



**MINUTES OF THE
ORDINARY COUNCIL MEETING
23 JUNE 2021**

ORDER OF BUSINESS:

ACKNOWLEDGEMENT TO COUNTRY	1
1. PRAYERS & CONDOLENCES.....	1
2. ATTENDANCE	1
3. APOLOGIES.....	1
3.1 Leave of Absence - Cr McNally	1
4. READING AND CONFIRMATION OF MINUTES.....	1
4.1 Ordinary Council Meeting - 9 June 2021	1
5. ACTIONS FROM COUNCIL MEETINGS	2
5.1 Actions from Council Meeting	2
6. DECLARATIONS OF CONFLICTS OF INTEREST	2
6.1 Conflict of Interest - Cr Gliori - Agenda Item 11.1.....	2
7. MAYORAL MINUTE	3
Nil	
8. READING AND CONSIDERATION OF CORRESPONDENCE	3
8.1 Correspondence	3
9. RECEPTION AND READING OF PETITIONS AND JOINT LETTERS.....	3
Nil	
10. EXECUTIVE SERVICES REPORTS.....	3
10.1 Media Relations Policy and Social Media Policy Review	3
10.2 2021 LGAQ Annual Conference and 2021 Bush Councils Convention	3
11. FINANCE, ASSETS AND SPECIAL PROJECTS	4
11.1.1 Stanthorpe Regional Art Gallery Precept	4
11.1.2 Warwick Art Gallery Precept	4
11.1 Adoption of the Budget, Revenue Statement and Revenue Policy for the 2021/2022 Financial Year	4
11.2 Adoption of Differential General Rates for the 2021/2022 Financial Year..	6
11.3 Adoption of Investment Policy and Debt Policy for the 2021/2022 Financial Year.....	12
11.4 Adoption of the Rates and Charges for the 2021/2022 Financial Year	12
11.5 Draft 2021/2022 Budget Submissions.....	25
11.6 Debt Recovery and Rate Concession Policies Review	25
11.7 Adoption of Schedule of General Fees and Charges 2021/22	25

11.8	Financial Report as at 31 May 2021	26
11.9	Grants Status Report	26
12.	CORPORATE AND COMMUNITY SERVICES REPORTS	26
12.1	Disposal of Land Lot 132 on SP183767	26
12.2	Stanthorpe 150th Anniversary Celebration Advisory Committee Minutes	27
12.3	YMCA Monthly Report - April 2021 - Warwick Indoor Recreation and Aquatic Centre	27
12.4	2021-2026 Corporate Plan.....	27
13.	INFRASTRUCTURE SERVICES REPORTS	28
13.1	Expression of Interest to Name Three Roads at the Warwick Aerodrome	28
14.	SUSTAINABLE DEVELOPMENT REPORTS	28
14.1	Urban Design Frameworks - Adoption of Pratten Urban Design Framework	28
14.2	Request to Remove the Commercial Building at 34 Albion Street, Warwick from the Local Heritage Register	28
14.3	Pest Management Advisory Committee Meeting Minutes - 3 June 2021.	29
15.	REPORTS OF DEPUTATION OR CONFERENCE & REPORTS FROM DELEGATES APPOINTED BY COUNCIL TO OTHER BODIES	29
15.1	National Drought Forum 9 June 2021	29
15.2	Border Regional Organisation of Councils Meeting 14 May 2021	29
16.	NOTICES OF MOTION	29
	Nil	
17.	GENERAL BUSINESS	29
Meeting In Camera		
Meeting Out Of Camera		
18.1	Commencement of Legal Proceedings	31
18.2	Disposal of Land - Property ID 138335	31

**MINUTES OF THE ORDINARY COUNCIL MEETING OF
SOUTHERN DOWNS REGIONAL COUNCIL HELD ON 23 JUNE 2021 IN THE
COUNCIL CHAMBERS, SOUTHERN DOWNS REGIONAL COUNCIL,
64 FITZROY STREET, WARWICK AT 9:00AM**

ACKNOWLEDGEMENT TO COUNTRY

1. PRAYERS & CONDOLENCES

2. ATTENDANCE

Present: Crs Pennisi (Chair), Bartley, Gale, Giori (via Microsoft Teams), Gow, McDonald, Tancred and Windle

Officers: Dave Burges (Chief Executive Officer), Izelle Barnard (Media and Communications Coordinator), Scott Norman (Director Finance, Assets and Special Projects), Shannon Aspinall (Senior Finance Coordinator), Andrew Page (Director Corporate and Community Services), Seren McKenzie (Director Infrastructure Services), Angela O'Mara (Manager Planning Services), Sean Beck (Strategic Planning and Project Coordinator), Craig Magnussen (Manager Environmental Services) and Alana Prosser (Minute Secretary)

3. APOLOGIES

3.1 Leave of Absence - Cr McNally

Resolution

Moved Cr S Windle

Seconded Cr C Gow

THAT Council note the apology for Cr McNally.

Carried

4. READING AND CONFIRMATION OF MINUTES

4.1 Ordinary Council Meeting - 9 June 2021

Resolution

Moved Cr A Gale

Seconded Cr R Bartley

THAT the minutes of the Ordinary Council Meeting held on Wednesday 9 June 2021 be adopted.

Carried

5. ACTIONS FROM COUNCIL MEETINGS

5.1 Actions from Council Meeting

Resolution

Moved Cr S Windle

Seconded Cr A Gale

THAT Council receive the report and note the contents.

Carried

6. DECLARATIONS OF CONFLICTS OF INTEREST

Item No	Item Precis	Nature of Conflict
11.1	Budget Adoption	Cr Gliori declared a declarable conflict of interest in this matter (as defined in Section 150ES(3) of the <i>Local Government Act 2009</i>) as a result of his wife's nephew marrying the Warwick Art Gallery Director's daughter in March 2021. Cr Gliori has no close personal contact with any party and no financial arrangements with the couple. Cr Gliori and the Director of the Art Gallery serve on the Warwick Art Gallery Committee and mix only in their official Council and Art Gallery Roles. Although Cr Gliori has a declarable conflict of interest, he does not believe a reasonable person could have a perception of bias. Therefore, Cr Gliori will choose to remain in the meeting. Following a resolution from Council, Cr Gliori participated in the discussion and voted on this matter.
12.1	Disposal of Land Log 132 on SP183767	Cr Gow declared a declarable conflict of interest in this matter (as defined in Section 150EF(3) of the <i>Local Government Act 2009</i>) as a result of Cr Gow's father owning a water harvesting licence. As a result of Cr Gow's conflict, he will leave the meeting room while the matter is considered and voted on.

6.1 Conflict of Interest - Cr Gliori - Agenda Item 11.1

Resolution

Moved Cr A Gale

Seconded Cr S Windle

THAT following the declared conflict of interest by Cr Gliori, Council determines that it is in the public interest that Cr Gliori participates and votes on Agenda Item 11.1 due to his declaration noting no personal contact or financial dealings with the Warwick Art Gallery Director, and therefore a reasonable person would trust that the final decision is made in the public interest.

Carried

7. MAYORAL MINUTE

Nil

8. READING AND CONSIDERATION OF CORRESPONDENCE

8.1 Correspondence

Resolution

Moved Cr C McDonald

Seconded Cr S Tancred

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

Carried

9. RECEPTION AND READING OF PETITIONS AND JOINT LETTERS

Nil

10. EXECUTIVE SERVICES REPORTS

10.1 Media Relations Policy and Social Media Policy Review

Resolution

Moved Cr S Tancred

Seconded Cr A Gale

THAT Council adopt the revised Media Relations Policy and Social Media Policy with the amendments discussed.

Carried

Attachments

1. PL-EX004 Media Relations Policy (External) - **Attached to the Minutes Under Separate Cover**
2. PL-EX082 Social Media Policy (External) - **Attached to the Minutes Under Separate Cover**

The Mayor accepted a call for a Division on the motion from the floor and the following votes were recorded:

For: Crs R Bartley, A Gale, M Gliori, C Gow, V Pennisi, S Tancred and S Windle (7)

Against: Cr C McDonald (1)

Accordingly the Mayor declared the motion carried.

10.2 2021 LGAQ Annual Conference and 2021 Bush Councils Convention

Resolution

Moved Cr C Gow

Seconded Cr M Gliori

THAT Council endorse the attendance of the Mayor, Councillor Gale and Councillor McDonald at the 2021 LGAQ Annual Conference being held in Mackay from 25 -27 October 2021.

Carried

Council chose not to endorse a delegate to attend the 2021 Bush Council's Convention.

11. FINANCE, ASSETS AND SPECIAL PROJECTS

Cr Gliori declared a declarable conflict of interest in Agenda Item 11.1 as defined in Section 150ES(3) of the Local Government Act 2009 and following a resolution from Council remained in the meeting for the discussion and vote.

11.1.1 Stanthorpe Regional Art Gallery Precept

Resolution

Moved Cr S Tancred

Seconded Cr C McDonald

THAT the precept for the Stanthorpe Regional Art Gallery be reduced by \$44,000 for the 2021/2022 financial year to reflect the \$44,000 they received in wage subsidy.

Lost

Cr Gliori voted against Item 11.1.1

11.1.2 Warwick Art Gallery Precept

Resolution

Moved Cr M Gliori

Seconded Cr S Windle

THAT Council increase the precept for the Warwick Art Gallery by \$20,000 for the 2021/2022 financial year to cover an increase in staffing levels and with no net increase in the Community Grants budget allocation.

Carried

Cr Gliori voted for Item 11.1.2

The meeting adjourned for morning tea at 10.40am and reconvened at 10.52am at which time there were present Crs Pennisi, Bartley, McDonald, Gliori, Tancred, Windle, Gow and Gale.

11.1 Adoption of the Budget, Revenue Statement and Revenue Policy for the 2021/2022 Financial Year

Resolution

Moved Cr S Tancred

Seconded Cr A Gale

1. Pursuant to Section 107A of the *Local Government Act 2009* and Sections 169 and 170 of the *Local Government Regulation 2012*, Council's Budget for the 2021/22 financial year, incorporating:
 - a. The statements of financial position (Attachment 1);
 - b. The statements of cash flow (Attachment 1);
 - c. The statements of income and expenditure (Attachment 1);
 - d. The statements of changes in equity (Attachment 1);
 - e. Budgeted statement of Financial Performance of Activities subject to Competition

Reforms (Attachment 1);

- f. The long-term financial forecast (Attachment 1);
- g. The relevant measures of financial sustainability (Attachment 1);
- h. The Revenue Statement (Attachment 2);
- i. The Revenue Policy (Attachment 4);

As tabled, be adopted with the following capital projects deferred;

PRJ-000000277 Restumping of community housing units
PRJ-000000507 EV Charger, Stanthorpe
PRJ-000000332 Playground Renewal 21-22
PRJ-000000302 New Christmas Tree for Warwick
PRJ-000000504 Footpath Replacement 21-22

2. Total Value of Change in Rates and Charges

THAT Council adopt the following:

Pursuant to sections 169(6) and 169(7) of *Local Government Regulation 2012*, the total value of the change, expressed as a percentage, in the rates and charges budgeted to be levied for the 2021/22 financial year compared with the rates and charges levied in the 2020/21 financial year is 3.8%. For the purpose of this calculation any discounts and rebates are excluded.

3. Statement of Estimated Financial Position

THAT Council adopt the following:

Pursuant to section 205 of *Local Government Regulation 2012*, the statement of the financial operations and financial position of the Council in respect of the financial period from 1 July 2020 to 30 June 2021 ('the Statement of Estimated Financial Position') (Attachment 3) be received and its contents noted.

Carried

Attachments

- 1. Attachment 1 - 2021/2022 Budget - **Attached to the Minutes Under Separate Cover**
- 2. Attachment 2 - Revenue Statement - **Attached to the Minutes Under Separate Cover**
- 3. Attachment 3 - Statement of Estimated Financial Position 2020/2021 - **Attached to the Minutes Under Separate Cover**
- 4. Attachment 4 - Revenue Policy - **Attached to the Minutes Under Separate Cover**

Cr Giori voted for Item 11.1

11.2 Adoption of Differential General Rates for the 2021/2022 Financial Year

Resolution

Moved Cr R Bartley

Seconded Cr S Windle

THAT Council adopt the Differential General Rates for the 2021/22 financial year as follows:

- a. Pursuant to section 81 of *Local Government Regulation 2012*, the categories in to which rateable land is categorised, the description of those categories and, pursuant to sections 81(4) and 81(5) of *Local Government Regulation 2012*, the method by which land is to be identified and included in its appropriate category is as follows:

Column 1 – Category (section 81)	Column 2 – Description (section 81)	Column 3 – Identification (sections 81(4) and 81(5))
Residential 1	Land used, or capable of being used, for residential purposes , that are required to pay water access charges according to this Revenue Statement and the assessment size is less than or equal to 4,047 m ²	01A, 02, 03, 06A, 07B, 08A, 09A, 56A, 72A
Residential 2	Land used, or capable of being used, for residential purposes , that are required to pay water access charges according to this Revenue Statement and the assessment size is greater than 4,047 m ²	01A, 02, 03, 06A, 07B, 08A, 09A, 56A, 72A
Residential 3	Land used, or capable of being used, for residential purposes , that are not required to pay water access charges according to this Revenue Statement and the assessment size is less than or equal to 4.4 ha	01A, 02, 03, 06A, 07B, 08A, 09A, 56A, 72A
Residential 4	Land used, or capable of being used, for residential purposes , that are not required to pay water access charges according to this Revenue Statement and assessment size is greater than 4.4 ha	01A, 02, 03, 06A, 07B, 08A, 09A, 56A, 72A
Major Shopping Facility	Land used, or capable of being used, in whole or in part as a major shopping facility, including shopping centres, a group of shops or supermarkets with car parking provided	12, 14, 16
Commercial and Industrial – CBD	Land used, or capable of being used, in whole or in part, for commercial and/or industrial purposes and where any part of the land is: <ul style="list-style-type: none"> Facing Palmerin Street, located between Victoria Street and Percy Street in Warwick; and Facing High Street and Maryland Street, located between Davadi and Corundum Streets and the northern end of Carnarvon Bridge in Stanthorpe 	01B, 06B, 07A, 08B, 09B, 10, 11A, 13, 17, 18A, 21, 22, 23, 24, 25, 26, 28, 29, 30, 33, 34, 35, 36, 37A, 38, 41, 42, 43, 44, 45, 47, 49, 72B, 89A, 91B

Commercial and Industrial – Town	Land used, or capable of being used, in whole or in part, for commercial and/or industrial purposes located within the locality boundaries of Warwick, Morgan Park, Rosenthal Heights and Stanthorpe. The locality boundary is defined by the Department of Natural Resources, Mines and Energy in accordance with the Committee for Geographical Names in Australasia (CGNA) guidelines.	01B, 06B, 07A, 08B, 09B, 10, 11A, 13, 17, 18A, 21, 22, 23, 24, 25, 26, 28, 29, 30, 33, 34, 35, 36, 37A, 38, 41, 42, 43, 44, 45, 47, 49, 72B, 89A, 91B
Commercial and Industrial - Rural	Land used, or capable of being used, in whole or in part, for commercial and/or industrial purposes outside the locality boundaries of Warwick, Morgan Park, Rosenthal Heights and Stanthorpe. The locality boundary is defined by the Department of Natural Resources, Mines and Energy in accordance with the Committee for Geographical Names in Australasia (CGNA) guidelines.	01B, 06B, 07A, 08B, 09B, 10, 11A, 13, 17, 18A, 21, 22, 23, 24, 25, 26, 28, 29, 30, 33, 34, 35, 36, 37A, 38, 41, 42, 43, 44, 45, 47, 49, 72B, 89A, 91B
Solar / Wind Farm 1	Land used, or capable of being used, in whole or in part, as a solar / wind farm with a combined output capacity at greater or equal to 1 MW but less than 30 MW.	91B
Solar / Wind Farm 2	Land used, or capable of being used, in whole or in part, as a solar / wind farm with a combined output capacity at greater or equal to 30 MW but less than 75 MW.	91B
Solar / Wind Farm 3	Land used, or capable of being used, in whole or in part, as a solar / wind farm with a combined output capacity of greater than or equal to 75 MW.	91B
Extractive	Land used, or capable of being used, in whole or in part, as extracting quarrying or mining minerals from the ground and related activities. Assessments that are a lease for mining activities are included in this category.	40A, 40B
Noxious and Hazardous Industry	Land used, or capable of being used, in whole or in part, as a fuel dump or storage, oil refinery, abattoir or industry which emanates offensive noise, odour, dust etc.	31, 37B
Agriculture and farming 1	Land with a value of less than or equal to \$430,000, and used, or capable of being used for farming, agriculture or rural in nature including grazing, breeding, fattening, dairying, pig and poultry farming, aquaculture, vegetable growing, the growing or gathering of crops of any kind or the rearing of livestock.	60, 65, 67, 69, 71, 73, 74, 76, 77, 78, 85, 86, 87, 89B, 88A Land in this category receive a concessional value for primary production.

Agriculture farming 2 and	Land with a value of greater than \$430,000 and less than or equal to \$1,050,000, and used, or capable of being used for farming, agriculture or rural in nature including grazing, breeding, fattening, dairying, pig and poultry farming, aquaculture, vegetable growing, the growing or gathering of crops of any kind or the rearing of livestock.	60, 65, 67, 69, 71, 73, 74, 76, 77, 78, 85, 86, 87, 89B, 88A Land in this category receive a concessional value for primary production.
Agriculture farming 3 and	Land with a value of greater than \$1,050,000, and used, or capable of being used for farming, agriculture or rural in nature including grazing, breeding, fattening, dairying, pig and poultry farming, aquaculture, vegetable growing, the growing or gathering of crops of any kind or the rearing of livestock.	60, 65, 67, 69, 71, 73, 74, 76, 77, 78, 85, 86, 87, 89B, 88A Land in this category receive a concessional value for primary production.
Small Crops and Fodder 1	Land with a value of less than or equal to \$445,000 and used, or capable of being used for horticultural in nature related to small crops & fodder.	83 Land in this category receive a concessional value for primary production.
Small Crops and Fodder 2	Land with a value of greater than \$445,000 and less than or equal to \$1,100,000 and used, or capable of being used for horticultural in nature related to small crops & fodder	83 Land in this category receive a concessional value for primary production.
Small Crops and Fodder 3	Land with a value of greater than \$1,100,000 and used, or capable of being used for horticultural in nature related to small crops & fodder	83 Land in this category receive a concessional value for primary production.
Horticulture 1	Land with a value of less than or equal to \$150,000 and used, or capable of being used for agricultural in nature related to orchards (citrus, exotic fruit, nut, stone and other fruit and nuts etc.) and/or vineyards, such as grapes and related cultivation and may include a winery and/or a cellar door.	79, 82 Land in this category receive a concessional value for primary production.
Horticulture 2	Land with a value of greater than \$150,000 and less than or equal to \$300,000 and used, or capable of being used for agricultural in nature related to orchards (citrus, exotic fruit, nut, stone and other fruit and nuts etc.) and/or vineyards, such as grapes and related cultivation and may include a winery and/or a cellar door.	79, 82 Land in this category receive a concessional value for primary production.
Horticulture 3	Land with a value of greater than \$300,000 and used, or capable of being used for agricultural in nature related to orchards (citrus, exotic fruit, nut, stone and other fruit and nuts etc.) and/or vineyards, such as grapes and related cultivation and may include a winery and/or a cellar door	79, 82 Land in this category receive a concessional value for primary production.

Private Forestry	Land used, or capable of being used for the growing or harvesting of natural and/or plantation hardwood or softwood.	88P and located within the boundary of Map A.
Special Uses	Land used, or capable of being used for non-profit religious, community, welfare or defence oriented including aged residential institutions, nursing or convalescent homes, hospitals, sports clubs, cemeteries, showgrounds, airfields, libraries, educational, parks and gardens, defence force and community protection centres.	11B, 18B, 27, 48, 50, 51, 52, 55, 56, 57, 58, 92, 96, 97, 99
Other	All other land	00, 91A, 95, and other unclassified land

Definitions for words used in this table

“Capable of being used”

Reference to the capable use of land is a reference to use:

- (a) That is as-of-right for the land under the relevant planning scheme;
- (b) For which a development approval exists;
- (c) For which an application for development approval has been made but not finally determined, or
- (d) When the owner or occupier of the land has informed council of, or has stated, publicly, their intention to conduct activities upon the land. The land must be legally able to be used for intended activities.

“Major Shopping Facility”

Land that was used, is used, capable of being used, or intended to be used:

- As a shopping group of more than one shop and includes provision for car parking for greater than or equal to 30 car parking spaces; or
- As a supermarket – a large self-serving shop selling foods and household goods or something resembling a supermarket especially in the variety or volume of its goods or services - with provision of greater than or equal to 30 car parking spaces; or
- As a shopping centre – including regional, sub-regional and neighbourhood centres and having more than nine shops under one roof with greater than or equal to 30 car parking spaces.

“Mining”

Land that was used, is used, capable of being used or intended to be used:

- As a mine (or for purposes ancillary or associated with mining such as, for example, washing down, stockpiling and loading, haulage, water storage, buffering and rehabilitation); or

- In conjunction with other land as part of an integrated mining operation.

For the purposes of the definition of mining, “integrated mining operation” means land contained in more than one rateable assessment which land was used, is used, or intended to be used in an integrated manner for the purposes of mining or purposes ancillary or associated with mining such as, for example, washing down, stockpiling and loading, haulage, water storage, buffering and rehabilitation.

“Land use code”

The land use codes referred to in column 3 above are prepared and adopted by the Southern Downs Regional Council for use in conjunction with the differential rating categorisation, description and identification table appearing above. Similarly, the definitions of these land use codes are prepared and adopted by the Southern Downs Regional Council for use in conjunction with the differential rating categorisation, description and identification table appearing above. A full list of the land use codes and their definitions are attached (Appendix B).

“Highest and best use”

The highest and best use of land is the reasonably probable and legal use of the land, that is physically possible, appropriately supported, and financially feasible, and that results in the highest value.

- Council delegates to the Chief Executive Officer the power, pursuant to sections 81(4) and 81(5) of *Local Government Regulation 2012*, to identify the rating category to which each parcel of rateable land belongs.
- Pursuant to section 94 of the *Local Government Act 2009* and section 80 of *Local Government Regulation 2012*, the differential general rate to be made and levied for each differential general rate category and, pursuant to section 77 of *Local Government Regulation 2012*, the minimum general rate to be made and levied for each differential general rate category, is as follows:

Category	Rate in the Dollar	Minimum Differential General Rate
Residential 1	1.449	\$1,155.00
Residential 2	1.286	\$1,155.00
Residential 3	1.214	\$1,155.00
Residential 4	1.158	\$1,155.00
Major Shopping Facility	1.830	\$12,705.00
Commercial and Industrial – CBD	1.981	\$1,270.50
Commercial and Industrial – Town	1.5285	\$1,270.50
Commercial and Industrial - Rural	1.387	\$1,270.50
Solar / Wind Farm 1	3.858	\$15,592.50

Solar / Wind Farm 2	4.219	\$31,185.00
Solar / Wind Farm 3	5.075	\$46,200.00
Extractive	4.498	\$3,811.50
Noxious and Hazardous Industry	1.646	\$1,617.00
Agriculture and farming 1	0.988	\$1,155.00
Agriculture and farming 2	0.813	\$4,250.00
Agriculture and farming 3	0.729	\$8,535.00
Small crops and fodder 1	0.830	\$1,155.00
Small crops and fodder 2	0.811	\$3,695.00
Small crops and fodder 3	0.754	\$8,920.00
Horticulture 1	1.569	\$1,155.00
Horticulture 2	1.195	\$2,310.00
Horticulture 3	1.087	\$3,565.00
Private Forestry	1.191	\$866.25
Special Uses	1.158	\$1,039.50
Other	5.098	\$1,155.00

d. Pursuant to section 116 of the *Local Government Regulation 2012*, Council will limit the amount of general rate to be levied for the 2021/22 financial year for land that meets the following criteria:

- i) The land has direct frontage to the Quart Pot Creek parkland; and
- ii) Prior to the Quart Pot Creek parkland development the land formed part of a parcel of land of which a part was donated to Council for the purpose of developing the creek parkland corridor; and
- iii) The land is still owned by the original owner who made the donation to the Council or is owned by a related member of the family of the original owner who made the donation and the land was gifted to that family member by the original owner.

The general rate to be levied will be an amount no more than an amount equal to the amount of general rate levied on that land in the 2020/21 financial year increased by 1.3%.

The purpose of applying the 'cap' to these particular properties is to acknowledge the contribution the ratepayers made by voluntarily donating a portion of their land to the Quart Pot Creek parkland development.

- e. Pursuant to section 116 of Local Government Regulation 2012, the amount of the differential general rate to be levied for the 2021/2022 financial year on the categories of land identified in Column 1 of the table below, be limited to an amount no more than an amount equal to the amount of the differential general rate levied on that land in the 2020/2021 financial year increased by the percentage identified in column 2 of the table below:

Column 1 - Category	Column 2 – Percentage Increase (i.e. 'the cap')
Agriculture and farming 1 Agriculture and farming 2 Agriculture and farming 3	50%
Small crops and fodder 1 Small crops and fodder 2 Small crops and fodder 3	50%

Carried

11.3 Adoption of Investment Policy and Debt Policy for the 2021/2022 Financial Year

Resolution

Moved Cr A Gale

Seconded Cr C Gow

THAT Council:

- Pursuant to Section 191 of the *Local Government Regulation 2012*, adopt PL-FS018 Investment Policy as presented; and
- Pursuant to Section 192 of the *Local Government Regulation 2012*, adopt PL-FS005 Debt Policy as presented.

Carried

Attachments

- Investment Policy - **Attached to the Minutes Under Separate Cover**
- Debt Policy - **Attached to the Minutes Under Separate Cover**

11.4 Adoption of the Rates and Charges for the 2021/2022 Financial Year

Resolution

Moved Cr C Gow

Seconded Cr A Gale

- THAT Council adopts the Separate Charge for the 2021/22 Financial Year**

- 5.3.1 Landfill Access Charge

Pursuant to section 94 of the Local Government Act 2009 and section 103 of Local Government Regulation 2012, Council make and levy a separate charge (to be known as the 'Landfill Access Charge'), in the sum of \$30.00 per rateable assessment per annum (or \$15.00 per half-year), to be levied equally on all rateable land in the region, for the purposes of implementation of the Southern Downs Regional Council Waste Reduction and Recycling Plan 2021 - 2024 which includes consolidation, rationalisation and improvements to Council's waste management facilities and rehabilitation of closed landfill sites.

2. THAT Council adopts the Special Charge for the 2021/22 Financial Year

a. Rural Fire Equipment Levy

Pursuant to section 94 of the Local Government Regulation 2012 and section 128A of the Fire and Emergency Services Act 1990, Council will levy a special charge (to be known as the "Rural Fire Levy") of \$35.00 per annum (or \$17.50 per half-year) on all rateable land within the region that is levied a Class E Emergency Management Levy (pursuant to Part 3 of the Fire and Emergency Services Regulation 2011), to fund the ongoing provision and maintenance of rural firefighting equipment, operations and buildings for the rural fire brigades that operate throughout the rural areas of the region.

3. THAT Council adopts the Water Utility Charges for the 2021/22 Financial Year

a. Pursuant to section 94 of the *Local Government Act 2009* and section 99 of *Local Government Regulation 2012*, Council make and levy water utility charges upon all lands which have access or may have access to Council's water supply system.

b. Water Utility Charges be allocated into two supply areas:

- i. Supply Area 1 will be properties within 100 meters of the water reticulation network of: Allora, Warwick, Yangan, Killarney, Stanthorpe and Wallangarra;
- ii. Supply Area 2 will be properties within 100 meters of the water reticulation network of: Dalveen, Karara, Leyburn and Pratten.

c. The following be adopted as the basis and principles of the water charges be –

- i. An access charge; and
- ii. A charge for each kilolitre consumed which increases for higher levels of consumption.

d. The following be adopted as the basis for making and levying the water access charge:

Unless otherwise specified, the access charge for properties with a water service connection will be calculated as a proportion of the cross sectional area of that water service connection compared to the area of a 20mm water service connection as indicated in the following table:

Connection Size	Times 20mm Connection
20 mm	1

25 mm	1.55
30 mm	2.25
40 mm	4
50 mm	6.25
75 mm	14.05
80 mm	16
100 mm	25
150 mm	56

- i. Subdivided land - Properties within the discounted valuation period as defined by sections 49-51 of the Land Valuation Act 2010 and have a metered water service connection will only be applied a base access charge amount.
- ii. Fire Services Meter - An access charge will also be applied to each water service connection equal to a respective 20mm charge, irrespective of the fire service meter size, which is used for firefighting purposes only (hereinafter referred to as 'fire service connection') unless the connection services communal firefighting purposes.

Unless otherwise specified, the access charge for properties with a water service connection will be as per the following table:

Connection Size	Supply Area 1		Supply Area 2	
	Charge per annum	Charge per half-year	Charge per annum	Charge per half-year
20 mm	\$594.00	\$297.00	\$505.00	\$252.50
25 mm	\$921.00	\$460.50	\$783.00	\$391.50
30 mm	\$1,337.00	\$668.50	\$1,136.00	\$568.00
40 mm	\$2,376.00	\$1,188.00	\$2,020.00	\$1,010.00
50 mm	\$3,713.00	\$1,856.50	\$3,156.00	\$1,578.00
75 mm	\$8,346.00	\$4,173.00	\$7,094.00	\$3,547.00
80 mm	\$9,504.00	\$4,752.00	\$8,078.00	\$4,039.00
100 mm	\$14,850.00	\$7,425.00	\$12,623.00	\$6,311.50
150 mm	\$33,264.00	\$16,632.00	\$28,274.00	\$14,137.00
Fire Service	\$594.00	\$297.00	\$505.00	\$252.50

For each connection to a restricted flow main the access charge will be 70% of the applicable supply area charge listed above.

Where there exists on any property more than one water service connection, the applicable access charge applies to each water service connected to Council's reticulated water supply system.

An access charge does not apply where such water service connection is –

- i) An untreated water connection
- ii) A master meter where child connections (whether metered or not) are individually charged
- iii) A master meter on a property containing lots created pursuant to the provisions of the *Building Units and Group Titles Act 1980* or the *Body Corporate and Community Management Act 1997*.

- e. The following be adopted as the basis for making and levying a base access charge –
- i) Unconnected parcels - To each parcel which is not connected to the Council's reticulated water supply system if the parcel is located within 100 metres of a water main and where Council is currently able to provide a reticulated water service. The base access charge does not apply to parcels that meet the above criteria and has at least one of the following:
 - a. A building or sporting infrastructure situated across two or more adjoining parcels; or
 - b. Incapable of further development; or
 - c. Greater than four (4) contiguous parcels under common ownership on the same property account
 - ii) Community title schemes, building units and group title units - To each parcel created pursuant to the provisions of the *Building Units and Group Titles Act 1980* or the *Body Corporate and Community Management Act 1997* where individual meters are not connected to each parcel.

The base access charge will be as per the following table:

Service type	Supply Area 1		Supply Area 2	
	Charge per annum	Charge per half-year	Charge per annum	Charge per half-year
Unconnected	\$446.00	\$223.00	\$379.00	\$189.50
Community Title Schemes, Building Units and Group Title Units	\$594.00	\$297.00	\$505.00	\$252.50

For parcels not connected to the Council's reticulated water supply system, located within 100 metres of a restricted water main and where Council is currently able to provide a restricted reticulated water service to that parcel but is not capable of being connected to a full water main the base access charge will be 70% of the applicable supply area charge listed above.

- f. The following be adopted as the basis for making and levying the consumption charge -
- i) A two level water consumption charge be applied to treated water consumed by individual meter. The lower level water consumption charge be designated the 'first level consumption charge', the higher level water consumption charge be designated the 'second level consumption charge'.
 - ii) Except as hereinafter provided, the calculation of the first tier maximum water consumption limit be based upon the differential general rate category of the property unless otherwise specified.
 - iii) In respect of either half of the 2021/22 water year –

Residential consumption - for properties within the differential categories of Residential 1 and Residential 2:

1. The first level consumption charge applies to all water consumed during the course of either half of the 2021/2022 water year up to the first level maximum water consumption limit of 150 kL to the property.
2. The second level consumption charge applies to all water consumed during

the course of either half of the 2021/2022 water year above the first tier maximum water consumption limit applicable to the property and will be applied only after the total quantity of water consumed during the course of either half of the 2021/22 water year exceeds the first tier maximum water consumption limit

Non-residential consumption - for properties NOT within the differential categories of Residential 1 and Residential 2:

1. The first level consumption charge applies to all water consumed during the course of either half of the 2021/2022 water year up to the first level maximum water consumption limit of 2,500 kL.
 2. The second level consumption charge applies to all water consumed during the course of either half of the 2021/2022 water year above the first tier maximum water consumption limit applicable to the property and be applied only after the total quantity of water consumed during the course of either half of the 2021/22 water year exceeds the first tier maximum water consumption limit.
- iv) Fire Services Water Consumption - Each fire service connection will treated as residential consumption and relevant tiers applied.
 - v) Where a property has more than one water service connection, the first tier maximum water consumption limit be applied individually to each separate connection.
 - vi) A single level water consumption charge be applied to untreated water consumed by individual meter.
 - vii) In respect of parcels created pursuant to the provisions of the *Building Units and Group Titles Act 1980* or the *Body Corporate and Community Management Act 1997* -
 1. Where the supply of water to each parcel and to the common property is separately measured, the water consumption be separately charged in the manner specified in the *Building Units and Group Titles Act 1980* or the *Body Corporate and Community Management Act 1997*.
 2. Where the supply of water to each parcel and to the common property is not separately measured, the consumption charge applicable to the water consumed through the primary access meter be apportioned between the parcels comprised in the parcel of land in accordance with the parcel entitlements of the respective parcels unless an arrangement pursuant to the provisions of the *Building Units and Group Titles Act 1980* or the *Body Corporate and Community Management Act 1997* is in existence.
 - viii) The water consumption charges as set out hereunder be made and levied in accordance with the several bases as set out above for the supply of water services by the Council –

Service type	Supply Area 1	Supply Area 2
The following water consumption charges shall apply per meter per kilolitre (or part thereof) used or estimated to be used as described below:		
For each connection on residential land supplied treated water		

(1) First Level Consumption Charge	\$2.40	\$1.92
(2) Second Level Consumption Charge	\$3.00	\$2.40
For each connection on non-residential land supplied treated water		
(1) First Level Consumption Charge	\$2.40	\$1.92
(2) Second Level Consumption Charge	\$1.97	\$1.57
For each connection on land; supplying untreated water	\$1.20	N/A

Definitions for words used in this section

“Water year”

For the purpose of measuring and charging water consumption, the period covered by the meter readings taken from March through to April

“The first half of the 2021/2022 water year”

Means a term of approximately six (6) months commencing April 2021, ending in September 2021.

“The second half of the 2021/2022 water year”

Means a term of approximately six (6) months commencing October 2021 and ending April 2022.

4. THAT Council adopts the Sewer Utility Charges for the 2021/22 Financial Year

- a. Pursuant to section 94 of the *Local Government Act 2009* and section 99 of *Local Government Regulation 2012*, Council make and levy sewer utility charges, in accordance with the several bases as set out hereunder, for the supply of a sewer system by the Council.
- b. Sewer Utility Charges be allocated into two supply areas:
 - i. Supply Area 1 will be properties within 100 meters of the sewer reticulation network of: Stanthorpe and Warwick;
 - ii. Supply Area 2 will be properties within 100 meters of the sewer reticulation network of: Dalveen, Killarney and Wallangarra.
- c. The basis and principles of the sewer charges be an access charge.
- d. The following be adopted as the basis for making and levying the sewer access charge:
 - i. The access charges for sewer services will be charged either to each soil fixture (e.g. W.C. pedestal and urinal) installed on each property or each connection, as set out in the following tables. In the event of no soil fixtures being installed on land connected to Council's sewer system, a utility charge for sewerage services will be charged per connection.
 - ii. In respect to domestic sewerage, a sewerage charge is applied per tenement regardless of whether the tenement is separately connected to Council's sewer system or shares sewerage services such as a single sewer connection to the property which services multiple tenements. To remove doubt, each tenement is treated as a separate connection. “Tenement” includes any premises used as a

separate domicile such as, for example –

1. A single unit private dwelling; or
 2. A flat, apartment or other dwelling unit used as a separate domicile; or
 3. Residential units erected upon lots created pursuant to the provisions of the *building units and group titles act 1980* or the *body corporate and community management act 1997*; or
 4. A private (non-commercial) boarding house, hostel, lodging house, or guest house.
- iii. A residential tenement within a commercial building (e.g. living quarters behind a shop or managers residence in a hotel) and self-contained residential tenements within a retirement village or aged care facility are applicable for domestic (residential) type sewer charges.
- iv. In respect to non-residential properties with a total of two soil fixtures (including soil fixtures within separate tenements), only a single sewer charge will be applied. Where two types of sewer charges are applied to the property, the higher charge amount will remain.
- v. Unless otherwise specified, the access charge for properties with a sewer service connection will be as per the following tables:

		Supply Area 1		Supply Area 2	
		Charge per annum	Charge per half-year	Charge per annum	Charge per half-year
Residential	For each connection on land used for single unit dwellings and individual residential units (including tenements) irrespective of the number of soil fixtures connected.	\$752.00	\$376.00	\$564.00	\$282.00
Short-Term Accommodation	For each soil fixture installed on land used for short-term accommodation e.g. motels, caravan parks (excluding land with taverns).	\$526.00	\$263.00	\$394.00	\$197.00
Other Premise	For each soil fixture installed on land used for commercial (other than overnight accommodation), non-profit or other non-residential purposes.	\$752.00	\$376.00	\$564.00	\$282.00
CED	For land connected or able to be connected to a CED (Septic) sewer main, used for any purpose.	75% of the applicable service type charges as above		N/A	

- e. The following be adopted as the basis for making and levying a base access charge –
- i) To each parcel which is not connected to the Council's reticulated sewer supply system if the parcel is located within 100 metres of a sewer main and where Council is currently able to provide a reticulated sewer service. The base access charge does not apply to parcels that meet the above criteria and has at least one of the following:
 - a. A building or sporting infrastructure situated across two or more adjoining

- parcels; or
- b. Incapable of further development.

The base access charge will be as per the following tables:

		Supply Area 1		Supply Area 2	
		Charge per annum	Charge per half-year	Charge per annum	Charge per half-year
Base Access Charge	For parcels within 100 meters of a sewer main not connected to Council's sewer system and where Council is currently able to provide a sewer service to that parcel.	\$376.00	\$188.00	\$282.00	\$141.00
CED	For each parcel applicable for a Base Access Charge being within 100 meters of a CED sewer main.	75% of the applicable service type charges as above		N/A	

Definitions for words used in this section

“Soil fixture”

A sanitary fixture which receives and discharges solid and liquid excreted human waste. A soil fixture may be a toilet, pedestal, waste pan, urinal, slop sink, autopsy table, bedpan or sanitary napkin disposal unit hence soil pipe.

5. THAT Council adopts the Waste Management Utility Charges for the 2021/2022 Financial Year

- a. Pursuant to section 94 of the *Local Government Act 2009* and section 99 of *Local Government Regulation 2012*, Council make and levy waste management utility charges for the supply of the waste management services hereinafter, for the supply of a waste management by the Council.
- b. Waste Management Utility Charges be allocated into three supply areas:
 - i. Supply Area 1 will be properties in a compulsory waste collection area north of and including the Dalveen collection area;
 - ii. Supply Area 2 will be properties in a compulsory waste collection area south of the Dalveen collection area;
 - iii. Supply Area 3 will be properties outside of a compulsory waste collection area receiving a voluntary collection service
- c. The following be adopted as the basis for making and levying the access charge:
 - i. The utility charges for waste collection services will be charged:
 1. To each residential dwelling located within a defined compulsory waste collection area; and
 2. To each residential dwelling located outside a defined compulsory waste collection area and receiving a waste collection service.

3. A residential dwelling is a lawfully approved residential building used, or capable of being used, for long term residential purposes. Commercial and industrial buildings are not applicable for domestic waste collection services and must apply for commercial or industrial waste collection services direct with a waste collection service provider. Commercial waste is defined under the Waste Reduction and Recycling Regulation 2011.
- ii. In respect to domestic waste, a waste collection utility charge is applied per Tenement regardless of whether the tenement receives a separate waste collection service and recycling collection service or shares waste collection services such as bulk waste bin services. "Tenement" includes any premises used as a separate domicile such as, for example –
 1. A single unit private dwelling; or
 2. A flat, apartment or other dwelling unit used as a separate domicile; or
 3. Residential units erected upon lots created pursuant to the provisions of the building units and group titles act 1980 or the body corporate and community management act 1997; or
 4. A private (non-commercial) boarding house, hostel, lodging house, or guest house.
 - iii. A residential tenement within a commercial building (e.g. living quarters behind a shop or managers residence in a hotel) and self-contained residential tenements within a retirement village or aged care facility are applicable for domestic waste collection services.
 - iv. Retirement villages and aged care facilities with 15 or more self-contained tenements will be charged at half the number of self-contained tenements (rounded to the nearest whole number) or the number of bins on-site, whichever is the greater. For example – if a retirement village has 50 units and 30 combined domestic/recycling waste collection bins, 30 services will be applied ($50 \text{ units} / 2 = 25 < 30 \text{ bins}$).
 - v. Council is introducing changes to the waste management pricing structure. Over the 2021/2022 and 2022/2023 financial years there will be a transitioning of the three (3) waste collection supply areas into one (1) supply area.
 - vi. Unless otherwise specified, the waste charge will be as per the following tables:

Collection Service Type	Supply Area 1		Supply Area 2		Supply Area 3	
	Charge per annum	Charge per half-year	Charge per annum	Charge per half-year	Charge per annum	Charge per half-year
Combined Waste & Recycling Collection Service	\$420.00	\$210.00	\$452.00	\$226.00	\$455.00	\$227.50
Waste Collection Service Additional	\$265.00	\$132.50	\$268.00	\$134.00	\$276.00	\$138.00
Recycling Collection Service Additional	\$163.00	\$81.50	\$204.00	\$102.00	\$184.00	\$92.00

6. THAT Council adopts the Trade Waste Utility Charges for the 2021/2022 Financial Year

- a. Pursuant to section 94 of the *Local Government Act 2009*, section 99 of the *Local Government Regulation 2012*, the utility charge for trade waste will be charged upon all properties discharging trade waste to Council's sewer.
- b. The charge is based on waste volume and quality and will be charged on land occupied by trade waste generators.
- c. The following charges will apply:

Flow	0.515 \$/kl	
5 Day biochemical oxygen demand (BOD5)		0.567 \$/kl
Suspended Solids (SS)	0.431 \$/kl	
- d. The charge is calculated as follows:
$$C = Q \times C_q + M_{bod} \times C_{bod} + M_{ss} \times C_{ss}$$

C is the total charge in \$
Q is the total flow in kl
C_q is the unit charge for flow in \$/kl
M_{bod} is the total mass of BOD5 in kg
C_{bod} is the unit charge for BOD5 in \$/kl
M_{ss} is the total mass of SS in kg
C_{ss} is the unit charge for SS in \$/kg

7. THAT Council adopts the Payment Terms for the 2021/2022 Financial Year

- a. Pursuant to section 104(2)(b) of the *Local Government Regulation 2012*, the rate notice must state the due date for payment of the rates and charges. The due date for payment of:
 - i. A half-yearly rate notice will be 30 days from date of issue;
 - ii. A rate notice for water consumption charges will be 30 days from date of issue;
 - iii. A supplementary rate notice will be 30 days.

8. THAT Council adopts the Discount for the 2021/2022 Financial Year

- a. Pursuant to section 130 of *Local Government Regulation 2012*, the Rates made and levied pursuant to Clause 2 (differential general rates) be subject to a discount of seven and a half percent (7.5%) provided that:
 - i. All of the rates are paid on or before the due date of the rate notice;
 - ii. All other rates and charges appearing on the rate notice (that are not subject to a 7.5% discount) are paid on or before the due date of the rate notice; and

- iii. All other overdue rates and charges relating to the rateable assessment are paid on or before the due date of the rate notice.

9. THAT Council adopts the Interest for the 2021/2022 Financial Year

- a. Pursuant to section 133 of the *Local Government Regulation 2012*, compound interest be charged on all overdue rates, as that term is defined in the *Local Government Regulation 2012*, five (5) days from the due date at the rate of eight point zero three percent (8.03%) per annum, calculated on daily rests.

10. THAT Council adopts the Levy and Payment for the 2021/2022 Financial Year

- a. Pursuant to section 107 of the *Local Government Regulation 2012* and section 114 of the *Fire and Emergency Services Act 1990*, Council's Rates and Charges (other than Council's water consumption charges), and the State Government's Emergency Management Levy will be levied half-yearly in July/August 2021 and January/February 2022.
- b. Pursuant to section 107 of the *Local Government Regulation 2012*, Council's water consumption charges will be levied half-yearly in October/November 2021 and April/May 2022.
- c. Pursuant to section 104 of the *Local Government Regulation 2012*, Council provides that Rates and Charges may be paid at any of Council's Service Centres (located throughout the region), at any Australia Post Office, BPAY, Direct Debit, Centrepay and Paying Online via Council's website.

11. THAT Council adopts the Rate Concessions for the 2021/2022 Financial Year

- a. Unapparent Plumbing Failures

Pursuant to sections 120, 121 and 122 of the *Local Government Regulation 2012*, if a ratepayer:

- i. Incurs water consumption charges by reason of an unapparent plumbing failure' (as defined in Council's Rate Concession Policy); and
- ii. Satisfies the criteria set down in Council's Rate Concession Policy.

Council is satisfied that such circumstances justify the exercise of the remission power. The quantum of the remission of water consumption charges is to be determined in accordance with Council's Rate Concession Policy. Council grants this remission on the basis that to require the ratepayer to pay full charges for consumption in circumstances where an unapparent plumbing failure has occurred (through no fault of the ratepayer) would result in hardship.

- b. Home Haemodialysis Treatment

Pursuant to sections 120, 121 and 122 of the *Local Government Regulation 2012*, if a ratepayer:

- i. Incurs higher water consumption charges as a result of home haemodialysis treatment (as defined in Council's Rate Concession Policy); and

- ii. Satisfies the criteria set down in Council's Rate Concession Policy.

Council is satisfied that such circumstances justify the exercise of the remission power. The quantum of the remission of water consumption charges is to be determined in accordance with Council's Rate Concession Policy. Council grants this remission on the basis that to require the ratepayer to pay full charges for consumption in circumstances where home haemodialysis treatment is being provided would result in hardship.

- c. Not-For-Profit/Charitable Organisations

Pursuant to sections 120, 121 and 122 of the *Local Government Regulation 2012*, Council grant a remission of a percentage of the water access and sewerage charges to approved organisations who:

- i. Have objectives which do not include the making of profit and who provide services to their membership and the community; and

- ii. Satisfy the criteria set down in council's rate concession policy.

The quantum of the remission of water access and sewerage charges is to be determined in accordance with Council's Rates Concession Policy. Council grants this remission on the basis that to require the ratepayer to pay full charges for water access and sewerage charges certain not for profit objectives is being provided would result in hardship.

- d. Warwick Polocrosse Club Inc.

Pursuant to sections 120, 121 and 122 of the Local Government Regulation 2012, a remission of:

- i. 100% rebate of one (1) 40mm water connection charge; and
- ii. Treated water consumed by all water meters is charged at the same rate as untreated water.

Be granted to property leased by the Warwick Polocrosse Club Inc. at Old Stanthorpe Road, Morgan Park (PID 55305).

- e. Permits to Occupy Pump Sites and Separate Pump Site Assessments

Pursuant to sections 120, 121 and 122 of the *Local Government Regulation 2012*, a remission of 50% of the general rate be granted to all ratepayers who hold a permit to occupy for a pump site, where the permit is not valued with other rateable land and the total assessment area is 25 square meters or less and satisfy the criteria set down in Council's Rate Concession Policy.

- f. Leased Council Vacant Land

Pursuant to sections 120, 121 and 122 of the *Local Government Regulation 2012*, a remission of 100% of the general rates, separate charges and special charges be granted to all ratepayers who lease vacant Council land and satisfy the criteria set down in Council's Rate Concession Policy.

- g. Financial Hardship

Pursuant to sections 120, 121 and 122 of the *Local Government Regulation 2012*, Council grant a remission to ratepayers who are having difficulty in paying their rates in

one of the following circumstances:

- i. Major medical situations; or
- ii. Unusual and severe circumstances;
- iii. And where the ratepayers situation satisfy the criteria set down in Council's Rate Concession Policy.

Council is satisfied that such circumstances justify the exercise of the remission power.

The remission is granted by way of waiving any interest charges levied in the current financial year and deferral of all interest charges and legal recovery from the date of application until 30 June of the current financial year subject to the conditions contained in Council's Rate Concession Policy. Council grants this remission on the basis that to require the ratepayer to pay interest charges and be subject to legal recovery action in circumstances where financial hardship has occurred (through no fault of the ratepayer) would result in hardship.

h. Water Charges - Base Access Charge

Pursuant to sections 120, 121 and 122 of the *Local Government Regulation 2012*, Council will grant a remission of 100% of the base access charge component of Council's for water utility charges to properties that:

- i. Are located within 100 metres of a water main and where Council is currently able to provide a reticulated water service to that parcel; and
- ii. Have received a valuation concession for land used for farming under sections 45 to 48 of the *Land Valuation Act 2010* issued by Department of Natural Resources Mines & Energy.
- iii. And where the ratepayer satisfies the criteria set down in Council's Rate Concession Policy.

Council is satisfied that such circumstances justify the exercise of the remission power.

i. Aged Care Facilities

Pursuant to sections 120, 121 and 122 of the *Local Government Regulation 2012* Council grant a concession to properties used for aged care facilities by way of a rebate of 100% of sewerage charges related to soil fixtures contained within building/s that are not being used for aged care, administration or any other purpose and where the ratepayers situation satisfy the criteria set down in Council's Rate Concession Policy. Council is satisfied that such circumstances justify the exercise of the remission power.

j. Subdividers Valuation Discount

Pursuant to sections 49-51 of the *Land Valuation Act 2010* and section 77(3) of the *Local Government Regulations 2012* where:

- i. The relevant parcel is 1 of the parts into which land has been subdivided; and
- ii. The person who subdivided the land is the owner of the relevant parcel; and
- iii. The relevant parcel is not developed land.

Council discounts the value of the relevant parcel by 40% and does not level a minimum general rate for the discounted valuation period.

Pursuant to sections 120, 121 and 122 of the *Local Government Regulation 2012*

Council grants a concession to properties within the discounted valuation period for a further 30% discount on the rateable value giving a total discounted valuation of 70%.

k. Other remissions and deferrals

Other remission or rate deferral requests will be assessed on their individual merits.

Carried

11.5 Draft 2021/2022 Budget Submissions

Resolution

Moved Cr S Windle

Seconded Cr A Gale

THAT Council receive and note the public submissions as part of the Draft Budget 2021/22 deliberations and the submitters be notified of the outcomes.

Carried

11.6 Debt Recovery and Rate Concession Policies Review

Resolution

Moved Cr M Gliori

Seconded Cr S Windle

THAT Council adopt the attached revised policies:

- a. Debt Recovery Policy;
- b. Rate Concession Policy.

Carried

Attachments

1. Debt Recovery Policy - **Attached to the Minutes Under Separate Cover**
2. Rate Concessions Policy - **Attached to the Minutes Under Separate Cover**

11.7 Adoption of Schedule of General Fees and Charges 2021/22

Resolution

Moved Cr S Windle

Seconded Cr A Gale

THAT Council adopt the Schedule of General Fees and Charges 2021/22, with the following amendment;

- The outdoor burial wall single vault fee be \$10,680 as per the 2020/2021 financial year.

Carried

Attachments

1. 2021-22 Schedule of General Fees and Charges - **Attached to the Minutes Under Separate Cover**

11:58 am Cr Bartley left the meeting.

11.8 Financial Report as at 31 May 2021

Resolution

Moved Cr C Gow

Seconded Cr A Gale

THAT Council receive and note the Financial Report as at 31 May 2021.

Carried

12:00 pm Cr Bartley rejoined the meeting.

11.9 Grants Status Report

Resolution

Moved Cr A Gale

Seconded Cr C McDonald

THAT Council note the current grants status as at 31 May 2021.

Carried

Cr Gow declared a declarable conflict of interest in Agenda Item 12.1 as defined in Section 150EF(3) of the Local Government Act 2009 and left the meeting while the matter was discussed and voted on. Cr Gow left the meeting at 12.01pm

12. CORPORATE AND COMMUNITY SERVICES REPORTS

12.1 Disposal of Land Lot 132 on SP183767

Resolution

Moved Cr A Gale

Seconded Cr R Bartley

THAT Council:

1. Approve the disposal of Lot 132 on SP183767 in line with the minister's approval granted; and
2. Delegate authority to the Chief Executive Officer to finalise the sale of Lot 132 on SP183767.

Carried

12.05pm Cr Gow rejoined the meeting.

12.2 Stanthorpe 150th Anniversary Celebration Advisory Committee Minutes

Resolution

Moved Cr S Tancred

Seconded Cr C Gow

THAT Council:

1. Receive and note the minutes of the Stanthorpe 150th Anniversary Celebration Advisory Committee Meeting held on 8 June 2021; and
2. Endorse the S150ACAC recommendation that:
 - a. the logo entry from Jennie Wardle be approved as the winning entry in the S150 logo competition; and
 - b. the logo be used for all future S150 marketing and promotion activities.

Carried

12.3 YMCA Monthly Report - April 2021 - Warwick Indoor Recreation and Aquatic Centre

Resolution

Moved Cr A Gale

Seconded Cr C McDonald

THAT Council receive the May 2021 monthly report from Brisbane Young Men's Christian Association in relation to the operation of the Warwick Indoor Recreation and Aquatic Centre.

Carried

12.4 2021-2026 Corporate Plan

Resolution

Moved Cr C McDonald

Seconded Cr C Gow

THAT Council adopt the attached 2021-2026 Corporate Plan for Southern Downs Regional Council.

Carried

Attachments

1. Corporate Plan 2021-2026 - **Attached to the Minutes Under Separate Cover**

13. INFRASTRUCTURE SERVICES REPORTS

13.1 Expression of Interest to Name Three Roads at the Warwick Aerodrome

Resolution

Moved Cr A Gale

Seconded Cr M Giori

THAT Council resolve to name the following roads at the Warwick Aerodrome

- Road 1 – Ronald Way
- Road 2 – Jean Burns Drive
- Road 3 – Valerie Way

Carried

14. SUSTAINABLE DEVELOPMENT REPORTS

14.1 Urban Design Frameworks - Adoption of Pratten Urban Design Framework

Resolution

Moved Cr S Windle

Seconded Cr M Giori

THAT Council adopts the Pratten Urban Design Framework, and that progress is reported quarterly to Council.

Carried

14.2 Request to Remove the Commercial Building at 34 Albion Street, Warwick from the Local Heritage Register

Resolution

Moved Cr S Windle

Seconded Cr R Bartley

THAT Council resolves to:

1. Remove Listing No. 59, Commercial Building at 34 Albion Street, Warwick, described as Lot 13 W3043, from the Local Heritage Register due to its structural instability and inability to be economically repaired, as outlined by the Structural Condition Report; and
2. Require the property owner to conduct an archival quality photographic record of the features of the place, in accordance with the standards outlined in the Department of Environment and Heritage Protection's *Archival recording of heritage places* guideline. The record is to be submitted to Council.

Carried

14.3 Pest Management Advisory Committee Meeting Minutes - 3 June 2021

Resolution

Moved Cr C McDonald

Seconded Cr S Windle

THAT Council receive the minutes of the Pest Management Advisory Committee meeting held at Warwick on 3 June 2021 and endorse the following motions:

1. The Wild Dog Bounty Payment Policy be amended to include Mr Bruce Hempel as a person authorised to verify claims and payments; and,
2. The Mayor raise the impacts of the current mice plague on the Southern Downs Region and a path forward with addressing the plague to the Darling Downs South West Council of Mayors.

Carried

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

15.1 National Drought Forum 9 June 2021

Resolution

Moved Cr C McDonald

Seconded Cr S Tancred

THAT the information in the report be received.

Carried

15.2 Border Regional Organisation of Councils Meeting 14 May 2021

Resolution

Moved Cr A Gale

Seconded Cr C Gow

THAT the information in the report be received.

Carried

16. NOTICES OF MOTION

Nil

17. GENERAL BUSINESS

Nil

18. CONSIDERATION OF CONFIDENTIAL BUSINESS ITEMS

In accordance with the provisions of Section 254J(3) of the *Local Government Regulation 2012*, a local government may resolve to close a meeting to the public and move 'into Committee' to discuss confidential items, such that its Councillors or members consider it necessary to close the meeting.

Recommendation

THAT the meeting be closed to the public and move into committee to discuss the following items, which are considered confidential in accordance with Section 254J(3) of the *Local Government Regulation 2012*, which permits the meeting to be closed to the public for business relating to the following, as indicated:

18.1 Commencement of Legal Proceedings

Reason for Confidentiality

This item is considered confidential in accordance with section 254J(3)(e) of the *Local Government Regulation 2012*, as it contains information relating to legal advice obtained by the local government or legal proceedings involving the local government including, for example, legal proceedings that may be taken by or against the local government.

18.2 Disposal of Land - Property ID 138335

Reason for Confidentiality

This item is considered confidential in accordance with section 254J(3)(g) of the *Local Government Regulation 2012*, as it contains information relating to negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

Meeting In Camera

Resolution

Moved Cr R Bartley

Seconded Cr C Gow

THAT the meeting move into closed session.

Carried

The Meeting moved into closed session at 12.32pm.

Meeting Out Of Camera

Resolved

THAT the meeting resume in open session at 12.40pm

Carried

18.1 Commencement of Legal Proceedings

Resolution

Moved Cr A Gale

Seconded Cr S Tancred

THAT Council resolve to endorse the commencement of legal proceedings in relation to Penalty Infringement Notices ER0293 and ER0294 issued for a straying dog.

Carried

18.2 Disposal of Land - Property ID 138335

Resolution

Moved Cr S Windle

Seconded Cr M Giori

THAT Council:

- approve the disposal of Lot 16 on SP287028 in accordance with Section 236 (1) (c) (vii) of the *Local Government Regulation 2012*; and
- delegate authority to the Chief Executive Officer to finalise the sale of Lot 16 on SP287028.

Carried

MEETING CLOSURE

There being no further business, the meeting closed at 12.42pm.