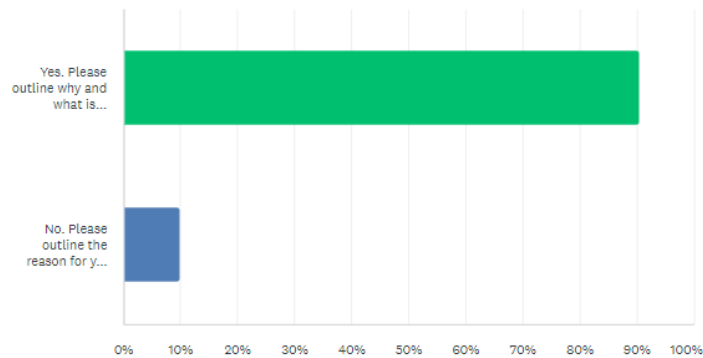


Southern Downs Small Home Survey

🔍 (0)

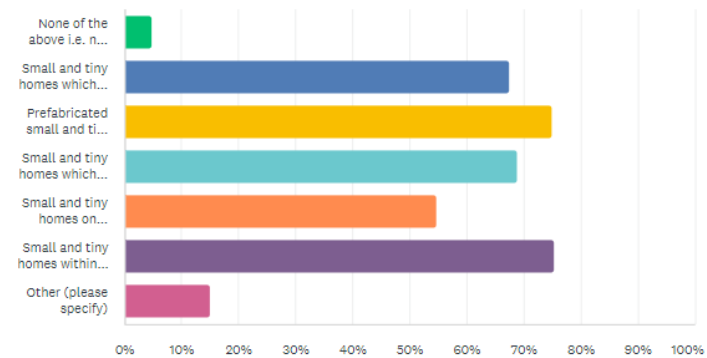
Do you think that allowing small or tiny homes will help with the Sout... ***

Answered: 489 Skipped: 2

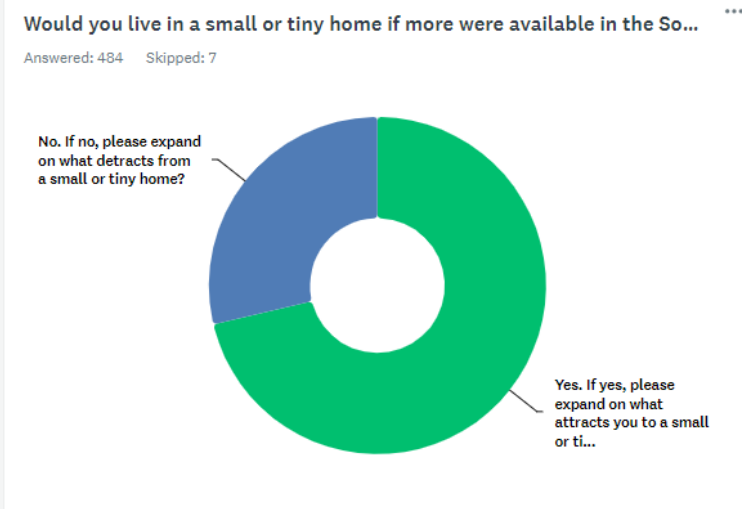
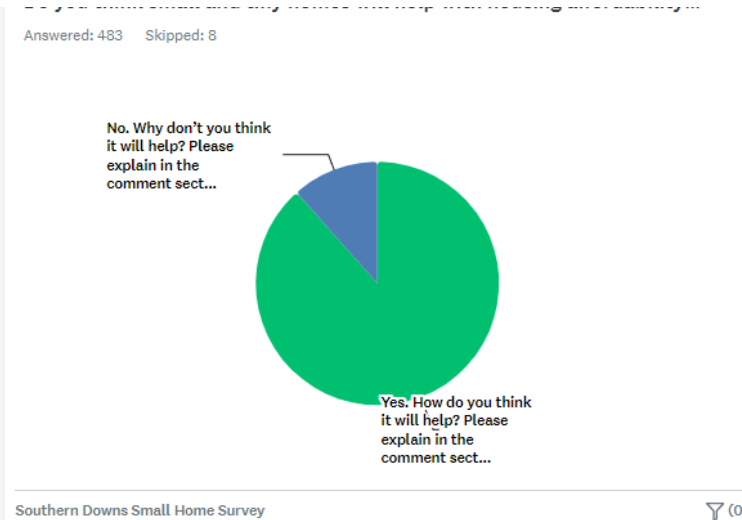
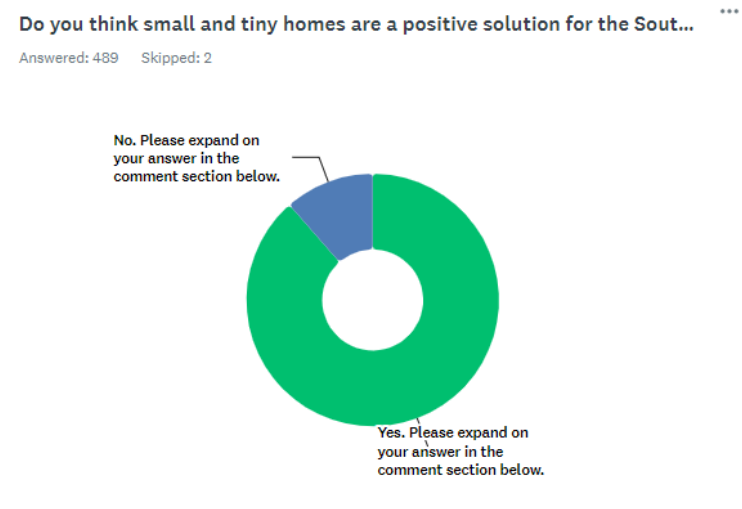
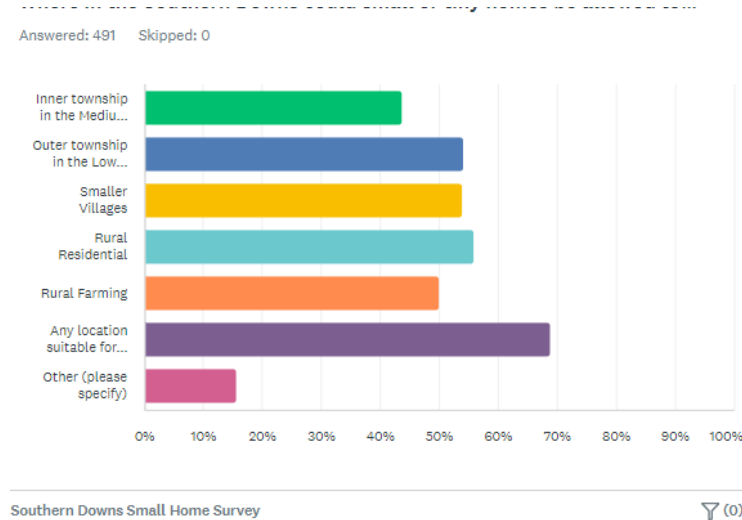


Small and tiny homes can come in different looks. Which of these des... ***

Answered: 490 Skipped: 1



SURVEY RESULTS



Southern Downs
COUNCIL

