

Ordinary Meeting of Council

***Held at Western Downs Regional Council's
Chinchilla Customer Service Centre***

On Wednesday, 19 July 2023

Commencing at 9:30am

**D. Fletcher
ACTING CHIEF EXECUTIVE OFFICER**

19 July 2023

Ordinary Meeting of Council Agenda

Location: **Chinchilla**
63 Heeney Street, Chinchilla

Pages

1. **DECLARATION OF MEETING OPENING**
2. **OPENING PRAYER AND MINUTE SILENCE**
3. **APOLOGIES**
4. **CONGRATULATIONS**
5. **CONFIRMATION OF MINUTES**
 - 5.1 **Adopt Ordinary Meeting of Council Minutes 21 June 2023** 1

The Purpose of this Report is for Council to adopt the Minutes of the Ordinary Meeting of Council held on Wednesday, 21 June 2023
 - 5.2 **Adopt Minutes Special Meeting of Council ADOPT 2023-24 Budget 21 June 2023** 49

The purpose of this Report is for Council to adopt the Minutes of the Special Meeting of Council ADOPT 2023-24 Budget held on Wednesday, 21 June 2023.
6. **BUSINESS ARISING FROM THE MINUTES OF PREVIOUS MEETINGS**
7. **DECLARATIONS OF CONFLICTS OF INTEREST**
8. **PRESENTATION OF PETITIONS BY COUNCILLORS**
9. **MAYORAL UPDATE**
 - 9.1 **Executive Services Mayoral Report June 2023** 75

The purpose of this Report is to provide Council with significant meetings, forums and delegations attended by the Mayor during the month of June 2023.

10. **CONFIDENTIAL ITEMS**

Section 254J of the Local Government Regulation 2012 in relation to Closed meetings provides:

(1) A local government may resolve that all or part of a meeting of the local government be closed to the public.

(2) A committee of a local government may resolve that all or part of a meeting of the committee be closed to the public.

(3) However, a local government or a committee of a local government may make a resolution about a local government meeting under subsection (1) or (2) only if its councillors or members consider it necessary to close the meeting to discuss one or more of the following matters—

(a) the appointment, discipline or dismissal of the chief executive officer;

(b) industrial matters affecting employees;

(c) the local government's budget;

(d) rating concessions;

(e) 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;

(f) matters that may directly affect the health and safety of an individual or a group of individuals;

(g) 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;

(h) negotiations relating to the taking of land by the local government under the Acquisition of Land Act 1967;

(i) a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State.

(4) However, a local government or a committee of a local government must not resolve that a part of a local government meeting at which a decision mentioned in section 150ER(2), 150ES(3) or 150EU(2) of the Act will be considered, discussed, voted on or made be closed.

(5) A resolution that a local government meeting be closed must—

(a) state the matter mentioned in subsection (3) that is to be discussed; and

(b) include an overview of what is to be discussed while the meeting is closed.

(6) A local government or a committee of a local government must not make a resolution (other than a procedural resolution) in a local government meeting, or a part of a local government meeting, that is closed.

10.1 EXECUTIVE SERVICES

10.2 CORPORATE SERVICES

10.3 COMMUNITY AND LIVEABILITY

10.4 INFRASTRUCTURE SERVICES

10.4.1 Infrastructure Services Confidential Report Consider Dalby Recycled Water Expression of Interest

The purpose of this Report is for Council to consider undertaking an Expression of Interest process to seek offers for a supply contract to access Dalby's Class A Recycled Water Scheme.

11. DEPUTATION

12. PLANNING

12.1 (030.2023.19.001) Community and Liveability Report Development Application Material Change of Use for an Agricultural Supplies Store on Lot 31 on SP153811 39 Thrupps Access Road Dalby Wallin C/- Willowtree Planning Pty Ltd

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The purpose of this Report is for Council to decide the proposed development for a Material Change of Use to establish an Agricultural Supplies Store on Lot 31 on SP153811 and situated at 39 Thrupps Access Road, Dalby.

12.2 (035.2022.737.001) Community and Liveability Report Development Application for Reconfiguring a Lot (1 Lot into 10 Lots and Road Reserve) of Lot 20 on SP156284 Cemetery Road Chinchilla WA & SG Daniells Pty Ltd C/- Swep Consulting

100

The purpose of this Report is for Council to consider the proposed development, the Planning Officer's assessment of the merits of the proposal, and the recommendation to decide the development application.

12.3 (040.2023.136.001) Community and Liveability Report Development Application for Operational Work (Earthworks) at Lot 32 on RP869192 84 Mahon Street Dalby Donges

121

The purpose of this Report is for Council to decide the development application for Operational Work (Earthworks) for a shed pad on land described as Lot 32 on RP869192 and located at 84 Mahon Street, Dalby.

13. EXECUTIVE SERVICES

13.1 Executive Services Report Local Government Association of Queensland Annual Conference 16 - 18 October Gladstone

133

The purpose of this Report is to seek Council's direction regarding the delegates from Western Downs Regional Council to be approved to attend the 123rd Annual Conference of the Local Government Association of Queensland, to be held 16-18 October 2023, at the Gladstone Entertainment Convention Centre.

13.2	Executive Services Chief Executive Officer Report June 2023	148
	The purpose of this Report is to provide Council with significant meetings, forums and delegations attended by the Chief Executive Officer during the month of June 2023.	

13.3	Executive Services Report Outstanding Actions June 2023	151
	The purpose of this Report is to provide Council with an updated on the status of outstanding Council Meeting Action Items to 21 June 2023.	

14. CORPORATE SERVICES

14.1	Corporate Services Report Rescind Council Policy - External Social Media Policy	154
	The purpose of this report is to seek Council's resolution to rescind the Council Policy - External Social Media Policy.	

14.2	Corporate Services Report Financial Report June	173
	The purpose of this report is to provide Council with the interim Financial Report for the period ending 30 June 2023, remove projects from the 2022-23 capital works programme, and delete a building application fee from the 2023-24 fees and charges register.	
	A final report will be provided to the October 2023 Council meeting after the Queensland Audit Office (QAO) has audited and provided its opinion. It will include a report on the business unit outcomes and the finalised capital works programme.	

15. INFRASTRUCTURE SERVICES

15.1	Infrastructure Services Report Works June 22//23 Capital Works Progress Update	186
	The purpose of this Report is for the Works Department to provide an update to Council regarding the 2022/23 Capital Works Program for the month of June 2023.	

16. COMMUNITY AND LIVEABILITY

16.1	Community and Liveability Report Application Skilling Queenslanders Work Program	190
	The purpose of this Report is to seek Council approval for the out-of-session Skilling Queenslanders for Work (SQW) Program - Works Skills Traineeship application.	

16.2	Community and Liveability Report Request Motions Local Government Association Queensland Annual Conference	194
	The purpose of this Report is to seek Council's endorsement of attached motions for the Local Government Association Queensland (LGAQ) National Conference held on 16 - 18 October 2023 in Gladstone	

17. NOTICES OF MOTION

17.1 CONSIDERATION OF NOTICES OF MOTION/BUSINESS

17.2 RECEPTION OF NOTICES OF MOTION FOR NEXT MEETING

18. URGENT GENERAL BUSINESS

19. MEETING CLOSURE

Title **Adopt Ordinary Meeting of Council Minutes 21 June 2023**

Date 13 July 2023

Responsible Manager J. Taylor, CHIEF EXECUTIVE OFFICER

Summary

The Purpose of this Report is for Council to adopt the Minutes of the Ordinary Meeting of Council held on Wednesday, 21 June 2023

Link to Corporate Plan

Nil

Material Personal Interest/Conflict of Interest

There are no declarations of material personal interest/conflicts of interest.

Officer's Recommendation

That this Report be received and that:

1. The Unconfirmed Minutes of the Ordinary Meeting of Council held on 21 June 2023, copies of which have been circulated to Members, be taken as read and confirmed.

Human Rights Considerations

Section 4(b) of the *Human Rights Act 2019* (Qld) (the Human Rights Act) requires public entities 'to act and make decisions in a way compatible with human rights'.

There are no human rights implications associated with this report.

Attachments

1. Copy of Unconfirmed Minutes of the Ordinary Meeting of Council held on Wednesday, 21 June 2023.

Authored by: A. Lyell EXECUTIVE SERVICES ADMINISTRATION OFFICER



Ordinary Meeting of Council Minutes

Date: Wednesday, 21 June 2023

Time: 9:30am

Location: Western Downs Regional Council
Dalby Corporate Office

Councillors:

- Cr. P. M. McVeigh (Chairperson)
- Cr. A. N. Smith
- Cr. K. A. Bourne
- Cr. P. T. Saxelby
- Cr. K. A. Maguire
- Cr. I. J. Rasmussen
- Cr. M. J. James
- Cr. O. G. Moore
- Cr. C. T. Tillman

Officers:

- J. Taylor, Chief Executive Officer
- G. Cook, General Manager (Infrastructure Services)
- D. Fletcher, General Manager (Community & Liveability)
- B. Bacon, General Manager (Corporate Services)
- C. Craig, Senior Executive Office
- A. Lyell, Executive Services Administration Officer

1. DECLARATION OF MEETING OPENING

The Chairperson declared the Meeting open at 9.30AM.

2. OPENING PRAYER AND MINUTE SILENCE

Pastor Stuart Wynd from the Dalby Baptist Church, delivered the opening prayer. This was followed by the observance of a minute silence.

3. APOLOGIES

4. CONGRATULATIONS

Cr. C.T. Tillman requested that congratulations be extended to the Dalby Filipino-Australian Community Association for hosting the 125th Philippine Independence Day. The teams played in Basketball, Volleyball, chess and table tennis tournaments.

Cr. K. A. Maguire requested that congratulations be extended to Sonia Stenhouse for winning Gold at the Australian Masters Weightlifting Championships at Olympic Park Sydney - 19 June 2023.

Cr. M. J. James requested that congratulations be extended to Judd Alderton who was named number one boxer in Queensland after winning State Title (for J63kg) and was named in Boxing Queensland U17 squad to compete in Australian schools championship.

Cr. M. J. James requested that congratulations be extended Carla Nobbs who captained the Darling Downs touch football team during Queensland Representative School Sport championships in Bundaberg, and was selected to represent Queensland at the National Championships being held in Darwin in August.

Cr. M. J. James requested that congratulations be extended Brock Sankey who was selected in the Queensland 18s boys touch football side - after playing in the Darling Downs team that was undefeated - winners of Grand final - at the 18's Boys State Queensland Representative School Sport Championships.

Cr. M. J. James requested that congratulations be extended Darby Ryan who is currently Number 1 on the leader board for Open Horse and Open Rider at the Australian Stockman's Challenge Association.

Cr O. G. Moore congratulates the recipients of the King's Birthday 2023 Honours List, specifically Don Stiller, former Mayor of Taroom Shire Council, for his services to the Western Downs region and local government.

Cr. K. A. Maguire requested a special mention to Queensland Ballet, Artistic Director Li Cunxin AO who announced his decision to retire at the end of the 2023 season.

5. CONFIRMATION OF MINUTES

5.1 Adopt Ordinary Meeting of Council Minutes 17 May 2023

The Purpose of this Report is for Council to adopt the Minutes of the Ordinary Meeting of Council held on Wednesday, 17 May 2023

COUNCIL RESOLUTION

Moved By Cr. P. T. Saxelby

Seconded By Cr. C. T. Tillman

That this Report be received and that:

1.The Unconfirmed Minutes of the Ordinary Meeting of Council held on 17 May 2023, copies of which have been circulated to Members, be taken as read and confirmed.

CARRIED

6. BUSINESS ARISING FROM THE MINUTES OF PREVIOUS MEETINGS

6.1 Corporate Services Report Lifting Matter from the Table

This Report is being presented to Council in order for the report 'Aquatic Strategy 2023-2038', which was considered at Council's Ordinary Meeting of 17 May 2023, to be formally lifted from the table prior to being dealt with at this meeting.

COUNCIL RESOLUTION

Moved By Cr. K. A. Bourne

Seconded By Cr. M. J. James

That Council resolves that the report Aquatic Strategy 2023-2038, which is currently 'laying on the table' within the *Corporate Services Outstanding Actions* awaiting return to a Council meeting, be lifted from the table to be dealt with later in this meeting.

CARRIED

7. DECLARATIONS OF CONFLICTS OF INTEREST

Item 10.2.1 Corporate Services Confidential - Management Arrangements for Aquatic Centres

Cr. M. J. James

In accordance with Chapter 5B of the *Local Government Act 2009*, Cr. M. J. James informed the meeting of a Prescribed conflict of interest in respect to this matter due to:

1. my son is an employee of the business SwimFit which is subject to the contractual arrangements under discussion.

Having given due consideration to her position she determined that she would leave the meeting while the matter is discussed and voted on.

Item 14.1 Corporate Services Report - Land Development to Extend the Leasing Area Dalby Aerodrome

Cr. M. J. James

In accordance with Chapter 5B of the *Local Government Act 2009*, Cr. M. J. James informed the meeting of a declarable conflict of interest in respect to this matter due to:

1. a close friendship with Helismart owners (Ben and Steph Smart). Helismart is the business that intends to lease space at the aerodrome under consideration.

Having given due consideration to her position she determined that she would leave the meeting while the matter is discussed and voted on.

Item 13.1 Executive Services Report Lease of 4 Loam Street, Dalby to Waminda Services Ltd

Cr. C. T. Tillman

In accordance with Chapter 5B of the *Local Government Act 2009*, Cr. C. T. Tillman informed the meeting of a Prescribed conflict of interest in respect to this matter due to:

1. She is an executive member of the Waminda Board.

Having given due consideration to her position she determined that she would leave the meeting while the matter is discussed and voted on.

8. PRESENTATION OF PETITIONS BY COUNCILLORS

9. MAYORAL UPDATE

9.1 Executive Services Mayoral Report May 2023

The purpose of this Report is to provide Council with significant meetings, forums and delegations attended by the Mayor during the month of May 2023.

COUNCIL RESOLUTION

Moved By Cr. A. N. Smith

Seconded By Cr. P. T. Saxelby

That this Report be received and noted.

CARRIED

10. CONFIDENTIAL ITEMS

Section 254J of the Local Government Regulation 2012 in relation to Closed meetings provides:

(1) A local government may resolve that all or part of a meeting of the local government be closed to the public.

(2) A committee of a local government may resolve that all or part of a meeting of the committee be closed to the public.

(3) However, a local government or a committee of a local government may make a resolution about a local government meeting under subsection (1) or (2) only if its councillors or members consider it necessary to close the meeting to discuss one or more of the following matters—

(a) the appointment, discipline or dismissal of the chief executive officer;

(b) industrial matters affecting employees;

(c) the local government's budget;

(d) rating concessions;

(e) 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;

(f) matters that may directly affect the health and safety of an individual or a group of individuals;

(g) 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;

(h) negotiations relating to the taking of land by the local government under the Acquisition of Land Act 1967;

(i) a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State.

(4) However, a local government or a committee of a local government must not resolve that a part of a local government meeting at which a decision mentioned in section 150ER(2), 150ES(3) or 150EU(2) of the Act will be considered, discussed, voted on or made be closed.

(5) A resolution that a local government meeting be closed must—

(a) state the matter mentioned in subsection (3) that is to be discussed; and

(b) include an overview of what is to be discussed while the meeting is closed.

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COUNCIL RESOLUTION - CLOSE MEETING

Moved By Cr. A. N. Smith

Seconded By Cr. K. A. Maguire

That Council resolve to close the Meeting in accordance with Sections 254J (3) (c,g) of the *Local Government Regulation 2012* at 9:54am to discuss the following Confidential Reports:

1. Corporate Services Confidential Management Arrangements for Aquatic Centres
2. Infrastructure Services Confidential Report Liquefied Petroleum Gas (LPG) Business Closure

CARRIED

Cr. M. J. James

In accordance with Chapter 5B of the Local Government Act 2009, Cr. M. J. James informed the meeting of a prescribed conflict of interest in respect to this matter due to:

a. her son is an employee of the business Swim Fit which is subject to the contractual arrangements under discussion.

Having given due consideration to her position she determined that she would leave the meeting while the matter is discussed and voted on.)

Cr. M. J. James left the meeting during the discussion at 9:55am.

Cr. M. J. James re-joined the meeting at 10:08am.

COUNCIL RESOLUTION - REOPEN MEETING

Moved By Cr. K. A. Bourne

Seconded By Cr. P. T. Saxelby

That Council resolve to reopen the Meeting at 10.10am.

CARRIED

10.1 EXECUTIVE SERVICES

10.2 CORPORATE SERVICES

10.2.1 Corporate Services Confidential Management Arrangements for Aquatic Centres

This Report discusses the current management of Council's aquatic facilities and measures proposed to be implemented to support the community's ongoing use and enjoyment of these facilities.

Cr. M. J. James

In accordance with Chapter 5B of the Local Government Act 2009, Cr. M. J. James informed the meeting of a prescribed conflict of interest in respect to this matter due to:

a. her son is an employee of the business Swim Fit which is subject to the contractual arrangements under discussion.

Having given due consideration to her position she determined that she would leave the meeting while the matter is discussed and voted on.)

Cr. M. J. James left the meeting during the vote at 10:11am.

COUNCIL RESOLUTION

Moved By Cr. A. N. Smith

Seconded By Cr. C. T. Tillman

That Council resolves to:

1. approve additional funds of up to \$348,222.60 (including goods and services tax) in the 2023-24 financial year operational budget for the *Management Services Agreement MM10-17-08 Aquatic & Fitness Centre Management Services*;
2. delegate authority to the Chief Executive Officer to negotiate and execute a variation to the *Management Services Agreement MM10-17-08 Aquatic & Fitness Centre Management Services* to include an increase of up to \$348,222.60 and the payment of a fixed rate on a month-to-month basis to accommodate Council's implementation of new management arrangements;
3. if the Chief Executive Officer is unable to negotiate an acceptable outcome in relation to contractual terms, then to implement alternative, separable site arrangements as required to maintain the current community service obligations; and
4. go to market to tender for new management arrangements in preparation for the winter season of 2024.

CARRIED

Absent did not Vote: Cr. M. J. James

Cr. M. J. James re-joined the meeting at 10:14am.

10.3 COMMUNITY AND LIVEABILITY

10.4 INFRASTRUCTURE SERVICES

10.4.1 Infrastructure Services Confidential Report Liquefied Petroleum Gas (LPG) Business Closure

The purpose of this Report is for Council to consider closure of Council's Liquefied Petroleum Gas (LPG) retail business.

COUNCIL RESOLUTION

Moved By Cr. P. T. Saxelby

Seconded By Cr. K. A. Bourne

That this Report be received and that Council;

1. cease operation of its Liquefied Petroleum Gas (LPG) retail business and transfer customer accounts to a supplier of the customer's choosing.

CARRIED

11. DEPUTATION

12. PLANNING

**12.1 (030.2023.22.001) Community and Liveability Report Development
Application Material Change of Use for Extension to Existing Educational
Establishment at 14 Irvingdale Road Dalby Christian Community Ministries
C/- Lennox Planning**

The purpose of this Report is for Council to decide the proposed development for a Material Change of Use to establish an Extension to an Existing Educational Establishment (Food Technology and Classrooms Building and Car Parking) on land described as Lot 2 on SP281018 and situated at 14 Irvingdale Road, Dalby.

COUNCIL RESOLUTION

Moved By Cr. O. G. Moore

Seconded By Cr. K. A. Bourne

That this Report be received and that:

1. The application for a Material Change of Use to establish an Extension to Existing Educational Establishment (Food Technology and Classrooms Building and Car Parking) on land described as Lot 2 on SP281018 and situated at 14 Irvingdale Road, Dalby be approved, subject to the following conditions:

APPROVED PLANS AND DOCUMENT

1. The development shall be carried out generally in accordance with the Approved Plans and Document listed below, subject to and modified by the conditions of this approval:

Drawing No., Revision	Title and Details	Dated
SK-A01, Revision P3	Proposed Food Tech & GLA Building, Site Plan, prepared by Alpha Architects	01.10.22
SK-A02, Revision P3	Proposed Food Tech & GLA Building, Floor Plan, prepared by Alpha Architects	01.10.22
SK-A03, Revision P3	Proposed Food Tech & GLA Building, Elevations, prepared by Alpha Architects	01.10.22
22020231_R01_V04	Riverine and Overland Flow Hydraulic Flood Impact Assessment Report, prepared by Water Technology Pty Ltd	18/01/2023

2. Where there is any conflict between the conditions of this development approval and the details shown on the Approved Plans and Document, the conditions of this development approval must prevail.
3. The following further Development Permits must be obtained prior to commencement of any work associated with the process:

- 3.1 Building Work;

3.2 Plumbing Work; and

3.3 Operational Work.

APPROVED DEVELOPMENT

4. The approved development is a Material Change of Use to establish an Extension to Existing Educational Establishment (Food Technology and Classrooms Building and Car Parking) as shown on the Approved Plans.
5. The development of the proposed building is to occur sequentially over 2 Stages as shown on the Approved Plans.
6. The development of the proposed car parking area is to occur sequentially over 3 Stages as shown on the Approved Plans.
7. Conditions within this approval are applicable to each Stage of the development, unless otherwise specified.

COMPLIANCE, TIMING AND COSTS

8. All conditions of the approval shall be complied with before the change occurs (prior to commencement of the use) and while the use continues, unless otherwise noted within these conditions.
9. All costs associated with compliance with these conditions shall be the responsibility of the developer unless otherwise noted.

FEES AND CHARGES

10. All fees, rates, interest and other charges levied on the property, shall be paid in full, in accordance with the rate at the time of payment.

INFRASTRUCTURE CHARGES

11. All infrastructure charges including those associated with Council's Water, Stormwater, Transport and Parks Networks are now levied under the *Planning Act 2016*. As required under Section 119 of the *Planning Act 2016*, a separate **Infrastructure Charges Notice** is attached relevant to each Stage of the development.

MAINTENANCE

12. The development (including landscaping, parking, driveways and other external spaces) shall be maintained in accordance with the Approved Plans and Document, subject to and modified by any conditions of this approval.

LANDSCAPING – GENERAL

13. The developer must submit to Council's Planning and Environment Manager or authorised delegate for endorsement, a detailed Landscape Plan for all landscaping associated with the development, prior to commencement of the development.
14. The Landscape Plan must detail:
 - 14.1 all proposed landscaped areas as shown on Approved Plan No. SK-A01, Revision P3, Site Plan, prepared by Alpha Architects and dated 1 October 2022;

- 14.2 the typical species to be planted, consisting mainly of drought-tolerant species suitable to their individual location on-site;
 - 14.3 the number and size of plants; and
 - 14.4 the typical planting detail including preparation, backfill, staking and mulching.
15. The developer must prepare and landscape the property in accordance with the Approved Landscape Plan, or as otherwise approved in writing by Council's authorised delegate. Any amendments approved by Council's authorised delegate are taken to be a part of the Approved Landscape Plan.
16. All approved landscaping treatments for the development are to be maintained on the property at all times.

LIGHTING

17. Direct lighting or lighting must not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.
18. Outdoor lighting of the development shall mitigate adverse lighting and illumination impacts by:
- 18.1 providing outdoor lighting that is designed, installed and regulated in accordance with the parameters outlined in Australian Standard 1158.1.1 – Control of Obtrusive Effects of Outdoor Lighting; and
 - 18.2 installation of outdoor lighting that:
 - 18.2.1 provides graduated intensity lighting with lower level brightness at the perimeter of the subject land and higher intensities at the centre of the subject land;
 - 18.2.2 is directed onto the subject land and away from neighbouring properties; and
 - 18.2.3 uses shrouding devices to preclude light overspill onto surrounding properties where necessary.

REFUSE STORAGE AREAS

19. Refuse bin storage areas must be screened from public view. Where bin storage occurs outside any buildings, such storage areas shall be screened with a minimum 1.5 metre high solid screen fence or wall.

VISUAL AND GENERAL AMENITY

20. Any graffiti on the buildings must be removed.
21. The buildings and the site must be maintained in a clean and tidy manner at all times.
22. All declared weeds and pests must be removed from the subject land and the subject land kept clear of such nuisance varieties at all times during the course of development work and any ensuing defects liability period.

SETBACKS

23. The proposed building must have a minimum setback distance of 2.5 metres from any side boundary of the subject site.

WASTE MANAGEMENT

24. All waste generated from construction of the premises must be effectively controlled on-site before disposal. All waste must be disposed of in accordance with the *Waste Reduction and Recycling Act 2011*.
25. All waste generated on-site must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction and Recycling Act 2011*.

ACOUSTIC AMENITY - NOISE LIMITS

26. Noise from activities associated with the use of the site must not exceed the Acoustic Quality Objectives listed in the *Environmental Protection (Noise) Policy 2019* when measured at any sensitive place or commercial place.

AIR QUALITY AND AMENITY - AIR RELEASE LIMITS

27. Air emissions (odour and dust) from the development shall not cause environmental nuisance or exceed the Air Quality Objectives listed in the *Environmental Protection (Air) Policy 2019* as measured at any sensitive place or commercial place.

ENGINEERING WORKS

28. Submit to Council, an Operational Work application for earthworks, stormwater management, car parking, traffic signage and line marking, erosion and sediment control.
29. Undertake Engineering designs and construction in accordance with Council's Planning Scheme, Development Manual and Standard Drawings, and relevant Australian Standards.

LOCATION, PROTECTION AND REPAIR OF DAMAGE TO COUNCIL AND PUBLIC UTILITY SERVICES INFRASTRUCTURE AND ASSETS

30. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted on during construction of the development.
31. Repair all damage incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damage immediately upon completion of work associated with the development.

STORMWATER MANAGEMENT

32. Provide stormwater management generally in accordance with Approved Document entitled Riverine and Overland Flow Hydraulic Flood Impact Assessment Report, prepared by Water Technology Pty Ltd, Revision R01_V04, dated 18 January 2023, subject to detailed design.
33. The lawful point of discharge for the proposed development works is the drainage channel to the east of the subject site.

WATER SUPPLY

34. Connect the development to Council's reticulated water supply system via a single connection.

SEWERAGE

35. Connect the development to Council's reticulated sewerage system via a single connection. The connection must be designed in accordance with Council's standards and be approved by Council's Utility Services Section.
36. Actual connection to Council's live sewerage infrastructure must be undertaken by or under the supervision of Council.
37. Do not build work within 1.5 metres of the centre of any existing sewer pipework or within the Zone of Influence, whichever is the greater (measured horizontally).
38. Maintain a minimum of a 3 metre wide corridor to be maintained for maintenance/upgrade purposes.
39. Ensure that a clear level area of a minimum of a 2.5 metre radius surrounding any existing sewer manholes on the site, is provided for future maintenance/upgrade purposes.
40. The above minimum clearances to Council's sewer infrastructure do not preclude the need for work to proposed structures to prevent loading to the sewer system.

PARKING AND ACCESS - GENERAL

41. Design and construct all sealed areas with concrete, asphalt or a two-coat bitumen seal.
42. Provide 60 staff car parking spaces generally in accordance with the Approved Plans and in accordance with proposed staging.
43. Prior to commencement of the use of the proposed car park, provide a gate with access from Jerome Street to the proposed staff parking area with an electronic access control system, or as otherwise approved in writing by Council's authorised delegate, as to allow entry exclusively for the staff of the Educational Establishment.
44. Install the access gate at an appropriate location to provide queuing storage for three (3) vehicles, without encroaching onto Jerome Street.
45. Provide vehicle bollards or tyre stops to control vehicular access and to protect landscaping or pedestrian areas where appropriate.

VEHICLE ACCESS

46. Construct a commercial crossover between the property boundary and the edge of the Jerome Street road pavement, having a minimum width of 5.5 metres, generally in accordance with Council's Standard Drawing No. R-006. Culverts under the access shall be a minimum of 1,200 x 300 RCBCs. Ensure that crossover splay is designed to accommodate turning movements of a B99 design vehicle.

47. Construct any new crossovers such that the edge of the crossover is no closer than 1 metre to any existing or proposed infrastructure, including any stormwater gully pit, manhole, service infrastructure (eg power pole, telecommunications pit), road infrastructure (eg street sign, street tree, etc).
manhole, service infrastructure (eg power pole, telecommunications pit), road infrastructure (eg street sign, street tree, etc).

REDUNDANT CROSSEOVERS

48. Remove all redundant crossovers and reinstate the kerb and channel, road pavement, services, and verge to the standard immediately adjacent the frontage of the site.

ELECTRICITY AND TELECOMMUNICATIONS

49. Connect the development to electricity and telecommunication services.

EARTHWORKS - GENERAL

50. Undertake any earthworks in accordance with the provisions of AS3798 *Guidelines on Earthworks for Commercial and Residential Developments* and Approved Document entitled Riverine and Overland Flow Hydraulic Flood Impact Assessment Report, prepared by Water Technology Pty Ltd, Revision R01_V04, dated 18 January 2023.

EROSION AND SEDIMENT CONTROL - GENERAL

51. Undertake erosion and sediment control during construction work in accordance with Council's Standard Drawing No's D-005 (Rev A), D-006 (Rev A) and D-007 (Rev A) as applicable.
52. Ensure that all reasonable action is taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.
53. Remove and clean-up sediment or other pollutants in the event that sediment or other pollutants are tracked/released onto adjoining streets or stormwater systems, at no cost to Council.

ENVIRONMENTAL HEALTH

54. Undertake operations and construction work associated with this development to the requirements of Council, including the following:
- 54.1 do not cause nuisance to adjoining residents by the way of smoke, dust, stormwater discharge or siltation of drains, at any time, including non-working hours;
 - 54.2 remove immediately, any material spilled or carried onto existing roads to avoid dust nuisance and ensure traffic safety; and
 - 54.3 do not carry out work on Sundays or Public Holidays (unless approved otherwise by Council).

Timing: During construction and on-maintenance period and the establishment period of the landscaping or areas disturbed during construction.

55. Do not release contaminants or contaminated water directly or indirectly from the land subject to this approval, or to the ground or groundwater at the land subject to this approval, except for:

- 55.1 uncontaminated overland stormwater flow; and
- 55.2 uncontaminated stormwater to the stormwater system.

Timing: Prior to commencement of any work on-site, during work on-site and maintained for the period of the use of the development site.

56. **ROAD UPGRADE - JEROME STREET**

Prior to the commencement of the use of the proposed car park, design and construct the full length of Jerome Street to the following standard:

- a) widening of the existing pavement to seven metres and intersection improvements at Wyley Street, including a two coat bitumen seal;
- b) natural grassed table drains and formation of a natural grasses verge;
- c) tapers to the existing road pavement; and
- d) design all work in consultation with Council prior to the submission of detailed Engineering Drawings and Operational Works application

Timing: Prior to commencement of any work on-site, during work on-site and maintained for the period of the use of the development site.

REFERRAL AGENCY RESPONSE

The application is subject to the following Referral Agency requirements:

- 1. State Assessment and Referral Agency's Concurrence Agency response dated 27 March 2023.

ADVISORY NOTES

NOTE 1 - Currency Period

*"A part of a development approval lapses at the end of the following period (the **currency period**)—*

- (a) *for any part of the development approval relating to a material change of use—if the first change of use does not happen within—*
 - (i) *the period stated for that part of the approval; or*
 - (ii) *if no period is stated—6 years after the approval starts to have effect."*

NOTE 2 - Aboriginal Cultural Heritage

It is advised that under Section 23 of the *Aboriginal Cultural Heritage Act 2003*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care"). Maximum penalties for breaching the duty of care are listed in the Aboriginal cultural heritage legislation. The information on Aboriginal cultural heritage is available on the Department of Aboriginal and Torres Strait Islander and Partnerships' website www.datsip.qld.gov.au.

NOTE 3 - General Environmental Duty

General environmental duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.

NOTE 4 - General Safety of Public During Construction

The *Work Health and Safety Act 2011* and *Manual of Uniform Traffic Control Devices* must be complied with in carrying out any construction works, and to ensure safe traffic control and safe public access in respect of works being constructed on a road.

NOTE 5 - Property Note (Audit of Conditions)

An inspection of the property to ascertain compliance with conditions will be undertaken twelve (12) months after the approval takes effect. If the works are completed prior to this time, please contact Council for an earlier inspection. A property note to this effect will be placed on Council's records.

NOTE 6 - Duty to Notify of Environmental Harm

If a person becomes aware that serious or material environmental harm is caused or threatened by an activity or an associated activity, that person has a duty to notify Western Downs Regional Council.

FORESHADOWED MOTION

Cr C. T. Tillman foreshadowed that if the motion on the floor failed, she would move

That this Report be received and that:

1. The application for a Material Change of Use to establish an Extension to Existing Educational Establishment (Food Technology and Classrooms Building and Car Parking) on land described as Lot 2 on SP281018 and situated at 14 Irvingdale Road, Dalby be approved, subject to the following conditions:

APPROVED PLANS AND DOCUMENT

1. The development shall be carried out generally in accordance with the Approved Plans and Document listed below, subject to and modified by the conditions of this approval:

Drawing No., Revision	Title and Details	Dated
SK-A01, Revision P3	Proposed Food Tech & GLA Building, Site Plan, prepared by Alpha Architects	01.10.22
SK-A02, Revision P3	Proposed Food Tech & GLA Building, Floor Plan, prepared by Alpha Architects	01.10.22
SK-A03, Revision P3	Proposed Food Tech & GLA Building, Elevations, prepared by Alpha Architects	01.10.22
22020231_R01_V04	Riverine and Overland Flow Hydraulic Flood Impact Assessment Report, prepared by Water Technology Pty Ltd	18/01/2023

2. Where there is any conflict between the conditions of this development approval and the details shown on the Approved Plans and Document, the conditions of this development approval must prevail.
3. The following further Development Permits must be obtained prior to commencement of any work associated with the process:
 - 3.1 Building Work;
 - 3.2 Plumbing Work; and
 - 3.3 Operational Work.

APPROVED DEVELOPMENT

4. The approved development is a Material Change of Use to establish an Extension to Existing Educational Establishment (Food Technology and Classrooms Building and Car Parking) as shown on the Approved Plans.
5. The development of the proposed building is to occur sequentially over 2 Stages as shown on the Approved Plans.
6. The development of the proposed car parking area is to occur sequentially over 3 Stages as shown on the Approved Plans.
7. Conditions within this approval are applicable to each Stage of the development, unless otherwise specified.

COMPLIANCE, TIMING AND COSTS

8. All conditions of the approval shall be complied with before the change occurs (prior to commencement of the use) and while the use continues, unless otherwise noted within these conditions.
9. All costs associated with compliance with these conditions shall be the responsibility of the developer unless otherwise noted.

FEES AND CHARGES

10. All fees, rates, interest and other charges levied on the property, shall be paid in full, in accordance with the rate at the time of payment.

INFRASTRUCTURE CHARGES

11. All infrastructure charges including those associated with Council's Water, Stormwater, Transport and Parks Networks are now levied under the *Planning Act 2016*. As required under Section 119 of the *Planning Act 2016*, a separate **Infrastructure Charges Notice** is attached relevant to each Stage of the development.

MAINTENANCE

12. The development (including landscaping, parking, driveways and other external spaces) shall be maintained in accordance with the Approved Plans and Document, subject to and modified by any conditions of this approval.

LANDSCAPING – GENERAL

13. The developer must submit to Council's Planning and Environment Manager or authorised delegate for endorsement, a detailed Landscape Plan for all landscaping associated with the development, prior to commencement of the development.
14. The Landscape Plan must detail:
 - 14.1 all proposed landscaped areas as shown on Approved Plan No. SK-A01, Revision P3, Site Plan, prepared by Alpha Architects and dated 1 October 2022;
 - 14.2 the typical species to be planted, consisting mainly of drought-tolerant species suitable to their individual location on-site;
 - 14.3 the number and size of plants; and
 - 14.4 the typical planting detail including preparation, backfill, staking and mulching.
15. The developer must prepare and landscape the property in accordance with the Approved Landscape Plan, or as otherwise approved in writing by Council's authorised delegate. Any amendments approved by Council's authorised delegate are taken to be a part of the Approved Landscape Plan.
16. All approved landscaping treatments for the development are to be maintained on the property at all times.

LIGHTING

17. Direct lighting or lighting must not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.
18. Outdoor lighting of the development shall mitigate adverse lighting and illumination impacts by:
 - 18.1 providing outdoor lighting that is designed, installed and regulated in accordance with the parameters outlined in Australian Standard 1158.1.1 – Control of Obtrusive Effects of Outdoor Lighting; and
 - 18.2 installation of outdoor lighting that:
 - 18.2.1 provides graduated intensity lighting with lower level brightness at the perimeter of the subject land and higher intensities at the centre of the subject land;

18.2.2 is directed onto the subject land and away from neighbouring properties; and

18.2.3 uses shrouding devices to preclude light overspill onto surrounding properties where necessary.

REFUSE STORAGE AREAS

19. Refuse bin storage areas must be screened from public view. Where bin storage occurs outside any buildings, such storage areas shall be screened with a minimum 1.5 metre high solid screen fence or wall.

VISUAL AND GENERAL AMENITY

20. Any graffiti on the buildings must be removed.
21. The buildings and the site must be maintained in a clean and tidy manner at all times.
22. All declared weeds and pests must be removed from the subject land and the subject land kept clear of such nuisance varieties at all times during the course of development work and any ensuing defects liability period.

SETBACKS

23. The proposed building must have a minimum setback distance of 2.5 metres from any side boundary of the subject site.

WASTE MANAGEMENT

24. All waste generated from construction of the premises must be effectively controlled on-site before disposal. All waste must be disposed of in accordance with the *Waste Reduction and Recycling Act 2011*.
25. All waste generated on-site must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction and Recycling Act 2011*.

ACOUSTIC AMENITY - NOISE LIMITS

26. Noise from activities associated with the use of the site must not exceed the Acoustic Quality Objectives listed in the *Environmental Protection (Noise) Policy 2019* when measured at any sensitive place or commercial place.

AIR QUALITY AND AMENITY - AIR RELEASE LIMITS

27. Air emissions (odour and dust) from the development shall not cause environmental nuisance or exceed the Air Quality Objectives listed in the *Environmental Protection (Air) Policy 2019* as measured at any sensitive place or commercial place.

ENGINEERING WORKS

28. Submit to Council, an Operational Work application for earthworks, stormwater management, car parking, traffic signage and line marking, erosion and sediment control.

29. Undertake Engineering designs and construction in accordance with Council's Planning Scheme, Development Manual and Standard Drawings, and relevant Australian Standards.

LOCATION, PROTECTION AND REPAIR OF DAMAGE TO COUNCIL AND PUBLIC UTILITY SERVICES INFRASTRUCTURE AND ASSETS

30. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted on during construction of the development.
31. Repair all damage incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damage immediately upon completion of work associated with the development.

STORMWATER MANAGEMENT

32. Provide stormwater management generally in accordance with Approved Document entitled Riverine and Overland Flow Hydraulic Flood Impact Assessment Report, prepared by Water Technology Pty Ltd, Revision R01_V04, dated 18 January 2023, subject to detailed design.
33. The lawful point of discharge for the proposed development works is the drainage channel to the east of the subject site.

WATER SUPPLY

34. Connect the development to Council's reticulated water supply system via a single connection.

SEWERAGE

35. Connect the development to Council's reticulated sewerage system via a single connection. The connection must be designed in accordance with Council's standards and be approved by Council's Utility Services Section.
36. Actual connection to Council's live sewerage infrastructure must be undertaken by or under the supervision of Council.
37. Do not build work within 1.5 metres of the centre of any existing sewer pipework or within the Zone of Influence, whichever is the greater (measured horizontally).
38. Maintain a minimum of a 3 metre wide corridor to be maintained for maintenance/upgrade purposes.
39. Ensure that a clear level area of a minimum of a 2.5 metre radius surrounding any existing sewer manholes on the site, is provided for future maintenance/upgrade purposes.
40. The above minimum clearances to Council's sewer infrastructure do not preclude the need for work to proposed structures to prevent loading to the sewer system.

PARKING AND ACCESS - GENERAL

41. Design and construct all sealed areas with concrete, asphalt or a two-coat bitumen seal.
42. Provide 60 staff car parking spaces generally in accordance with the Approved Plans and in accordance with proposed staging.
43. Prior to commencement of the use of the proposed car park, provide a gate with access from Jerome Street to the proposed staff parking area with an electronic access control system, or as otherwise approved in writing by Council's authorised delegate, as to allow entry exclusively for the staff of the Educational Establishment.
44. Install the access gate at an appropriate location to provide queuing storage for three (3) vehicles, without encroaching onto Jerome Street.
45. Provide vehicle bollards or tyre stops to control vehicular access and to protect landscaping or pedestrian areas where appropriate.

VEHICLE ACCESS

46. Construct a commercial crossover between the property boundary and the edge of the Jerome Street road pavement, having a minimum width of 5.5 metres, generally in accordance with Council's Standard Drawing No. R-006. Culverts under the access shall be a minimum of 1,200 x 300 RCBCs. Ensure that crossover splay is designed to accommodate turning movements of a B99 design vehicle.
47. Construct any new crossovers such that the edge of the crossover is no closer than 1 metre to any existing or proposed infrastructure, including any stormwater gully pit, manhole, service infrastructure (eg power pole, telecommunications pit), road infrastructure (eg street sign, street tree, etc).
manhole, service infrastructure (eg power pole, telecommunications pit), road infrastructure (eg street sign, street tree, etc).

REDUNDANT CROSSTOVERS

48. Remove all redundant crossovers and reinstate the kerb and channel, road pavement, services, and verge to the standard immediately adjacent the frontage of the site.

ELECTRICITY AND TELECOMMUNICATIONS

49. Connect the development to electricity and telecommunication services.

EARTHWORKS - GENERAL

50. Undertake any earthworks in accordance with the provisions of AS3798 *Guidelines on Earthworks for Commercial and Residential Developments* and Approved Document entitled Riverine and Overland Flow Hydraulic Flood Impact Assessment Report, prepared by Water Technology Pty Ltd, Revision R01_V04, dated 18 January 2023.

EROSION AND SEDIMENT CONTROL - GENERAL

51. Undertake erosion and sediment control during construction work in accordance with Council's Standard Drawing No's D-005 (Rev A), D-006 (Rev A) and D-007 (Rev A) as applicable.

52. Ensure that all reasonable action is taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.
53. Remove and clean-up sediment or other pollutants in the event that sediment or other pollutants are tracked/released onto adjoining streets or stormwater systems, at no cost to Council.

ENVIRONMENTAL HEALTH

54. Undertake operations and construction work associated with this development to the requirements of Council, including the following:
 - 54.1 do not cause nuisance to adjoining residents by the way of smoke, dust, stormwater discharge or siltation of drains, at any time, including non-working hours;
 - 54.2 remove immediately, any material spilled or carried onto existing roads to avoid dust nuisance and ensure traffic safety; and
 - 54.3 do not carry out work on Sundays or Public Holidays (unless approved otherwise by Council).

Timing: During construction and on-maintenance period and the establishment period of the landscaping or areas disturbed during construction.

55. Do not release contaminants or contaminated water directly or indirectly from the land subject to this approval, or to the ground or groundwater at the land subject to this approval, except for:
 - 55.1 uncontaminated overland stormwater flow; and
 - 55.2 uncontaminated stormwater to the stormwater system.

Timing: Prior to commencement of any work on-site, during work on-site and maintained for the period of the use of the development site.

REFERRAL AGENCY RESPONSE

The application is subject to the following Referral Agency requirements:

1. State Assessment and Referral Agency's Concurrence Agency response dated 27 March 2023.

ADVISORY NOTES

NOTE 1 - Currency Period

*"A part of a development approval lapses at the end of the following period (the **currency period**)—*

- (a) *for any part of the development approval relating to a material change of use—if the first change of use does not happen within—*
 - (i) *the period stated for that part of the approval; or*
 - (ii) *if no period is stated—6 years after the approval starts to have effect."*

NOTE 2 - Aboriginal Cultural Heritage

It is advised that under Section 23 of the *Aboriginal Cultural Heritage Act 2003*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the “cultural heritage duty of care”). Maximum penalties for breaching the duty of care are listed in the Aboriginal cultural heritage legislation. The information on Aboriginal cultural heritage is available on the Department of Aboriginal and Torres Strait Islander and Partnerships' website www.datsip.qld.gov.au.

NOTE 3 - General Environmental Duty

General environmental duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.

NOTE 4 - General Safety of Public During Construction

The *Work Health and Safety Act 2011* and *Manual of Uniform Traffic Control Devices* must be complied with in carrying out any construction works, and to ensure safe traffic control and safe public access in respect of works being constructed on a road.

NOTE 5 - Property Note (Audit of Conditions)

An inspection of the property to ascertain compliance with conditions will be undertaken twelve (12) months after the approval takes effect. If the works are completed prior to this time, please contact Council for an earlier inspection. A property note to this effect will be placed on Council's records.

NOTE 6 - Duty to Notify of Environmental Harm

If a person becomes aware that serious or material environmental harm is caused or threatened by an activity or an associated activity, that person has a duty to notify Western Downs Regional Council.

The **ORIGINAL MOTION** was **PUT** and **CARRIED (5 to 4)**

**12.2 (030.2023.29.001) Community and Liveability Report Development
Application for Material Change of Use for a Domestic Outbuilding at Lot 37
on SP197445 62 Curtis Street Dalby Brownhall**

The purpose of this Report is for Council to decide the proposed development for a Material Change of Use to establish a Domestic Outbuilding on land described as Lot 37 on SP197445 and situated at 62 Curtis Street, Dalby.

COUNCIL RESOLUTION

Moved By Cr. A. N. Smith

Seconded By Cr. P. T. Saxelby

That this report be received and that:

1. The application for a Material Change of Use to **establish a Domestic Outbuilding on land described as Lot 37 on SP197445 and situated at 62 Curtis Street, Dalby**, be approved, subject to the following conditions:

APPROVED PLANS

1. The development shall be carried out generally in accordance with the Approved Plans listed below, subject to and modified by the conditions of this approval:

Drawing No./Reference	Plan Title and Details	Dated
1	Site Plan 62 Curtis Street, Dalby, as amended in red by Council on 7/3/23	-
Job No. 2920674028, Sheet 2 of 9	Left Elevation, Rear Elevation, Right Elevation and front Elevation, prepared by Emerald Design & Construction	19-01-2023
Job No. 2920674028, Sheet 3 of 9	Left Elevation and Right Elevation, prepared by Emerald Design & Construction	19-01-2023
Job No. 2920674028, Sheet 4 of 9	Rear Elevation and Front Elevation, prepared by Emerald Design & Construction	19-01-2023
Job No. 2920674028, Sheet 5 of 9	Floor Plan, prepared by Emerald Design & Construction	19-01-2023
Job No. 2920674028, Sheet 6 of 9	Roof Framing Plan, prepared by Emerald Design & Construction	19-01-2023
Job No. 2920674028, Sheet 9 of 9	Typ. Frame Cross-section and Roof Only Frame Cross-section, prepared by Emerald Design & Construction	19-01-2023

2. Where there is any conflict between the conditions of this development approval and the details shown on the Approved Plans, the conditions of this development approval must prevail.
3. The following further Development Permit must be obtained prior to the commencement of any works associated with the process:
 - 3.1 Building Works.

APPROVED DEVELOPMENT

4. The approved development is a Material Change of Use for a Domestic Outbuilding (112m² Shed) with a reduced setback distance of 1 metre from rear and side boundaries as shown on the Approved Plans.
5. The use of the approved Shed must be for residential purposes ancillary to the Dwelling only. Parking or storage of vehicles or equipment associated with a Commercial Activity is not an approved use.

COMPLIANCE, TIMING AND COSTS

6. All conditions of the approval shall be complied with before the change occurs (prior to commencement of the use) and while the use continues, unless otherwise noted within these conditions.
7. All costs associated with compliance with these conditions shall be the responsibility of the developer unless otherwise noted.

FEES AND CHARGES

8. All fees, rates, interest and other charges levied on the property, shall be paid in full, in accordance with the rate at the time of payment.

MAINTENANCE

9. The development (including landscaping, parking, driveways and other external spaces) shall be maintained in accordance with the Approved Plans, subject to and modified by any conditions of this approval.

LOCATION, PROTECTION AND REPAIR OF DAMAGE TO COUNCIL AND PUBLIC UTILITY SERVICES INFRASTRUCTURE AND ASSETS

10. Repair all damage incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damage immediately upon completion of work associated with the development.

STORMWATER MANAGEMENT

11. Provide overland flow paths that do not alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.
12. Ensure that adjoining properties and roadways are protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.

13. Discharge all minor storm flows that fall or pass onto the site to the lawful point of discharge in accordance with the Queensland Urban Drainage Manual.

EROSION AND SEDIMENT CONTROL - GENERAL

14. Ensure that all reasonable action is taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.
15. Remove and clean-up sediment or other pollutants in the event that sediment or other pollutants are tracked/released onto adjoining streets or stormwater systems, at no cost to Council.

VEHICLE ACCESS

16. The existing access crossover is to be used to access the development and no new crossover is permitted to Curtis Street.

EARTHWORKS GENERAL

17. Any building pad for the proposed Domestic Outbuilding is limited to 300mm above ground level of the development footprint, unless approval is obtained from Council for Operational Work.

ADVISORY NOTES

NOTE 1 - Currency Period

*"A part of a development approval lapses at the end of the following period (the **currency period**)—*

- (a) *for any part of the development approval relating to a material change of use—if the first change of use does not happen within—*
 - (i) *the period stated for that part of the approval; or*
 - (ii) *if no period is stated—**6 years** after the approval starts to have effect."*

NOTE 2 - Aboriginal Cultural Heritage

It is advised that under Section 23 of the *Aboriginal Cultural Heritage Act 2003*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care"). Maximum penalties for breaching the duty of care are listed in the Aboriginal cultural heritage legislation. The information on Aboriginal cultural heritage is available on the Department of Aboriginal and Torres Strait Islander and Partnerships' website www.datsip.qld.gov.au.

NOTE 3 - General Environmental Duty

General environmental duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries

of the development site during all stages of the development including earthworks, construction and operation.

NOTE 4 - General Safety of Public During Construction

The *Work Health and Safety Act 2011* and *Manual of Uniform Traffic Control Devices* must be complied with in carrying out any construction works, and to ensure safe traffic control and safe public access in respect of works being constructed on a road.

NOTE 5 - Property Note (Audit of Conditions)

An inspection of the property to ascertain compliance with conditions will be undertaken twelve (12) months after the approval takes effect. If the works are completed prior to this time, please contact Council for an earlier inspection. A property note to this effect will be placed on Council's records.

NOTE 6 - Duty to Notify of Environmental Harm

If a person becomes aware that serious or material environmental harm is caused or threatened by an activity or an associated activity, that person has a duty to notify Western Downs Regional Council.

NOTE 7 - Flood Hazard

The property is located within the Medium and High Flood Hazard Areas on the Flood Hazard Overlay Map in the Western Downs Planning Scheme 2017 incorporating Amendment 1. Where the floor level is not elevated above the defined flood level, the proposed building works may be subject to inundation during a flood event.

CARRIED (7 to 2)

**12.3 (030.2023.63.001) Community and Liveability Report Development
Application Material Change of Use for a Transport Depot on Lot 58 on
RP14934 Edward Street Chinchilla PJ Rycks Family Trust C/- Danya Cook
Town Planning**

The purpose of this Report is for Council to decide the proposed development for Material Change of Use to establish a Transport Depot on land described as Lot 58 on RP14934 and situated at Edward Street, Chinchilla.

COUNCIL RESOLUTION

Moved By Cr. P. T. Saxelby

Seconded By Cr. C. T. Tillman

That this Report be received and that:

1. The application for Material Change of Use to establish a Transport Depot on land described as Lot 58 on RP14934 and situated at Edward Street, Chinchilla be approved, subject to the following conditions:

APPROVED PLAN

1. The development shall be carried out generally in accordance with the Approved Plan listed below, subject to and modified by the conditions of this approval:

Plan No./Reference	Plan Title and Details	Dated
SK001, Issue P4	Site Layout Sketch, prepared by Brandon & Associates	08/11/2022

2. Where there is any conflict between the conditions of this development approval and the details shown on the Approved Plan, the conditions of this development approval must prevail.

APPROVED DEVELOPMENT

3. The approved development is a Material Change of Use for a Transport Depot as shown on the Approved Plan.

COMPLIANCE, TIMING AND COSTS

4. All conditions of the approval shall be complied with before the change occurs (prior to commencement of the use) and while the use continues, unless otherwise noted within these conditions.
5. All costs associated with compliance with these conditions shall be the responsibility of the developer unless otherwise noted.

FEES AND CHARGES

6. All fees, rates, interest and other charges levied on the property, shall be paid in full, in accordance with the rate at the time of payment.

INFRASTRUCTURE CHARGES

7. All infrastructure charges including those associated with Council's Water, Stormwater, Transport and Parks Networks are now levied under the *Planning Act*

2016. As required under Section 119 of the *Planning Act 2016*, a separate **Infrastructure Charges Notice** is attached.

MAINTENANCE

8. The development (including landscaping, parking, driveways and other external spaces) shall be maintained in accordance with the Approved Plan, subject to and modified by any conditions of this approval.

LANDSCAPING – GENERAL

9. The developer must submit to Council's Planning and Environment Manager or authorised delegate for endorsement, a detailed Landscape Plan for all landscaping associated with the development, prior to commencement of the development.
10. The Landscape Plan must detail:
 - 10.1 a minimum 2 metre wide landscaped buffer to the site's Edward Street frontage, and to the unnamed road reserve along the site's south-eastern boundary (to the unnamed road reserve - from the corner at the Edward Street frontage up to the site's access point on this frontage), exclusive of vehicular access points;
 - 10.2 the typical species to be planted, consisting mainly of drought-tolerant species suitable to their individual location on-site;
 - 10.3 the number and size of plants; and
 - 10.4 the typical planting detail including preparation, backfill, staking and mulching.
11. The developer must prepare and landscape the property in accordance with the Approved Landscape Plan, or as otherwise approved in writing by Council's authorised delegate. Any amendments approved by Council's authorised delegate are taken to be a part of the Approved Landscape Plan.
12. All approved landscaping treatments for the development are to be maintained on the property at all times.

FENCING

13. The applicant shall install a chain wire fence with a minimum height of 1.8 metres along the boundaries of the property.
14. Fencing material shall be compatible with that used within the locality.
15. Boundary fences are not to be erected in a parallel arrangement with existing fences erected along the same boundary. That is, any existing fence shall be completely removed.

LIGHTING

16. Outdoor lighting associated with the use must be designed, sited, installed and tested to comply with Tables 2.1 and 2.2 of Australian Standard 4282-1997 Control of the Obtrusive Effects of Outdoor Lighting using a Control Level of 1.

REFUSE STORAGE AREAS

17. Refuse bin storage areas must be screened from public view. Where bin storage occurs outside any buildings, such storage areas shall be screened with a minimum 1.5 metre high solid screen fence or wall.

WASTE MANAGEMENT

18. All waste generated from construction of the premises must be effectively controlled on-site before disposal. All waste must be disposed of in accordance with the *Waste Reduction and Recycling Act 2011*.
19. All waste generated on-site must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction and Recycling Act 2011*.

ACOUSTIC AMENITY - NOISE LIMITS

20. Noise from activities associated with the use of the site must not exceed the Acoustic Quality Objectives listed in the *Environmental Protection (Noise) Policy 2019* when measured at any sensitive place or commercial place.
21. In the event that Council receives a bona fide noise complaint in relation to noise emissions produced from the site, Council reserves the right to review the approved operating hours. In this instance, the applicant may be required to undertake a Noise Impact Assessment and implement any recommendations in relation to noise attenuation.

OPERATING HOURS

22. Unless otherwise approved in writing by Council, the approved use must only operate between the following hours:

Monday to Friday	6:00am - 6:00pm
Saturday	6:00am - 2:00pm

AIR QUALITY AND AMENITY - AIR RELEASE LIMITS

23. Air emissions (odour and dust) from the development shall not cause environmental nuisance or exceed the Air Quality Objectives listed in the *Environmental Protection (Air) Policy 2019* as measured at any sensitive place or commercial place.

ENGINEERING WORKS

24. Undertake Engineering designs and construction in accordance with Council's Planning Scheme, Development Manual and Standard Drawings, and relevant Australian Standards.
25. Be responsible for the full cost of any alterations necessary, to easements and/or other public utility installations in connection with the development.
26. Design and construct road crossings for utility services, where required under any existing roads to service the development, by thrust boring.

LOCATION, PROTECTION AND REPAIR OF DAMAGE TO COUNCIL AND PUBLIC UTILITY SERVICES INFRASTRUCTURE AND ASSETS

27. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted on during construction of the development.
28. Repair all damage incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damage immediately upon completion of work associated with the development.

STORMWATER MANAGEMENT

29. Provide overland flow paths that do not alter the characteristics of existing overland flows or create an increase in flood damage on other properties.
30. Ensure that adjoining properties and roadways are protected from ponding as a result of any site works undertaken.

FLOODING GENERAL

31. The development site is impacted by extreme risk of flooding during a Q100 event. The applicant is to prepare a Flood Risk Management Plan (FRMP) and submit to Council's Planning and Environment Manager or authorised delegate for endorsement. The areas to be addressed are to include, but not be limited to the following:
 - 31.1 flood warning triggers;
 - 31.2 evacuation and safety procedures;
 - 31.3 emergency services' contact numbers;
 - 31.4 electrical services protection;
 - 31.5 property protection.
32. The Flood Risk Management Plan (FRMP) is to be kept in a prominent location in the proposed development and available to customers, staff and Council at all times.
33. The Flood Risk Management Plan (FRMP) is to be implemented, kept on-site, monitored, reviewed and updated at a minimum of two (2) year intervals starting from the initial date of approval by Council, and maintained for the period of the use of the development on the site. The FRMP is to be made available for review at the request of Council's Planning and Environment Manager within 48 hours of such request.
34. The owner or agent shall hold a formal Register signed by the new owner or the agent confirming they have been briefed on and provided with a copy of the current Flood Emergency Plan. The Register shall be made available for inspection upon request from Council.
35. Any boundary fencing must be constructed of chain link design or similar, to allow the flow of flood water through the site.

PARKING AND ACCESS - GENERAL

36. Ensure access to parking spaces, manoeuvring areas and driveways remain unobstructed and available for their intended purpose during the hours of operation.
37. Maintain dust suppression treatment to all internal vehicle manoeuvring areas within the proposed hard stand ensuring no adverse impact on adjoining properties.
38. In the event that Council receives a bona fide complaint in relation to dust emissions produced from the site, Council reserves the right to require the applicant to provide either concrete, asphalt, or bitumen seal to heavy vehicle manoeuvring and parking areas.
39. Ensure loading and unloading operations are conducted wholly within the site, and vehicles enter and exit the site in a forward direction.

VEHICLE ACCESS

40. Design and construct a commercial crossover between the property boundary and the new bitumen edge of the Edward Street road pavement, having a minimum width of 18 metres, generally in accordance with Council's Standard Drawing No. R-006, Revision C. Ensure that crossover splay is designed to accommodate turning movements of a Type 1 Road Train (36.2 metres) exiting the development.
41. Design and construct a commercial crossover between the property boundary and the new bitumen edge of the road pavement within the road reserve to the south-east of the site, having a minimum width of 14 metres, generally in accordance with Council's Standard Drawing No. R-006, Revision C. Ensure that crossover splay is designed to accommodate turning movements of a Type 1 Road Train (36.2 metres) entering the development.
42. Construct any new crossovers in the location shown on the Approved Plan of development, amended as follows:
 - 42.1 the edge of the crossover must be no closer than 1 metre to any existing or proposed infrastructure (eg power pole, telecommunications pit), road infrastructure (eg street sign, street tree, etc).

ROADWORKS - FRONTAGE WORKS

43. Design and construct Edward Street along the frontage of Lot 58 on RP14934, to the following standard:
 - 43.1 widening of the existing pavement to 8 metres, including a two coat bitumen seal;
 - 43.2 natural grassed table drains and formation of a natural grassed verge;
 - 43.3 tapers to the existing road pavement;
 - 43.4 provision of stormwater drainage and easement (if required); and
 - 43.5 design all work in consultation with Council prior to submission of detailed Engineering Drawings.

NOTE: The development application is conditioned to provide bitumen upgrade to the section of Edward Street adjoining the property.

During the adoption of the 2022/2023 Budget, Council resolved to undertake the conditioned works for Edward Street, Chinchilla including:

- (a) the reconstruction/construction of the intersection of Downs Street and Edward Street;
- (b) the upgrade and construction of a bitumen surface to 8.5 metres wide, kerb and channel, on Edward Street, Chinchilla; and
- (c) other associated road and civil works required to be carried out on behalf of developers to satisfy approved development application conditions.

Condition 43 of the approval will be met once Council has completed the works to Edward Street and Downs Street to satisfy the conditions of approval.

To pay for the required roadworks, Council will impose a special rate levee on the property and other relevant properties in the Edward Street Special Rate Area in accordance with Sections 92 and 94 of the *Local Government Act 2009*.

ROADWORKS AND PEDESTRIAN SAFETY

- 44. Install signage for all work on or near roadways in accordance with the Manual for Uniform Traffic Control Devices – Part 3, Works on Roads.
- 45. Submit to Council, an application for any footpath, road or lane closures, and ensure all conditions of that approval are complied with during construction of the work.

TYPE 1 ROAD TRAIN ROUTE

- 46. The section of Edward Street between the Warrego Highway and the site entrance to the property is not currently an approved Type 1 Road Train Route. Obtain an approval for the route to be used by multi-combination vehicles, from the National Heavy Vehicle Regulator prior to allowing access for multi-combination vehicles via the above road section.

ELECTRICITY AND TELECOMMUNICATIONS

- 47. Connect the development to electricity and telecommunication services.

EARTHWORKS

- 48. No earthworks are permitted.

EROSION AND SEDIMENT CONTROL - GENERAL

- 49. Ensure that all reasonable action is taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.
- 50. Remove and clean-up sediment or other pollutants in the event that sediment or other pollutants are tracked/released onto adjoining streets or stormwater systems, at no cost to Council.

ENVIRONMENTAL HEALTH

51. Undertake operations and construction work associated with this development to the requirements of Council, including the following:
- 51.1 do not cause nuisance to adjoining residents by the way of smoke, dust, stormwater discharge or siltation of drains, at any time, including non-working hours;
 - 51.2 remove immediately, any material spilled or carried onto existing roads to avoid dust nuisance and ensure traffic safety; and
 - 51.3 do not carry out work on Sundays or Public Holidays (unless approved otherwise by Council).
- Timing:** During construction and on-maintenance period and the establishment period of the landscaping or areas disturbed during construction.
52. Do not release contaminants or contaminated water directly or indirectly from the land subject to this approval, or to the ground or groundwater at the land subject to this approval, except for:
- 52.1 uncontaminated overland stormwater flow; and
 - 52.2 uncontaminated stormwater to the stormwater system.
- Timing:** Prior to commencement of any work on-site, during work on-site and maintained for the period of the use of the development site.

ADVISORY NOTES

NOTE 1 - Currency Period

*"A part of a development approval lapses at the end of the following period (the **currency period**)—*

- (a) *for any part of the development approval relating to a material change of use—if the first change of use does not happen within—*
 - (i) *the period stated for that part of the approval; or*
 - (ii) *if no period is stated—6 years after the approval starts to have effect."*

NOTE 2 - Aboriginal Cultural Heritage

It is advised that under Section 23 of the *Aboriginal Cultural Heritage Act 2003*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care"). Maximum penalties for breaching the duty of care are listed in the Aboriginal cultural heritage legislation. The information on Aboriginal cultural heritage is available on the Department of Aboriginal and Torres Strait Islander and Partnerships' website www.datsip.qld.gov.au.

NOTE 3 - General Environmental Duty

General environmental duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.

NOTE 4 - General Safety of Public During Construction

The *Work Health and Safety Act 2011* and *Manual of Uniform Traffic Control Devices* must be complied with in carrying out any construction works, and to ensure safe traffic control and safe public access in respect of works being constructed on a road.

NOTE 5 - Property Note (Audit of Conditions)

An inspection of the property to ascertain compliance with conditions will be undertaken twelve (12) months after the approval takes effect. If the works are completed prior to this time, please contact Council for an earlier inspection. A property note to this effect will be placed on Council's records.

NOTE 6 - Duty to Notify of Environmental Harm

If a person becomes aware that serious or material environmental harm is caused or threatened by an activity or an associated activity, that person has a duty to notify Western Downs Regional Council.

CARRIED

13. EXECUTIVE SERVICES

13.1 Executive Services Report Lease of 4 Loam Street, Dalby to Waminda Services Ltd

The purpose of this Report is to consider a request received from Waminda Services to renew a lease for 4 Loam Street, Dalby.

Cr. C. T. Tillman

In accordance with Chapter 5B of the Local Government Act 2009, Cr. C. T. Tillman informed the meeting of a Prescribed conflict of interest in respect to this matter due to:

a. She is an executive member of the Waminda Board.

Having given due consideration to her position she determined that she would leave the meeting while the matter is discussed and voted on.

Cr. C. T. Tillman left the meeting at 10.37am.

COUNCIL RESOLUTION

Moved By Cr. O. G. Moore

Seconded By Cr. M. J. James

That this Report be received and that:

1. The exception contained in section 236(1)(b)(ii) of the *Local Government Regulation 2012* applies to the proposed lease.
2. Waminda Services be offered a five (5) year lease from 30 June 2023 with an option for a further five (5) year term, over land described as Lots 1 & 3 on RP15812 and Lot 46 on RP15805 being 4 Loam Street, Dalby; and
3. to delegate to the Chief Executive Officer the power to finalise and execute the proposed lease and ancillary documents.
4. That the Chief Executive Officer approach Waminda to explore options for Waminda to acquire this property from Council.

FORESHADOWED MOTION

Cr A N Smith foreshadowed that if the motion on the floor failed, he would move,

That this Report be received and that:

1. The exception contained in section 236(1)(b)(ii) of the *Local Government Regulation 2012* applies to the proposed lease.
2. Waminda Services be offered a five (5) year lease from 30 June 2023 with an option for a further five (5) year term, over land described as Lots 1 & 3 on RP15812 and Lot 46 on RP15805 being 4 Loam Street, Dalby; and
3. to delegate to the Chief Executive Officer the power to finalise and execute the proposed lease and ancillary documents.

The **ORIGINAL MOTION** was **PUT** and **CARRIED (7 to 1)**
Absent did not Vote: Cr. T. Tillman

Cr. C. T. Tillman re-joined the meeting at 10:51am.

13.2 Executive Services Chief Executive Officer Report May 2023

The purpose of this Report is to provide Council with significant meetings, forums and delegations attended by the Chief Executive Officer during the month of May 2023.

COUNCIL RESOLUTION

Moved By Cr. K. A. Maguire

Seconded By Cr. M. J. James

That this Report be received.

CARRIED

13.3 Executive Services Report Outstanding Actions May 2023

The purpose of this Report is to provide Council with an updated on the status of outstanding Council Meeting Action Items to 17 May 2023.

COUNCIL RESOLUTION

Moved By Cr. K. A. Bourne

Seconded By Cr. O. G. Moore

That this Report be received.

CARRIED

COUNCIL RESOLUTION - ADJOURN MEETING

Moved By Cr. P. T. Saxelby

Seconded By Cr. C. T. Tillman

That Council resolve to adjourn the Meeting.

CARRIED

The Meeting adjourned at 11.00am.

The Meeting resumed at 11.10am.

14. CORPORATE SERVICES

14.1 Corporate Services Report Land Development to Extend the Leasing Area at Dalby Aerodrome

This report concerns the land development of five new commercial land allotments at the Dalby Aerodrome to facilitate an approved lease proposal for a new hangar site and to prepare for future demand.

Cr. M. J. James

In accordance with Chapter 5B of the Local Government Act 2009, Cr. M. J. James informed the meeting of a declarable conflict of interest in respect to this matter due to:

a. she has a close friendship with Helismart owners (Ben and Steph Smart). Helismart is the business that intends to lease space at the aerodrome under consideration.

Having given due consideration to her position she determined that she would leave the meeting while the matter is discussed and voted on.)

Cr. M. J. James left the meeting at 11.10am.

COUNCIL RESOLUTION

Moved By Cr. K. A. Bourne

Seconded By Cr. C. T. Tillman

That Council resolves to approve the allocation of \$1,551,000 (including goods and services tax) in the 2023/24 budget, comprising:

1. \$715,000 capital expenditure (including goods and services tax) to upgrade the non-compliant fire management services at Dalby Aerodrome, to meet current regulatory standards;
2. \$836,000 capital expenditure (including goods and services tax) to undertake the land development works for five new commercial leasing blocks, as outlined in the report; and
3. \$16,500 (including goods and services tax) operating budget to cover maintenance expenses as contained in the report.

CARRIED

Absent Did not Vote: Cr. M. J. James

Cr. M. J. James re-joined the meeting at 11.14am.

14.2 Corporate Services Report Aquatic Facilities Strategy 2023-2038

The purpose of this Report is to seek the adoption of the *Aquatic Facilities Strategy 2023-2038*. The Strategy guides the future direction of aquatic facilities across the Western Downs, delivering benefit to the community by balancing priorities and needs across the region. This Strategy reflects the needs and aspirations of the local community, as well as material and financial constraints.

COUNCIL RESOLUTION

Moved By Cr. M. J. James

Seconded By Cr. K. A. Bourne

That Council resolves to adopt the Aquatic Facilities Strategy 2023-2038, as contained in Attachment One.

CARRIED

14.3 Corporate Services Report Showgrounds Strategy 2023-2038 Report

The purpose of this Report is to seek the adoption of the *Showgrounds Strategy 2023-2038*. The Strategy will guide the future direction of showgrounds across the Western Downs, delivering benefit to the community by balancing priorities and needs across the region.

COUNCIL RESOLUTION

Moved By Cr. K. A. Maguire

Seconded By Cr. C. T. Tillman

That Council resolves to adopt the *Showgrounds Strategy 2023-2038*, as contained in Attachment One.

CARRIED

14.4 Corporate Services Derivatives Risk Management - Council Policy

This report discusses the adoption of a *Derivatives Risk Management – Council Policy* which will enable Council to seek opportunities for savings in some procurement activities, by reducing risk of fluctuation in foreign exchange risk.

COUNCIL RESOLUTION

Moved By Cr. A. N. Smith

Seconded By Cr. K. A. Bourne

That Council resolves to adopt the *Derivatives Risk Management - Council Policy* as presented.

PROCEDURAL MOTION

Moved By Cr. O. G. Moore

That this report lay on the table pending additional information and an information session from Queensland Treasury Corporation.

The **PROCEDURAL MOTION** was **PUT** and **LOST (1 to 8)**

The **ORIGINAL MOTION** was **PUT** and **CARRIED (7 to 2)**

For: Cr. P. M. McVeigh, Cr. A. N. Smith, Cr. K. A. Bourne,
Cr. P. T. Saxelby, Cr. K. A. Maguire,
Cr. M. J. James, and Cr. C. T. Tillman

Against: Cr. I. J. Rasmussen and Cr. O. G. Moore

14.5 Corporate Services Report Financial Report May

The purpose of this report is to provide Council with the Financial Report for the period ending 31 May 2023 and:

1. seek approval for the inclusion of a new fee to be added to the fees and charges register for impounding a seized item to be effective from 21 June 2023, and;
2. seek approval to increase the 2022-23 capital works programme expenditure budget for projects projected to go over budget due to the increase in prices.

COUNCIL RESOLUTION

Moved By Cr. K. A. Bourne

Seconded By Cr. A. N. Smith

That Council resolve to receive the May 2023 Financial Report and approve:

1. the proposed amendments to the 2022-23 Capital Works Programme as stated in attachment two with additional expenditure required of \$2,528,730; and
2. the inclusion of one new fee to the 2022-23 fees and charges register for Impound Seized Item (excluding animals), to be effective from 21 June 2023.

CARRIED

15. INFRASTRUCTURE SERVICES

15.1 Infrastructure Services Report Building Our Regions Fund Dalby Hutton Bore 1 Project

The purpose of this Report is to confirm Council's commitment to the construction of the Dalby Hutton Bore Project to facilitate funding payments from the Building Our Regions Funding Round 6.

COUNCIL RESOLUTION

Moved By Cr. P. T. Saxelby

Seconded By Cr. A. N. Smith

That this Report be received and that Council:

1. acknowledges the approved funding of \$500,000 (gst exclusive) provided from Building Our Regions Round 6 (BoR R6) for the Dalby Hutton Bore 1 Project;
2. confirms the Dalby Hutton Bore 1 Project was included as part of the approved Dalby Water Supply Upgrade Bore Development Project adopted Budget 22 June 2022, as such Council has budgeted for its agreed financial contribution of \$500,000 the BoR R6 Dalby Hutton Bore 1 project;
3. commits to the delivery of the Dalby Hutton Bore 1 Project and acknowledges responsibility for any funding shortfall if costs or other contributors change.

CARRIED

15.2 Infrastructure Services 2021-22 Flood Damage Betterment Funding Program

This report provides an update regarding Council's applications for Betterment funding through Queensland Reconstruction Authority's Disaster Recovery Funding Arrangements Program

COUNCIL RESOLUTION

Moved By Cr. O. G. Moore

Seconded By Cr. K. A. Maguire

That this Report be received and noted.

CARRIED

15.3 Infrastructure Services Report Wandoan Creek Bridge Bundi Road Naming Consideration

The purpose of this report is to seek Council's direction regarding naming the bridge over Wandoan Creek on Bundi Road, Wandoan.

COUNCIL RESOLUTION

Moved By Cr. A. N. Smith

Seconded By Cr. K. A. Maguire

That this report be received and that Council proceed to name the bridge over the Wandoan Creek on Bundi Road, Wandoan, '*Sundown Bridge*'.

CARRIED

15.4 Infrastructure Service Report - Petition For Disability Parking Space Outside Chemist

The purpose of this report is to provide Council with information pertaining to the petition received 'Miles Disabled Parking'.

COUNCIL RESOLUTION

Moved By Cr. A. N. Smith

Seconded By Cr. K. A. Bourne

That this report be received and no further action to be undertaken.

CARRIED (8 to 1)

15.5 Infrastructure Services Report Russell Park Mountain Bike Trail Project - Cultural Heritage Monitoring during Construction

The purpose of this report is to provide a project update regarding to the Cultural Heritage Monitoring required to deliver the Russell Park Mountain Bike Trail (MTB) Project.

COUNCIL RESOLUTION

Moved By Cr. K. A. Maguire

Seconded By Cr. C. T. Tillman

That this Report be received and noted.

CARRIED

15.6 Infrastructure Services Works May 22/23 Capital Works Progress Update

The purpose of this Report is for the Works Department to provide an update to Council regarding the 2022/23 Capital Works Program for the month of May 2023.

COUNCIL RESOLUTION

Moved By Cr. O. G. Moore

Seconded By Cr. A. N. Smith

That this Report be received and noted.

CARRIED

16. COMMUNITY AND LIVEABILITY

16.1 Community and Liveability Report Temporary Closure Chinchilla Weir Boat Ramp Amended Schedule

The purpose of this Report is to seek Council's approval to temporarily close the Chinchilla Weir Boat Ramp to facilitate scheduled upgrades to be conducted by Marine Safety Queensland based on an amended schedule received from Marine Safety Queensland.

COUNCIL RESOLUTION

Moved By Cr. A. N. Smith

Seconded By Cr. P. T. Saxelby

That this Report be received and that:

1. Council resolve to temporarily close the Chinchilla Weir Boat Ramp for an estimated period of eight (8) weeks commencing on 10 July 2023 and concluding on 04 September 2023.
2. Authority be delegated to the Chief Executive Officer to amend/extend closure dates, should delays be experienced or amend/reduce re-opening of the Chinchilla Weir Boat Ramp should works be completed ahead of schedule.

CARRIED

16.2 Community and Liveability Report Local Events Program Round Three 2022.2023

The purpose of this Report is to provide Council with the Unconfirmed Minutes of the Western Downs Regional

Council Community Grants Assessment Reference Group Meeting held on 16 May 2023 in relation to the Assessment of Round Three of the 2022/2023 Local Events Program and to seek adoption of the

recommendations contained in those Unconfirmed Minutes.

COUNCIL RESOLUTION

Moved By Cr. K. A. Maguire

Seconded By Cr. C. T. Tillman

That this Report be received and that:

1. Council note the Unconfirmed Minutes of the Western Downs Regional Council Community Grants

Assessment Reference Group Meeting held on 16 May 2023.

2. The Recommendations of the Western Downs Regional Council Community Grants Assessment

Reference Group Meeting held on 16 May 2023 be adopted as follows:

- a. Confirmation of Minutes of Previous Meeting

That the Unconfirmed Minutes of the Western Downs Regional Council Community Grants

Assessment Reference Group Meeting held on 21 September 2022 copies of which have been

circulated to Members, be taken as read and confirmed; and

b. That the applicants for Round Two of the 2022/2023 Local Events Program be advised as follows:

	Applicant	Project Description	Total Project Cost	Applicant Contribution	Amount Requested	Amount Approved (Excl. G.S.T.)	Justification/ Conditions	Suggestions
1	Queensland Country Women's Association Maranoa Division	Queensland Country Women's Association Centenary Maranoa Division Jimbour House Garden Party	\$22,900.00	\$2,500.00	\$4,000.00	\$2,000.00		
						FOR: Cr. K.A. Bourne, Cr. K.A. Maguire, Cr. O.G. Moore, Cr. P.T. Saxelby and Cr. C.T. Tillman AGAINST: DID NOT VOTE:		
2	Chinchilla Community Commerce & Industry	One Long Table	\$78,352.78	\$10,000.00	\$ 2,000.00 plus In Kind up to \$2,000.00	\$2,000.00 cash plus up to \$2,000.00 In Kind		
						FOR: Cr. K.A. Bourne, Cr. K.A. Maguire, Cr. O.G. Moore, Cr. P.T. Saxelby and Cr. C.T. Tillman AGAINST: DID NOT VOTE:		
3	Meandarra Primary P&C Association	Meandarra State School P&C Fundraising Show 2023	\$23,450.00	\$500.00	\$ 5,000.00	\$5,000.00		
						FOR: Cr. K.A. Bourne, Cr. K.A. Maguire, Cr. O.G. Moore, Cr. P.T. Saxelby and Cr. C.T. Tillman AGAINST: DID NOT VOTE:		
	TOTAL FUNDED					\$9,000.00 cash plus \$2,000.00 In Kind		

c. That it be a recommendation to Council that an exemption under the Community Grants Council Policy be granted in relation to the Meandarra State School P&C Fundraising Show as the Show is of significant public interest.

CARRIED

16.3 Community and Liveability Report Regional Arts Development Fund Round Three 2022.2023

The purpose of this Report is to provide Council with the Unconfirmed Minutes of the Western Downs Regional Council Community Grants Assessment Reference Group Meeting held on 16 May 2023. This is in relation to the assessment and proposed adoption of Round Three of the 2022/2023 Regional Arts Development Fund Program.

COUNCIL RESOLUTION

Moved By Cr. C. T. Tillman

Seconded By Cr. P. T. Saxelby

That this Report be received and that:

1. Council note the Unconfirmed Minutes of the Western Downs Regional Council Community Grants Assessment Reference Group Meeting held on 16 May 2023.
2. The Recommendations of the Western Downs Regional Council Community Grants Assessment Reference Group Meeting held on 16 May 2023 be adopted as follows:

a. Confirmation of Minutes of Previous Meeting

That the Unconfirmed Minutes of the Western Downs Regional Council Community Grants Assessment Reference Group Meeting held on 21 September 2022, copies of which have been circulated to Members, be taken as read and confirmed.

b. That the applicants for Round Three of the 2022/2023 Regional Arts Development Fund Program be advised as follows:

	Applicant	Project Description	Total Project Cost	Applicant Contribution	Amount Requested	Amount Approved (Excl. G.S.T.)	Justification /Conditions	Suggestions
1	Amanda Marchant	Mentoring and workshops in music development, networking with like-minded individuals and the opportunity to expand our target audience on social media.	\$9,940.50	\$5,964.30	\$3,976.20	\$2,144.40		
							FOR: Cr. K.A. Bourne, Cr. K.A. Maguire, Cr. O.G. Moore, Cr. P.T. Saxelby and Cr. C.T. Tillman AGAINST: DID NOT VOTE:	
2	Ziyra Marchant	Topology's Brisbane Creative Bootcamp 2023 and Topology Mentorship Program	\$7,340.50	\$4,404.30	\$2,936.20	\$930.40		
							FOR: Cr. K.A. Bourne, Cr. K.A. Maguire, Cr. O.G. Moore, Cr. P.T. Saxelby and Cr. C.T. Tillman AGAINST: DID NOT VOTE:	
3	Miles Regional Arts Council Inc	Festival of Workshops	\$6,860.50	\$359.50	\$4,800.00	\$4,116.00		
							FOR: Cr. K.A. Bourne, Cr. K.A. Maguire, Cr. O.G. Moore, Cr. P.T. Saxelby and Cr. C.T. Tillman AGAINST: DID NOT VOTE:	
4		Youth Acting for Screen and Screen Production	\$13,688.00	\$5,577.00	\$2,492.00	\$1,500.00		

	Greg Huglin	Workshop and Screening with Academy Award Winning Cinematographer Greg Huglin				FOR: Cr. K.A. Bourne, Cr. K.A. Maguire, Cr. O.G. Moore, Cr. P.T. Saxelby and Cr. C.T. Tillman AGAINST: DID NOT VOTE:
	TOTAL FUNDED					\$8,690.80

CARRIED

16.4 Community and Liveability Report Nomination Special Holidays 2024

The purpose of this Report is to seek Council's endorsement of the proposed nominated Show Holidays in 2024 in line with the *Holidays Act 1983*.

COUNCIL RESOLUTION

Moved By Cr. K. A. Maguire

Seconded By Cr. C. T. Tillman

That this Report be received and that:

In accordance with the *Holidays Act 1983*, Council submits the following dates to be appointed as 2024 gazetted Show Holidays: -

Chinchilla	24 May 2024
Dalby	12 April 2024
Miles	21 May 2024
Tara	12 August 2024
Wandoan	5 April 2024

CARRIED

17. NOTICES OF MOTION

17.1 CONSIDERATION OF NOTICES OF MOTION/BUSINESS

17.2 RECEPTION OF NOTICES OF MOTION FOR NEXT MEETING

18. URGENT GENERAL BUSINESS

19. MEETING CLOSURE

The Meeting concluded at 12.30pm.

Title **Adopt Minutes Special Meeting of Council ADOPT 2023-24 Budget 21 June 2023**

Date 13 July 2023

Responsible Manager J. Taylor, CHIEF EXECUTIVE OFFICER

Summary

The purpose of this Report is for Council to adopt the Minutes of the Special Meeting of Council ADOPT 2023-24 Budget held on Wednesday, 21 June 2023.

Link to Corporate Plan

Nil

Material Personal Interest/Conflict of Interest

NIL

Officer's Recommendation

That this Report be received and that:

1. The Unconfirmed Minutes of the Special Meeting of Council ADOPT 2023-24 Budget held on Wednesday, 21 June 2023, copies of which have been circulated to Members, be taken as read and confirmed.

Human Rights Considerations

Section 4(b) of the *Human Rights Act 2019* (Qld) (the Human Rights Act) requires public entities 'to act and make decisions in a way compatible with human rights'.

There are no human rights implications associated with this report.

Background Information

Nil

Report

Nil

Consultation (Internal/External)

Nil

Legal/Policy Implications (Justification if applicable)

Nil

Budget/Financial Implications

Nil

Conclusion

Nil

Attachments

Copy of Unconfirmed Minutes of the Special Meeting of Council held on Wednesday, 21 June 2023.

Authored by: A. Lyell, Executive Services Administration Officer



Special Meeting of Council Minutes

Date: Wednesday, 21 June, 2023
Time: 1:00 pm
Location: WDRC - Corporate Office - Boardroom
30 Marble Street, Dalby Qld 4405

Voting Members: Cr. P.M. McVeigh (Chairperson)
Cr. A.N. Smith
Cr. K.A. Bourne
Cr. P.T. Saxelby
Cr. K.A. Maguire
Cr. I.J. Rasmussen
Cr. M.J. James
Cr. O.G. Moore
Cr. C.T. Tillman

Officers: J. Taylor, Chief Executive Officer
G. Cook, General Manager (Infrastructure Services)
D. Fletcher, General Manager (Community and Liveability)
B. Bacon, General Manager (Corporate Services)
C. Prain, Financial Planning and Analysis Supervisor
T. Skillington, Chief Financial Officer
C. Craig, Senior Executive Officer
A. Lyell, Executive Services Administration Officer

1. DECLARATION OF MEETING OPEN

The Chairperson declared the meeting open at 1:00pm.

2. APOLOGIES

3. CONFIRMATION OF MINUTES

3.1 Adopt Minutes Special Meeting of Council DRAFT 2023-24 Budget 7 June 2023

The purpose of this Report is for Council to adopt the Minutes of the Special Meeting of Council DRAFT 2023-24 Budget held on Wednesday, 7 June 2023.

COUNCIL RESOLUTION

MOVED by: Cr. P.T. Saxelby

Seconded by: Cr. K.A. Bourne

That this Report be received and that:

1.The Unconfirmed Minutes of the Special Meeting of Council DRAFT 2023-24 Budget held on Wednesday, 7 June 2023, copies of which have been circulated to Members, be taken as read and confirmed.

CARRIED

4. CORPORATE SERVICES

4.1 Corporate Services Report Adoption of 2023-24 Operational Plan

This report presents to Council the *2023-24 Operational Plan*.

COUNCIL RESOLUTION

MOVED by: Cr. M.J. James

Seconded by: Cr. K.A. Bourne

That Council resolves to adopt the *2023-24 Operational Plan*.

CARRIED

4.2 Corporate Services Report Adoption of Budget – Council Policy, Financial Management Strategy – Council Policy, and the Financial Management and Investment Strategy 2023-33

This Report considers the proposed *Budget – Council Policy, Financial Management Strategy – Council Policy*, and accompanying *Financial Management and Investment Strategy 2023-33* as part of the Western Downs Regional Council's 2023-24 budget.

COUNCIL RESOLUTION

MOVED by: Cr. K.A. Bourne

Seconded by: Cr. O.G. Moore

That, in accordance with Section 104 of the *Local Government Act 2009*, Council resolves to adopt the:

1. *Budget – Council Policy* (Attachment One);
2. *Financial Management Strategy – Council Policy* (Attachment Two); and
3. *Financial Management and Investment Strategy 2023-33* (Attachment Three).

CARRIED

4.3 Corporate Services Report Adoption of Revenue Policy - Council Policy

This Report presents to Council the *Revenue Policy - Council Policy*, as required by section 169(2) of the Local Government Regulation 2012, for the Western Downs Regional Council's 2023-24 budget.

COUNCIL RESOLUTION

MOVED by: Cr. O.G. Moore

Seconded by: Cr. K.A. Maguire

That, in accordance with section 169(2) and section 193 of the *Local Government Regulation 2012*, Council resolves adopt to the *Revenue Policy - Council Policy* (Attachment One).

CARRIED

4.4 Corporate Services Report Adoption of 2023-24 Revenue Statement

This report considers the proposed *2023-24 Revenue Statement* for the Western Downs Regional Council's 2023-24 Budget.

COUNCIL RESOLUTION

MOVED by: Cr. A.N. Smith

Seconded by: Cr. K.A. Maguire

That, in accordance with Section 104 of the *Local Government Act 2009*, Council resolves to adopt the *2023-24 Revenue Statement* (Attachment One).

CARRIED

4.5 Corporate Services Report Adoption of Differential General Rates and Minimum General Rates 2023-24

This report considers the Differential General Rates and Minimum General Rates to apply in the 2023-24 Financial Year.

COUNCIL RESOLUTION

MOVED by: Cr. A.N. Smith

Seconded by: Cr. C.T. Tillman

That, in accordance with Chapter 4 Part 1 of the *Local Government Act 2009*, Section 81 of the *Local Government Regulation 2012*, and pursuant to the *Revenue Policy - Council Policy* and *2023-24 Revenue Statement*, Council resolves to make and levy the proposed Differential General Rates and Minimum General Rates for 2023-24, as contained within Attachment One.

CARRIED

4.6 Corporate Services Report Adoption of Special Charges for 2023-24

The purpose of this Report is to provide to Council, for its consideration, the Special Rates and Charges for 2023-24.

COUNCIL RESOLUTION

MOVED by: Cr. O.G. Moore

Seconded by: Cr. K.A. Maguire

That Council resolves to adopt the proposed 2023-24 Special Charges, pursuant to the provisions of the *Revenue Policy - Council Policy* and *2023-24 Revenue Statement*.

CARRIED

4.7 Corporate Services Report Adoption of 2023-24 Utility Charges

This Report considers the proposed 2023-24 Utility Charges for the Western Downs Regional Council's 2023-24 budget.

COUNCIL RESOLUTION

MOVED by: Cr. K.A. Maguire

Seconded by: Cr. A.N. Smith

That, in accordance with Chapter 4 Part 1 *Local Government Act 2009* and the provisions of the *Revenue - Council Policy* and *2023-24 Revenue Statement*, Council resolves to adopt the 2023-24 Utility Charges (Attachment One).

CARRIED

4.8 Corporate Services Report Adoption of Rates and Charges and Special Charges Concessions 2023-24

This report considers the proposed Rates and Charges and Special Charges Concessions to apply for the 2023-24 financial year and the *Haemodialysis Water Allowance – Council Policy* for the Western Downs Regional Council's 2023-24 budget.

COUNCIL RESOLUTION

MOVED by: Cr. P.T. Saxelby

Seconded by: Cr. C.T. Tillman

That, in accordance with the provisions of the *Revenue – Council Policy* and the Revenue Statement 2023-24, Council resolves to adopt the granting of:

1. Council Pensioner Rate Concession

- a. A Council Pensioner Rate Concession of twenty (20) per cent (up to a maximum of \$200 per annum) of gross rates and charges (except for Special Rates and Charges, Separate Rates and Charges, Emergency Management Levy Charges, Water Consumption Charges, Charges on the Land and Miscellaneous Fees and Charges) be provided to eligible pensioners in accordance with the State Government Pensioner Rate Subsidy Scheme in 2023-24. This Concession is provided pursuant to sections 120(1)(a), 121(a) and 122(1)(b); and
- b. A Council Pensioner Rate Concession of twenty (20) per cent (up to a maximum of \$200 per annum) be provided to occupants of independent living units at aged care facilities and retirement villages and who are also pensioners under section 123(1) of the *Local Government Regulation 2012*. The concession will be provided to eligible pensioners where:
 - i. part of the rates or charges that the Council considers is attributable to the part of the land where pensioners have a right to exclusive occupancy (section 123(2) of the *Local Government Regulation 2012*), and
 - ii. the landowner agrees to pass the benefit of the rebate on to the pensioners.

2. Unapparent Plumbing Failure

Pursuant to sections 120(1)(c), 121(a) and 122(1)(b) of the *Local Government Regulation 2012* (the *Regulation*), Council resolves to grant a concession to a ratepayer who is a member of a stated class of ratepayers, as follows:

Stated class of ratepayers

The concession is available to all categories/classes of ratepayers connected to Council's water supply schemes.

Type of concession

Council will allow relief by way of a concession of twenty-five (25) per cent of the water consumption charge in accordance with *Water Meters - Council Policy*.

Conditions

The concession is granted subject to a ratepayer:

- a. Incurring water consumption charges by reason of an 'unapparent plumbing failure' (as defined in *Water Meters - Council Policy*); and
- b. Satisfying the criteria set down in *Water Meters - Council Policy*.

Criteria for granting concession

Council grants this concession 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.

3. Rates and Utilities Charges Concession for Community Organisations

Pursuant to sections 120(1)(c), 121(a), and 122(1)(b) of the *Local Government Regulation 2012* (the *Regulation*), Council resolves to grant a concession to a ratepayer who is a member of a stated class of ratepayers, as follows:

Stated class of ratepayers

The concession is granted to not-for-profit (or non-profit) community organisations responsible for payment of rates and utility charges as the owner or lessee of the land as defined in *Rates and Utilities Charges Concession for Community Organisations - Council Policy*.

Type of concession

Council will grant to each eligible organisation the nominated concessions (expressed as percentages against each concession category) for general rates, waste utility charges, sewerage charges, water access charges and water consumption charges.

Conditions

The conditions for granting the concession are outlined in *Rates and Utilities Charges Concession for Community Organisations - Council Policy*.

Criteria for granting concession

Community organisations will be granted this concession upon receiving approval of the concession as outlined in *Rates and Utilities Charges Concession for Community Organisations - Council Policy*.

4. Haemodialysis Water Allowance

Stated class of ratepayers

Council resolves to grant the allowance to a haemodialysis patient who receives haemodialysis treatment at home under the *Haemodialysis Water Allowance - Council Policy*.

Type of concession

Types of conditions are outlined in the *Haemodialysis Water Allowance - Council Policy*.

Conditions

Conditions for granting the concession are outline in the *Haemodialysis Water Allowance - Council Policy*.

CARRIED

4.9 Corporate Services Report Adoption of Register of Cost Recovery Fees and Commercial Charges for 2023-24

This Report presents to Council the proposed Register of Cost Recovery Fees and Commercial Charges for 2023-24.

COUNCIL RESOLUTION

MOVED by: Cr. K.A. Bourne

Seconded by: Cr. A.N. Smith

That Council resolves to adopt the proposed Register of Cost Recovery Fees and Commercial Charges for 2023-24 (Attachment One), to be effective from 1 July 2023.

CARRIED

4.10 Corporate Services Report Adoption Procedures for Levying Rates and Charges 2023-24

This Report considers the procedures for the Levying of Rates and Charges for 2023-24 for the Western Downs Regional Council's 2023-24 Budget.

COUNCIL RESOLUTION

MOVED by: Cr. C.T. Tillman

Seconded by: Cr. P.T. Saxelby

That, in accordance with Chapter 4 Part 1 of the *Local Government Act 2009* and the provisions of the *Revenue - Council Policy* and *2023-24 Revenue Statement*, Council resolves to adopt the procedures for the Levying of Rates and Charges for 2023-24 on the following basis:

Description of Rates/Charges	Frequency	Basis
Differential General Rates	Half Yearly	50% of total for year
Special Charges	Half Yearly	50% of total for year
Separate Charges	Half Yearly	50% of total for year
Waste & Recycling Collection Charges	Half Yearly	50% of total for year
Environmental Waste Levy Charges	Half Yearly	50% of total for year
Water and Recycled Water Access Charges	Half Yearly	50% of total for year
Water and Recycled Water Volumetric Charges	Half Yearly	Based on Consumption
Water and Recycled Water Volumetric Charges (High Water Consumers as determined by Council)	No more than Bi-Monthly and no less than Half Yearly	Based on Consumption
Sewerage Charges	Half Yearly	50% of total for year
Gas - non-domestic connections	Monthly	Based on Gas Consumption and periodic access charges
Gas - domestic connections	Quarterly	Based on Gas Consumption and periodic access charges

CARRIED

4.11 Corporate Services Report Adoption Discount for Prompt Payment Rates and Charges 2023-24

This Report considers the Discount for Prompt Payment of Rates and Charges, as provided for by section 130 of the *Local Government Regulation 2012*, for the Western Downs Regional Council's 2023-24 budget.

COUNCIL RESOLUTION

MOVED by: Cr. K.A. Bourne

Seconded by: Cr. A.N. Smith

That, in accordance with Section 130 of the *Local Government Regulation 2012* and the provisions of *2023-24 Revenue - Council Policy* and *2023-24 Revenue Statement*, Council resolves to adopt the proposed discounts as listed in the table below:

Rate/Charge	Discount Rate Applicable
General Rates (including Minimum General Rates)	5%
Water Charges incl. Access and Water Consumption Charges	5%
Recycled Water Charges incl. Access and Water Consumption Charges	5%
Sewerage Charges	5%
Environmental Waste Levy	5%
Waste/Recycling/Cleansing/Garbage/Refuse Collection & Disposal Charges, Rural/Commercial/Industrial Waste Charge	5%

These discounts shall apply when all relevant rates and charges, including any arrears and interest, are paid in full by the due date and time, being close of business of Council offices, or its agents, on the discount date which will be a day no less than thirty (30) days after the date of issue of the Rates Notice or Utility Charge Notice.

CARRIED

4.12 Corporate Services Report Adoption of Interest Charges on Overdue Rates 2023-24

This Report considers the rate of interest to be charged on overdue rates and charges during the 2023-24 financial year.

COUNCIL RESOLUTION

MOVED by: Cr. A.N. Smith

Seconded by: Cr. K.A. Bourne

That Council resolves to adopt the application of interest at the maximum rate of 11.64 per cent per annum, to be applied from 1 July 2023, on all rates and charges (excluding overdue gas accounts) which remain unpaid thirty (30) days after the due date for payment.

FORESHADOWED MOTION

Cr. C. T. Tillman Foreshadowed that if the motion on the floor failed, she would move:

That Council resolves to recommend to the Special Meeting of Council 'Adoption of 2023-24 Budget' that Council adopts the application of interest at the rate of 8.17 per cent per annum, to be applied from 1 July 2023, on all rates and charges (excluding overdue gas accounts) which remain unpaid thirty (30) days after the due date for payment.

The **ORIGINAL MOTION** was **PUT** and **CARRIED (6 to 3)**

For: Cr. P. M. McVeigh, Cr. A. N. Smith, Cr. K. A. Bourne,
Cr. K. A. Maguire, Cr. I. J. Rasmussen, and Cr. O. G. Moore.

Against: Cr. P. T. Saxelby, Cr. M. J. James, and Cr. C. T. Tillman

4.13 Corporate Services Report Adoption of National Competition Policy Compliance - Council Policies for 2023-24

This report considers Council's 2023-24 Community Services Obligations and the following policies for the Westerns Downs Regional Council's 2023-24 budget:

1. *Code of Competitive Conduct - Council Policy*; and
2. *Dividend Payments – Council Policy*.

COUNCIL RESOLUTION

MOVED by: Cr. K.A. Maguire

Seconded by: Cr. A.N. Smith

That Council resolves to:

1. adopt the *Code of Competitive Conduct - Council Policy* (Attachment One);
2. apply a Community Service Obligation Payment to the following businesses during 2023-24:
 - a. Water,
 - b. Waste Management,
 - c. Saleyards, and
 - d. Washdown Bays;
3. adopt the *Dividend Payment - Council Policy* (Attachment Two), and
4. receive dividend payments from the following businesses during 2023-24:
 - a. Commercial Works,
 - b. Gas,
 - c. Sewerage, and
 - d. Quarry.

CARRIED

4.14 Corporate Services Report Adoption of Debt - Council Policy for 2023-24

This Report considers the *Debt - Council Policy* for the Western Downs Regional Council's 2023-24 budget.

COUNCIL RESOLUTION

MOVED by: Cr. K.A. Maguire

Seconded by: Cr. M.J. James

That, in accordance with section 192 of the *Local Government Regulation 2012*, Council resolves to adopt the *Debt - Council Policy* (Attachment One).

CARRIED

4.15 Corporate Services Report Adoption of Estimated Position 30 June 2023 and Financial Analysis

This report considers the Statement of Estimated Financial Position as part of the Western Downs Regional Council's 2023-24 budget and provides an analysis of variations between the 2023-24 Budget and the 2022-23 Original Budget and 2022-23 Estimated Position.

COUNCIL RESOLUTION

MOVED by: Cr. K.A. Maguire

Seconded by: Cr. A.N. Smith

That Council resolves to adopt the Statement of Estimated Financial Position, which includes the Financial Operations and Financial Position of Council for 2022-23.

CARRIED

4.16 Corporate Services Report Adoption of the Rates and Charges Collection, Gas Charges and Fees Collection, and Credit Risk Management - Council Policies

The report considers the following policies as part of the Western Downs Regional Council's 2023-24 budget:

1. *Rates and Charges Collection - Council Policy;*
2. *Gas Charges and Fees Collection - Council Policy; and*
3. *Credit Risk Management - Council Policy.*

COUNCIL RESOLUTION

MOVED by: Cr. K.A. Bourne

Seconded by: Cr. C.T. Tillman

That Council resolves to adopt:

1. the *Rates and Charges Collection - Council Policy* and pursuant to section 257 of the *Local Government Act 2009*, delegates to the Chief Executive Officer all powers detailed in the *Rates and Charges Collection – Council Policy*;
2. the *Gas Charges and Fees Collection – Council Policy*; and
3. the *Credit Risk Management – Council Policy*.

CARRIED

4.17 Corporate Services Report Adoption of Investment - Council Policy for 2023-24

This report considers the *Investment – Council Policy* for the Western Downs Regional Council's 2023-24 budget.

COUNCIL RESOLUTION

MOVED by: Cr. A.N. Smith

Seconded by: Cr. P.T. Saxelby

That, in accordance with section 191 of the *Local Government Regulation 2012*, Council resolves to adopt the *Financial Investment - Council Policy* (Attachment One).

CARRIED

4.18 Corporate Services Report Adoption of 2023-24 Budget including the Long-Term Financial Plan

This Report proposes the 2023-24 Budget and the 2023-24 Long-Term Financial Plan, which has been prepared in accordance with the requirements of sections 169 and 171 of the *Local Government Regulation 2012*.

COUNCIL RESOLUTION

MOVED by: Cr. A.N. Smith

Seconded by: Cr. O.G. Moore

That Council resolves to:

1. adopt the 2023-24 Budget, prepared in accordance with the requirements of section 169 of the *Local Government Regulation 2012*;
2. adopt the 2023-24 Long-Term Financial Plan, prepared in accordance with the requirements of sections 169 and 171 of the *Local Government Regulation 2012*; and;
3. in accordance with section 169(6) and (7) of the *Local Government Regulation 2012*, note that the budgeted increase in total rates and utility charges compared to the 2022-23 Original Budget is 2.90 per cent. This compares with the average general revenue rates increase of 3.80 percent and utility charges increase of 2.80 per cent.

CARRIED

5. MAYORAL BUDGET STATEMENT

COUNCIL RESOLUTION

MOVED by: Cr. P.M. McVeigh

Seconded by: Cr. K.A. Maguire

**2023/24 Budget Statement
Mayor Paul McVeigh
21 June 2023**



Mayoral Budget Statement

Thank you everyone, it is my pleasure to officially present the 2023-24 Council Budget.

It makes me proud to stand here today alongside my colleagues to set a clear path for the year ahead to drive the region forward and importantly to continue to build on our vision for our region's long term future.

The Western Downs is positioning itself as a diverse region at the forefront of the changing world, and as we move into a new financial year, we are presented with abundant opportunities to further-enhance our liveability and the place we all call home.

Council has the critical role of supporting a growing region while responsibly aligning its budget with high-quality service delivery, good management of assets, and balancing global financial pressures.

Local Governments across Australia are continuing to experience a range of challenges which are significantly impacting the cost of supplies, labour, fuel, and materials.

The hard work we have done over recent years to build a strong financial position means we don't have to reduce

2023/24 Budget Statement
Mayor Paul McVeigh
21 June 2023



services, and we are able to focus on the fundamentals of high-quality Council service delivery.

Our region is experiencing growth which is backed by a strong, diverse economy, and we expect much more growth in the coming years. This budget ensures we are focused on getting the basics right by investing in quality, essential services and delivering modern infrastructure to support this growth.

I am proud of the fact that we have budgeted to deliver a budget surplus of \$2.7M this year with a total operating expenditure of over \$168.5 million and a total capital investment of \$180.8 million. We have an average general rates increase of 3.8% and a 2.8% increase for utility charges, which I am pleased to report comes in significantly lower than the current inflation rate thanks to Council's years of responsible financial management.

It is important to note our region has recently undergone a land re-evaluation by the Queensland Government, which has seen land valuations increase by an average of 66% and with some valuations as much as 104%. This modest rate increase shows our community that we are able to continue our standard of service while keeping costs as low as possible in the current climate.

2023/24 Budget Statement
Mayor Paul McVeigh
21 June 2023



We are also continuing to match the State Government's Rates Subsidy Scheme, offering qualifying pensioners a 20% rebate on rates and charges excluding water consumption – up to a maximum of \$200 per year.

The focus of our financial strategy in the year ahead is about high-quality service delivery and investing in modern infrastructure to build a stronger future for the region.

This year we continue the massive task of repairing our roads and bridges following consecutive flooding events in the past two years. The cost of our damage repair program is in excess of \$160 million, and reaches every corner of our the region.

While our priority is ensuring our roads are safe, we're also enhancing connectivity across the region to keep pace with our region's growing needs – and will also deliver a \$21.6 million capital works program to improving local roads, bridges, stormwater and footpaths. This year, our capital works program will also include resilience projects, which is about enhancing key infrastructure to better-withstand floods in the future.

Ensuring our community is as prepared as possible for natural disasters is a key part of this year's budget. With help from

2023/24 Budget Statement
Mayor Paul McVeigh
21 June 2023



state and federal government disaster funding, we will undertake a region-wide flood gauge upgrade program to improve our access to reliable, timely information. This is crucial during times of wet weather and will greatly improve disaster response and community resilience.

A quality lifestyle is underpinned by quality essential services, and this budget includes a \$12.6 million investment into our water supply and treatment infrastructure.

While we continue to advocate for stronger water security – specifically the development of Nathan Dam, Council is investing in quality infrastructure through the multi-year project to increase Dalby's town water supply. Long-term water sources and supply are critical for the future growth of the region and our local economy, and this program also includes vital maintenance to our supply infrastructure in several towns.

Our popular water tank rebate scheme will also continue this financial year, offering a valuable support measure to boost water storage capacity across the region.

We continue to invest in quality fleet and plant equipment to ensure we are managing our assets effectively, with \$5.9

2023/24 Budget Statement
Mayor Paul McVeigh
21 June 2023



million invested this financial year to keep service delivery of a high standard.

We're driving the economy and are progressing a range of future-focused initiatives to remain at the forefront of the changing world.

We will progress into the second year of our Digitalisation Implementation Program, which is about ensuring modern and future-focused operations to enhance our service delivery and customer experience.

Off the back of meaningful community engagement and the development of strategies for much-loved community facilities and assets, we will complete several masterplans to set a clear program of improvements for the future. This includes masterplans for our showgrounds and aquatic facilities, and masterplans for key spaces such as Lions Park in Jandowae and the Chinchilla Botanic Parkland's indigenous area.

The planning and development of a new cultural precinct for Dalby will continue this year, and we will invest in the progression of the region's first community-led strategy to address social challenges across the region known as 'Western Downs Futures', which is about working side by side

2023/24 Budget Statement
Mayor Paul McVeigh
21 June 2023



with our community to improve the liveability of the Western Downs.

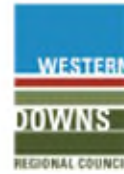
This year we will celebrate several brand-new community facilities, with exciting community events to be hosted at Mary's Place at Dalby, Tara Aquatic Centre, and the Russell Park Mountain Bike Trails at the Bunya Mountains, and the revitalised Chinchilla Cultural Precinct. These intergenerational projects have enhanced the liveability of the Western Downs, and we can't wait to celebrate their completion very soon.

We want to ensure our recreational spaces and community facilities are safe, attractive and accessible for all residents.

This budget includes a \$1.7 million investment into our much-loved parks, open spaces and cemeteries, including a project to deliver new shelters, picnic tables, and barbeques at Morgan Place at Miles, and the completion of a revitalisation of Waterloo Plains Environmental Park at Wandoan.

As we invest in creating exciting spaces to bring the people together, we also need to ensure our facilities are alive with activity. This budget includes funding for a variety of wonderful initiatives to boost creativity in the region, such as the progression of a new regional sculpture and public art trail,

2023/24 Budget Statement
Mayor Paul McVeigh
21 June 2023



Regional Artists' Exhibition, community pool parties, movie nights, and comedy shows.

We recognise the importance of grassroots initiatives and community-driven events, and have allocated more than \$461,000 to diverse community grants and funding opportunities this year.

We're a forward-thinking Council committed to attracting business and investment opportunities for the region now and into the future.

In the year ahead, Council will complete a carbon emissions study to understand how we contribute to carbon emissions and explore how we can achieve carbon neutrality and work towards a cleaner, more sustainable future.

Our region has built a reputation as a premier destination for major events in Queensland, that drive tourism and energize our local economy.

This budget includes funding for our renowned festivals and events including the Big Skies Festival, and we will also deliver a brand new tourist attraction at Bell, which will see the installation of a giant wind turbine blade to tell the story of the region's strong energy sector.

**2023/24 Budget Statement
Mayor Paul McVeigh
21 June 2023**



In conclusion, I would like to acknowledge the work of both Councillors and staff in preparing this budget for the Western Downs community.

This budget ensures Council delivers critical services and infrastructure to our community while continuing to invest in initiatives to drive the the economic growth and enhance the liveability of the region for generations to come.

Thank you.

CARRIED

6. MEETING CLOSURE

The Meeting concluded at 1:51pm.

UNCONFIRMED

Title **Executive Services Mayoral Report June 2023**

Date 5 July 2023

Responsible Manager J. Taylor, CHIEF EXECUTIVE OFFICER

Summary

The purpose of this Report is to provide Council with significant meetings, forums and delegations attended by the Mayor during the month of June 2023.

Link to Corporate Plan

Strategic Priority: Active Vibrant Communities

- We are a region without boundaries, united in community pride.
- Our community members are the loudest advocates for what's great about our region.
- Our social, cultural and sporting events are supported locally and achieve regional participation.
- Our parks, open spaces, and community facilities are well utilised and connect people regionally.
- A recognised culture of volunteerism is active throughout our communities.

Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this Report be received and noted.

Background Information

Nil

Report

Meetings, delegations and forums attended by the Mayor during the month of June 2023:

Date	Who/Where	Details
1 June 2023	<ul style="list-style-type: none"> • Visit to Jimbour State School 	Jimbour
5 June 2023	<ul style="list-style-type: none"> • Councillor Information Sessions • Western Downs Futures Summit Meeting 	Dalby Dalby
6 June 2023	<ul style="list-style-type: none"> • LGAQ President Council Visit • CS Energy Stakeholder Advisory Committee Tour of Kogan Creek Power Station Site 	Dalby Kogan
7 June 2023	<ul style="list-style-type: none"> • Wandoan State School Review • Special Meeting of Council Draft 2023-2024 Budget Meeting • Councillor Information Sessions • Dalby Chamber Business After Hours 	Phone call Dalby Dalby Dalby
8 June 2023	<ul style="list-style-type: none"> • Darling Downs and South West Queensland Council of Mayors 	St George

9 June 2023	<ul style="list-style-type: none"> Darling Downs and South West Queensland Council of Mayors 	St George
10 June 2023	<ul style="list-style-type: none"> Dalby Filipino - Australian Community 125th Philippines Basketball and Volleyball Tournament 	Dalby
13 June 2023	<ul style="list-style-type: none"> State of the Nation 2023 - Address by the Prime Minister of Australia Australian Local Government Association Regional Forum 	Canberra Canberra
14 June 2023	<ul style="list-style-type: none"> Regional Activators Alliance Breakfast Australian Local Government Association Regional Forum 	Canberra Canberra
15 June 2023	<ul style="list-style-type: none"> Australian Local Government Association Regional Forum Australian Council of Local Government Gala Dinner 	Canberra Canberra
19 June 2023	<ul style="list-style-type: none"> Planning and Pre-Agenda Meeting Councillor Information Sessions 	Dalby Dalby
20 June 2023	<ul style="list-style-type: none"> Meeting with Landowners Meeting with St Vincent de Paul Connect With Council BBQ 	Dalby Dalby Dalby
21 June 2023	<ul style="list-style-type: none"> Ordinary Meeting of Council Special Meeting of Council Radio Interview - Mayoral Budget - ABC Southern Queensland 	Dalby Dalby Phone call
23 June 2023	<ul style="list-style-type: none"> Local Government Association Queensland Policy Executive Meeting 	Brisbane
24 June 2023	<ul style="list-style-type: none"> Energy Forum 	Dalby
26 June 2023	<ul style="list-style-type: none"> Development Assessment Panel Meeting Transformation Working Group Meeting Pre-Briefing with Local Government Association of QLD (LGAQ) 	Dalby Teams Meeting
27 June 2023	<ul style="list-style-type: none"> Radio Interview - ABC Southern Queensland The Queensland Resources Council Cocktail Event 	Phone call Brisbane
28 June 2023	<ul style="list-style-type: none"> Meeting with Omega Oil & Gas Meeting with Queensland Resources Council Meeting with Pacific Partnerships 	Brisbane Brisbane Brisbane
29 June 2023	<ul style="list-style-type: none"> Meeting with QShelter Meeting with Glencore Meeting with RE Partners 	Brisbane Brisbane Brisbane

Consultation (Internal/External)

Nil

Legal/Policy Implications (Justification if applicable)

Nil

Budget/Financial Implications

Nil

Human Rights Considerations

Section 4(b) of the *Human Rights Act 2019* (Qld) (the Human Rights Act) requires public entities 'to act and make decisions in a way compatible with human rights'.

There are no human rights implications associated with this report.

Conclusion

The forgoing represents activities undertaken by the Mayor during the month of June 2023.

Attachments

Nil

Authored by: Hailey Wex, Executive Officer to the Mayor

Title	(030.2023.19.001) Community and Liveability Report Development Application Material Change of Use for an Agricultural Supplies Store on Lot 31 on SP153811 39 Thrupps Access Road Dalby Wallin C/-Willowtree Planning Pty Ltd
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Date	26 June 2023
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Responsible Manager	T. Summerville, PLANNING AND ENVIRONMENT MANAGER
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Summary

The purpose of this Report is for Council to decide the proposed development for a Material Change of Use to establish an Agricultural Supplies Store on Lot 31 on SP153811 and situated at 39 Thrupps Access Road, Dalby.

Link to Corporate Plan

Strategic Priority: Strong Diverse Economy

- We aggressively attract business and investment opportunities.
- Our region is a recognised leader in agribusiness, energy, and manufacturing.
- We deliver water security to enable future economic growth.
- We proactively advance our region as a tourism destination.
- Our business and industry actively live and buy local.

Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this Report be received and that:

1. The application for Material Change of Use to establish an Agricultural Supplies Store on land described as Lot 31 on SP153811 and situated at 39 Thrupps Access Road, Dalby be refused, based on the following grounds:
 - (1) The proposed development is inconsistent with the Strategic Plan, as follows:
 - (a) The proposed development is inconsistent with Strategic Element 3.3.11 (Rural Residential Land Use and Development) Specific Outcome 1 of the Strategic Plan which seeks to ensure that Rural Residential land is characterised by low density residential uses that take advantage of the rural lifestyle and character of the surrounding landscape, providing an alternative housing choice. The proposed development is commercial in nature and as such, is inconsistent with the specific outcome to accommodate low density residential uses.
 - (b) The proposed development is inconsistent with Strategic Element 3.3.11 (Rural Residential Land Use and Development) of the Strategic Plan, as the proposed development is not consistent with the purpose or intent of the Zone and there is no overriding community need to support development, or sufficient planning justification that the development could not be established in a more appropriate Zone.

- (2) The proposed development conflicts with the intent and purpose of the Rural Residential Zone Code, which is to provide for residential uses and activities on large lots, including lots for which the Local Government has not provided infrastructure and services. The proposed development is commercial in nature which is inconsistent with the intent for the Zone to accommodate residential uses and is not compatible with the surrounding rural residential allotments.
- (3) The proposed development does not satisfy Overall Outcome 5 of the Rural Residential Zone Code, as the development is considered commercial in nature, does not support the day-to-day needs of the immediate residential community, and the development has the potential to impact on the amenity of the surrounding Rural Residential allotments in terms of dust, noise emissions and visual amenity.
- (4) The proposed development does not satisfy Overall Outcome 16 of the Rural Residential Zone Code, as the development is not consistent with the purpose or intent of the Rural Residential Zone, and there is no overriding community need or valid planning justification as to why the proposed use cannot be more reasonably established in a more appropriate Zone.

Background Information

The relevant background information to this application is as follows:

Application No: 030.2023.19.001	Assessment No: 4611	Keywords Index: AD6.6.2 & LG7.6.1
Assessing Officer:	Kym Bannerman PLANNING OFFICER DEVELOPMENT ASSESSMENT	
PART 1: APPLICATION		
Applicant:	S Wallin C/- Willowtree Planning Pty Ltd	
Owner:	SL & NA Wallin	
Site Address:	39 Thrupps Access Road, Dalby	
Site Area:	8,849m ²	
Real Property Description:	Lot 31 on SP153811	
Proposed Development:	Agricultural Supplies Store	
Level of Assessment:	Impact	
Type of Application:	Material Change of Use	
Relevant Planning Scheme:	Western Downs Planning Scheme 2017 incorporating Amendment 1	
Zone:	Rural Residential	
Precinct:	Rural Residential 4000 Precinct	
Overlays:	• Natural Resources - Agricultural Land Class A • Stormwater - Minor Overland Flow Path • Road Hierarchy - Access	
Pre-lodgement Meeting:	Yes	Date: 02/03/2022
Application Lodgement Date:	17/01/2023	
Properly Made Application:	No	Date: N/A
Action Notice issued:	Yes	Date: 01/02/2023
Required Action Taken:	Yes	Date: 02/02/2023
Confirmation Notice Issued:	Yes	Date: 08/02/2023
PART 3: INFORMATION REQUEST		
Information Request Issued:	Yes	Date: 22/02/2023
Applicant's Response:	Yes	Date: 27/04/2023
PART 4: PUBLIC NOTIFICATION		
Date Commenced:	Yes	Date: 26/05/2023
Notice of Compliance Received:	Yes	Date: 21/06/2023
Submissions Received:	One (1) properly made	

PART 5: DECISION PERIOD	
Date Commenced:	06/07/2023
Decision Due Date:	09/08/2023

Report

1. Background - Site

The subject site, described as Lot 31 on SP153811 is located at 39 Thrupps Access Road, Dalby. The property has an area of 8,849m², gains access from Thrupps Access Road, and is within the Rural Residential Zone. The Natural Resources, Road Hierarchy and Stormwater Overland Flow Path Overlays impact the land.

The site is developed and contains a Dwelling and associated swimming pool, dam and Domestic Outbuildings.

The surrounding area is comprised of residential land uses to the north within Rural Residential Zoning, and agricultural and vacant land to the south within Rural Zoning. The immediate surrounding area is predominantly large lot residential developments, with similar lot configurations to the subject land.

2. Previous Approvals and Enquiries

The applicant and his family have previously operated their Nature Revival Company from a number of sites in Dalby.

An application was approved on 6 July 1999 and the applicant was issued a Development Permit for a Domestic Occupation - Class 7(B) - Distribution Business over a site located at 12 Nicholson Street, Dalby.

In August 2021, following an enquiry and meeting with Council's Planning Officers, the applicant was advised that the fertiliser operation would fit within the definition of an Agricultural Supplies Store in the Planning Scheme, and that the Zones in which an Agricultural Supplies Store is considered a consistent use are the Major Centre Zone, District Centre Zone, Local Centre Zone, Township Zone, Low Impact Industry Zone and Medium Impact Industry Zone. At the time of this enquiry, the applicant had not identified potential sites for the development.

The use was operated from 27 Brimblecombe Street, Dalby for a number of years. Council received a complaint in relation to the use at this site, and a compliance letter was issued in December 2021 advising that the use had been unlawfully established at the site, as there was no Material Change of Use approval for an Agricultural Supplies Store. The applicant was advised that the site is included in the Low Density Residential Zone in which an Agricultural Supplies Store is identified as an inconsistent use. As the use is inconsistent within the Low Density Residential Zone Code, the applicant was advised that Council would be unlikely to support a development application and that Council required the relocation of the unlawful Agricultural Supplies Store.

In June 2022, 27 Brimblecombe Street, Dalby was sold and the use ceased at the site following the change of ownership.

In February 2022, a compliance letter was issued to the applicant regarding carrying out assessable development (Agricultural Supplies Store) at the subject site. The letter advised that, as operation of an Agricultural Supplies Store is an inconsistent use within the Rural Residential Zone, Council is unlikely to support an Impact Assessable Development Application.

The applicant had a Pre-lodgement Meeting with Council Planning Officers on 2 March 2022 to discuss establishing the use at the subject site. During this Meeting, the applicant was advised that the use is inconsistent within the Rural Residential Zone, and that an application may not be supported by Council. The applicant was advised that the use would be more appropriately located in a Commercial or Industrial Zoned area.

In March 2022, the applicant made enquiries about a short-term lease at 15 Hospital Road, Dalby, to operate the use from the premises while the current application was being prepared. The applicant was advised that it was considered that the use would be consistent with the existing use rights for the property (which was previously occupied by a Nursery) and that they could operate from the property at 15 Hospital Road without requiring a Material Change of Use approval from Council. It is understood that the applicant did establish the use at the site for a period of time.

3. Proposal

The applicant has submitted a development application for a Material Change of Use to establish an Agricultural Supplies Store at 39 Thrupps Access Road, Dalby.

The proposed development seeks to facilitate the operation of a liquid fertiliser supplies store across the site, including demolition of the existing sheds on the site and construction of two new sheds. The proposed development includes the removal of a portion of existing vegetation and four trees to allow for the installation of a gravelled hardstand area and sheds.

The proposed Agricultural Supplies Store will facilitate the establishment of Nature Revival Company Pty Ltd at the site. Nature Revival Company sells Beaulieu R.U.M which is a product marketed as liquid plant food. Beaulieu R.U.M liquid plant food is worm urine. The applicant has advised that Beaulieu R.U.M liquid plant food is a non-hazardous substance, is a gold-coloured clear liquid, which is odour-free and non-flammable. It is noted that no Environmental Authority is required for the use.

The applicant has advised that no other products will be stored on-site and that no chemicals are sold by Nature Revival Company Pty Ltd. When in full operation, the following are the maximum quantities that would be stored at the site, in bulk:

- one x 5,000L molasses grade plastic storage tank;
- two x 3,000L heavy duty HD plastic storage tanks;
- six to ten 1,000L IBC transportable plastic tanks;
- four x 220L heavy duty HD plastic containers; and
- thirty-two 20L heavy duty HD plastic containers.

Total volume stored would be approximately 23,000 litres of Beaulieu R.U.M liquid plant food.

The Beaulieu R.U.M liquid plant food is transported from Inverell to Dalby by the company's truck in intermediate bulk containers (IBC), shuttles and dispensed into the larger tanks ready for customers to bring their containers for the amount they require. It can be sold in 1,000L shuttle, 220L container, or 20L containers and there are pre-packed containers available.

Once on-site, the shuttles will be transported to the shed and unloaded, then pumped into the storage tanks. If the containers are pre-packed, they are stored until sold.

The use will involve both customers coming to the site and delivery. The applicant will require that all sales have telephone contact before the customer is allowed onto the property, with an agreed time arranged for customers to come to the site and have their containers filled with the product. It is expected that customers would arrive at the site in a utility or car with trailer if they are getting a larger quantity.

When a customer arrives on-site, they will drive into the proposed shed and the required amount of liquid plant food will be meted into their container. Should they be buying it pre-packaged, it will be forklifted onto their vehicle.

In terms of deliveries of the liquid plant food product to the site, the applicant has advised that when the levels reach approximately 3,000L, more stock supplies are collected/delivered to the site. 6,000L of Beaulieu R.U.M liquid plant food is collected or delivered by Nature Revival Company at a time.

The liquid plant food is collected by the business owners on average seven times a year, and returned to the site in pre-packaged labelled containers, sometimes two pallets of 220L or 20L sizes and up to four bulk 1,000L IBC transportable plastic containers or six bulk 1,000L IBC containers depending on the stock required. The typical truck used is a 12 tonne with 6 tonne payload.

As part of their response to an item on Council's Information Request regarding the number of deliveries to the site and the largest vehicle for deliveries, the applicant replied with the following details:

"It is noted that the company has been operating within Dalby for a number of years with the following number of sales/customers as follows:

2015/2016:	41 customers, purchased a total of 23,990L
2016/2017:	45 customers, purchased a total of 36,455L
2017/2018:	28 customers, purchased a total of 10,108L
2018/2019:	18 customers, purchased a total of 4,250L
2019/2020:	18 customers, purchased a total of 3,860L
2020/2021:	30 customers, purchased a total of 9,755L
2021:	9 customers, purchased a total of 5,860L"

The applicant has advised that they anticipate two to four customers per week. A car parking area to accommodate two on-site car parking spaces is proposed for the use of customers.

The proposed shed which will be used for the Agricultural Supplies Store, will have an area of 288m² and would not contain any internal rooms. The proposed hours of operation are from 6am to 6pm Monday to Friday and 6am to 12pm Saturdays.

4. Assessment

The following are the benchmarks applying to this development:

ASSESSMENT MATTERS	
The proposed development was assessed against the following assessment benchmarks:	
<ul style="list-style-type: none"> ▪ Western Downs Planning Scheme 2017 incorporating Amendment 1 <ul style="list-style-type: none"> • Strategic Plan • Rural Residential Zone Code • Natural Resources Overlay Code • Stormwater Overland Flow Path Overlay Code • Infrastructure Services Code • Transport, Access and Parking Code 	
The development was assessed against all of the assessment benchmarks listed above and complies with all of these with the exceptions listed below:	
Assessment Benchmark	Reasons for the Approval Despite Non-compliance with Benchmark
Rural Residential Zone Code	
6.2.11.2 Purpose, Overall Outcome (5) Non-residential uses occur within the Zone where they primarily support the day-to-day needs of the immediate residential community and do not unreasonably detract from the residential amenity of the area.	It is not considered that the proposed development would support the day-to-day needs of the immediate residential community. The development of a commercial use within the Rural Residential Zone prejudices such development within a more appropriate Zone, such as the Centre or Industrial Zones. It is considered that there is suitable Centre and Industrial Zoned land available within Dalby that offers suitable setback distances from residential areas.

	<p>The proposed development includes a significant area of hardstand and a large shed to facilitate the use. The intensity of the proposed use would not maintain the environment, nor is it compatible with the surrounding rural residential allotments.</p> <p>Considering the type of equipment (trucks and cars with trailers and forklift), and the commercial nature of the use, where the product will be brought to the site on a truck and customers will visit the site, it is considered that the development will generate traffic loads greater than that reasonably associated with a Dwelling House within the Rural Residential Zone.</p> <p>Based on the nature of the use, it is considered that the development has the potential to impact on the amenity of the surrounding Rural Residential allotments in terms of dust, noise emissions and visual amenity.</p>
<p>Inconsistent use in the Rural Residential Zone -</p> <p>Agricultural Supplies Store</p> <p>6.2.11.2 Purpose, Overall Outcome (16)</p> <p>Where development is not consistent with the purpose and intent of the Rural Residential Zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate Zone.</p>	<p>The purpose of the Rural Residential Zone Code is to provide for residential uses and activities on large lots.</p> <p>The establishment of a commercial use at the site will not protect or enhance the predominantly rural residential form or character, nor maintain the semi-rural residential amenity.</p> <p>The applicant has not demonstrated overriding community need for the use to be established at the subject site in the Rural Residential Zone. An Agricultural Supplies Store is identified as Consistent development within the Major Centre Zone, District Centre Zone, Local Centre Zone, Township Zone, Low Impact Industry Zone and Medium Impact Industry Zone. As such, it is considered that there is suitable land available within Dalby that has the infrastructure necessary, and offers suitable setback distances from residential areas on which the use could establish.</p>

4.1 Assessment against the Western Downs Planning Scheme 2017 incorporating Amendment 1 (the Planning Scheme)

The proposed development conflicts with the Outcomes sought in the Strategic Plan as outlined below:

"Strategic Outcome 3.3.9 Element - Industrial Land Use and Development, 3.3.9.1 Specific Outcome (1)

Rural residential land use and development provides an alternative housing choice to meet broader community needs, however, it is not the predominant form of housing in the Western Downs. Characterised by low density residential uses that take advantage of the rural lifestyle and character of the surrounding landscape, Rural residential development does not have the same convenience and levels of access to urban services and infrastructure, employment opportunities or community facilities that are expected in the towns and villages of the Western Downs."

Officer's Comments

The development seeks to facilitate commercial activities in an established Rural Residential area. The site and surrounding area are Zoned for residential purposes. The development conflicts with the Strategic Outcome and is not consistent with the existing rural residential form or character of the area.

The development has the potential to impact on the amenity of the surrounding Rural Residential allotments in terms of dust, noise emissions and visual amenity. The use is not considered suitably located in a rural residential area.

"Strategic Outcome 3.3.9 Element - Industrial Land Use and Development, 3.3.11.2 Land Use Strategies (3)

Where development is not consistent with the purpose and intent of the Zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate Zone."

Officer's Comments

The purpose of the Rural Residential Zone Code is to provide for residential uses and activities on large lots. The subject site is located in an established Rural Residential area. An Agricultural Supplies Store is commercial in nature and is identified as an Inconsistent use in the Rural Residential Zone.

An Agricultural Supplies Store is identified as Consistent development within the Major Centre Zone, District Centre Zone, Local Centre Zone, Township Zone, Low Impact Industry Zone and Medium Impact Industry Zone. As such, it is considered that there is suitable land available within Dalby that has the infrastructure necessary and offers suitable setback distances from residential areas on which the use could establish. It is noted that the applicant had located and was considering options for a lease at a suitable site included in the Low Impact Industry Zone located at 15 Hospital Road, Dalby, where the use is Consistent with the Zone and was able to establish without a Material Change of Use approval.

4.2 Zone Code

Rural Residential Zone Code

The Rural Residential Zone is intended to accommodate residential uses and activities on large lots. The proposed use is considered commercial in nature and as such, is inconsistent with the intent and character of the Rural Residential Zone.

The development is inconsistent with Overall Outcomes 5 and 16 of the Rural Residential Zone Code. The development has the potential to impact on the amenity of the surrounding Rural Residential allotments in terms of dust, noise emissions and visual amenity. The proposed shed, hardstand area and vehicle manoeuvring areas will be visible from the street frontage and adjoining properties from either side and beyond the direct street frontage in front of the Dwelling.

As detailed in the Assessment Benchmarks Table above, the establishment of a commercial use at the site is not compatible with the Rural Residential character or amenity of the area. The proposed use would be more suitably located in a Centre or Industry Zone.

It is noted that buildings and structures ancillary to a Dwelling in the Rural Residential Zone are restricted to 200m² cumulative floor area in accordance with Acceptable Outcome 4.3 of the Code. Although the proposed sheds are intended to be used for commercial purposes and therefore are not considered Domestic Outbuildings, the proposed development would result in a cumulative area of sheds on the property of 364m² which is significantly above that reasonably associated with a Dwelling House within the Rural Residential Zone.

The proposed development is considered inconsistent with the intent and purpose of the Rural Residential Zone Code.

4.3 Overlays

Natural Resources Overlay Code

The entire site is mapped as Agricultural Land Classification - Class A. As the proposed development is not for a Material Change of Use in the Rural Zone, assessment against the Natural Resources Overlay is not applicable.

Stormwater Overland Flow Path Overlay Code

The subject site is subject to a Minor Stormwater Overland Flow Path. The Minor Flow Path is located within the Thrupps Access Road road reserve and the adjoining property with only a small encroachment into the subject site towards the site's frontage. The proposed shed and car parking area would be located outside the Minor Flow Path.

4.4 Development Codes

Infrastructure Services Code

The existing Dwelling is connected to the reticulated water supply, an on-site sewerage disposal system, and electricity and telecommunication networks.

Appropriate connections to services are available for the proposed development.

Transport Access and Parking Code

The proposal seeks to maintain the existing access along the southern boundary of the site from Thrupps Access Road. The existing access driveway is dirt and is proposed to be resurfaced with gravel. A new internal gravelled hardstand area is proposed, equating to approximately 740m².

Table 9.4.5.2 of the Transport Access and Parking Code does not specify a parking rate for an Agricultural Supplies Store use. It is up to the applicant to demonstrate that the parking arrangements are suitable for the expected demand generated by the use.

The applicant has advised that they anticipate two to four customers per week. A car parking area to accommodate two on-site car parking spaces is proposed for the use of customers, which is considered suitable.

5. Other Relevant Matters

5.1 Public Notification

As an Agricultural Supplies Store is identified as an Inconsistent use in the Rural Residential Zone, the development application is Impact Assessable and required public notification.

Public Notification was undertaken in accordance with the requirements of the *Planning Act 2016* and Development Assessment Rules 1.3.

The applicant:

- published a notice in the Western Downs Town and Country on 25 May 2023;
- placed a notice on each frontage of the land on 20 May 2023; and
- notified the adjoining land owners on 19 May 2023.

At the conclusion of the Public Notification Period, Council had received one properly made submission.

The submission was provided to the applicant and the applicant has provided a response to the submission received. Council's Assessing Officer has considered the matters raised in the submission received and the applicant's response to the submission in the Table of Submission attached to this Report.

Consultation (Internal/External)

Internal

Council's Consultant Development Engineer has assessed the development application and provided comments.

Council's A/Planning and Environment Manager and Principal Planner have reviewed this Report and provided comments where necessary.

Legal/Policy Implications (Justification if applicable)

An applicant may elect to appeal against Council's decision in accordance with the relevant Section of the *Planning Act 2016*, which states:

"Chapter 6 Dispute Resolution

Part 1 Appeal Rights

229 Appeals to Tribunal or P&E Court

- (1) Schedule 1 states -
 - (a) matters that may be appealed to -
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) the person -
 - (i) who may appeal a matter (the **appellant**); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The **appeal period** is -
 - (a) for an appeal by a building advisory agency - 10 business days after a Decision Notice for the decision is given to the Agency; or
 - (b) for an appeal against a deemed refusal - at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under Chapter 7, Part 4, to register premises or to renew the registration of premises - 20 business days after a Notice is published under Section 269(3)(a) or (4); or
 - (d) for an appeal against an Infrastructure Charges Notice - 20 business days after the Infrastructure Charges Notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a Decision Notice has not been given - 30 business days after the applicant gives the Deemed Approval Notice to the Assessment Manager; or...

...(g) *for any other appeal - 20 business days after a Notice of the decision for the matter, including an Enforcement Notice, is given to the person.*

Note - See the P&E Court Act for the Court's power to extend the appeal period."

Budget/Financial Implications

Nil

Human Rights Considerations

Section 4(b) of the *Human Rights Act 2019* (Qld) (the *Human Rights Act*) requires public entities "*to act and make decisions in a way compatible with human rights*".

There are no human rights implications associated with this Report.

Conclusion

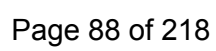
The proposed development has been assessed against the requirements of the Western Downs Planning Scheme 2017 incorporating Amendment 1. The proposed business is considered commercial in nature and as such, is inconsistent with the intent and character of the Rural Residential Zone. The development has the potential to impact on the amenity of the surrounding Rural Residential allotments in terms of dust, noise emissions and visual amenity. It is considered that the proposed development does not comply with the requirements of the Planning Scheme and that there is no valid planning justification as to why the proposed use cannot be reasonably established in a more appropriate Zone. As such, it is recommended that the development application be refused.

Attachments

1. Locality Plans
2. Proposal Plans
3. Table of Submission

Authored by: Kym Bannerman, PLANNING OFFICER DEVELOPMENT ASSESSMENT

Location of Site



Zoning Map of Site



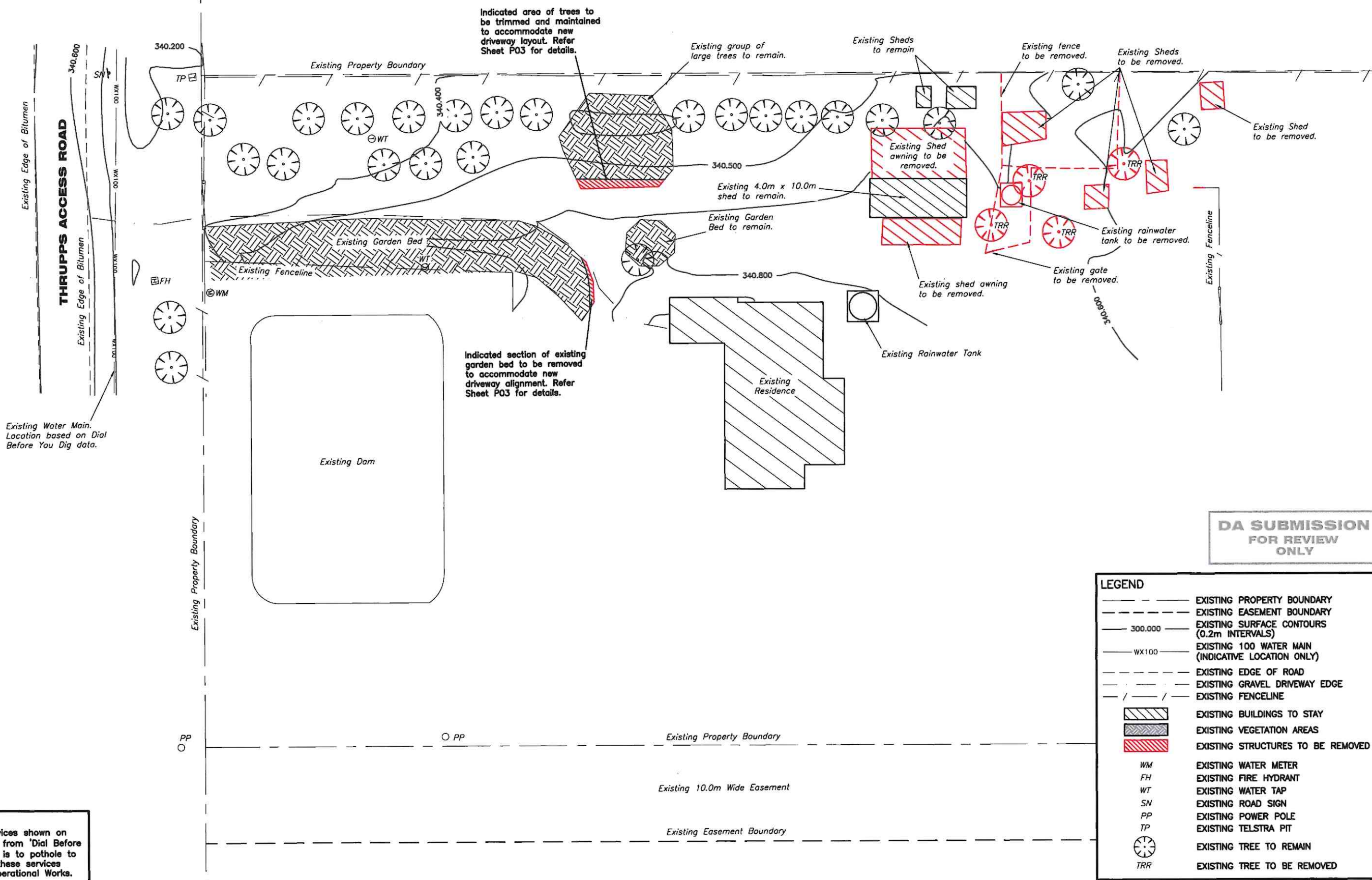
Planning Zones

 Community Facilities Zone	 Rural Residential Zone / Rural Residential 20000 ...
 Local Centre Zone	 Rural Residential Zone / Rural Residential 4000 P...
 District Centre Zone	 Rural Residential Zone / Rural Residential 8000 P...
 Major Centre Zone	 Rural Zone
 Low Density Residential Zone	 Rural Zone / Rural 10 Precinct
 Medium Density Residential Zone	 Rural Zone / Rural 100 Precinct
 Low Impact Industry Zone	 Township Zone
 Medium Impact Industry Zone	 Township Zone / Mowbullar - Bunya Mountains T...
 High Impact Industry Zone	
 Recreation and Open Space Zone	

Aerial Maps







DA SUBMISSION
FOR REVIEW
ONLY

LEGEND	
---	EXISTING PROPERTY BOUNDARY
---	EXISTING EASEMENT BOUNDARY
---	EXISTING SURFACE CONTOURS (0.2m INTERVALS)
---	EXISTING 100 WATER MAIN (INDICATIVE LOCATION ONLY)
---	EXISTING EDGE OF ROAD
---	EXISTING GRAVEL DRIVEWAY EDGE
---	EXISTING FENCELINE
---	EXISTING BUILDINGS TO STAY
---	EXISTING VEGETATION AREAS
---	EXISTING STRUCTURES TO BE REMOVED
WM	EXISTING WATER METER
FH	EXISTING FIRE HYDRANT
WT	EXISTING WATER TAP
SN	EXISTING ROAD SIGN
PP	EXISTING POWER POLE
TP	EXISTING TELSTRA PIT
---	EXISTING TREE TO REMAIN
---	EXISTING TREE TO BE REMOVED

CONTOURS ON THIS PLAN
ARE REPRESENTATIVE OF
THE EXISTING SURFACE.

NOTE:
Existing infrastructure/services shown on
plans have been obtained from 'Dial Before
You Dig' data. Contractor is to pothole to
confirm the locations of these services
prior to application for Operational Works.

Revisions	Date
B Response to WDRC RFI	APR 2023
A Original Issue	



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mail@bakerrossow.com.au

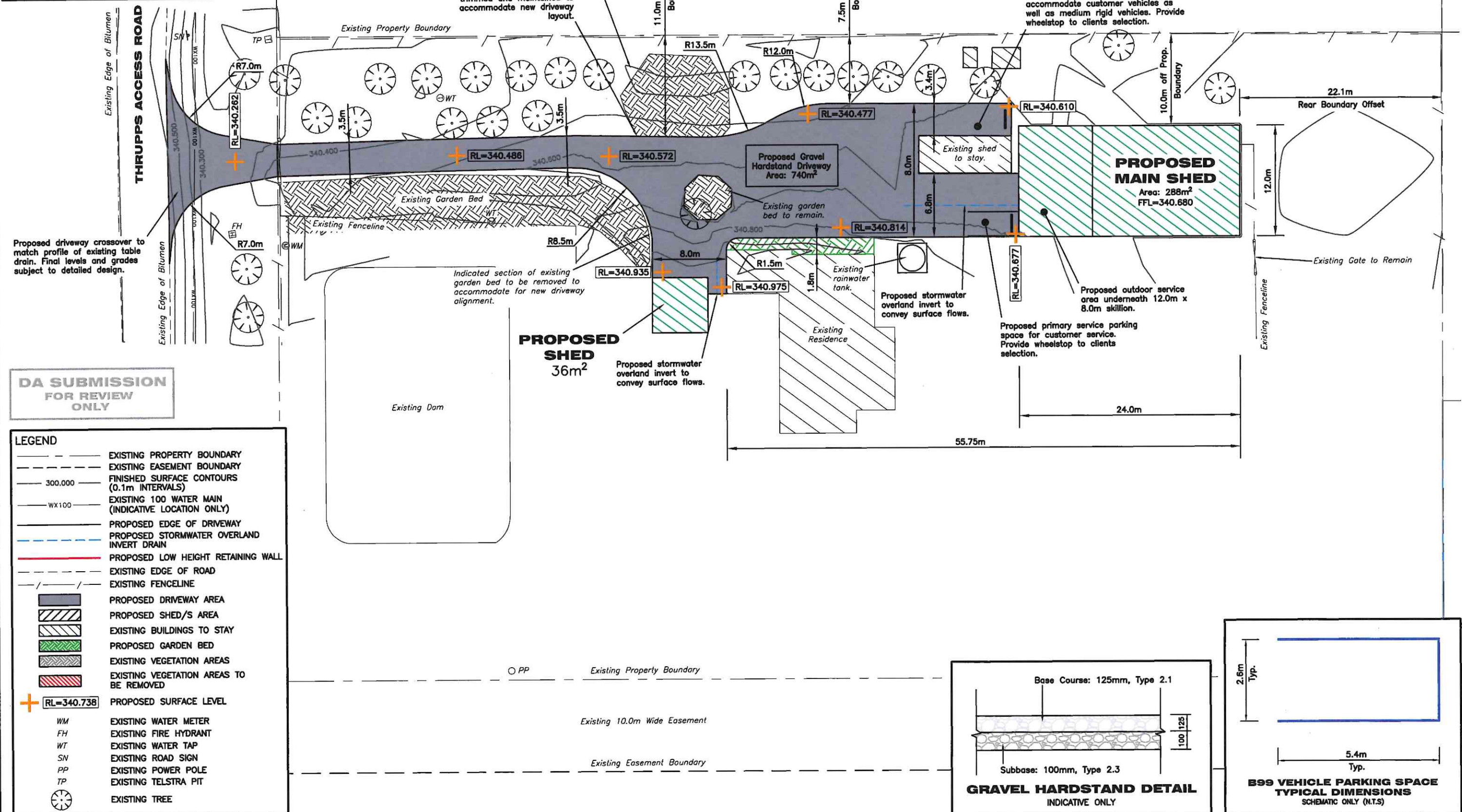
Client	NATURE REVIVAL COMPANY
Project	39 THRUPPS ACCESS ROAD, DALBY
Title	DEMOLITION LAYOUT PLAN

J/M	Design	Drawn	Examined	Certified	RPEQ: 12365
JWG	JWG	JWG	24/4/23	P. Swain	
NOV 22	NOV 22	NOV 22			
DISCREPANCIES					
WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL APPLY.					
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WHERE NO SIGNATURE EXISTS ABOVE, THIS DRAWING SHALL BE DEEMED AS PRELIMINARY, AND SHALL NOT BE USED FOR APPLICATION TO STATUTORY AUTHORITIES OR FOR CONSTRUCTION. DRAWINGS TAKE PRECEDENCE OVER ANY ELECTRONIC MODELS OR DATA PROVIDED					

0 2 4 6 8 10m	SCALE - 1: 400 AT A3	Bar Scales
JOB No.	Original Size	A3
220252	P02	
A	B	

NOTE:
Existing infrastructure/services shown on plans have been obtained from 'Dial Before You Dig' data. Contractor is to pothole to confirm the locations of these services prior to application for Operational Works.

CONTOURS ON THIS PLAN ARE REPRESENTATIVE OF THE FINISHED SURFACE.



Revisions	Date
B Response to WDRC RFI	APR 2023
A Original issue	



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Client **NATURE REVIVAL COMPANY**

Project **39 THRUPPS ACCESS ROAD, DALBY**

Title **DETAILED LAYOUT PLAN**

J/M Design Drawn Examined Certified RPEQ: 12365

JWG JWG JWG BDR 24/4/23

DISCREPANCIES

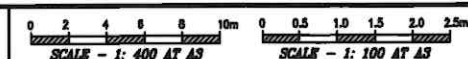
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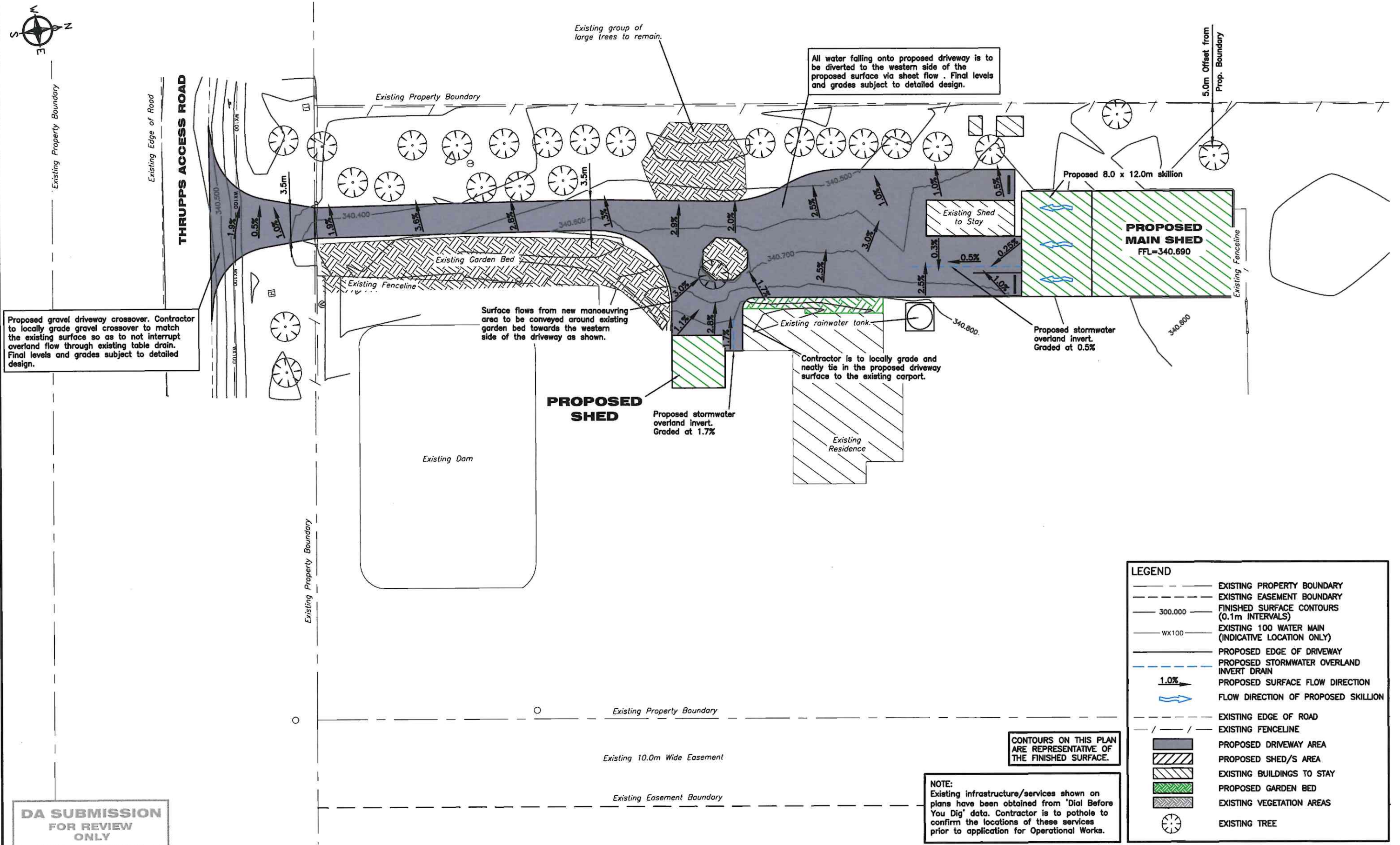
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Bar Scales

JOB No.
220254

Original Size A3
Plan No.
P03



Revisions	Date
B Response to WDRC RFI	APR 2023
A Original issue	



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Client **NATURE REVIVAL COMPANY**
Project **39 THRUPPS ACCESS ROAD, DALBY**
Title **STORMWATER MANAGEMENT LAYOUT PLAN**

J/M Design Drawn Examined Certified RPEQ: 12365
JWG JWG JWG BDR P. Swain
NOV 22 NOV 22 NOV 22 24/4/23

WHERE NO SIGNATURE EXISTS ABOVE, THIS DRAWING SHALL BE DEEMED AS PRELIMINARY, AND SHALL NOT BE USED FOR APPLICATION TO STATUTORY AUTHORITIES OR FOR CONSTRUCTION. DRAWINGS TAKE PRECEDENCE OVER ANY ELECTRONIC MODELS OR DATA PROVIDED.

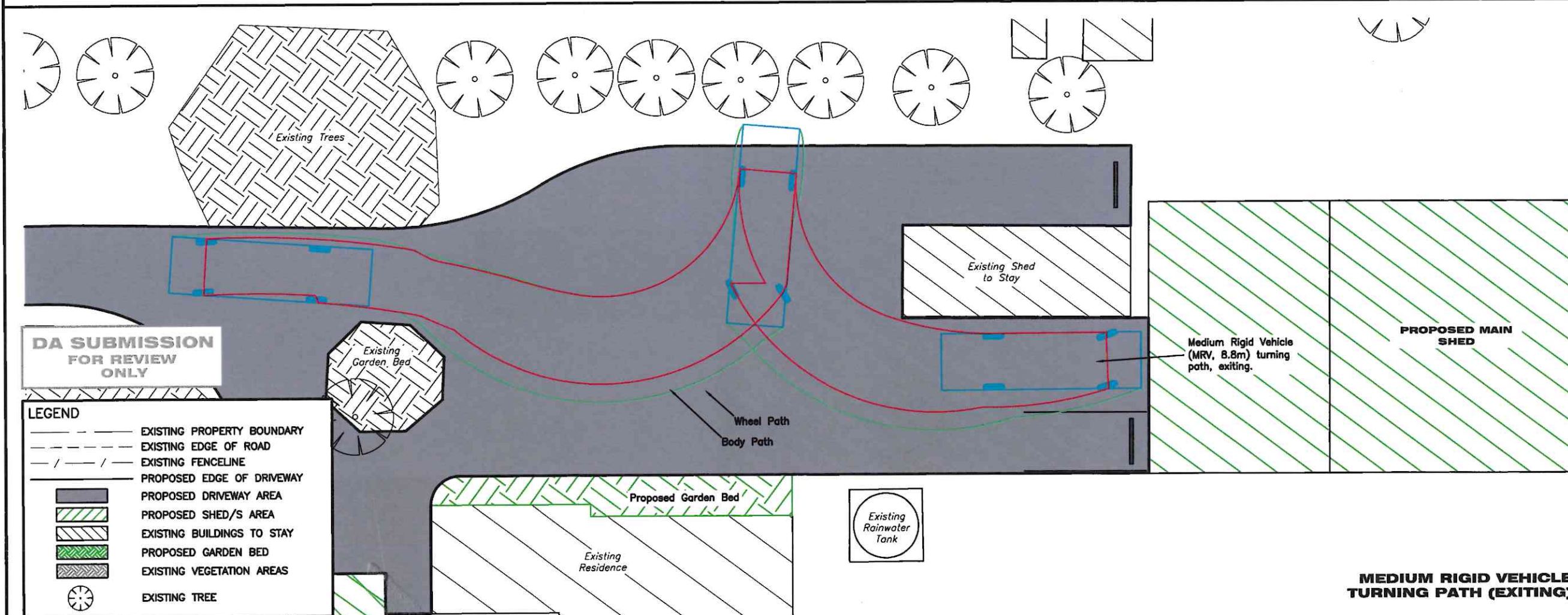
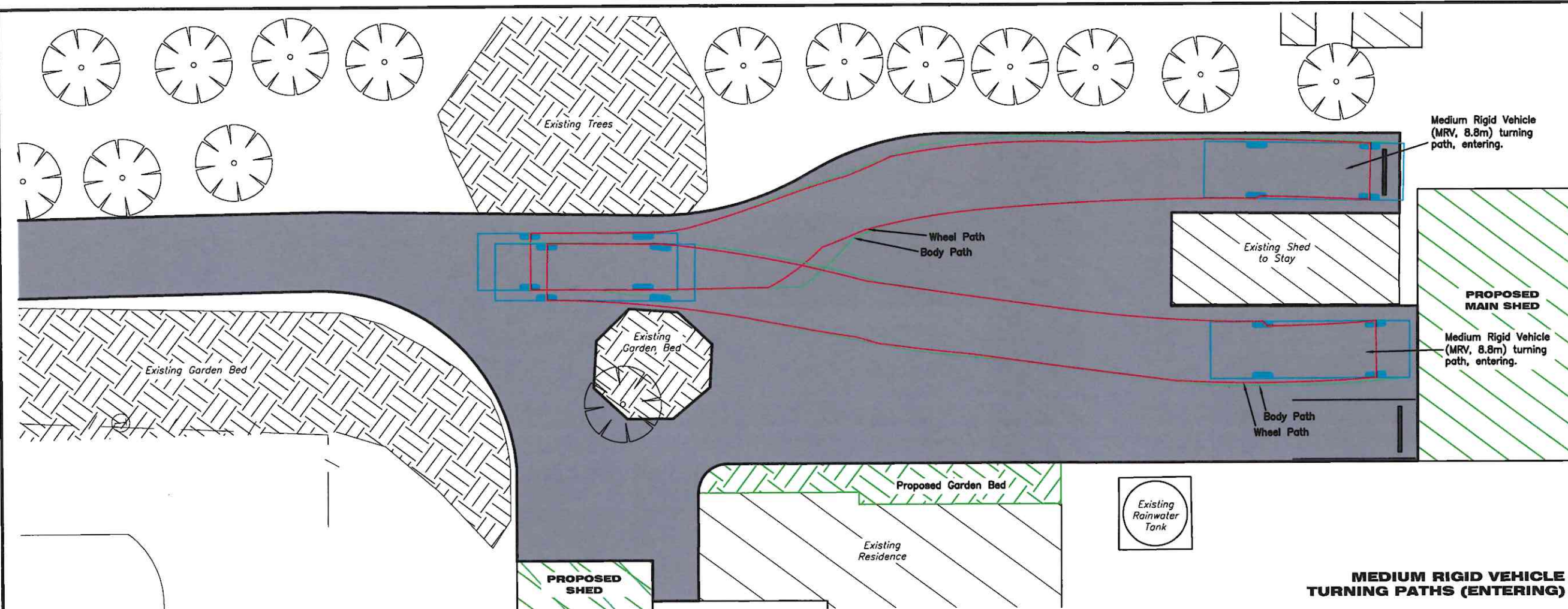
JOB No.
220254

Original Size A3
Plan No. **P04**

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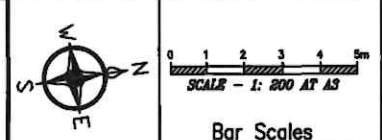
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**DA SUBMISSION
FOR REVIEW
ONLY**

LEGEND

- EXISTING PROPERTY BOUNDARY
- - - EXISTING EDGE OF ROAD
- / - / - EXISTING FENCELINE
- PROPOSED EDGE OF DRIVEWAY
- PROPOSED DRIVEWAY AREA
- PROPOSED SHED/S AREA
- EXISTING BUILDINGS TO STAY
- PROPOSED GARDEN BED
- EXISTING VEGETATION AREAS
- ⊗ EXISTING TREE



Revisions	Date
B Response to WDRC RFI	APR 2023
A Original issue	

Client
**NATURE REVIVAL
COMPANY**

Project
**39 THRUPPS ACCESS
ROAD, DALBY**

Title
**VEHICLE TURNPATH PLANS
SHEET 3 OF 4**

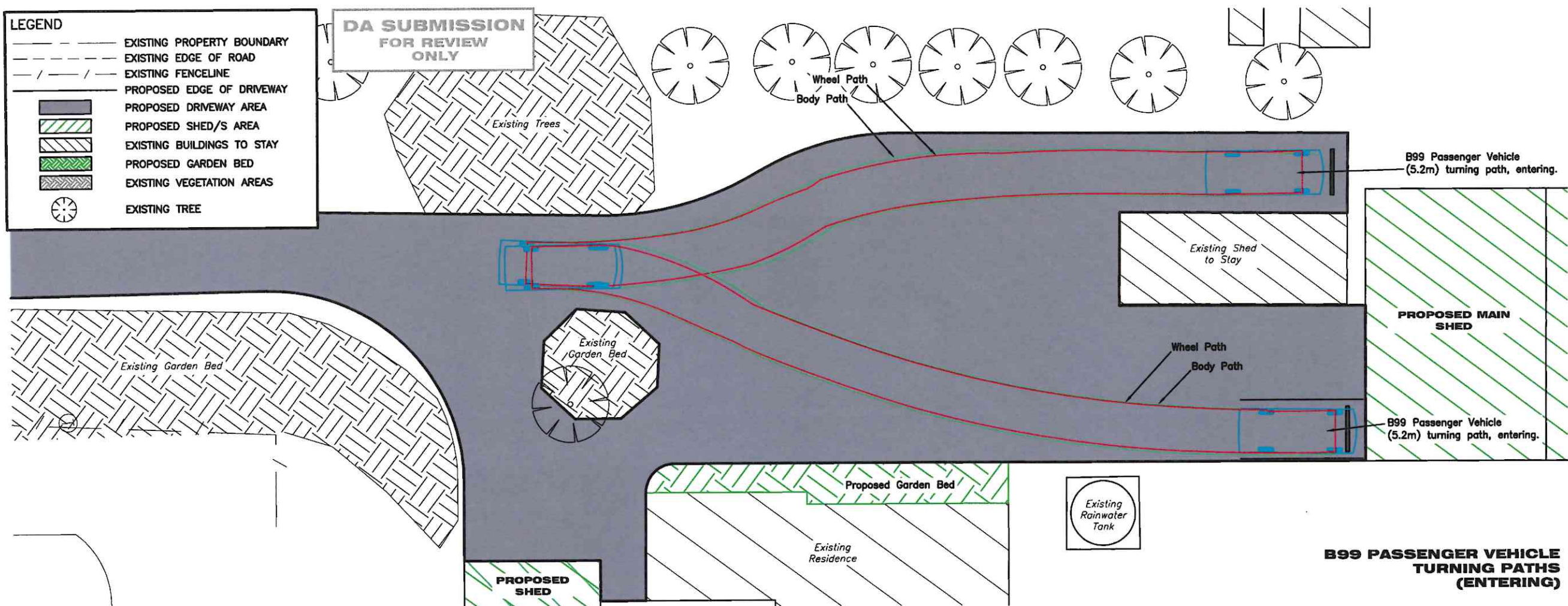
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JWG	JWG	JWG	202
NOV 22	NOV 22	NOV 22	24/4/23

Scale	Certified	RPEQ: 12365
1:200	<i>[Signature]</i>	

JOB No.	Original Size	A3
220254	Plan No. P07	
	A B	

LEGEND	
	EXISTING PROPERTY BOUNDARY
	EXISTING EDGE OF ROAD
	EXISTING FENCELINE
	PROPOSED EDGE OF DRIVEWAY
	PROPOSED DRIVEWAY AREA
	PROPOSED SHED/S AREA
	EXISTING BUILDINGS TO STAY
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	EXISTING VEGETATION AREAS
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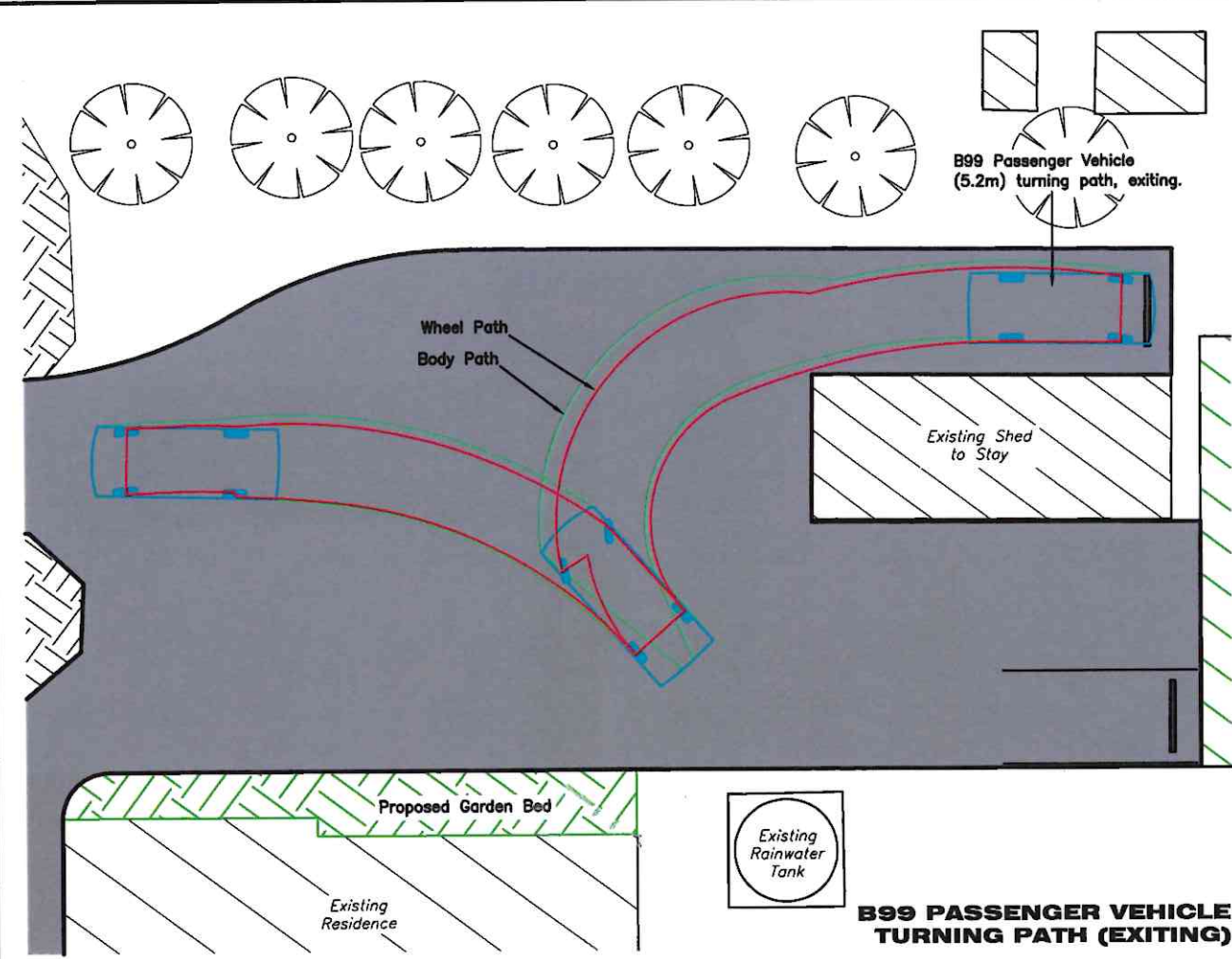
136 HERRIES STREET
PO BOX 1382
TOOWOOMBA
QLD 4350
PH: 07 4638 5655
bakerrossow.com.au
mail@bakerrossow.com.au

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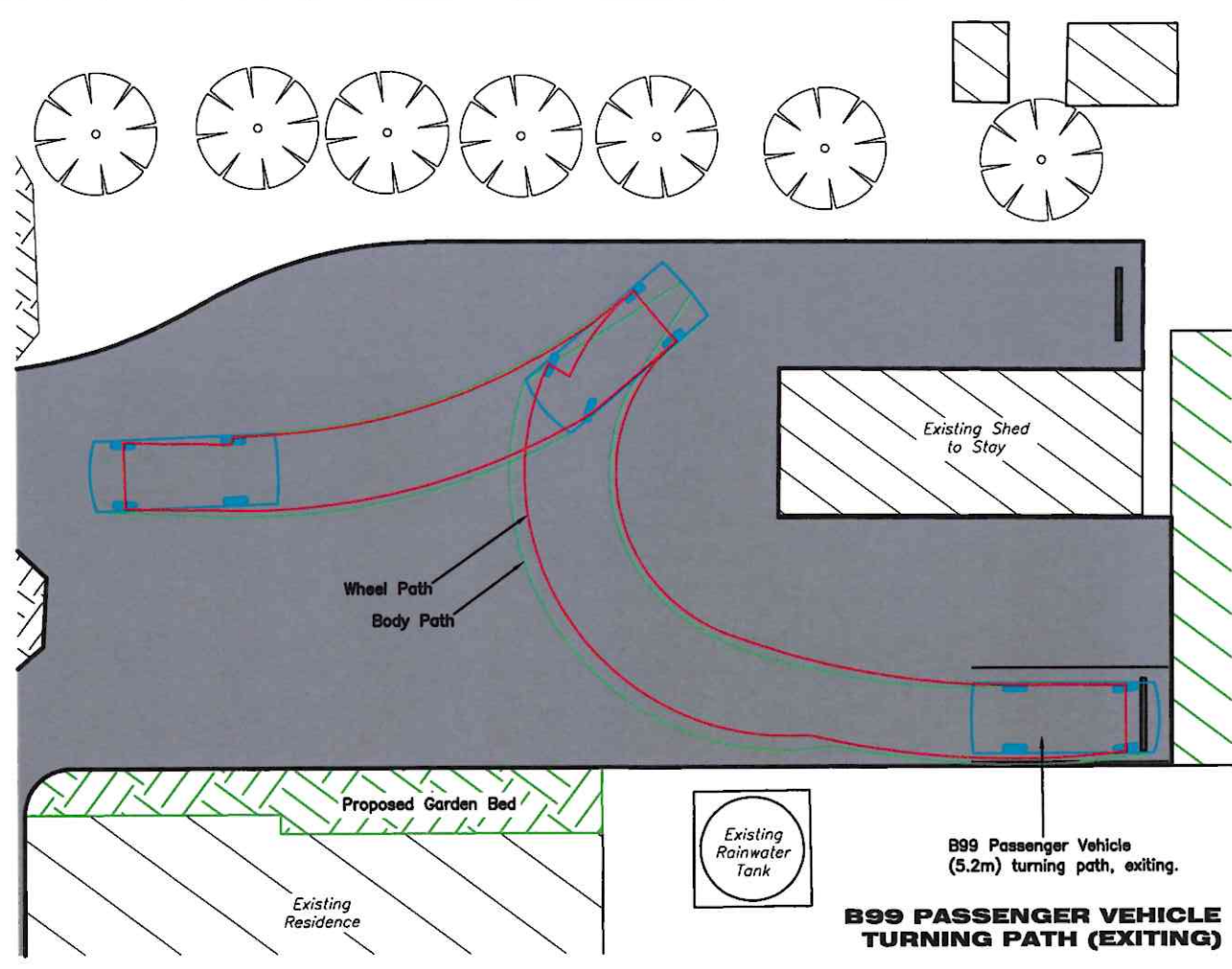
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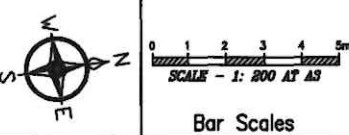
**B99 PASSENGER VEHICLE
TURNING PATHS
(ENTERING)**



**B99 PASSENGER VEHICLE
TURNING PATH (EXITING)**



**B99 PASSENGER VEHICLE
TURNING PATH (EXITING)**



Revisions	Date
B Response to WDRC RFI	APR 2023
A Original issue	

Client
**NATURE REVIVAL
COMPANY**

Project
**39 THRUPPS ACCESS
ROAD, DALBY**

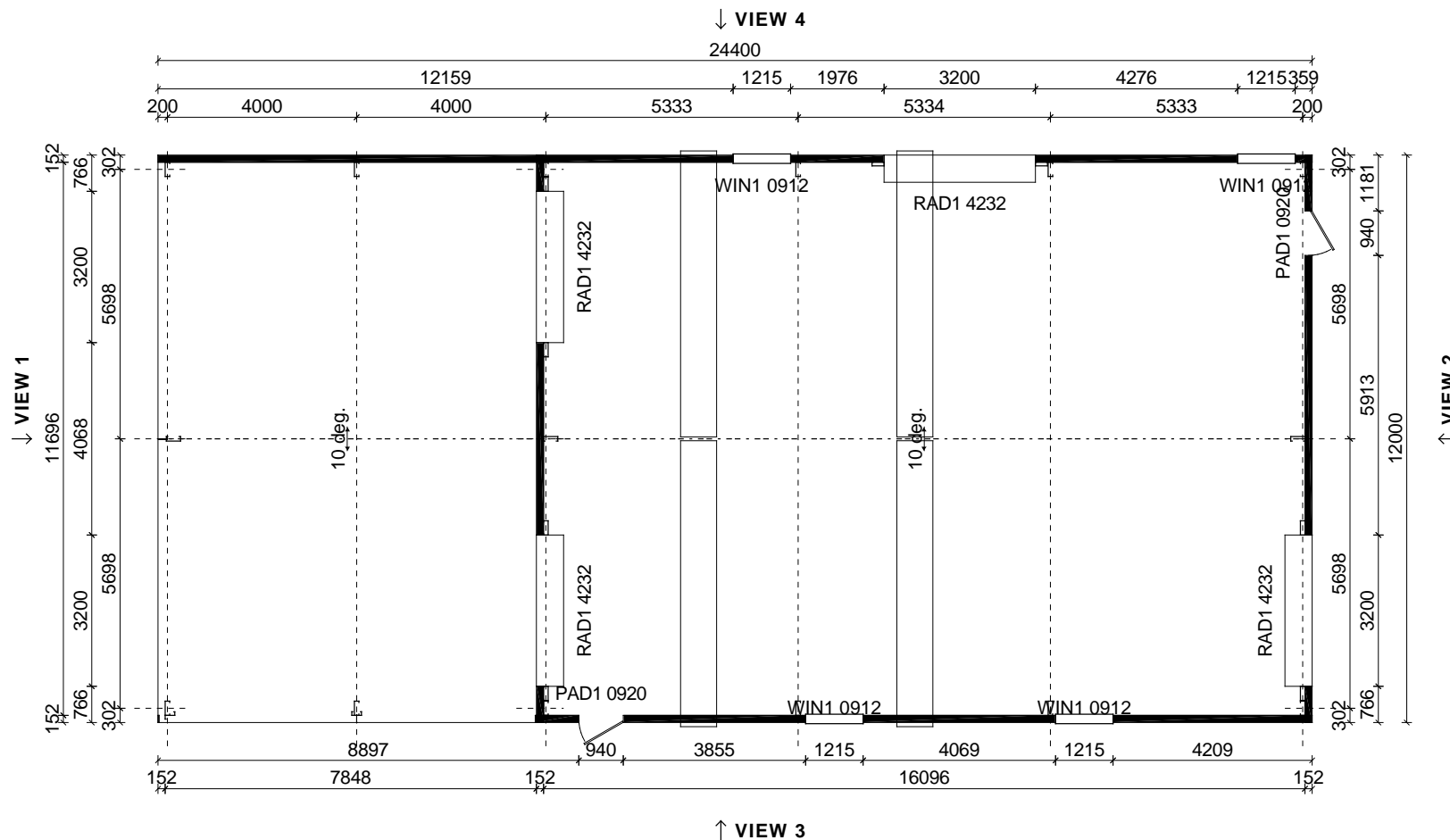
Title
**VEHICLE TURNPATH PLANS
SHEET 4 OF 4**

J/M	Design	Drawn	Examined
JWG NOV 22	JWG NOV 22	JWG NOV 22	BDR 24/4/23

Scale	Certified	RPEQ: 12365
1:200		

JOB No.	Original Size	A3
220254		
	Plan No.	
	P08	
	A	B

WIND DESIGN	
CLASS:	Class7
REGION:	B
TERRAIN CATEGORY:	2.0
TOPOGRAPHY:	Very Flat
SHIELDING:	Nil
IMPORTANCE:	2
ULTIMATE WIND:	50.00m/s
- N50 Main "CLOSED"	
- N50D 12000W x 8000L x 4905H,	
Gable Extension "OPEN"	
- No Snow Loading	
MEMBER SCHEDULE	
LABEL, MEMBER, DIMENSIONS	
PAD1, 2-PaDoor, 2040Hx920W	
RAD1, 4-RollerDoor, 4200Hx3200W	
WIN1, 4-Window, 900Hx1210W	



Precision Steel Framing
77 498 977 813
Unit 1, 18 Rocla Court
Toowoomba Qld

07 4634 7099
07 4634 7088
admin@psfsteel.com

TITLE: **FLOOR PLAN**

PROJECT NO: **23-00078** Page 97 of 218

CUSTOMER:
Allan & Julie Wallin
CLIENT:

SITE:
39 Thrupps Access Road
Dalby
LOT: 31 **RP/SP: SP 153811**

DATE: **28/04/2023**
ULT WIND SPEED:
50.00m/s
DRAWING No:
23-00078;A

Attachment 3 - Table of Submission

Submitter's Concerns	Submission Exert	Applicant's Response to Submission	Planning Officer's Comments
Product spills	<p><i>"What provisions will be put into place for any possible spills of the stored product and what impact if there is any spill would it have on surrounding vegetation and dams. We are particularly concerned about this as the proposed shed will be reasonably close to our dam, which we use to water our gardens and lawn. Also, our dogs swim in our dam and we have concerns of the impact any spills that leak into our dam could have on their health."</i></p>	<p><i>"The Beaulieu R.U.M. liquid plant food would be stored in plastic containers and tanks, limiting the chance for any spills to occur. The plastic containers are chemical grade and the black storage tank is molasses grade. Where a spill does occur there would not be any negative impacts on nearby vegetation or dams as the liquid plant food is a non-hazardous substance."</i></p>	<p>The applicant provided a copy of email advice they received from the Principal Environmental Officer from the Department of Environment and Science which advised the following:</p> <p><i>"Beaulieu R.U.M is a proprietary product marketed as liquid fertiliser. It is not considered to be a waste, but a fertiliser. The product is produced in NSW and delivered to Queensland for retail distribution."</i></p> <p><i>Therefore, the storage of this product does not constitute a waste management Environmentally Relevant Activity (ERA) or ERA 8 Chemical Storage. There are not regulatory requirements to obtain an Environmental Authority Permit to store fertilisers in quantities described."</i></p> <p><i>The storage of this product must be undertaken in accordance with General Environmental Duty (GED) and all other general provisions of the Environmental Protection Act 1994."</i></p> <p>If the application was approved and the use established on the site, it would be the applicant's responsibility to ensure the use was operated in a manner that would not result in spills of the product where the adjoining properties would be impacted. If the application was approved, conditions in this regard would be recommended and any non-compliance with the conditions would be dealt with as a compliance matter. It is noted that the application is recommended for refusal and as such, no conditions of approval have been recommended.</p>
Storage of hazardous chemicals	<p><i>"What restrictions will be put on what can be stored on the property? We realise we are in a rural/residential area but are concerned about what hazardous chemicals could be stored at any time. If the business was to change or the property was to ever be sold, does it mean that hazardous/dangerous chemicals could at any time be stored at the property?"</i></p>	<p><i>"Chemicals are not sold by Nature Revival Company Pty Ltd. Beaulieu R.U.M. liquid plant food is worm urine which is a non-hazardous substance. Beaulieu R.U.M. liquid plant food is a gold-coloured clear liquid, which is odour-free and non-flammable"</i></p>	<p>As detailed in the response above, the product Beaulieu R.U.M is considered to be a liquid fertiliser. The applicant has advised that they do not intend to sell any other product.</p> <p>An Agricultural Supplies Store is defined in the Western Downs Planning Scheme 2017 incorporating Amendment 1 as follows:</p> <p><i>"Premises used for the sale of agricultural supplies and products. Examples include agricultural chemicals and fertilisers, seeds, bulk veterinary supplies, farm clothing, saddlery, animal feed and irrigation materials."</i></p> <p>As such, if the application was approved as an Agricultural Supplies Store use, the applicant could sell agricultural chemicals from the site. It is acknowledged that the applicant has advised that this is not their intention at this stage, however, once the use is established on the site, based on customer needs, it is possible that this may change.</p>

Submitter's Concerns	Submission Exert	Applicant's Response to Submission	Planning Officer's Comments
			<p>If the application was approved, conditions could be applied to restrict the sale of any chemicals at the site, however, this would be difficult to ensure and enforce from a compliance perspective. If the development is approved, should an applicant apply to amend conditions in the future given the definition of Agricultural Supplies Store, it could be difficult to continue to restrict the use so that chemicals are not sold at the site.</p>
Increased traffic	<p><i>"Increased traffic flow into the property. Will there be a significant increase in traffic such as trucks?"</i></p>	<p><i>"As detailed within the response to additional information provided, the proposed use of the site would not significantly increase traffic."</i></p>	<p>Whilst it is acknowledged that the applicant had more limited customers in recent years to 2021, it is noted that the number of customers declined during the period of COVID-19 lockdowns and based on conversations between the applicant and Council Officers, it is understood that whilst the applicant has been seeking a suitable location for the use, they have briefly established on other sites. Establishing a more permanent location will give the business the opportunity to increase their customer base again, which would result in more people accessing the site associated with a commercial use. The applicant stated in the response to Council's Information Request that they currently have a customer base from south-eastern and western Queensland and hope to continue to grow in the future.</p> <p>Considering the type of equipment (trucks and cars with trailers and forklift), and the retail nature of the use, where the product will be brought to the site on a truck and customers will visit the site, it is considered that the development will generate traffic loads greater than that reasonably associated with a Dwelling House within the Rural Residential Zone.</p>
Driveway	<p><i>"Will there be any change to the access driveway at the front of the property which may impact the flow of excess water when there is significant rain, as we rely on that water to flow into our dam. If culverts were to be installed that did not ensure maximum flow through, water would back up and flow over the floodway, which is not far from the driveway and would result in lost water."</i></p>	<p><i>"No change to the driveway crossover is proposed."</i></p>	<p>Council's Consultant Development Engineer has reviewed the application and has advised that a rural residential access in accordance with Standard Drawing No. R-004 would be suitable for the use.</p>

Title (035.2022.737.001) Community and Liveability Report Development Application for Reconfiguring a Lot (1 Lot into 10 Lots and Road Reserve) of Lot 20 on SP156284 Cemetery Road Chinchilla WA & SG Daniells Pty Ltd C/- Swep Consulting

Date 1 June 2023

Responsible Manager T. Summerville, PLANNING AND ENVIRONMENT MANAGER

Summary

The purpose of this Report is for Council to consider the proposed development, the Planning Officer's assessment of the merits of the proposal, and the recommendation to decide the development application.

Link to Corporate Plan

Strategic Priority: Strong Diverse Economy

- We aggressively attract business and investment opportunities.
- Our region is a recognised leader in agribusiness, energy, and manufacturing.
- We deliver water security to enable future economic growth.
- We proactively advance our region as a tourism destination.
- Our business and industry actively live and buy local.

Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this Report be received and that:

1. The applicant be advised that the development application for Reconfiguring a Lot (1 lot into 10 lots and Road Reserve) on land described as Lot 20 on SP156284, located at Cemetery Road, Chinchilla, be refused for the following reasons:
 - (1) The proposed development is inconsistent with the Strategic Plan, as follows:
 - (a) The proposed development is inconsistent with Strategic Element 3.5.3 (Agriculture) of the Strategic Plan, as the development will encroach on rural land and further fragment and alienate an undersized rural lot within the Rural Zone that is inconsistent with the purpose and the intent of the Rural Zone.
 - (b) The proposed development is inconsistent with Strategic Element 3.3.11 (Rural Residential Land Use) and Strategic Element 3.3.10 (Rural Land Use and Development) of the Strategic Plan, as the property is not located within an established Rural Residential Zone and there is no overriding community need to support development, or sufficient planning justification that the development could not be more appropriately located within Rural Residential Zoned land within Chinchilla.

- (c) The proposed development is inconsistent with Strategic Outcome 3.3.1 (5) within the Liveable Communities and Housing theme of the Strategic Plan, which provides that rural residential development is to have good access to necessary infrastructure and services, and is to be contained to limit the further fragmentation of productive rural land. Rural residential development is also to be located in nodes to avoid long-term constraints to the expansion of urban areas.
- (2) The proposed development conflicts with the intent and purpose of the Rural Zone Code, which is to provide for rural uses and activities and maintain the capacity of land for rural uses and activities.
- (3) The proposed development conflicts with the purpose and intent of the Reconfiguring a Lot Code, which is to ensure that Reconfiguring a Lot results in development that is consistent with the purpose and overall outcomes of the Zone or Precinct in which the land is located.
- (4) The proposed development conflicts with Overall Outcome 2 of the Rural Zone Code, as the proposed development will result in further fragmentation and alienation of rural land. A lack of viability for existing farming operations and small holdings does not provide suitable or sufficient planning justification for further subdivision or uses for non-rural purposes.
- (5) The development is inconsistent with Overall Outcome 3 of the Rural Zone Code, as the development will allow for residential development to occur on the resulting lots of a density that is not ancillary to the productive use of the land, and would be more appropriately located on land in the Rural Residential Zone with the necessary supporting infrastructure.
- (6) The proposed development is inconsistent with Overall Outcome 15 of the Rural Zone Code, as the proposed development is inconsistent with the purpose and intent of the Rural Zone Code, and there is no overriding community need to support the development that justifies the conflict and the demand for Rural Residential development in Chinchilla can be accommodated in more appropriate Zones of the Planning Scheme.
- (7) The proposed development is not consistent with Overall Outcome 2 (i) of the Reconfiguring a Lot Code, which provides that rural residential lots are to be consolidated within identified nodes that have efficient access to necessary facilities and services.
- (8) The proposed development is not consistent with Overall Outcome 2 (j) of the Reconfiguring a Lot Code, as the Reconfiguring a Lot does not satisfy a community need.
- (9) The proposed development will increase the number of lots impacted by a Minor Flow Path and is inconsistent with Acceptable Outcome 2.4 of the Stormwater Overland Flow Path Overlay Code.
- (10) The proposed development is inconsistent with Acceptable Outcome 6.2 of the Natural Resources Overlay Code, as the proposed development will further fragment rural land identified as Class A Agricultural Land.
- (11) The proposed development is inconsistent with Overall Outcome (2) (d) of the Natural Resources Overlay Code, as it is not considered that there is an overriding need in the public interest to support the further fragmentation and alienation of Class A Agricultural Land.

Background Information

The relevant background information to this application is as follows:

Application No: 035.2022.737.001	Assessment No: 13652	Keywords Index: LG7.9.1 & AD6.6.2
Assessing Officer:	Dominic Bradley PLANNING OFFICER DEVELOPMENT ASSESSMENT	
PART 1: APPLICATION		

Applicant:	WA & SG Daniells Pty Ltd C/- Swep Consulting	
Owner:	WA & SG Daniells Pty Ltd	
Site Address:	Cemetery Road, Chinchilla	
Site Area:	20.39ha	
Real Property Description:	Lot 20 on SP156284 including Easement A on SP229363	
Proposed Development:	Subdivision of 1 lot into 10 lots and road reserve	
Level of Assessment:	Impact	
Type of Application:	Reconfiguring a Lot	
Relevant Planning Scheme:	Western Downs Planning Scheme 2017 incorporating Amendment 1	
Zone:	Rural	
Precinct:	N/A	
Overlays:	<div><div><div>• Bushfire Hazard</div><div>• Stormwater</div><div>• Extractive Industry</div><div>• Agricultural Land Classification</div><div>• Water Resources Catchment</div><div>• Stock Routes</div><div>• Road Hierarchy</div></div><div><div>- Medium</div><div>- Minor Flow Path</div><div>- Petroleum Lease 185</div><div>- Authority to Prospect 676</div><div>- Class A Agricultural Land</div><div>- Groundwater Vulnerability Area</div><div>- 50 Metre Stock Route Buffer</div><div>- Collector and Local Road</div></div></div>	
Pre-lodgement Meeting:	Yes	Date: 09/12/2020
Application Lodgement Date:	21/12/2022	
Properly Made Application:	Yes	Date: 22/12/2023
Confirmation Notice Issued:	Yes	Date: 10/01/2023
PART 3: INFORMATION REQUEST		
Information Request Issued:	Yes	Date: 24/01/2023
Information Response Received:	Yes	Date: 24/04/2023
PART 4: PUBLIC NOTIFICATION		
Date Commenced:	Yes	Date: 11/05/2023
Notice of Compliance Received:	Yes	Date: 09/06/2023
Submissions Received:	Nil	
PART 5: DECISION PERIOD		
Date Commenced:	12/06/2023	
Decision Due:	14/07/2023	

Report

1. Background Information

1.1 Property Context and History

The property is legally described as Lot 20 on SP156284 including Easement A on SP229363, located at Cemetery Road, Chinchilla. The property is of a rectangular configuration, has an area of 20.39ha and frontage to Cemetery Road and to Mizpah Drive.

The property is burdened by Easement A on SP229363 which is an easement for the purpose of a water pipeline in favour of Lot 3 on RP184089 and Lots 29 and 36 on CPL34186.

The property is undeveloped rural land and does not feature any existing buildings or structures. The property is predominantly cleared with scattered pockets of native vegetation and a corridor of vegetation along the road reserve of Cemetery Road.

The property is located on the northern urban fringe of Chinchilla. Land to the west of the site (on the other side of Cemetery Road), is located in the Low Density Residential Zone and is outside the Priority Infrastructure Area for Chinchilla.

Land to the north and east of the property is located in the Rural Zone and consists of Dwellings on large allotments generally ranging from 3ha to 10ha in size. The Chinchilla Cemetery is located to the south of the property and is in the Community Facilities Zone.

The subject land is located within the Rural Zone of the Western Downs Planning Scheme 2017 incorporating Amendment 1 (the Planning Scheme). The property is impacted by the Extractive Industry, Bushfire Hazard, Agricultural Land Classification, Stormwater Overland Flow Path, Water Resources Catchment Area, Regional Infrastructure Corridor – Stock Route and the Road Hierarchy Overlays of the Planning Scheme.

On 14 November 2014, Council approved development application 030&035.2012.1612.001 for a Preliminary Approval for a Material Change of Use varying the effects of the Planning Scheme under Section 242 of the *Sustainable Planning Act 2009* and Development Permit for Reconfiguring a Lot (1 lot into 245 lots and Parkland in 10 Stages) on the property.

The Preliminary Approval sought to vary the now superseded Planning Scheme for Chinchilla Shire 2006 by proposing that future development will be assessed against the Urban Zone Code of the Planning Scheme for Chinchilla Shire 2006 due to the size and scale of proposed lots to be created by the proposed subdivision.

The Development Permit for Reconfiguring a Lot (1 lot into 245 lots and Parkland) has lapsed. It is not considered that the Preliminary Approval will impact on the assessment of the current application, as the Preliminary Approval applied specifically to the approved subdivision part of the approval which has lapsed.

The property is not serviced by any of Council's reticulated infrastructure services.

1.2 Proposal

The applicant has lodged a development application seeking a development approval for Reconfiguring a Lot (subdivision of 1 lot into 10 lots and Road Reserve) on the property.

The intent of the proposed development is to create a rural residential style subdivision to enable further residential development on the created lots. The development would result in the lots identified within the Table below:

Lot Number	Size	Frontage
1	1.89ha	97.7m (new road) 193.7m (Cemetery Road)
2	1.89ha	97.7m (new road)
3	1.89ha	97.7m (new road)
4	1.88ha	98.9m (new road)
5	2.04ha	20.0m (new road with cul-de-sac head)
6	2.04ha	20.0m (new road with cul-de-sac head)
7	1.88ha	98.9m (new road)
8	1.89ha	97.7m (new road)
9	1.89ha	97.7m (new road)
10	1.89ha	97.7m (new road) 193.7m (Cemetery Road)

The applicant has advised that all new lots will gain access via the new access road, or via Cemetery Road for Proposed Lots 1 and 10. Lot 5 will have lawful frontage to Mizpah Drive but no access will be provided to Mizpah Drive as part of the development.

The applicant has advised that the proposed road will have a reserve width of 30m which provides adequate width for the carriageway and drainage to be constructed in accordance with Council's Rural Residential Access Road standards.

The applicant has advised that the proposed development will not be provided with reticulated water or sewer services. On-site water and wastewater services will be provided to new Dwellings constructed on the lots when required.

2. Assessment

2.1 Assessment against the Western Downs Planning Scheme incorporating Amendment 1

2.1.1 Strategic Plan

The Strategic Plan sets the policy direction and intent for the Planning Scheme and forms the basis for ensuring appropriate development occurs in the Planning Scheme area for the life of the Scheme.

The Assessing Officer is not satisfied that the proposal is consistent with the Strategic Plan, as follows:

- The proposed development is inconsistent with land use strategies 3.3.11.2 (1), (2) and (3) for Strategic Element 3.3.11 (Rural Residential Land Use and Development) of the Strategic Plan, as the property is not located within the Rural Residential Zone and is not identified as future rural residential development areas illustrated within the Strategic Mapping of the Planning Scheme.
- The proposed development is inconsistent with Land Use Strategy 3.3.10.2 of the Strategic Element 3.3.10 (Rural Land Use and Development) of the Strategic Plan, as the development is inconsistent with the purpose and intent of the Rural Zone and the development does not fulfil an overriding community need in support of this conflict or a valid planning justification that further rural residential development could not be accommodated in appropriately Zoned areas of Chinchilla.
- The proposed development is inconsistent with Specific Outcome 3.3.11.1 (5) of the Strategic Element 3.3.11 (Rural Residential Land Use and Development) of the Strategic Plan, as the development will result in further fragmentation and alienation of Class A Agricultural Land rural land for the purpose of rural residential development.
- The proposed development is inconsistent with Strategic Outcome 3.3.1 (5) within the Liveable Communities and Housing theme of the Strategic Plan which provides that rural residential development is to have good access to necessary infrastructure and services, and is to be contained to limit further fragmentation of productive rural land. Rural residential development is also located in nodes to avoid long-term constraints to the expansion of urban areas.
- The proposed development is inconsistent with Strategic Element 3.5.3 Agriculture of the Strategic Plan, as the development will result in the encroachment of the subdivision of a rural residential density.
- It is considered that there is a sufficient supply of rural residential land within the appropriate Zones of the Planning Scheme to accommodate current and future demand for rural residential development in Chinchilla.
- The proposed development will further fragment the property into parcels that are inconsistent with the minimum lot size and minimum frontage requirements specified for land within the Rural Zone under the Reconfiguring a Lot Code.

- The applicant does not seek to subdivide the property to improve the rural productivity, but seeks to create a rural residential estate and it is considered that the proposed development does not satisfy an overriding community need, as there is sufficient Rural Residential Zoned land available in Chinchilla to accommodate expected demand for rural residential lots.
- The applicant's justification regarding the viability of the land for rural purposes is not considered to be sufficient reasons to justify the development.
- It is acknowledged that small unproductive allotments have been created as a result of historic subdivisions in the Chinchilla locality that are inconsistent with the current requirements of the Rural Zone Code and Reconfiguring a Lot Code of the Planning Scheme, however, none of these subdivisions have been created in the context of the current Planning Scheme.

2.1.2 Rural Zone Code and Reconfiguring a Lot Code

The property is located within the Rural Zone of the Planning Scheme. The applicant seeks to subdivide the property to provide 10 rural residential sized lots ranging between 2.04ha and 1.89ha in area. The applicant also seeks to create a new access road to provide access to these lots with frontages to the new road ranging between 97m and 200m.

The proposed development is considered to conflict with the purpose and the intent of the Rural Zone Code which is to provide for rural land uses and activities.

The proposed development also conflicts with the purpose and intent of the Reconfiguring a Lot Code which is to ensure that Reconfiguring a Lot results in development that is consistent with the purpose and overall outcomes of the Zone or Precinct in which the land is located.

The minimum lot size within the Rural Zone is 1,000ha and the minimum frontage is 800m in accordance with Table 9.4.4.2 Minimum Lot Size and Frontages within the Reconfiguring a Lot Code.

The lots created by the development are all inconsistent with the minimum lot size of 1,000ha and the minimum frontage of 800m for the Rural Zone in accordance with Table 9.4.4.2 Minimum Lot Size and Frontages and with Acceptable Outcome 1.1 of the Reconfiguring a Lot Code.

Overall Outcome 15 of the Rural Zone Code provides that where the development is not consistent with the purpose or intent of the Rural Zone, an overriding community need will need to be demonstrated as well as valid planning justification as to why the development could not be located in a more appropriate Zone.

It is further noted that Overall Outcome (2) (i) of the Reconfiguring a Lot Code provides that rural residential lots are to be consolidated within identified nodes (ie Zones) that have efficient access to necessary facilities and services.

The applicant considers that the proposed development will provide a greater supply and choice of rural residential land in Chinchilla to meet the demand for larger rural residential land in Chinchilla.

The applicant has advised that this development is consistent with the density and rural character of surrounding rural lots to the south, east and north which have been historically created.

The applicant also raised that the historical development approval (030&035.2012.1612.001) for an urban subdivision has lapsed.

It is considered that the historical approval and the surrounding undersized rural lot were not considered under the current Planning Scheme and in a different historical economic context to today.

The historical approval was for a low density residential style subdivision that would have been serviced by necessary reticulated infrastructure and is not comparable to the current development.

The original approval was considered at the time of unprecedented population growth in Chinchilla during the mining boom and that other low density and rural residential land has been developed to accommodate demand during this period.

The applicant who is a local Real Estate Agent in Chinchilla has provided a list of enquiries illustrating the demand of potential buyers in Chinchilla. At the time of the response to Council's Information Request (provided in early May), the applicant also provided an analysis of the available properties and determined that there was no Rural Residential Zoned land available for sale.

The township of Chinchilla has existing Rural Residential Zoned land (Rural Residential Precinct 4000 and Rural Residential Precinct 8000) that is appropriately serviced by relevant infrastructure and is outside the mapping of the defined flood event for Chinchilla.

There is Low Density Residential Zoned land that is outside the Priority Infrastructure Area for Chinchilla to the west of the property (on the other side of Cemetery Road) and the minimum lot size is 4,000m² which is a similar size to the Rural Residential Precinct 4000.

It is noted that there is also land that is located within the Rural Zone (Rural 10 Precinct) on the periphery of the urban area of Chinchilla which provides a supply of land that would also meet the rural residential demand for larger lots. It is noted that these Rural 10 Precinct areas are also serviced by reticulated water infrastructure.

It is noted that there are vacant Rural Residential lots currently available for development within the Rural Residential Zone with access to the supporting infrastructure, that could meet the demand for rural residential land in Chinchilla.

It is considered that land within the Rural Residential Zone, Low Density Residential Zone (outside the Priority Infrastructure Area) and Rural Zone (Rural 10 Precinct) could also be further subdivided in future to provide additional supply of small and larger rural residential allotments in Chinchilla.

The applicant acknowledges within their Information Request response, that the existing supply of rural residential land is sufficient to meet demand, however, the applicant advises that the development of 2ha lots within the Rural Residential Zoned land or Low Density Residential Zoned land would be an under-utilisation of the land.

The applicant has also advised that certain land parcels within the Rural Residential Zone would be more costly to develop than the proposed development, due to soil type of the land (ie the Gates Street Rural Residential area has black soil which makes it more expensive to develop a residence), and the provision of infrastructure (Rural Residential land along McCaffery Street does not have access to a formed road, whereas Cemetery Road is suitable for the traffic generated by the development).

It is considered this reasoning is not sufficient to justify the development and does not limit existing Rural Residential Zoned land within Chinchilla from being subdivided in the future.

As part of the Local Government Infrastructure Plan Review currently being undertaken by Council, Council commissioned an updated Land Demand Analysis to be prepared by Foresight Partners to provide demand analysis for Residential, Commercial and Industrial Zoned land for expected population growth forecast up to 2041. The updated Land Demand Analysis was completed on 17 May 2022.

The updated Land Demand Analysis prepared by Foresight Partners analyses existing supply and forecast demand until 2041 for Rural Residential Zoned land in Chinchilla. It is noted that the demand forecast of 2041 is well outside the timeline of the current Planning Scheme, which considers growth projections over a 10 year period.

The results of the demand analysis found that:

- *"Chinchilla has about 33.7ha of vacant developable subdivided residential land, most of which is Zoned Rural Residential (27.3ha or about 81%)."*
- *"Vacant Rural Residential land is theoretically sufficient to accommodate demand to 2041 in Chinchilla, Miles and Jandowae."*
- *"That taking into account undeveloped rural residential land, there is ample supply of zoned land to meet Rural Residential dwelling demand in all towns."*

It is considered that the supply of land available for Rural Residential development in Chinchilla is sufficient to meet the demand in the short-term and medium-term, and that rural residential developments should be consolidated in appropriately Zoned areas to align with the necessary supporting infrastructure to support rural residential density.

The proposed development will not meet an overriding community need for an increased supply of Rural Residential sized lots and there is not sufficient justification as to why current and future demand for further Rural Residential Zoned land cannot be accommodated in more appropriately Zoned areas of the current Planning Scheme.

While it is acknowledged that each application is considered on its merits under the Planning Scheme, it is considered that the fragmentation of land within the Rural Zone on the periphery of Chinchilla would be inconsistent with previous decisions made by Council regarding similar subdivision applications under the Planning Scheme, and may make it more difficult to refuse similar applications in the future.

In summary, the proposed development is inconsistent with the purpose and intent of the Rural Zone Code and the Reconfiguring a Lot Code, and the Overall Outcomes of both the Rural Zone Code and Reconfiguring a Lot Code and is not supported.

2.1.3 Development Codes

Transport, Access and Parking Code

The applicant proposes the creation of a new road reserve in order to provide the proposed lots with formed access to Cemetery Road.

It is considered that the development could be conditioned to ensure that the proposed access road is designed in accordance with Council's Engineering standards.

The development could be conditioned to provide crossovers constructed to relevant standard to provide access to each lot to the new road reserve servicing the development.

The proposed development is consistent with the Acceptable Outcomes of the Transport, Access and Parking Code.

Infrastructure Services Code

The property is located outside the Priority Infrastructure Area for Chinchilla and is not serviced by Council's reticulated water or sewer networks.

As the property is located within the Rural Zone, the development is not required to be provided with connection to the reticulated water network, which would be required if the property was located within the Rural Residential Zone.

The applicant proposes that each lot is provided with an effluent disposal system once a future Dwelling is constructed on the resulting lots. Water supply for each lot will be provided in the form of water tanks attached to the future residence on the property.

The subject site has access to electricity infrastructure which is existing along the frontage of the property to Cemetery Road, and the development could be conditioned to ensure that each lot is provided with a supply of electricity.

The proposed new road would feature stormwater infrastructure which would ensure that the stormwater generated by the development could be captured by Council's stormwater network.

It is considered that the development is consistent with the Acceptable Outcomes of the Infrastructure Services Code.

2.1.4 Overlay Codes

Bushfire Hazard Overlay Code

Part of the property adjacent to the eastern boundary of the site is located within the Medium Bushfire Hazard Area and the application requires assessment against the Bushfire Hazard Overlay Code.

A small portion of proposed Lot 6 is impacted by an area of Medium Bushfire Hazard. The proposed development will not increase the number of lots impacted by a Medium Bushfire Hazard.

It is considered that proposed Lot 6 is of a suitable size and configuration to locate a future residence with sufficient separation distance from the Medium Bushfire Hazard Area on the property.

It is considered that the proposed development is consistent with the Acceptable Outcomes of the Bushfire Hazard Overlay Code.

Stormwater Overland Flow Path Overlay Code

The northern part of the property is impacted by a Minor Flow Path Illustrated by the Stormwater Overland Flow Path Overlay mapping of the Planning Scheme.

Proposed Lots 1-7 are impacted by the mapped Minor Flow Path and the development does not comply with Acceptable Outcome 2.4 of the Stormwater Overland Flow Path Overlay Code.

The proposed development will allow for further residential density that could potentially impact on the conveyance of the Minor Flow Path on the property.

The proposed development is inconsistent with the Acceptable Outcomes of the Stormwater Overland Flow Path Overlay Code.

Regional Infrastructure Corridor - Stock Route Overlay Code

Cemetery Road is mapped as a Stock Route and the property is located within the 50m buffer of the stock route network.

It is not considered that the development would impact on Cemetery Road as a Stock Route.

The proposed development complies with the Acceptable Outcomes of the Regional Infrastructure Corridor Overlay Code.

Natural Resources Overlay Code

The property is identified as a Class A Agricultural Land and a Groundwater Vulnerability Area and the application requires assessment against the Natural Resources Overlay Code.

The development will further fragment the land and the resulting lots will not comply with Acceptable Outcome 6.2 of the Natural Resources Overlay Code, as each lot will have an area of less than 500ha.

The applicant has advised that the land (20ha) is not of suitable size for productive rural land uses. Furthermore, that the density of surrounding residential development would not allow for spraying of cropped areas on the site due to the proximity of sensitive land uses on adjoining land parcels.

As part of the assessment of Development Application 030&035.2012.1612.001, Council considered the Agricultural Report prepared by the applicant regarding the property. This assessment determined that due to soil water storage, the land failed to meet the test to be considered as Strategic Cropping Land.

The agricultural assessment provided assurance to Council at the time the application was decided, that the land being alienated from rural purposes was not of high agricultural value. Accordingly, the overriding community need for approved development was considered sufficient to approve the development within the Rural Zone, despite the conflict under the Planning Scheme for Chinchilla Shire 2006.

It is noted that Development Application 030&035.2012.1612.001 was approved during the mining boom which was a time of unprecedented population growth within Chinchilla.

Development Approval 030&035.2012.1612.001 has not proceeded, and Council now needs to consider if there is overriding community need to alienate and further fragment the subject land to provide additional rural residential land in Chinchilla.

Since 2014, Council has seen a dramatic increase in the development of Low Density Residential Zoned and Rural Residential Zoned land for development. Council has recently engaged Foresight Partners to determine if there is a sufficient land supply for future residential growth within the Western Downs Region. The analysis advises that the township of Chinchilla has a suitable supply of Rural Residential land to accommodate anticipated growth in Chinchilla up until 2041.

On this basis, it is considered that the supply of available rural residential land is sufficient to accommodate expected demand. The development is inconsistent with Overall Outcome (2) (d) of the Natural Resources Overlay Code, as it is not considered

that the development would achieve an overriding need for the public benefit to justify the loss of Class A Agricultural Land.

On this basis, it is considered that the proposed development is inconsistent with the Acceptable Outcomes and Overall Outcomes of the Natural Resources Overlay Code.

3. Other Relevant Matters

3.1 Public Notification

The application is Impact Assessable development under the Planning Scheme and the applicant was required to publicly notify the application as part of the development assessment process in accordance with the *Planning Act 2016* and the DA Rules 1.3.

Public notification for the application was undertaken for a period of 15 business days between 11 May 2023 and 1 June 2023.

To commence the public notification for the application, the applicant:

- placed an advertisement within the Western Downs Town and Country on 11 May 2023; and
- placed a notice on the premises in the way prescribed under the DA Rules on 11 May 2023; and
- notified the owners of all lots adjoining the property on 9 May 2023.

On 9 June 2023, Council received a Notice of Compliance with Public Notification along with evidence that public notification had been completed in accordance with the DA Rules 1.3 and the *Planning Act 2016*.

At the conclusion of the Public Notification Period, Council had received no submissions regarding the application.

Consultation (Internal/External)

Council's Planning and Environment Manager and Principal Planner have reviewed this Report and provided comments where necessary.

Legal/Policy Implications (Justification if applicable)

An applicant may elect to appeal against Council's decision in accordance with the relevant Section of the *Planning Act 2016*, which states:

"Chapter 6 Dispute Resolution

Part 1 Appeal Rights

229 Appeals to Tribunal or P&E Court

- (1) *Schedule 1 states -*
 - (a) *matters that may be appealed to -*
 - (i) *either a tribunal or the P&E Court; or*
 - (ii) *only a tribunal; or*
 - (iii) *only the P&E Court; and*
 - (b) *the person -*
 - (i) *who may appeal a matter (the **appellant**); and*

- (ii) *who is a respondent in an appeal of the matter; and*
- (iii) *who is a co-respondent in an appeal of the matter; and*
- (iv) *who may elect to be a co-respondent in an appeal of the matter.*

(2) *An appellant may start an appeal within the appeal period.*

(3) *The **appeal period** is -*

- (a) *for an appeal by a building advisory agency - 10 business days after a Decision Notice for the decision is given to the Agency; or*
- (b) *for an appeal against a deemed refusal - at any time after the deemed refusal happens; or*
- (c) *for an appeal against a decision of the Minister, under Chapter 7, Part 4, to register premises or to renew the registration of premises - 20 business days after a Notice is published under Section 269(3)(a) or (4); or*
- (d) *for an appeal against an Infrastructure Charges Notice - 20 business days after the Infrastructure Charges Notice is given to the person; or*
- (e) *for an appeal about a deemed approval of a development application for which a Decision Notice has not been given - 30 business days after the applicant gives the Deemed Approval Notice to the Assessment Manager; or...*
- ...(g) *for any other appeal - 20 business days after a Notice of the decision for the matter, including an Enforcement Notice, is given to the person.*

Note - See the P&E Court Act for the Court's power to extend the appeal period."

Budget/Financial Implications

Nil

Human Rights Considerations

Section 4(b) of the *Human Rights Act 2019* (Qld) (the *Human Rights Act*) requires public entities "*to act and make decisions in a way compatible with human rights*". There are no human rights implications associated with this Report.

Conclusion

The proposed development has been assessed against the requirements of the Western Downs Planning Scheme 2017 incorporating Amendment 1. It is considered that there are insufficient grounds to overcome the conflicts with the Planning Scheme. Further, no overriding need in the public interest has been demonstrated to support the development, or valid planning justification that the demand for rural residential lots could not be reasonably located within existing Rural Residential Zoned land within Chinchilla. The application should therefore be refused based on the grounds identified in this Report.

Attachments

1. Locality Plans
2. Proposal Plan

Authored by: Dominic Bradley, PLANNING OFFICER DEVELOPMENT ASSESSMENT

Attachment 1 - Locality Plans

Lot and Plan Map

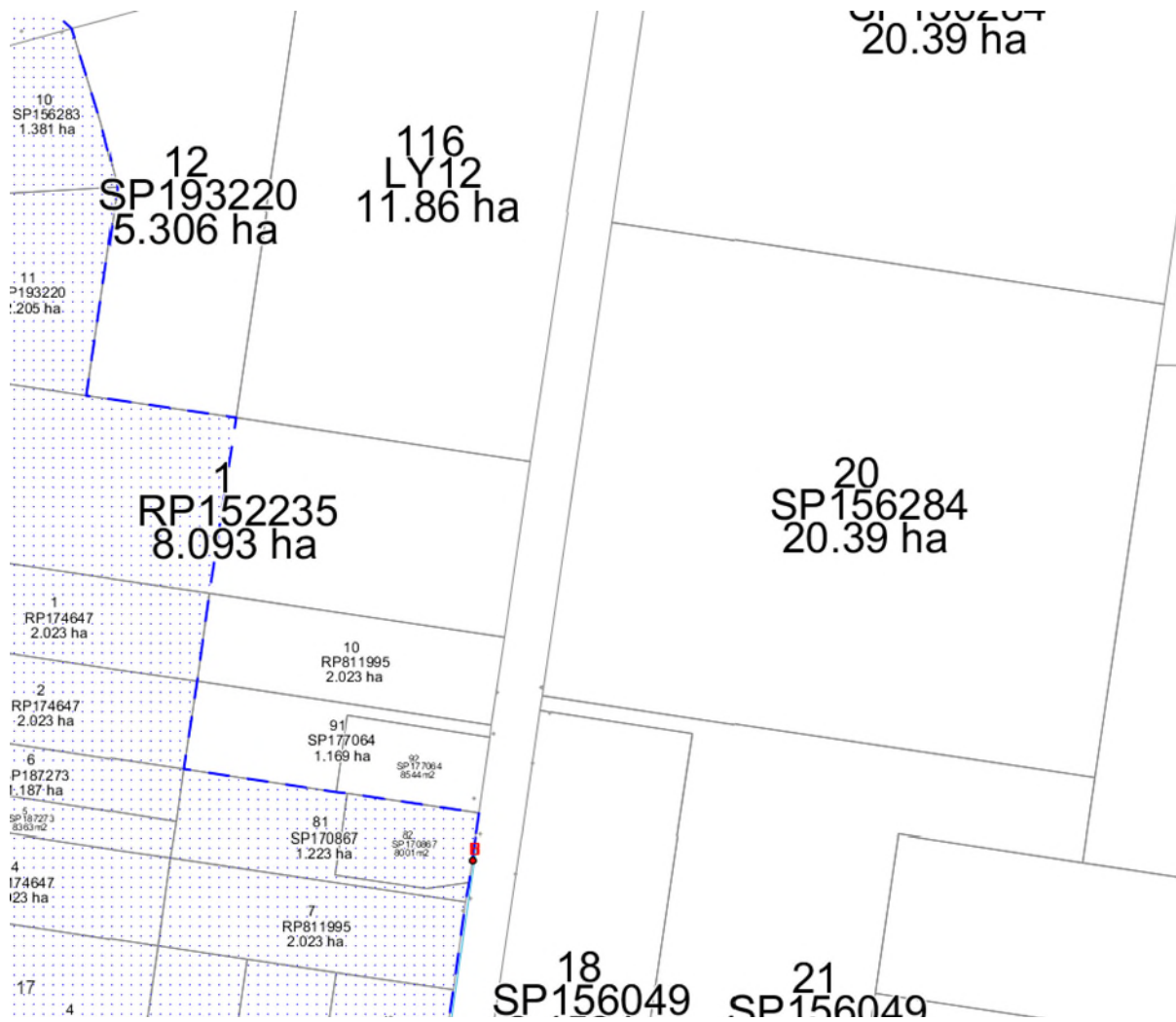













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Aerial Map











Water Network Map



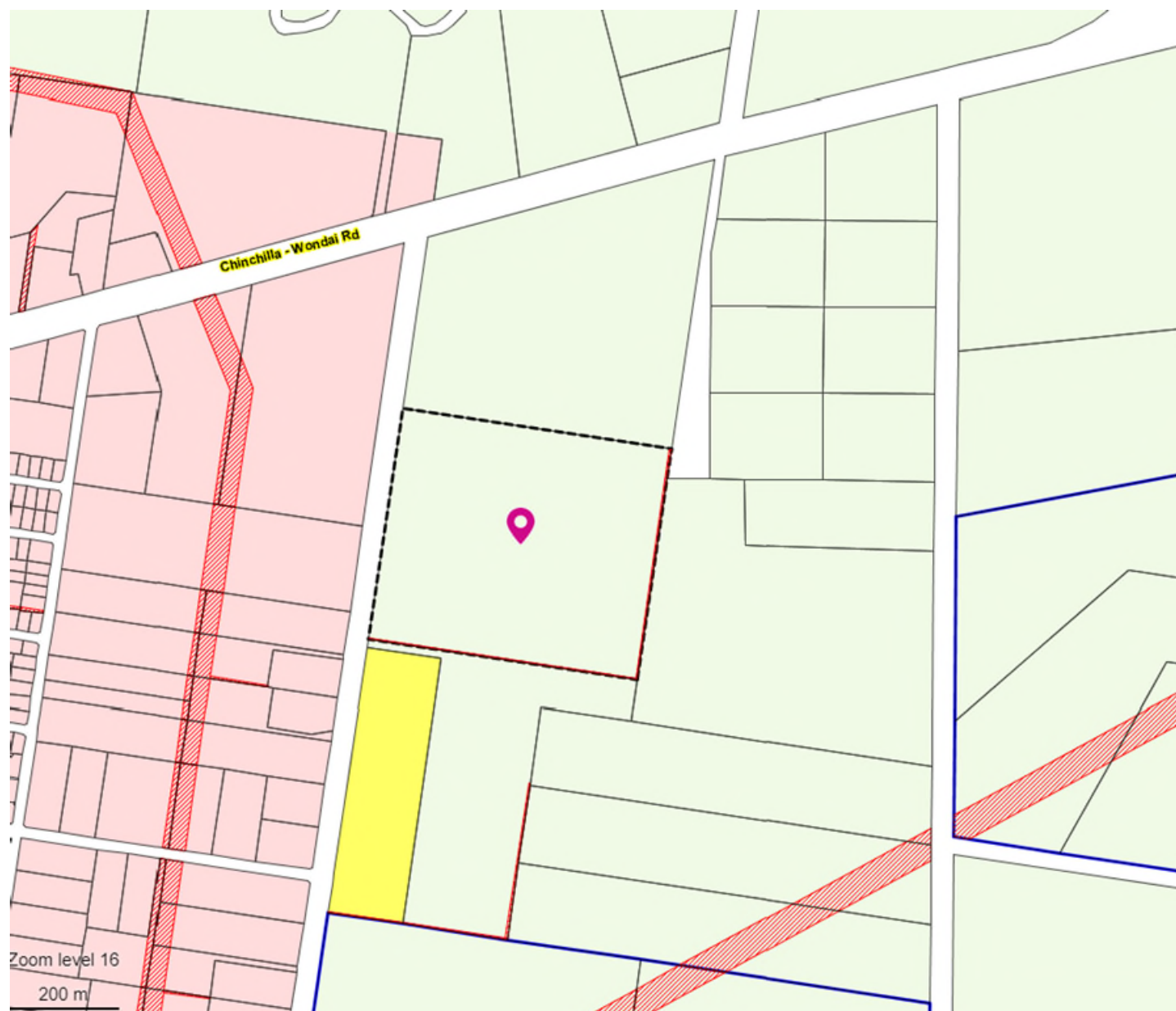
-  Water Mains
 -  Concentration Water Main
 -  Private Water Main 100mm
 -  Raw Water Line
 -  Rising Water Main
 -  Water Connection
 -  Water Main
 -  Water Service
-  Recycled Mains
-  Water Mains Decommissioned
-  Water Serviced Areas

Sewer Network Map



-  Sewer Mains
-  Gravity Sewer Mains
-  House Connection
-  Pressure Sewer Mains
-  Private Sewer Main
-  Rising Sewer Mains
-  Sewer Infrastructure
-  Defined Sewerage Area

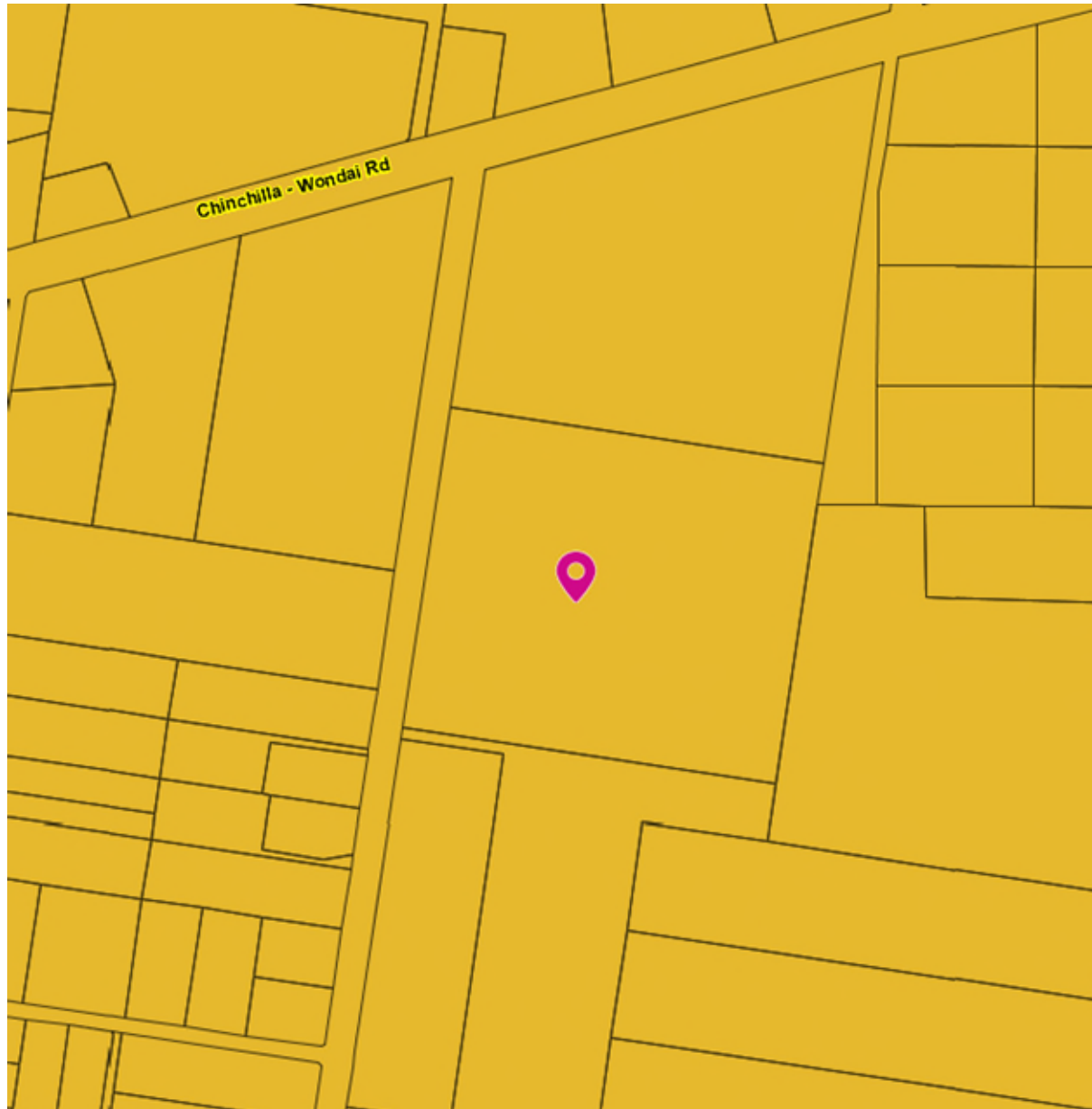
Zoning Map



Planning Zones

	Community Facilities Zone		Rural Residential Zone / Rural Residential 20000 ...
	Local Centre Zone		Rural Residential Zone / Rural Residential 4000 P...
	District Centre Zone		Rural Residential Zone / Rural Residential 8000 P...
	Major Centre Zone		Rural Zone
	Low Density Residential Zone		Rural Zone / Rural 10 Precinct
	Medium Density Residential Zone		Rural Zone / Rural 100 Precinct
	Low Impact Industry Zone		Township Zone
	Medium Impact Industry Zone		Township Zone / Mowbullen - Bunya Mountains T...
	High Impact Industry Zone		
	Recreation and Open Space Zone		

Agricultural Land Classification Overlay Map

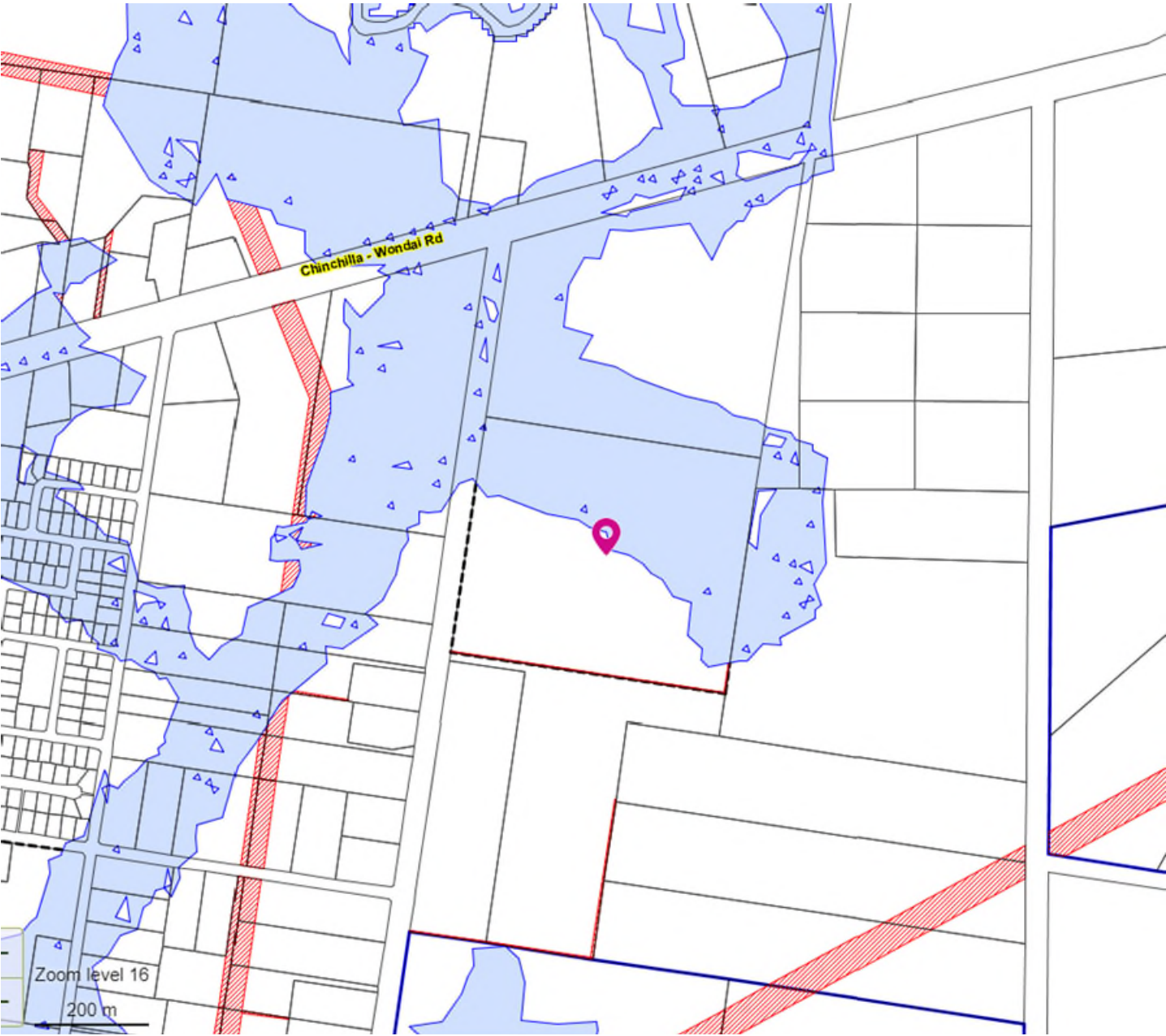


Agricultural Land Classification



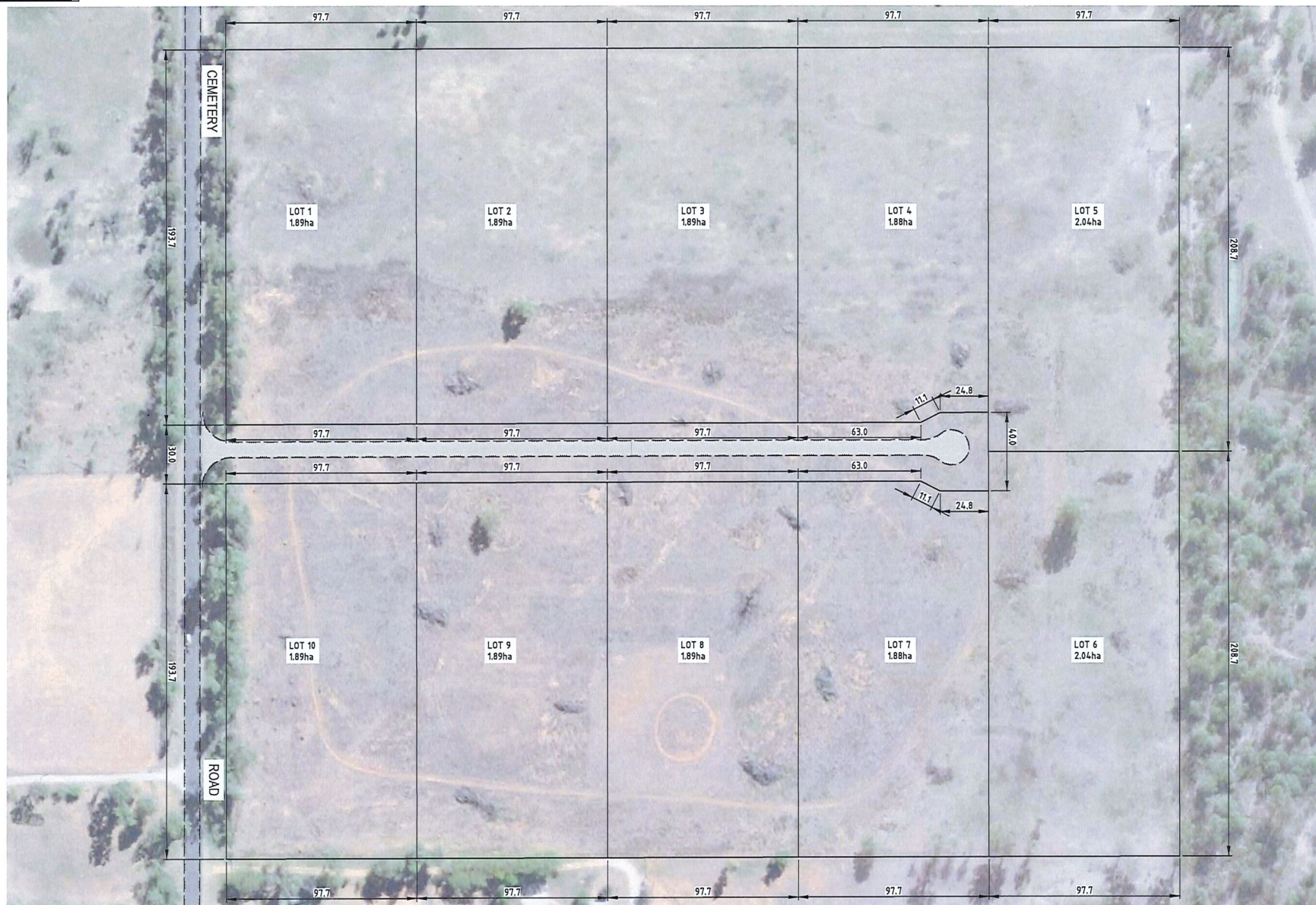
- Agricultural Land Classification (ALC) - Class A
- Agricultural Land Classification (ALC) - Class B

Stormwater Overland Flow Path Overlay Code

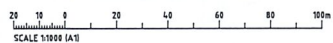


Stormwater Overland Flow

- Minor Flow Path
- Major Flow Path



NOT FOR
CONSTRUCTION



Issue Status/Amendment	Date
P2 PRELIMINARY ISSUE	20.12.22
P1 PRELIMINARY ISSUE	18.12.20



CHINCHILLA (HEAD OFFICE):
8 Columbia Street, Chinchilla Qld. 4413
Telephone: (07) 4628 5351
Fax: (07) 4628 5851

ROMA:
24 Clinton Street, Roma Qld. 4455
Telephone: (07) 4622 3700
Fax: (07) 4622 2041

TOOWOOMBA:
10718 Arden Avenue, Toowoomba Qld. 4350
Telephone: (07) 4638 4100
Fax: (07) 4630 4300

WARREN DANIELLS
RURAL RESIDENTIAL SUBDIVISION
LOT20 SP156284, CEMETERY ROAD, CHINCHILLA

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Designed	MWW	Checked	PHL
Drawn	MWW	Checked	PHL
Approved			
LOT LAYOUT PLAN			
Job Number		Drawing Number	
211168		A.101	
Issue		P2	
Number	01	of	01
Drawings		Full Size	A1

Title (040.2023.136.001) Community and Liveability Report Development Application for Operational Work (Earthworks) at Lot 32 on RP869192 84 Mahon Street Dalby Donges

Date 28 June 2023

Responsible Manager T. Summerville, PLANNING AND ENVIRONMENT MANAGER

Summary

The purpose of this Report is for Council to decide the development application for Operational Work (Earthworks) for a shed pad on land described as Lot 32 on RP869192 and located at 84 Mahon Street, Dalby.

Link to Corporate Plan

Strategic Priority: Strong Diverse Economy

- We aggressively attract business and investment opportunities.
- Our region is a recognised leader in agribusiness, energy, and manufacturing.
- We deliver water security to enable future economic growth.
- We proactively advance our region as a tourism destination.
- Our business and industry actively live and buy local.

Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this Report be received and that:

1. The development application for Operational Work (Earthworks) on land described as Lot 32 on RP869192 and located at 84 Mahon Street, Dalby, be approved, subject to the following conditions:

GENERAL

1. Undertake all approved work at no cost to Council and in accordance with the Approved Plans, approval conditions and Western Downs Regional Council's Planning Scheme Policy 1 Design and Construction Standards.
2. This approval extends to Earthworks as detailed in the Approved Plans.
3. The approval is subject to construction being undertaken in accordance with the Plans prepared by the applicant, as listed below:

Plan No.	Title and Details	Dated
2	Site Layout Plan, as amended in red by Council on 28/06/2023	-

4. Adhere to the following hours of construction unless otherwise approved in writing by Council:

Monday to Saturday:	6.30am to 6.30pm	Work permitted
Monday to Sunday:	6.30pm to 6.30am	No work permitted
Sunday and Public Holidays		No work permitted

Do not conduct work or business that causes audible noise from or on the site outside the above hours.

5. Be responsible to carry out Work Health and Safety legislative requirements.
6. Ensure all work sites are maintained in a clean, orderly state at all times.
7. Manage all waste in accordance with the relevant legislation and regulations and dispose of regulated waste at a licensed facility of Western Downs Regional Council by a licensed regulated waste disposal contractor.
8. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted during construction of the development.
9. Repair all damage incurred to Council and public utility services infrastructure and assets, as a result of completed or incomplete work under this approval, immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damage immediately upon completion of work associated with the development.
10. Fill shall be suitably compacted, so as to prevent erosion or displacement of the fill, due to overland stormwater flow or flooding. Any damage to the filling shall be rectified as soon as practicable. The land owner shall be responsible for any clean-up required as a result of any erosion of the shed pad.
11. Submit to Council, the following for approval in the event it is proposed to import material to or export material from the site, prior to the Pre-start Meeting:
 - 11.1 details of the location of any material to be sourced for fill including the volume of fill to be moved from any particular source site;
 - 11.2 details of the final location for any material to be exported from the site from excavations including the volume to be moved to any particular site; and
 - 11.3 the proposed haulage route/s and truck sizes for carting of the material.
- Note:** Further Development Applications may be required to be submitted to and approved by Council for sites proposed to import material from or export material to, or conditions may be applied to any sites endorsed in accordance with this condition; eg submit a Traffic Management Plan to Council for acceptance, or rehabilitation of the site. Any required approvals are to be in place prior to commencement of the work.
12. Ensure that development work on the subject land does not lead to ponding of stormwater or cause actionable nuisance to adjoining properties, and drains freely to a lawful point of discharge in accordance with the Queensland Urban Drainage Manual.
13. This approval does not extend to any material proposed to be imported to or exported from the site:
 - 13.1 other than from or to site/s that have a current Development Approval enabling them to export/accept any material; or
 - 13.2 the material is being exported to and accepted at a licensed Council refuse facility.

INSPECTIONS AND TESTING

14. Submit to Council, the Pre-start Meeting Agenda at the confirmation of a date and time for the Meeting.
15. Provide Council with a minimum of two clear working days' notice to undertake compulsory inspections and meetings at the following stages:
 - 15.1 Pre-start Meeting with Council, Contractor and developer.
 - 15.2 At the point of completion of all work.

16. Submit to Council, all inspection and test data in its entirety prepared by the applicant, Engineer, Principal Contractor or by Subcontractors in relation to the Operational Work or as described in the application prior to commencement of the use. Undertake any further inspection, testing or analysis required, due to failure of work to meet specifications or where the testing previously provided is considered insufficient on behalf of the Principal Contractor by a NATA accredited entity (where applicable).
17. Uncover all work covered, prior to inspection, to allow inspection by Council at Council's sole discretion.
18. Allow Council to enter a work site to which this approval relates and undertake testing or analysis of any part of the construction. Council is not liable for the rectification of or compensation for any damage caused in the testing or analysis process. Should work be found to be not constructed to specification or of poor quality, rectification work must be undertaken by the Principal Contractor.
19. Undertake any work for the safety or health of the community or protection of infrastructure where Council deems it necessary.

Background Information

The relevant background information to this application is as follows:

Application No: 040.2023.136.001	Assessment No: A2654	Keywords Index: AD6.6.2 & LG7.7.1
Assessing Officer:	Justin Crick CONSULTANT DEVELOPMENT ENGINEER	
PART 1: APPLICATION		
Applicant:	B Donges	
Owner:	BE Donges	
Site Address:	84 Mahon Street, Dalby	
Site Area:	7,445m ²	
Real Property Description:	Lot 32 on RP869192	
Proposed Development:	Earthworks (for shed pad)	
Level of Assessment:	Impact	
Type of Application:	Operational Work	
Relevant Planning Scheme:	Western Downs Planning Scheme 2017 incorporating Amendment 1	
Zone:	Rural Residential	
Precinct:	Rural Residential 4000	
Overlays:	<div><div><ul style="list-style-type: none">• Airport Environs• Flood Hazard• Infrastructure• Extractive Industry• Agricultural Land Classification• Stormwater Overland Flow• Road Hierarchy</div><div><ul style="list-style-type: none">- OLS Conical Limitation- High and Extreme- Sewage Treatment Plant Buffer- Petroleum Lease 198- Class A- Minor Flow Path- Access</div></div>	
Pre-lodgement Meeting:	No	Date: N/A
Application Lodgement Date:	01/03/2023	
Properly Made Application:	Yes	Date: 15/03/2023
Action Notice Issued:	Yes	Date: 15/03/2023
Confirmation Notice Issued:	Yes	Date: 22/03/2023
PART 4: PUBLIC NOTIFICATION		
Date Commenced:	Yes	Date: 27/04/2023
Notice of Compliance Received:	Yes	Date: 22/05/2023
Submission Received:	1 properly made submission	

Submission Review Period	
Commenced:	23/05/2023
Concluded:	08/06/2023
PART 5: DECISION PERIOD	
Date Commenced:	09/06/2023
Decision Due:	27/07/2023

Report

1. Site Context

The subject site is legally described as Lot 32 on RP869192 and is located at 84 Mahon Street, Dalby. The site gains access from Mahon Street and is 7,445 m² in area.

The property is located within the Rural Residential Zone, Rural Residential 4000 Precinct of the Western Downs Planning Scheme incorporating Amendment 1 (the Planning Scheme). The relevant Overlays that impact the land are the Flood Hazard Overlay and Stormwater Overland Flow Overlay.

The property is developed and contains a Dwelling and Shed.

2. Proposal

The proposal is to carry out minor filling work for the establishment of a pad for a new shed, that will replace the existing shed on the property. The pad for the existing shed will also be removed.

3. Assessment

3.1 Categories of Development and Assessment Benchmarks

The development application was lodged for assessment against the Western Downs Planning Scheme 2017 incorporating Amendment 1.

Benchmarks Applying to the Development	Benchmark Reference
Planning Scheme Policy 1 - Design and Construction Standards	Parts 7, 9 and 11
Operational Works Code	Performance Outcome (PO) 9, PO10, PO11 and PO12
Flood Hazard Overlay Code (High Hazard)	PO10
Stormwater Overland Flow Code	PO2

The development has been assessed against the above Standards.

3.1.1 Design and Construction Standards

The proposed work conforms in general with the standards in respect to Earthworks.

3.1.2 Operational Work Code

PO9 is satisfied, as excavation and filling meet the requirements of Planning Scheme Policy 1 - Design and Construction Standards. The Performance Outcomes are also met, as the works are not expected to:

- (a) negatively impact the character or amenity of neighbourhoods;
- (b) increase flood or drainage impacts on neighbouring properties; nor
- (c) cause pollution or contamination of nearby land or watercourses.

PO10 is satisfied, as the works will not extract or retain overland flows. The proposed works will not increase the take of overland flow. The subject site is not located in close proximity to a waterway.

PO11 is not satisfied, as the earthworks have not been designed by a Registered Professional Engineer of Queensland (RPEQ), however, due to the minor nature of the filling, this is not considered necessary.

PO12 is satisfied, as the works will meet the acceptable outcomes of AO12.1, AO12.2 and AO12.3.

3.1.3 Flood Hazard Overlay Code

PO10 is satisfied, as the overall flood conveyance of the land will be maintained, with previous fill areas being removed to compensate for the new filling.

3.1.4 Stormwater Overland Flow Code

PO2 is satisfied, as although filling will occur within the minor flow path, removal of the existing shed path will maintain the capacity of the land to accommodate the minor stormwater flow and will maintain the integrity of the overland flow path.

4. Other Relevant Matters

4.1 Public Notification

The application was Impact Assessable development under the Planning Scheme and the applicant was required to publicly notify the application as part of the development assessment process in accordance with the *Planning Act 2016* and Development Assessment Rules 1.3.

Public notification for the application was for a period of 15 business days between 27 April 2023 and 22 May 2023.

The applicant:

- placed an advertisement within the Western Downs Town and Country on 27 April 2023;
- placed a notice on the premises in the way prescribed under the DA Rules, from 27 April 2023 until 22 May 2023; and
- notified the owners of all lots adjoining the property, on 24 April 2023.

Council received one (1) properly made submission regarding the application.

The Assessing Officer has considered the matters raised in the submission received and the applicant's response to the submission in the Table of Submission which is attached to this Report.

Consultation (Internal/External)

Internal

Council's A/Planning and Environment Manager and Principal Planner have reviewed this Report and provided comments where necessary.

Legal/Policy Implications (Justification if applicable)

An applicant may elect to appeal against Council's decision in accordance with the relevant Section of the *Planning Act 2016*, which states:

"Chapter 6 Dispute Resolution

Part 1 Appeal Rights

229 Appeals to Tribunal or P&E Court

- (1) *Schedule 1 states -*
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 - (iii) *only the P&E Court; and*
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 - (i) *who may appeal a matter (the **appellant**); and*
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 - (d) *for an appeal against an Infrastructure Charges Notice - 20 business days after the Infrastructure Charges Notice is given to the person; or*
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 - ...(g) *for any other appeal - 20 business days after a Notice of the decision for the matter, including an Enforcement Notice, is given to the person.*

Note - See the P&E Court Act for the Court's power to extend the appeal period."

Budget/Financial Implications

Nil

Human Rights Considerations

Section 4(b) of the *Human Rights Act 2019* (Qld) (the *Human Rights Act*) requires public entities "*to act and make decisions in a way compatible with human rights*". There are no human rights implications associated with this Report.

Conclusion

The proposed development has been assessed against the requirements of the Western Downs Planning Scheme 2017 incorporating Amendment 1. It is considered that the proposed development for earthworks generally complies with the requirements of the Planning Scheme and is therefore recommended that the application be approved, subject to the attached recommended conditions of approval.

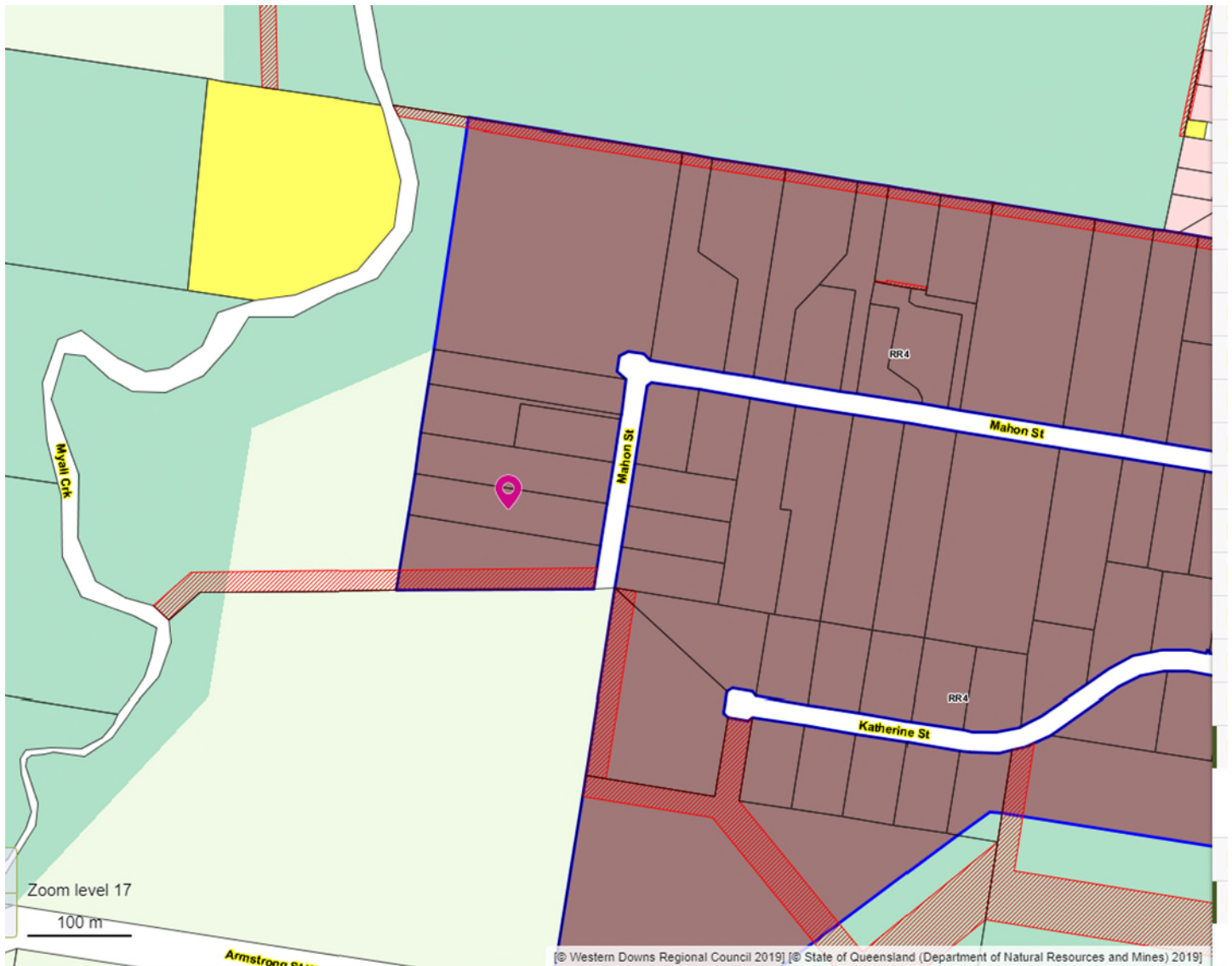
Attachments

1. Locality Plans
2. Proposal Plan
3. Table of Submission

Authored by: Justin Crick, CONSULTANT DEVELOPMENT ENGINEER

Attachment 1 - Locality Plans

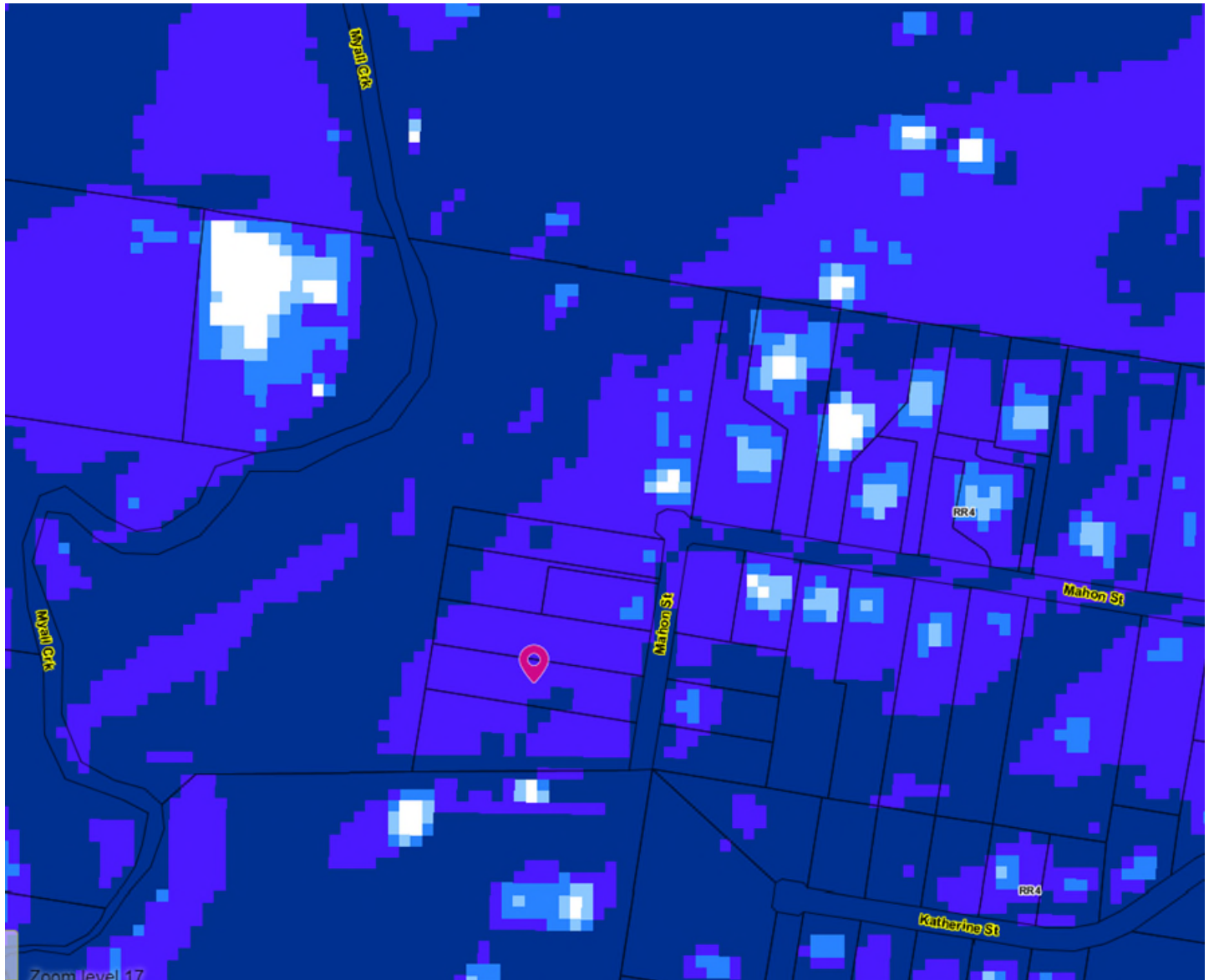
Zoning Map



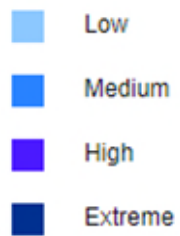
Planning Zones

 Community Facilities Zone	 Rural Residential Zone / Rural Residential 20000 ..
 Local Centre Zone	 Rural Residential Zone / Rural Residential 4000 P..
 District Centre Zone	 Rural Residential Zone / Rural Residential 8000 P..
 Major Centre Zone	 Rural Zone
 Low Density Residential Zone	 Rural Zone / Rural 10 Precinct
 Medium Density Residential Zone	 Rural Zone / Rural 100 Precinct
 Low Impact Industry Zone	 Township Zone
 Medium Impact Industry Zone	 Township Zone / Mowbulllan - Bunya Mountains T...
 High Impact Industry Zone	
 Recreation and Open Space Zone	

Flood Hazard Overlay



Flood Hazard



Aerial Map



② SHOWING PROPOSED
"OPERATIONAL WORK"
COMPLETED.

Site Layout Plan

Amended by Council
on 28/06/2023

10mm = 6.5m
(1cm)

DOTS REPRESENT
5m BATTER

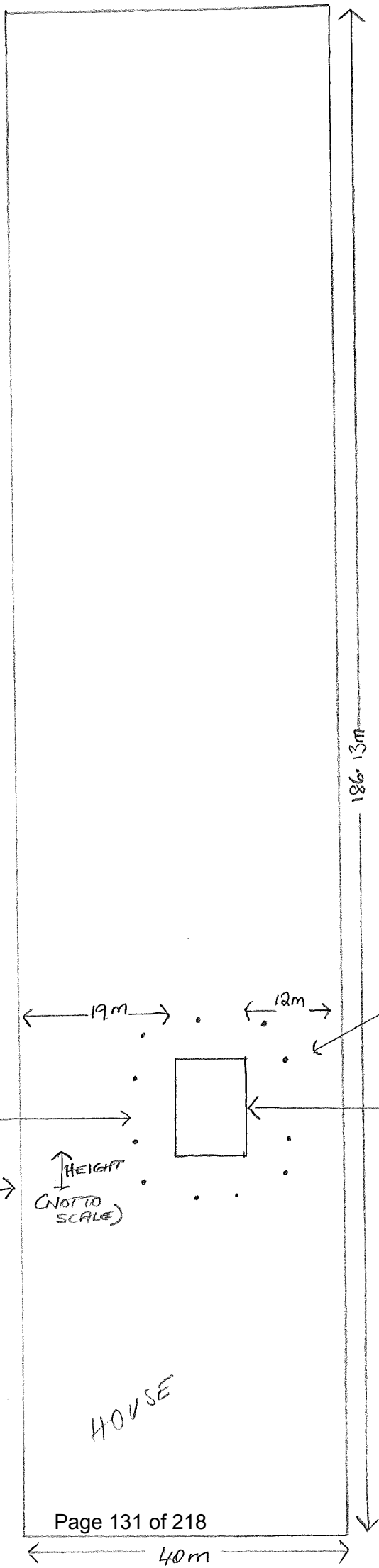
HEIGHT OF
PAD 900mm

HEIGHT
(NOT TO
SCALE)

DOTS REPRESENT
5m BATTER.

PROPOSED NEW
PAD WITH EXISTING
SHED MOVED ONTO
IT. DIRT FROM
OLD PAD REMOVED.
ALSO GARDEN SHED
REMOVED FOR BETTER
FLOW OF WATER.

HOUSE



Attachment 3 - Table of Submission

Submitters' Concerns	Applicant's Response to Submission	Officer's Comments
<ul style="list-style-type: none">- Narrowing of area available for flood water to flow.- Water run-off from the shed.- Old shed pad not being removed.- New batters around existing shed pad.- Table drain clean out in front of property would fix a lot of issues.	<ul style="list-style-type: none">- New shed pad height is similar to the existing pad.- Removal of the existing pad and garden shed will increase flow path width.	<ul style="list-style-type: none">- The size of the new shed pad is comparable in terms of width, length and height.- The removal of the existing pad and garden shed will increase the flow path available on the northern side of the shed, to offset any reduction on the southern side.- The issue of the table drain is not relevant to the application and is a matter for Council's maintenance department.

Title	Executive Services Report Local Government Association of Queensland Annual Conference 16 - 18 October Gladstone
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Date	13 July 2023
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Responsible Manager	D. Fletcher, ACTING CHIEF EXECUTIVE OFFICER
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Summary

The purpose of this Report is to seek Council's direction regarding the delegates from Western Downs Regional Council to be approved to attend the 123rd Annual Conference of the Local Government Association of Queensland, to be held 16-18 October 2023, at the Gladstone Entertainment Convention Centre.

Link to Corporate Plan

Strategic Priority: Strong Economic Growth

- There is a confidence in our strong and diverse economy.
- We're open for business and offer investment opportunities that are right for our region.
- We optimise our tourism opportunities, unique experiences and major events.
- Business and industry in our region live local and buy local.
- Our region is a recognised leader in energy, including clean, green renewable energies.

Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this Report be received and that:

1. Council appoints two (2) Councillors, Cr. P.M. McVeigh and Cr. A.N. Smith, as delegates to attend the 2023 Local Government Association of Queensland Annual Conference.
2. Council approves four (4) Councillors, Cr. K. A. Bourne, Cr K. A. Maguire, Cr. M. J. James, and Cr. C. T. Tillman, as observers to attend the 2023 Local Government Association of Queensland Annual Conference.

Background Information

The Annual Conference of the Local Government Association of Queensland is a significant opportunity for Mayors, Councillors and Chief Executive Officers representing all of Queensland's cities, towns and shires to meet and discuss issues facing local government in Queensland.

Report

Held annually in October, the Annual Conference provides an important opportunity for councils to not only network and learn, but also to debate and vote on new policy. The event doubles as the Association's AGM.

The Annual Conference brings together Federal, State and Local Government, external stakeholders and media. Additionally, a significant contingent of industry suppliers comprise a large trade exhibition to show-off their latest offerings to the sector's leaders from across the state.

The Annual Conference consists of two and a half days of full plenary, split plenary and workshop sessions where participants will immerse themselves in the challenges facing local government and their communities.

Consultation (Internal/External)

Nil

Legal/Policy Implications (Justification if applicable)

Nil

Budget/Financial Implications

Registration for two (2) Delegates is provided by LGAQ; Observer registration is \$1,540.

Conclusion

That Council appoints Cr. P.M. McVeigh and Cr. A.N. Smith as Delegates and Cr. K. A. Bourne, Cr K. A. Maguire, Cr. M. J. James, and Cr. C. T. Tillman, as observers, to attend the Annual Conference of the Local Government Association of Queensland, to be held on 16 to 18 October 2023, at the Gladstone Convention Centre.

Attachments

1. 2023 LGAQ Annual Conference Program

Authored by: A. Lyell, Executive Services Administration Officer

STRONGER COUNCILS STRONGER COMMUNITIES

127th LGAQ ANNUAL CONFERENCE



Every Queensland
community deserves
to be a liveable one

16 – 18
OCT 2023

Gladstone Entertainment
Convention Centre

SPONSORS

PLATINUM



GOLD



SILVER



Part of Energy Queensland



QUEENSLAND
TREASURY
CORPORATION



ICE - CREAM
PARTNER

COFFEE
PARTNER

HYDRATION
PARTNER



A proud past. A bright future.

PRESIDENT'S WELCOME

Welcome to the Local Government Association of Queensland's 2023 Annual Conference and Annual General Meeting in Gladstone.

There has never been a more important time to come together with council colleagues to listen, learn and celebrate our great communities and everything local government does for them.

And it has never been more critical to get together and share solutions to some of the critical issues facing those communities, to build on great ideas from friends and colleagues, to reinforce the strength of the council sector and what we have achieved for community liveability.

At this, the LGAQ's 127th Annual Conference, we have worked to make sure there are plenty of informative sessions, the most useful speakers and breakout groups but, most importantly, opportunities to get together and network with others from across the state.

Come and join with your council peers in our forums to discuss, share and debate key issues.

This is also your opportunity to talk with each other and your Policy Executive members about ways the LGAQ can help and support your council.

For it is the talent and determination that we bring together as a group that helps do so much in our towns and regions, our state and indeed our nation.

As we all know, councils are on the frontline for what our communities need.



Some of the challenges are not new – financial sustainability, workforce shortages – but have sharpened in focus, whether driven by immediate impacts of natural disasters or cost of living increases fuelled by events as faraway as the war in Ukraine.

They all land in our streets and towns, and as the level of government closest to our communities, we are first call to help solve them.

But if we live in a time of challenges, it is also critical to include the celebrations, and look to the future.

Our Council Segment Showcases are terrific celebrations of great ideas and achievements.

And we will again feature the Young Councillors cohort. Their energy and enthusiasm never fails to re-energise even those of us with decades of local government experience and remind us again of why we do what we do.

As the final conference before the council elections in March next year, it will be a great opportunity to look back on the term, to thank those we have worked closely with and recognise how much we have all achieved.

Mayor Mark Jamieson
PRESIDENT



WELCOME TO GLADSTONE

Welcome to the Gladstone Region and the 127th LGAQ Annual Conference!

There is no shortage of amazing things to see and do within the Gladstone Region, from the Southern Great Barrier Reef, pristine beaches and waterways, to rainforests, mountain adventures and friendly rural communities.

And all of this is set amongst the region's large-scale industrial operations, which have established Gladstone as one of Queensland's great engine rooms and a Port City to the world.

We are now at the dawn of a new age with the emergence of hydrogen and renewable energy projects that will position us as the renewable energy capital of Australia.

I look forward to catching up with you to discuss how we can improve and better serve our communities within the 77 local government areas that call the great state of Queensland home.

I hope you have a fantastic time in Gladstone and encourage you to get out and about to not only support our local businesses, but to also immerse yourself in our natural attractions – you'll be Glad you did!

Mayor Matt Burnett



SUNDAY

15 October 2023



Time	Topic
10:00am-12:00pm	<p>Peak Services Professional Development Course Engaging Team and Community Kim Skubris</p> <p>Are you a powerful communicator, or simply a confident presenter? Fine tune your public speaking, messaging, storytelling and presentation mindset skills in readiness for the 2024 Local Government Elections, or your next life chapter. In this hands-on three-hour workshop, Kim Skubris will cover the following topics:</p> <ul style="list-style-type: none">• The mindset and mannerisms to owning your audience• How to engage in that critical first 10 seconds – three strategies to grab an audience’s attention!• Clever messaging strategies and ways to promote your personal brand – face-to-face and on social media• How to bring the audience back on message when someone hijacks the spotlight• Why storytelling is so powerful when communicating your message• How to overcome nerves and let go of the lectern!
2:00pm-4:00pm	<p>Peak Services Professional Development Course Repeated</p> <p>Attendees must register with Peak Training prior to arriving at Conference</p>
12:00pm-4:30pm	Policy Executive Meeting
2:00pm-5:00pm	<p>Registration</p> <p>Delegates, observers, trade, corporate and accompanying persons</p>

MONDAY

16 October 2023



Time	Topic
8:00am–5:00pm	Registration Delegates, observers, trade, corporate and accompanying persons
10:00am–2:00pm	Indigenous Leaders Forum
11:30am–12:30pm	Lunch <i>Business Speed Networking with LGAQ CEO, Alison Smith</i>
12:30pm–2:30pm	Roads and Transport Forum
2:30pm–3:00pm	Optional Sessions To be confirmed
3:00pm–3:30pm	Afternoon Tea
	Council Segment Forums
3:30pm–5:00pm	Rural and Remote Councils Resources and Regional Councils SEQ and Coastal Councils
	Welcoming Ceremony
	5:20pm Welcome to Country
	5:30pm Welcome to Gladstone Mayor Matt Burnett
	5:35pm Response Mayor Mark Jamieson, President, LGAQ
5:20pm–5:50pm	5:40pm 2023 LGAQ Journalism Award
	5:45pm Sponsor Address Tim-Fyres Clinton, Managing Partner King & Company
	5:50pm LGAQ MUSOS JAM SESSION
6:00pm–7:30pm	Networking Drinks Trade Exhibition

TUESDAY

17 October 2023



Time	Topic
8:00am–5:00pm	Registration Delegates, observers, trade, corporate and accompanying persons
8:30am	Welcome Master of Ceremonies – Mr Tim Cox, Communications Advisor, LGAQ
8:35am	Call to Order and Presidential Address Mayor Mark Jamieson President, LGAQ
8:45am	Presentation of the Policy Executive
8:55am	CEO – Reflection and Scene Setting Alison Smith, CEO, LGAQ
9:00am	Official Opening
9:15am	The Invisible Enemy: Queensland Councils' Cyber Sagas – What You Need to Know Mayor Andrew Martin, Blackall Tambo Regional Council Des Howard, CEO, Blackall Tambo Regional Council Mayor Anne Baker, Isaac Regional Council Jeff Stewart Harris PSM, CEO Isaac Regional Council Panel: Tracy Whitelaw, Chief Digital Officer, LGAQ Rob Champion, Chief Information Security Officer, Department of Communities, Housing and Digital Economy
9:45am	Sponsor Address – Telstra
9:50am	Panel Session: Council Segment Showcases Part 1 Coastal Rural & Remote First Nations
10:50am	Morning Tea

TUESDAY

Continued



Time	Topic
11:20am	Panel Session: Council Segment Showcases Part 2 Resources SEQ CEO's pick
12:20pm	Sponsor Address
12:25pm	Lunch <i>Business Speed Networking with LGAQ CEO, Alison Smith</i>
1:25pm	Sponsor Address – Brighter Super
1:30pm	Opposition Update
1:40pm	Young Councillor Cohort
2:10pm	LGMS Member Update and Risk Management Awards Ian Leckenby, Chair, LGMS
2:20pm	Afternoon Tea
2:55pm	Federal Government Update
3:10pm	Federal and State Cost Shifting
3:40pm	Peak Services Update
3:50pm	ALGA Update Linda Scott, President, ALGA
3:55pm	Emerging Issue
4:10pm	The Voice of Two Generations
4:25pm	Close day 1
6:15pm for 7:15pm	Gala Dinner Sponsored by Hastings Deering
11:30pm	Dinner Concludes

WEDNESDAY

18 October 2023



Time	Topic
8:30am	Conference Resumes
8:35am	Annual General Meeting Voting Overview Darren Leckenby, Chief Financial Officer & Company Secretary
8:40am	Motions Debate
10:15am	Sponsor Address
10:20am	Morning Tea
10:50am	Motions Debate
12:25pm	Sponsor Address
2:25pm	Lunch <i>Business Speed Networking with LGAQ CEO, Alison Smith</i>
1:30pm	Motions Debate
3:00pm	LGMS – Step your way to \$10K
3:10pm	Motions Debate
4:10pm	Close of Conference Mayor Mark Jamieson, President, LGAQ
4:15pm	Plenary Concludes

WORKSHOPS

Monday 16 October 2023

INDIGENOUS LEADERS FORUM

Since 2011, the Indigenous Leaders Forum has been a valuable way for Aboriginal and Torres Strait Islander councils to come together in order to discuss specific challenges and to put forward issues they would like the LGAQ to assist them in addressing. The Forum is held twice-yearly.

ROADS AND TRANSPORT FORUM

Queensland's transport network is crucial for economic growth and enhancing the quality of life for local communities. The Roads and Transport Forum will involve a thought provoking discussion with several key themes including the importance of education, road safety and the role local government plays in the advancement of infrastructure to meet the evolving needs of our communities.

COUNCIL FORUMS

Come and join with your council peers in one of four forums to discuss, share and debate key issues. This is also your opportunity to talk with each other and your Policy Executive members about ways the LGAQ can help and support your council.

The forums will be hosted by the LGAQ Policy Executive members.

Please register for the forum that you believe will most interest your council – if you can't decide, you are welcome to send delegates to separate forums.

RURAL AND REMOTE COUNCILS

Hosts: Cr Robyn Fuhrmeister, Cr Robert Dare, Cr Jane McNamara and Cr Andrew Martin

RESOURCE COUNCILS

Hosts: Cr Paul McVeigh, Cr Anne Baker

COASTAL COUNCILS

Hosts: Cr Jack Dempsey, Cr Matt Burnett

SOUTH EAST QUEENSLAND COUNCILS

Hosts: Cr Karen Williams, Cr Fiona Hammond
Cr Paul Tully and Cr Peter Flannery



CONFERENCE SHIRT

(Council delegates/observers only)

Council delegates and observers will be issued with ONE shirt whilst at conference. Your shirt needs to be ordered online as part of your conference registration.

The sizing is as follows:

MEN'S SHIRT SIZING	S	M	L	XL	2XL	3XL	5XL
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WOMEN'S SHIRT SIZING	8	10	12	14	16	18	20	22	24
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Please select your size carefully as there won't be the opportunity to change your size once at Conference.





CONFERENCE REGISTRATION

Please refer to registration cancellation policies on www.lgaq.asn.au when making your registration.

Early Bird Full Registration – prior to and including 25 August 2023

Council or State Government observer	\$ 1540.00
Five or more observers from one council/government department	\$ 1430.00
Corporate (private sector)	\$ 3000.00

After 25 August 2023

Council or State Government observer	\$ 1740.00
Five or more observers from one council/government department	\$ 1600.00
Corporate (private sector)	\$ 3240.00

Early Bird One Day Registration – prior to and including 25 August 2023

Council or State Government observer	\$ 770.00
Corporate (private sector)	\$ 1210.00

After 25 August 2023

Council or State Government observer	\$ 880.00
Corporate (private sector)	\$ 1600.00

FUNCTIONS

Welcoming Ceremony (accompanying persons, day registrations and additional trade exhibitors)	\$ 75.00
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DINNER

Gala Dinner – Tuesday evening (17 October 2023)	\$ 175.00
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Please note that the Welcoming Ceremony on the Monday evening is included in the conference fee for delegates, observers and corporates attending the full three days of conference.

Accompanying persons are welcome to attend the Welcoming Ceremony and Gala Dinner.

Register via links below or online at
<https://www.lgaq.asn.au/membership/events>.

Delegate & Observers Individual Registration

**Registration
Booking**

Delegate & Observer Group Registration

**Registration
Booking**

Corporate Registration

**Registration
Booking**

Accommodation

**Accommodation
Booking**

Conference and Exhibition enquiries:
Phone 1300 542 700 or email events@lgaq.asn.au

Title **Executive Services Chief Executive Officer Report June 2023**

Date 5 July 2023

Responsible Manager J. Taylor, CHIEF EXECUTIVE OFFICER

Summary

The purpose of this Report is to provide Council with significant meetings, forums and delegations attended by the Chief Executive Officer during the month of June 2023.

Link to Corporate Plan

Strategic Priority: Strong Economic Growth

- There is a confidence in our strong and diverse economy.
- We're open for business and offer investment opportunities that are right for our region.
- We optimise our tourism opportunities, unique experiences, and major events.
- Business and industry in our region live local and buy local.
- Our region is a recognised leader in energy, including clean, green renewable energies.

Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this Report be received.

Background Information

Nil

Report

The below lists the meetings, delegations and forums attended by the Chief Executive Officer during the month of June 2023:

Date	Who/Where	Details
5 June 2023	<ul style="list-style-type: none"> • Councillor Information Session • Meeting with Arrow • Western Downs Futures Summit Meeting 	Dalby Phone Dalby
6 June 2023	<ul style="list-style-type: none"> • Local Government Association Queensland Visit • CS Energy Stakeholder Advisory Committee Tour of Kogan Creek Power Station Site 	Dalby Kogan
7 June 2023	<ul style="list-style-type: none"> • Special Meeting of Council Draft 2023-2024 Budget Meeting • Councillor Information Sessions 	Dalby Dalby
8 June 2023	<ul style="list-style-type: none"> • Meeting with Queensland Fire Emergency Services 	Dalby

13 June 2023	<ul style="list-style-type: none"> State of the Nation 2023 - Address by the Prime Minister of Australia Australian Local Government Association Regional Forum 	Canberra Canberra
14 June 2023	<ul style="list-style-type: none"> Regional Activators Alliance Breakfast Australian Local Government Association Conference 	Canberra Canberra
15 June 2023	<ul style="list-style-type: none"> Australian Local Government Association Conference 	Canberra
16 June 2023	<ul style="list-style-type: none"> Australian Council of Local Government Conference 	Canberra
19 June 2023	<ul style="list-style-type: none"> Planning and Pre-Agenda Meeting Councillor Information Sessions 	Dalby Dalby
20 June 2023	<ul style="list-style-type: none"> Meeting with TSBE Re: Health Sustainability Futures Group Meeting with Landowners Meeting with St Vincent de Paul Connect With Council BBQ 	Dalby Dalby Dalby Dalby
21 June 2023	<ul style="list-style-type: none"> Meeting with Southern Cross Care Ordinary Meeting of Council Special Meeting of Council ADOPT 2023-2024 Budget 	Teams Meeting Dalby Dalby
22 June 2023	<ul style="list-style-type: none"> Meeting with Department of State Development, Local Government, Infrastructure & Planning Building Social Licence for Renewable Energy Development Workshop SMART Digital Program Executive Governance Meeting Meeting with Davidson Recruitment Agency 	Phone Teams Meeting Dalby Teams Meeting
23 June 2023	<ul style="list-style-type: none"> Meeting with Toowoomba Surat Basin Enterprise CEO 	Toowoomba
26 June 2023	<ul style="list-style-type: none"> Development Assessment Panel Meeting Meeting with DesignCEO Transformation Working Group Meeting Pre-Briefing with Local Government Association of QLD (LGAQ) 	Dalby Teams Meeting Teams Meeting
28 June 2023	<ul style="list-style-type: none"> Meeting with Department of Transport and Main Roads re: Loudoun Bridge Meeting with Omega Oil & Gas Meeting with Queensland Resources Council Meeting with Pacific Partnership 	Phone Brisbane Brisbane Brisbane
29 June 2023	<ul style="list-style-type: none"> Meeting with QShelter Meeting with Glencore Meeting with RE Partners 	Brisbane Brisbane Brisbane Brisbane

	<ul style="list-style-type: none"> Transformation Working Group Meeting with Director-General, Department of State Development, Local Government, Infrastructure & Planning 	
30 June 2023	<ul style="list-style-type: none"> Stakeholder Advisory Committee Meeting for Regional Economic Futures Fund (REFF) Program 	Teams Meeting

Consultation (Internal/External)

Chief Executive Officer

Legal/Policy Implications (Justification if applicable)

Nil

Budget/Financial Implications

Nil

Human Rights Considerations

Section 4(b) of the *Human Rights Act 2019* (Qld) (the Human Rights Act) requires public entities 'to act and make decisions in a way compatible with human rights'.

There are no human rights implications associated with this report.

Conclusion

The foregoing represents activities undertaken by the Chief Executive Officer during the month of June 2023.

Attachments

Nil.

Authored by: A. Lyell, EXECUTIVE SERVICES ADMINISTRATION OFFICER

Title **Executive Services Report Outstanding Actions June 2023**

Date 11 July 2023

Responsible Manager J. Taylor, CHIEF EXECUTIVE OFFICER

Summary

The purpose of this Report is to provide Council with an updated on the status of outstanding Council Meeting Action Items to 21 June 2023.

Link to Corporate Plan

Strategic Priority: Strong Economic Growth

- There is a confidence in our strong and diverse economy.
- We're open for business and offer investment opportunities that are right for our region.
- We optimise our tourism opportunities, unique experiences and major events.
- Business and industry in our region live local and buy local.
- Our region is a recognised leader in energy, including clean, green renewable energies.

Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this Report be received.

Background Information

Nil

Report

The purpose of this Report is to provide Council with an update on the status of Outstanding Council Meeting Action Items to the Meeting held on 21 June 2023.

1. Outstanding Council Meeting Action List (As at 21 June 2023)

Meeting date	Item description	File No.	Council Resolution/Task	Responsible Division
13/04/2022	Corporate Services Confidential Report Dalby Aerodrome Proposed Lease to Helismart	AD6.6.2	That this report be received, and Council resolves to; 1. Apply the exceptions contained within section 236(1)(c)(iii) of the <i>Local Government Regulation 2012</i> (Qld) to the proposed lease; 2. Offer Helismart Pty Ltd a ten-year lease over a portion of land at the Dalby Aerodrome, as depicted in the proposed lease sketch in this Report, on the terms as set out in this Report; and	Corporate Services

Meeting date	Item description	File No.	Council Resolution/Task	Responsible Division
			3. Delegate authority to the CEO to negotiate and sign all documents necessary to: <ol style="list-style-type: none"> 1. Effect the surrender of the agricultural leased area known as Lease K, and the boundary realignment and resurvey of the agricultural leased area known as Lease H, at the Dalby Aerodrome; 2. Survey the area known as Lease K to accommodate Helismart Pty Ltd's proposed leased area and to allow for future leased areas; and 3. Provide a lease for a new surveyed area with Helismart Pty Ltd for approval by council. <p style="text-align: right;">CARRIED</p>	
19/04/2023	Closed Circuit Television Information Session	AD6.6.2	That Council request an information session on Western Downs Regional Council's role in public safety, including the cost of and funding opportunities for the installation and operation of CCTV networks, to inform Council on how it can best work in collaboration with community, businesses, State and Federal Governments, and local police to continue to deliver safe and liveable communities. <p style="text-align: right;">CARRIED</p>	Corporate Services Community and Liveability

Consultation (Internal/External)

Chief Executive Officer;
General Manager (Community & Liveability);
General Manager (Corporate Services);
General Manager (Infrastructure Services); and
Relevant Managers, Coordinators and Officers.

Legal/Policy Implications (Justification if applicable)

Nil

Budget/Financial Implications

Nil

Human Rights Considerations

Section 4(b) of the *Human Rights Act 2019* (Qld) (the Human Rights Act) requires public entities 'to act and make decisions in a way compatible with human rights'.

There are no human rights implications associated with this report.

Conclusion

This report is provided to inform Council of the progress of resolutions of Council.

Attachments

Nil

Authored by: A. Lyell, EXECUTIVE SERVICES ADMINISTRATION OFFICER

Title **Rescind Council Policy - External Social Media Policy**

Date 3 July 2023

Responsible Manager E. Kendall, COMMUNICATION AND MARKETING MANAGER

Summary

The purpose of this report is to seek Council's resolution to rescind the Council Policy - External Social Media Policy.

Link to Corporate Plan

Strategic Priority: Meaningful Communications and Community Engagement

This report is linked to the strategic objective of 'Meaningful Communications and Community Engagement', as it relates directly to Council's use of social media channels as a tool for communications and engagement.

Material Personal Interest/Conflict of Interest

There are no material personal interests nor conflicts of interest associated with this report.

Officer's Recommendation

That Council resolves to rescind the *External Social Media Policy – Council Policy*, noting that it will be replaced by the *Council Social Media – Organisational Policy*.

Background Information

Council manages several social media channels and tools as part of an integrated approach to meaningful communications and community engagement. Council's social media use is governed by the *External Social Media - Council Policy*, which was adopted by Council on 5 February 2014 and last reviewed on 20 July 2016. This policy has been supported by *Social Media Guidelines* which was last amended in 2015.

In 2022, Council endorsed its first *Communications and Community Engagement Strategy* to set a clear vision for meaningful communications and community engagement with the community. This strategy identifies social media as the community's most preferred channel of communication and as such, it was pertinent to undertake a thorough review of the existing policy and social media guidelines following the endorsement of this strategy.

Council's reliance on social media as a core communication function has grown exponentially in recent years, with rapidly evolving management principles requiring ongoing review, consideration, and implementation.

Report

Until the adoption of its *Communications and Community Engagement Strategy* in October 2022, the *External Social Media – Council Policy* was Council's quasi strategic document for the use of social media. The *Communications and Community Engagement Strategy* provides a clear vision and framework for the ways that Western Downs Regional Council will communicate and engage with all parts of the community on projects, services, activities, and programmes now and into the future as communication mechanisms continue to evolve. It is Council's strategic document.

The *Council Social Media – Organisational Policy* operationalises the strategy with respect to the use of social media. It specifically manages the way in which Council staff and suppliers use official social media channels and tools, regulating the operational behaviour for Council staff and suppliers using Council's social media channels.

Consequently, it is proposed that the redundant *External Social Media – Council Policy* be rescinded, as it has been superseded by the *Communications and Community Engagement Strategy* (strategically) and the *Council Social Media – Organisational Policy* (operationally). A Standard Work Practice has also been developed to

support the proposed policy. The *Council Social Media – Organisational Policy* will be approved as an organisational policy, as it is operational in its nature.

To support the proposed *Council Social Media – Organisational Policy*, the existing *Social Media Guidelines* will be replaced with a revised standard work practice which aligns Council's use of social media communications with the *Communications and Community Engagement Strategy*, current best practice, and relevance to the Western Downs community.

The proposed policy does not impact Councillors, as social media communication and interactions by Councillors are subject to the *Councillor Code of Conduct* and other legislation, including record keeping requirements.

Consultation (Internal/External)

The revised policy and standard work practice were endorsed by Council's Senior Leadership Team on 14 June 2023 and the Executive Leadership Team on 20 June 2023.

Once rescinded, the *External Social Media - Council Policy* will be removed from Council's Policy Register. The *Council Social Media - Organisational Policy* will subsequently be publicly available on Council's website and referenced on Council's social media platforms. The policy and accompanying standard work practice will also be provided to all managers and all employees authorised to manage Council social media channels. A copy will also be uploaded to Council's internal resource centre for access by all staff.

Legal/Policy Implications (Justification if applicable)

There are no legal or policy implications associated with the rescission of the *External Social Media– Council Policy* and the implementation of the *Council Social Media – Organisational Policy*.

Budget/Financial Implications

There are no additional budget or financial implications associated with the rescission of the *External Social Media Policy – Council Policy* and the implementation of the *Council Social Media – Organisational Policy*.

Human Rights Considerations

Section 4(b) of the *Human Rights Act 2019* (Qld) requires public entities 'to act and make decisions in a way compatible with human rights'. Consideration has been given to relevant human rights, particularly recognition and equality before the law, cultural rights – generally, cultural rights – Aboriginal peoples and Torres Strait Islander peoples, and fair hearing.

Conclusion

Council's social media channels play a significant role in the delivery of meaningful communications and community engagement. Ensuring these channels are used appropriately and effectively supports Council's strategic priorities and ensures the community is informed and engaged through an integrated approach to communications and community engagement.

The proposed *Council Social Media – Organisational Policy* operationalises the strategy with respect to the use of social media, specifically managing the way in which Council staff and suppliers use official social media channels and tools. Consequently, it is recommended Council rescinds the redundant *External Social Media – Council Policy*, noting that the *Council Social Media – Organisational Policy* will regulate operational behaviour

Attachments

1. External Social Media Policy - Council Policy
2. Council Social Media: Organisational Policy
3. Council Social Media: Standard Work Practice

Authored by: E. Kendall, COMMUNICATION AND MARKETING MANAGER

External Social Media - Council Policy

Effective Date	<i>5 February 2014</i>
Policy Owner	<i>Executive Services- Communication and Marketing Manager</i>
Link to Corporate Plan	<i>Strategic Theme 1: Effective and Inclusive Governance</i>
Review Date	<i>July 2018</i>
Related Legislation	<i>Local Government Act 2009 Public Sector Ethics Act 1994</i>
Related Documents	<i>Social Media Standard Work Procedure Media Relations - Council Policy Community Engagement - Council Policy Information Privacy - Council Policy Electronic Information and Communication Systems - Organisational Policy Data Security and Storage - Organisational Policy Staff Code of Conduct Social Media Strategy</i>

Policy Version	Approval Date	Adopted/Approved
1	05/02/2014	Ordinary Meeting of Council
2	20/07/2016	Ordinary Meeting of Council

*This policy may not be current as Council regularly reviews and updates its policies. The latest controlled version can be found in the policies section of Council's intranet or Website. **A hard copy of this electronic document is uncontrolled.***



External Social Media - Council Policy

1. PURPOSE

Online communication and social media tools are important communication channels that enable Council to engage directly with the public. This tool informs the public about services and programs allowing two-way conversations with the community.

Social media plays an important role in ensuring Council has a voice within our communities by allowing us to join conversations when and where they're happening. Unlike conventional communication channels, Social media is live and immediate which is particularly critical in the event of an emergency.

The purpose of this policy is to provide an overarching position in respect to Council's commitment to Social Media and its expectations of Council representatives to use it effectively in both an official and personal capacity.

The intention of this policy is to establish a culture of openness, trust and integrity when dealing with user-generated content.

2. SCOPE

This policy applies to all employees, Councillors, contractors and consultants working for Council.

3. POLICY

3.1 Purpose of Using Social Media

Council's strategic communication goals in selectively using approved social media sites are to:

- Increase Council's access to residents and improve the accessibility of Council communications;
- Support traditional media by broadening its reach and scope;
- Allow Council to be more proactive in developing strong relationships with community members;
- Reach targeted specific audiences on services, events, projects, policies and activities;
- Provide effective, fast communication channels during a crisis or emergency; and
- Expand Council's community engagement opportunities.

3.2 Policy

3.2.1 Council representatives using social media must:

- Only disclose publically available information. No comment will be made on social media sites regarding confidential, private or legal matters;
- Only use corporate imagery such as logos, official Council photographs and videos on advice from the Communications and Marketing Department;
- Ensure that no copyrighted or trademarked material is published without permission;
- Ensure that information posted online is not illegal, libellous, discriminatory, defamatory, abusive or obscene; and
- Ensure that information posted online does not infringe the mandatory Code of Conduct for staff or any other Council code or policy.

3.2.2 When using Council social media sites, authorised employees will:

- Only post content that is generally expected to be relevant and of interest to followers;
- Respond to enquiries within 24 hours (Monday to Friday);
- Keep messaging simple and engage in conversations when appropriate; and



External Social Media - Council Policy

Link to more information on Council's website where possible. If external websites are required to be linked this must be authorised by the Communications and Marketing Department.

3.2.3 Monitoring social media:

- The Customer Contact Centre, in consultation with the Communications and Marketing Department, will monitor content posted on all official social media outlets to ensure adherence to the social media policy for appropriate use, messaging and consistency in branding. Comments from social media users will be monitored and moderated where possible.

3.2.4 Council staff use of social media:

- Council recognises that staff may wish to use social media in a private and personal capacity;
- Staff should be aware they are personally responsible for content they publish on any form of social media; and
- Staff should take measures to ensure their personal comments cannot be mistaken for the official view of Council or impact on that staff member's ability to perform their role within Council.



Council Social Media - Organisational Policy

Effective Date	19 July 2023
Policy Owner	Corporate Services - Communication and Marketing Manager
Link to Corporate Plan	Meaningful Communications and Community Engagement
Review Date	April 2023
Related Legislation	Local Government Act 2009 Public Sector Ethics Act 1994
Related Documents	Social Media Standard Work Procedure Media Relations - Council Policy Community Engagement - Council Policy Information Privacy - Council Policy Electronic Information and Communication Systems - Organisational Policy Information Security – Organisational Policy Data Security and Storage - Organisational Policy Advertising Spending – Council Policy Staff Code of Conduct Communications and Community Engagement Strategy Social Media Standard Work Practice Corporate Identity Manual

Policy Version	Approval Date	Adopted/Approved
1	05/02/2014	Ordinary Meeting of Council
2	20/07/2016	Ordinary Meeting of Council

This policy may not be current as Council regularly reviews and updates its policies. The latest controlled version can be found in the policies section of Council's intranet or Website. **A hard copy of this electronic document is uncontrolled.**

Council Social Media - Organisational Policy

1. PURPOSE

The purpose of this policy is to establish a culture of openness, trust, and integrity when dealing with user-generated content on Council's Social Media. It provides an overarching position in respect to Council's commitment to its use of Social Media and its expectations of Council representatives to use it effectively and appropriately.

2. SCOPE

2.1 This policy applies to:

- (a) the use of Council's social media;
- (b) social media accounts managed by Council or by external third parties on behalf of Council; and
- (c) any activities undertaken on an official Council social media channel or social media tool.

2.2 This policy does not apply to Councillor official or election social media accounts.

3. POLICY

Council supports the use of online communication and social media tools as part of an integrated approach to meaningful communications and community engagement.

3.1 Purpose of Using Social Media

Council's strategic communication goals in selectively using approved social media sites are to:

- (a) strengthen community information sharing by publishing information relevant and of interest to the community;
- (b) improve two-way communication by providing timely and relevant responses to queries and feedback;
- (c) reach targeted specific audiences on services, events, projects, policies, and activities by utilising the most appropriate social platforms and methods;
- (d) expand Council's community engagement opportunities;
- (e) allow Council to be more proactive in developing strong relationships with community members;
- (f) provide effective, fast communication channels during a crisis or emergency; and
- (g) enhance delivery of Council's corporate plan strategic priorities through meaningful communications and community engagement.

3.2 Policy

3.2.1 Use of official social media accounts

Official Council social media accounts are restricted to apolitical administrative use only.

The use of official social media accounts must be consistent with the *Western Downs Regional Council Corporate Plan, Communications and Community Engagement Strategy*, and *Staff Code of Conduct*.

Use and administration is governed by the *Social Media – Standard Work Practice*.

3.2.2 Use of branding for social media

All branding and/or use of the Corporate Identity must comply with the *Corporate Identity Manual* and any other applicable Western Downs Regional Council branding guides.



Standard Work Practice

Social Media

AMENDMENT RECORD

Please note that amendments have been made to the Integrated Management System document/form detailed below. This page will be re-issued every time amendments are made to controlled documents. Amended documents will have their revision status and issue date updated accordingly.

Revision Number	Clause/ Page/s	Description	Approved By	Issue Date
1	All	Major amendments following review of overarching Policy	E Kendall	May 2023

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DRAFT

1.0 PURPOSE

The purpose of this practice is to provide guidelines and information to support and effectively implement the **Council Social Media - Organisational Policy (2023)** and **Communication and Community Engagement Strategy (2022)**.

This procedure will ensure that all content on Council's social media platforms is high quality, relevant, user-based, and appropriately reflects the organisation's branding, values, and objectives to create engagement and loyalty from the organisation's audience.

2.0 SCOPE

This Standard Work Practice (SWP) applies to all relevant employees of **Western Downs Regional Council**.

3.0 REFERENCES

RELATED LEGISLATION:

Local Government Act 2009

Public Sector Ethics Act 1994

Information Privacy Act 2009

Right to Information Act 2009

Public Records Act 2002

RELATED DOCUMENTS (LOCAL LAWS, POLICIES, STRATEGIES, ETC):

Strategies

- (1) [Communications and Engagement Strategy \(2022\)](#)

Policies

- (1) [Council Social Media - Organisational Policy](#)
- (2) [WDRC Staff Code of Conduct](#)
- (3) [Media Relations - Council Policy](#)
- (4) [Community Engagement - Council Policy](#)
- (5) [Complaints Management - Council Policy](#)
- (6) [Information Privacy - Council Policy](#)
- (7) [Information Security - Council Policy](#)
- (8) [Data Security and Storage - Organisational Policy](#)
- (9) [ICT Acceptable Use - Organisational Policy](#)

4.0 ATTACHMENTS

One — Content Principles and Audience Targeting

Two — Content Publishing and Styling

Three — Customer Interactions

Four — Pre-Approved Scripts

Five — Approved Social Channels, Users and Content Providers

Six — User Guidelines and Terms of Use

Seven — Social Media Glossary

5.0 DEFINITIONS

Social Media is an online platform that facilitates interaction through the creation, sharing and exchange of information and ideas in virtual communities and networks.

The purpose of social media is to connect, engage, have relationships, establish trust, and be authentic. This is achieved via two-way communication, interactivity, conversation, transparency, immediacy, information sharing, and user participation.

Social Media Platforms are programs or applications developed for the purpose of providing a network for social media interactions and fit into six categories:

- (1) Social networks (for example, Facebook, LinkedIn);
- (2) Social news (for example, Reddit, BuzzFeed);
- (3) Media sharing (for example, Pinterest, YouTube, Instagram);
- (4) Microblogs (for example, Twitter);
- (5) Blogs and forums; and
- (6) Bookmarking (for example, StumbleUpon)

Authorised Employee is any employee who has been given permission in writing from the Communications and Marketing Manager to develop, use, or manage social media on behalf of their facility or section of the organisation.

Author is a staff member authorised to post on official, corporate social media pages on behalf of Council.

Co-Author is a staff member authorised to access and posts to Council's sub profiles (for example, post to Dogwood Crossing).

Content Provider is a staff member authorised to co-ordinate ideas for posts by their department / section and to liaise with Authors to publish posts on official, corporate social media pages on behalf of Council.

Subject Matter Expert (SME) is a key contact person in an operational area or department who can provide further information when called upon by an Author.

User is a person external to Council who uses social media to interact with Council.

Refer to *Attachment Seven - Social Media Glossary* for a full list of definitions.

6.0 RESPONSIBILITIES

Role	Responsibilities
Communications and Marketing Manager	<ol style="list-style-type: none">(1) Enforcing social media policies and procedures(2) Approving of all official social media accounts and new business cases(3) Approving of social media authorised employees and authors to use social media in an official capacity and communicate on behalf of Council(4) Managing escalated social media issues(5) Managing social media presence outside of work hours and day-to-day business operations(6) Having oversight over the responsibilities of the Communications and Marketing team and authorised employees(7) Being the primary approver of content during disaster management operations

Role	Responsibilities
Communications and Marketing Team / Authorised Employees	<ol style="list-style-type: none"> (1) Implementing social media policies and procedures (2) Monitoring social media presence during work hours and day-to-day business operations (3) Being the primary authors during a disaster management operation (4) Managing corporate branding and appearance of all Council-run social profiles (5) Monitoring accounts for inappropriate comments/information and escalating any inappropriate comments/information (6) Generating ideas and content (for example, photos, videos) and liaising with Content Providers for fact-checking and co-ordinated timing (7) Monitoring, responding, and lodging general customer enquiries and working with Content Providers where more information is required (8) Maintaining an up-to-date individualised list of authorised authors on SharePoint (9) Complying with social media accessibility standards (10) Monitor and capture hot topics and conversations within the community that Council should be aware of (11) Abide by recordkeeping and information privacy requirements and legislation
Co-Authors of Council Sub Brands	<ol style="list-style-type: none"> (1) Understanding ongoing roles and responsibilities when performing social media account management activities in line with those of an 'authorised employee' (above) (2) Ensuring their social media accounts have suitable recordkeeping and privacy processes in place and maintaining those practices throughout the life of the account (3) Ensuring their accounts are used in accordance with the relevant policies of the platform and approval conditions provided by the Communications and Marketing Manager (4) Moderating and responding to comments and direct/private messages received through their channel
Subject Matter Expert / Content Providers (Informers from Council Departments)	<ol style="list-style-type: none"> (1) Generating ideas for posts to promote their department's activities and liaising with the Communications and Marketing team to co-ordinate scheduling as per general communications and marketing operations (2) Be available to the Communications and Marketing team to provide support when enquires are received online regarding the subject matter expert's department
Information Technology Security	<ol style="list-style-type: none"> (1) Provide support regarding best and most up to date account security practices (2) Related policies: <ol style="list-style-type: none"> (a) <i>Information Security - Council Policy</i>; and (b) <i>Data Security and Storage - Organisational Policy</i>.

Role	Responsibilities
Customer Service Centre/Governance	(1) Approving and facilitating the recordkeeping provisions for official social media accounts (2) Recording and tasking customer enquires received by authorised officers (3) Related policies: (a) <i>Complaints Management - Council Policy</i> ; and (b) <i>Information Privacy - Council Policy</i> .

7.0 SOCIAL MEDIA OBJECTIVES

The goals of Western Downs Regional Council social media accounts are to:

- (1) strengthen community information sharing by publishing information relevant and of interest to the community;
- (2) improve two-way communication by providing timely and relevant responses to queries and feedback;
- (3) reach targeted specific audiences on services, events, projects, policies, and activities by utilising the most appropriate social platforms and methods;
- (4) expand Council's community engagement opportunities;
- (5) allow Council to be more proactive in developing strong relationships with community members;
- (6) provide effective, fast communication during a crisis or emergency; and
- (7) enhance delivery of Council's corporate plan strategic priorities through meaningful communications.

Successful operation of social media accounts will result in increased website traffic referral, increased access to residents and accessibility of Council communications, higher quality engagement, and a strengthened relationship with new and existing followers.

7.1. Current Platforms and Objectives

Different social media platforms target different audiences and as such, it is important that content is created in line with the target audience of each platform.

Facebook - Community-facing awareness-raising of relevant Council initiatives, build engagement, etcetera.

Instagram - To share and engage with residents and community.

LinkedIn - Promote Council as a community-focused place to work.

Twitter - To share key Council news to the platform's influential audience (for example, journalists, news corporations, etcetera).

YouTube - To host video content for sharing on other platforms.

Refer to Council's *Communications and Community Engagement Strategy* for further social channel information and usage or *Attachment one – Content Principles and Audience Targeting* for the idiosyncrasies of engaging with key audience groups.

Council acknowledges that social media is a constantly evolving environment. As such, authorised Council staff will periodically review the choice of social media platforms utilised as communications tools by the organisation (for example, Facebook, Twitter, LinkedIn, Instagram are relevant now but as trends change, the demand to have a presence on these platforms and emerging platforms may change with them).

8.0 CONTENT PRINCIPLES

It is essential that messaging is consistent, accurate, and responsive for Council to gain and maintain audience trust and support and to become the single source of truth for Council related topics. Social media platforms

are ongoing communication channels and engagement via a social media account differs from traditional communication channels, as social media is intended to be similar to that of a conversation.

Social media communication by Council falls broadly into three categories:

Proactive communication – predominantly used on official social media accounts to promote Council programmes, services, and campaigns.

Reactive communication – when Council responds to incoming enquiries and comments via our official social media accounts or when Council reacts to emerging issues with outgoing messages.

Crisis communication – for use during emergencies such as significant weather events that may impact community safety. Includes messaging from Council as well as the sharing of messaging from trusted authorities/agencies (for example, Queensland Police, Bureau of Meteorology, State Emergency Services, etcetera).

In support of these aims to create an informed, united, and consistent voice from Council, *refer to Attachment one – Content Principles and Audience Targeting* for a full list of Council's social media content principles.

9.0 RESPONSIVENESS AND ONLINE ENGAGEMENT

9.1. Customer Interaction and Response Timeframes

Social media enable Council to engage directly with the public. It is unique in the way it allows Council to have a voice within the community and join two-way conversations when and where they are happening. Unlike conventional communication channels, social media is live and immediate and response times to customer enquiries and commentary must reflect this.

Upon receiving an enquiry via a social channel, it is important to review its nature and identify the need for further action. Approved social media representatives will aim to respond to legitimate comments and enquiries within twenty-four (24) hours of receiving it (during business hours - Monday to Friday, 8am to 5pm). When receiving direct messages outside these hours, customers will be prompted by an automatic response to contact Council in an alternative format. If the enquiry is considered urgent, it must be treated as a priority and escalated appropriately via the Communications and Marketing Manager or necessary channels/departments for prompt response and action.

As part of general duties, authorised officers will undertake regular social engagement where interactions with general commentary and messages will be undertaken to maintain a relationship with those engaging with Council in an online capacity. This may include reacting and responding to general comments and sharing positive information in a conversation-like tone and manner.

For more information on response tone and style, *refer to Attachment Two — Content Publishing and Styling*.

9.2. Identifying Type of Customer Commentary

Council welcomes all members of the community to its pages and encourages conversation and information sharing. However, content posted on official Council social media platforms will be monitored to ensure it is appropriate and complies with Council's social media guidelines.

Social media provides another avenue for complainants to continue behaviour on another platform and as such, complaints made on social media should be treated in accordance with Council's complaints management processes according to the *Complaints Management - Council Policy*.

The first step is to identify the type of negative feedback:

- (1) legitimate problems;
- (2) constructive criticism; or
- (3) 'trolling' or 'spam'.

After determining which type of feedback has been received, the next step is to determine the type of response necessary. The primary rule when responding to all criticism, even the negative type, is to stay positive to ensure Council's positive reputation is upheld.

For more information on identifying types of commentary and how to respond, *refer to Attachment Three — Customer Interactions (flow chart)*.

9.3. Managing Negative Interactions

Because of the nature of social media, pages are susceptible to receiving negative commentary. Comments should not:

- (1) harass, bully, incite violence, abuse, attack, threaten, or discriminate against other users, particularly in reference to an individual or group's age, disability, gender, political leaning, race, religion, or sexuality;
- (2) participate in trolling, baiting, disrupting a conversation, or not be in relation to the original topic;
- (3) be false or misleading;
- (4) include profanities, obscene, or offensive language;
- (5) provide other people's personal information - this is a breach of privacy and the content will be removed;
- (6) comment or share anything that may constitute spam, such as advertising, appeals, petitions, requests or endorsements, or promote commercial or political interests. This also includes repeated posts and comments;
- (7) speculate and/or comment on legal matters;
- (8) upload materials that breach the intellectual property rights of others;
- (9) upload malicious software or files;
- (10) violate the terms of use of social media platforms;
- (11) break the law (including violation of copyright laws) or encourage others to do so; or
- (12) encourage or incite rioting, picketing, or any other actions that may amount to public nuisance.

Failure to adhere to the above may result in moderation, un-tagging, removal of posts or comments, and users being blocked from Council official social media accounts. Council reserves the right to remove comments and take the discussion 'offline' or into a private message if the content is personal in nature or is affecting the enjoyment of the page for other visitors.

Upon interacting with a Council social media page, the customer is therefore accepting Council's User Guidelines. Any breach may also result in the above actions. See *Attachment Six — User Guidelines and Terms of Use* for the full guidelines.

9.4. Interacting on Community-run Groups and Pages

Social Listening is the process of monitoring what other social pages and profiles are posting on social media and what is being said about Council's organisation and services and factoring this information into Council communication plans where relevant.

Authorised Officers will track 'hot topic' conversations occurring on external social media profiles, pages, and groups relevant to Council as part of general duties. 'Listening' to these conversations is useful to understand community sentiment about a particular issue or topic, however, Council will not directly comment on these conversations.

Council will only intervene in instances of significant misinformation or in emergent situations such as natural disasters. Refer to the *Disaster Management* section below.

In circumstances where Council will not directly interact with external community run groups and pages, Council staff are not restricted from commenting and sharing information. However, where reference to Council is being made in their interactions, staff must abide by the *WDRC Staff Code of Conduct*. Refer to the *Code of Conduct - Using social media in a personal capacity* section below.

10.0 PROCESS FOR ESTABLISHING NEW WDRC SOCIAL MEDIA PRESENCE

Official social media accounts represent a public face of Council and require sufficient governance and resourcing to ensure appropriate usage and monitoring. The creation and use of social media implies the intention to maintain an ongoing relationship with the community and therefore all officers need to consider

the need for resourcing to continue beyond the life of the project to continue the relationship with the community via those accounts.

Any request to establish a new official social media account must be made to the Communications and Marketing Manager and be accompanied by a business case detailing identified prerequisites (see below prerequisites).

When a business case has been considered and subsequently approved; an authorised Communications and Marketing Officer will create and set up the social media presence according to determined arrangements. This will include:

- (1) branding that helps identify the purpose of the social media channel and that it is a council channel;
- (2) appropriate administrative permissions;
- (3) reporting processes where required; and
- (4) relevant payment structures for channels that requires one.

10.1. Legacy Accounts

Teams with social media accounts in existence before the adoption of the **Council Social Media – Organisational Policy** will be required to identify these accounts and register them with the Communications and Marketing Department. Approval to continue the account is required.

For a full list of Council's approved pages, profiles, and users, refer to *Attachment Five – Approved Social Channels, Users and Content Providers*.

10.2. Prerequisites

The following criteria will be considered when reviewing the justification for any new social media presence and for regularly reviewing any existing ones.

- (1) **General understanding** — Demonstrate an understanding of the intention and best use of a social media channel as an interactive dialogue tool and that the correct social media tool has been chosen.
- (2) **Business requirements** — Demonstrate how the channel will assist Council in meeting its corporate plan and outline its associated goals and key performance indicators.
- (3) **Staff resourcing** — Ensuring skilled staff have been allocated and effectively resourced to manage the channel and that they understand their ongoing responsibilities. Where staff are not skilled in this area, ensure adequate training for government social media usage.
- (4) **Implementation plan** — Include a plan on how the channel will be implemented and communicated to its identified audience.
- (5) **Documented support processes** — Address how the channel will be monitored and how risks will be managed.
- (6) **General Governance** — Outline record keeping processes and plans to meet accessibility regulations.
- (7) **Acknowledgement** — Acknowledging that the Communications and Marketing department manages all social media platforms on behalf of the organisation and that other branches are content contributors to the channel. As owner, Communications and Marketing coordinates:
 - (a) branding and other visual display;
 - (b) adherence to accessibility and usability standards;
 - (c) major changes;
 - (d) staff access;
 - (e) related advertising; and
 - (f) closure of the channel if/when these prerequisites fail to be met.

11.0 GOVERNANCE AND RECORD KEEPING

11.1. Record Keeping

Council has a responsibility under the *Public Records Act 2002* to maintain accurate corporate records. A corporate record is anything created, received, or kept by Council in the exercise of its statutory, administrative, or other public responsibilities or for a related purpose. In using social media, it is possible that corporate records will be created. Approved social media representatives are responsible for ensuring that all social media accounts have suitable recordkeeping processes in place and are maintained throughout the life of the account.

Currently, all social media platforms actively used by Council automatically retain records of all posts, messages, and comments that can be searched and accessed by authorised officers at any time and therefore, this content is not required to be recorded unless an official and legitimate enquiry from a customer is placed and action from Council is required.

Council may also use social media channels to re-publish information which is available on the official website. When content is duplicated across multiple platforms and has been captured elsewhere in a Council's corporate record management system, the duplicate content is not required to be kept for record management purposes.

An instance where a record must be retained is when Council or its staff are defamed, misrepresented, or involved in misconduct in any form. Refer to section 9.2 *Identifying Type of Customer Commentary* for the varying types of commentary and to determine what further actions need to be taken and if a record is needed to be kept.

To create a record, a screenshot of the enquiry or commentary must be taken and submitted to the Customer Contact Centre for registering and tasking.

Council acknowledges that social media is a constantly evolving environment. As such, authorised Council staff will periodically review record management processes in line with the considered best practice at the time while obeying relevant legislation.

11.2. Information Privacy

All usage of social media in a Council capacity must comply with applicable legislation and Council policies. As most social media platforms are hosted outside of Australia, any requirement to publish or collect personal information (as defined in the *Information Privacy Act 2009*) must comply with the *Information Privacy Act 2009* and carry the appropriate disclaimer.

By their nature, social media accounts require those who use it to disclose personal information.

All information and photographs posted on an official social media account must comply with the *Information Privacy Act 2009*. Any photograph posted which contains personal information (including any image where the identity of a person could be reasonably ascertained) must have had a collection notice issued stating the image may be used by Council. All use of information which contains personal information (including any information where the identity of a person could be reasonably ascertained) requires the person's consent for this information to be published and sent outside Australia. This includes any personal information of Council officers.

Council is unable to enforce the protection of personal information provided to external social media platforms. Personal information collection notices must be provided to customers and their consent obtained before collecting any personal information that may be displayed on the Internet or transferred to a third party outside of Australia. Alternative communications options must be available where individuals do not consent. All officers must consider the need to publish any personal information on a Council social media account.

Approved social media representatives must consent to their routine personal work information being displayed or disclosed via the Internet (including transferred outside of Australia) before being provided with access to Council official social media accounts.

12.0 OCCASIONAL COMMUNICATIONS

12.1. Disaster Management

Council understands the importance of providing timely information to the community in the event of a disaster and is committed to ensuring that information is available when required.

Council's preferred social media approach for rapid dissemination of information during a disaster or emergency situation is through resharing information from lead agencies such as Queensland Fire and Emergency Service (QFES) and Queensland Police Service (QPS), as this provides a single source of truth for the public. The exception being when Council has been determined as the lead - this includes flooding and disaster recovery.

During severe weather events and declared disasters, Council's official social media accounts may:

- (1) incorporate the Local Disaster Management Group's disaster management plans;
- (2) cease all 'business as usual' posts to prioritise information relating to the disaster event(s);
- (3) revert to formal approval processes for content relating to local information (for example, waterway heights). Content must be delivered in partnership with the predetermined disaster management communications - as per the chain of command in the Local Disaster Management Group. No additional approvals are needed if simply repeating or linking to Bureau of Meteorology warnings or when directing to Council's website or disaster dashboard;
- (4) communicate normal Council business disruptions to standard services (for example, closure of parks, disruption to rubbish collection);
- (5) revert to language that is factual and succinct;
- (6) include time stamps on posts, sign off each night or when social media will be unattended, and update posts and note when they are no longer of relevance (not needed if for a severe weather event);
- (7) roster of authors who are able to do off-site updates;
- (8) link to qldalert.com, Queensland Police Service, or Queensland Fire and Emergency Services (or other relevant emergency services or official Facebook Pages or websites); and
- (9) refer to Council's Disaster Dashboard for regional emergency updates and road closures.

12.2. Local Government Election Period (Caretaker Mode)

Section 90D of the Local Government Act 2009 prohibits the publication or distribution of election material during the caretaker period.

Council's social media channels may continue to provide regular communication with residents, including event information, programme initiatives and general day-to-day Council business that is of public interest during the caretaker period.

Council will not respond to any political comments made or posted during the caretaker period and Council retains the right to remove messages which contravene caretaker conventions, whether from Councillors or members of the public.

13.0 SECURITY AND ACCESS CONTROL

Access controls are of critical importance to managing risks in the use of social media platforms because they are often the first line of defence in protecting Council information and reputation.

While official social media accounts may be administered by employees in other branches or contractors of Council, the Communication and Marketing team maintains the exclusive right to those social media accounts and will have full access to always administer and monitor the accounts.

Council's use of official social media accounts must adhere to Council's password and account management requirements listed in the ***ICT Acceptable Use – Organisational Policy***.

Council requirements include but are not limited to:

- (1) secure storage of account passwords (that is, Council's Secret Server);

- (2) periodic changes of all passwords (annual);
- (3) changing of and/or removal of access of social media representatives that leave Council or change roles;
- (4) periodic (annual) review of social media representatives who have access to official social media accounts;
- (5) systems in place to ensure access is removed when staff movements occur in the Social Media Representative role;
- (6) the mandatory use of Multi Factor Authentication (MFA), sometimes called two-factor authentication, to control all Council access to and use of social media platforms and social media management tools where supported by the social media platform or tool. This is to manage the prevailing threats and risks of password-only access (for example, phishing emails);
- (7) the mandatory configuration of account recovery and password reset options in a manner that is no less secure than the access method to the social media platform, where possible to do so;
- (8) ensuring that email accounts used for social media recovery are enabled with Multi Factor Authentication; and
- (9) the Facebook account recovery option "Choose friends to contact if you get locked out" must be enabled and relevant social media representatives must choose each other for their 'recovery' friends.

Council acknowledges that social media is a constantly evolving environment and as such, authorised officers in partnership with Council's Information and Communications Technology Security team will periodically review the security measures in place to ensure they are meeting the most up-to-date functionality.

Title Corporate Services Financial Report June 2023 Interim

Date 4 July 2023

Responsible Manager T. Skillington, CHIEF FINANCIAL OFFICER

Summary

The purpose of this report is to provide Council with the interim Financial Report for the period ending 30 June 2023, remove projects from the 2022-23 capital works programme, and delete a building application fee from the 2023-24 fees and charges register.

A final report will be provided to the October 2023 Council meeting after the Queensland Audit Office (QAO) has audited and provided its opinion. It will include a report on the business unit outcomes and the finalised capital works programme.

Link to Corporate Plan

Strategic Priority: Sustainable Organisation

- *We are recognised as a financially intelligent and responsible Council.*
- *We focus on proactive, sustainable planning for the future.*

The monthly financial report provides an overview of Council's progress for the 2022-23 financial year and assists the organisation to manage its immediate budget, whilst being cognisant of its long-term financial goals.

Material Personal Interest/Conflict of Interest

There are no personal interests nor conflicts of interest associated with the consideration of this matter.

Officer's Recommendation

That Council resolve to receive the June 2023 Interim Financial Report and approve the removal of:

- (1) one fee from the 2023-24 fees and charges register for Assessment against a performance provision of the Queensland Development Code (siting), to be effective from 19 July 2023, and;
- (2) capital projects in the 2022-23 capital works programme to the value of \$281,080.

Background Information

The Chief Executive Officer is required by Section 204(2) of the *Local Government Regulation 2012* to present the Financial Report once a month or at each meeting if the local government meets less frequently than monthly. The Financial Report must state the progress that has been made in relation to the local government's budget for the period of the financial year up to a day as near as practicable to the end of the month before the meeting is held.

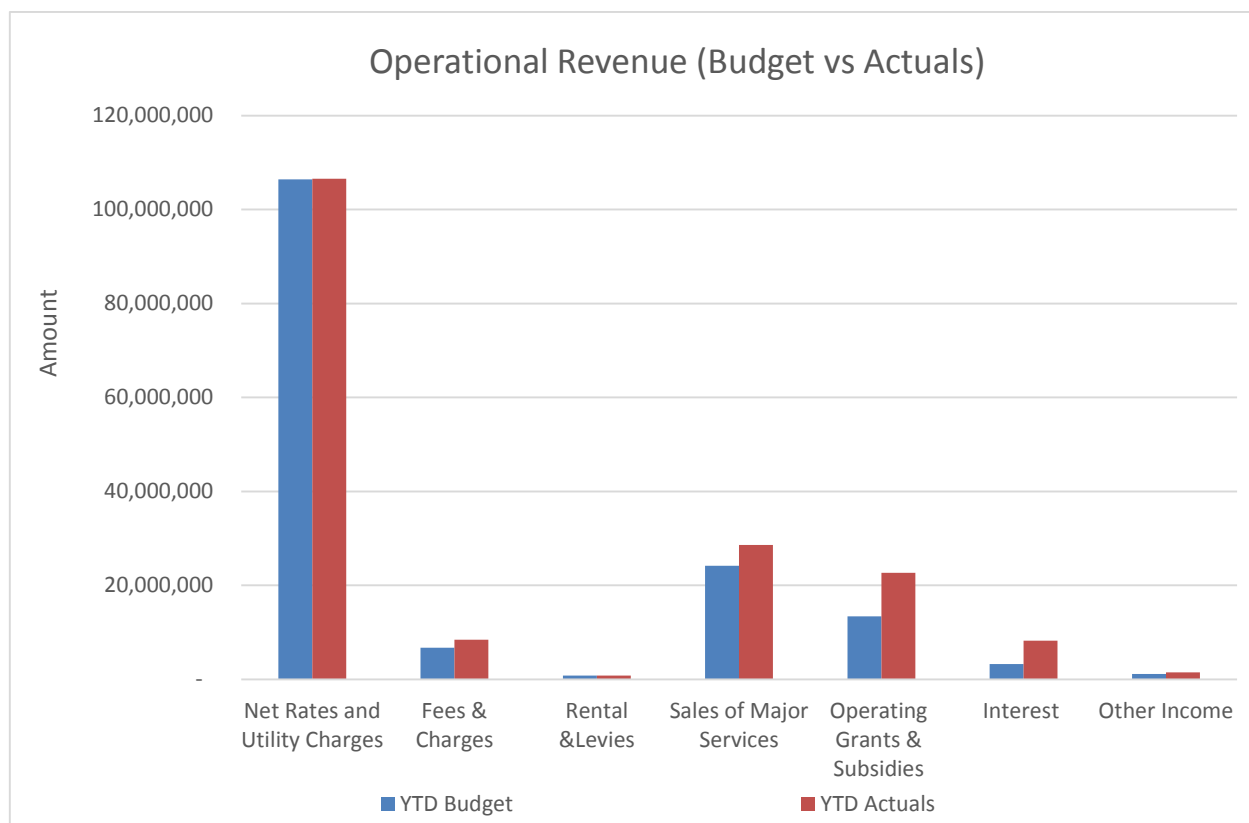
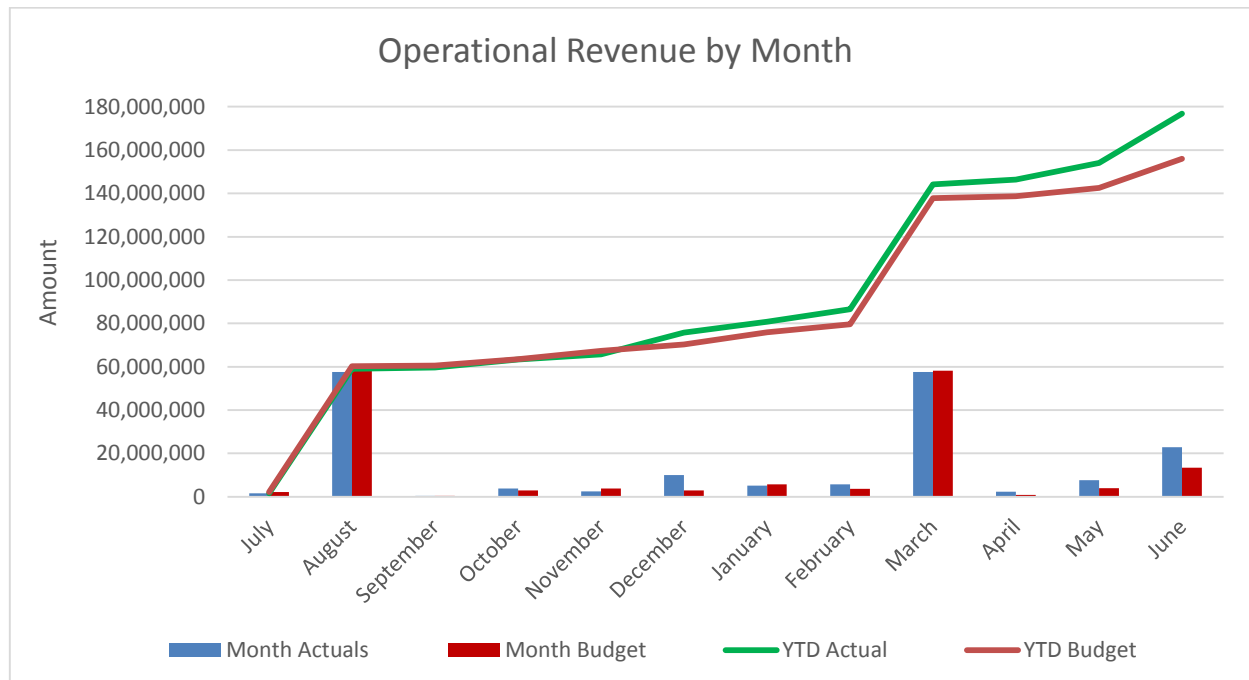
Report

1. Operating Result

The interim operating surplus as of 30 June 2023 is \$23,138,230, compared to a budgeted surplus of \$2,983,892, which is \$20,154,338 higher than budget. This higher than budgeted position is due to revenue exceeding budget by \$20,878,829 with additional flood revenue, higher fees and charges revenue, additional grants, the prepayment of the 2023-24 financial assistance grant payment, and higher interest income. End of year adjustments are still being finalised with accruals, prepayments, and provisioning to be finalised. It is expected that the operating surplus will remain high, at around the \$21,000,000 mark. The Operating Surplus ratio as of 30 June 2023 is 13.1 per cent, which is greater than Council's target of 1.00 per cent. This higher percentage is due to income exceeding expenditure. A summary is provided below as to how council has arrived at the current interim position of \$23,138,230.

	Amount
Adopted budget (surplus)	(2,983,892)
Add:	
additional operational grants (financial assistance grant, flood funding, Myall 107, learning grants and disaster funding)	(9,236,398)
additional interest income (council budgeting to receive 1.5 per cent however on average received 3.31 per cent)	(4,948,104)
additional sales revenue (commercial works, saleyards and quarry sales)	(4,462,671)
additional fees and charges revenue (town planning and building fees, standpipe sales, washdown bay)	(1,747,957)
additional other income (ticket sales, disposal proceeds and insurance revenue)	(366,814)
savings in depreciation	(357,355)
savings in employee benefits	(176,598)
rates revenue ahead of budget	(133,243)
Less:	
materials and services overspend (additional commercial works)	1,235,653
finance costs overspend (higher interest income)	22,791
rental and levies under budget	16,358
June 2023 interim position (surplus)	(23,138,230)

Graphs and a summary of major variances for revenue and expenses are listed below.



Operational Revenue is \$20,878,829 ahead of budget as of 30 June 2023, due to:

↑ \$133,243 ahead of budget for Net Rates and Utility Charges revenue due mainly to:

- (a) General Rates and Utility charges are under budget \$497,866 in total. This is due to the APLNG petroleum amalgamations being processed. When the budget was formed, no growth or reductions were made, as historically amalgamations have offset with additional leases coming

on. There is still a small amount outstanding for the Urban Rural Fire Levy, this will reduce income once paid;

- (b) Volumetric Water has exceeded budget for the year by \$269,674 with the region using more water; and
- (c) Discounts and Pensioner Remissions are behind budget by \$361,435. This will reduce once the discount for the Water levy is accrued. Discounts and Pensioner Remissions will remain under budget for the year even after this entry has been made.

↑ \$1,747,957 ahead of budget for Fees and Charges revenue mainly due to:

- (a) \$359,235 ahead of budget for town planning and building fees due to a tight rental market and a boom in the building market;
- (b) \$241,199 ahead of budget for standpipe water sales due to higher consumption caused by higher-than-expected economic activity across the region. This amount will increase with one month of revenue outstanding;
- (c) \$263,739 ahead of budget for washdown bay income due to higher patronage, as well as higher than expected stock sale numbers at the Saleyards; This amount will increase with one month of revenue outstanding, and
- (d) \$883,784 ahead of budget for rate searches, cemetery income, fines and penalties, impounding fees, stock route fees, aerodrome fees, health licences and permits, community facilities revenue and waste disposal fees due to higher throughput for these fees and charges.

↓ Rental and Levies has ended up essentially in line with budget;

↑ \$4,462,671 ahead of budget for Sales of Major Services primarily due to:

- (a) Commercial Works being ahead of budget by \$4,168,502. This is due to additional contracts awarded, and additional funding received for emergent flood works;
- (b) Saleyards income being ahead of budget \$243,507 due to increased sale numbers;
- (c) Quarry sales ahead of budget \$488,446 due to increased gravel sales from the flood works.

This is offset with:

- (d) Gas sales being behind budget \$452,380. This is due to the final gas consumption reads for the year outstanding. This revenue will be accrued.

↑ Operating Grants and Subsidies is greater than budget by \$9,236,398 mainly because:

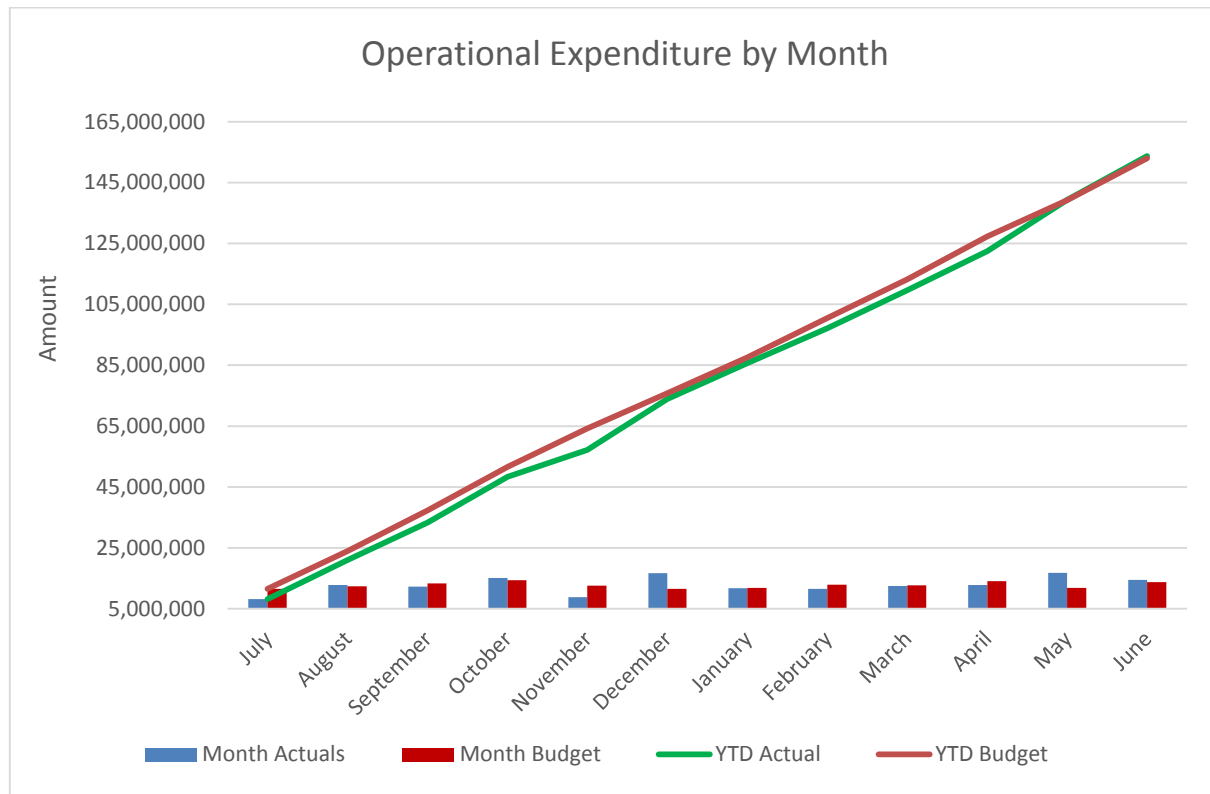
- (a) \$6,514,849 additional revenue received for the Financial Assistance Grant. This is due to the Government prepaying 100 per cent of 2023-24 grant into the 2022-23 year. Seventy-five (75) per cent was budgeted to be received in 2022-23, however 100 per cent has been received;
- (b) \$924,861 received from the Queensland Road Authority for emergent flood works (maintenance jobs), this was not budgeted;
- (c) \$327,746 received by Council as the final payment for the Myall 107 project. Council was able to claim costs for demolition works, this was not budgeted;
- (d) \$566,750 additional grants and contributions received for environmental health, disaster management, tourism, and the library;
- (e) \$502,192 ahead of budget for learning and development incentive payments. Income for this will be ahead of budget for the year due to additional funding being received;
- (f) \$150,000 in additional revenue for Commercial Works for a Transport Infrastructure Development Scheme (TIDS) grant; and
- (g) \$250,000 income received for a community recovery and resilience grant. This had not been budgeted.

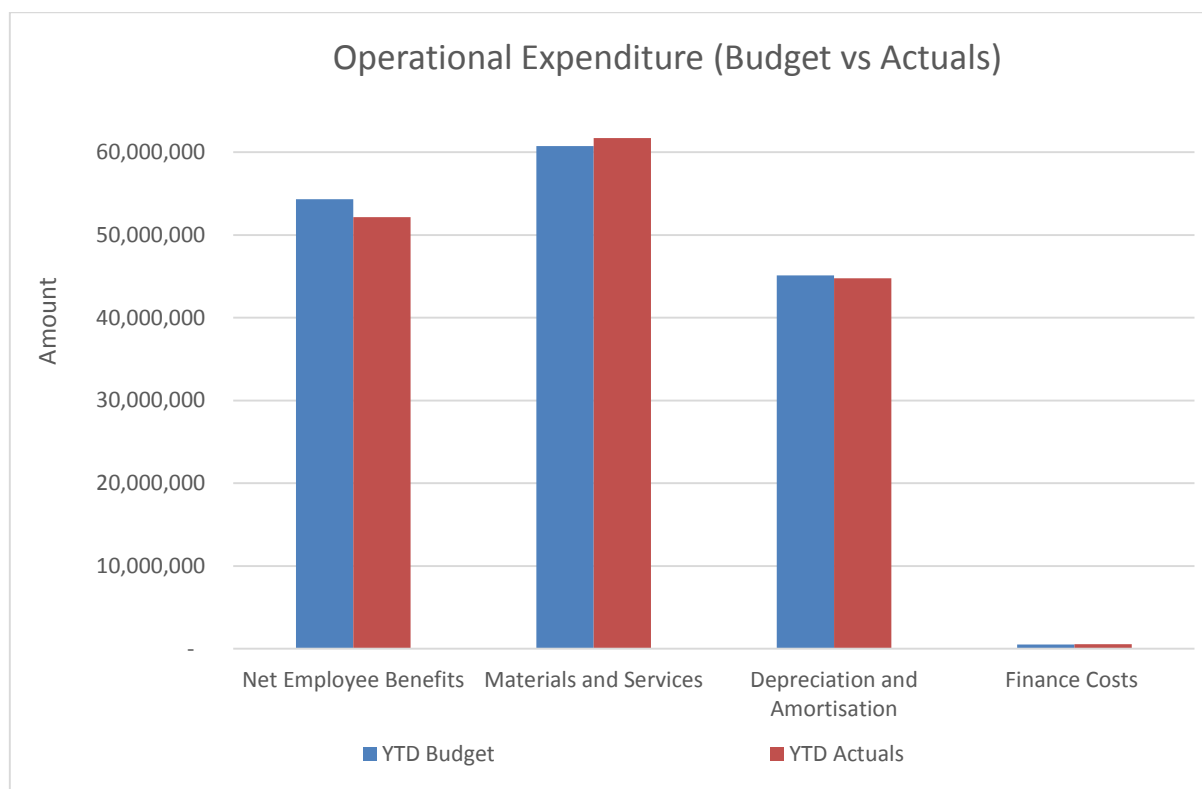
↑ \$4,948,104 greater than budget for Interest Revenue due to a high cash balance and interest rates being budgeted at 1.5 per cent and 4.15 per cent being received as of June 2023. On average council

received 3.31 per cent for the 2022-23 year. This amount will increase with one month of interest revenue outstanding; and

↑

Other Income is ahead of budget \$366,814 due to cinema revenue being ahead of budget, income received for disposal proceeds (sale of equipment not on the asset register) and insurance revenue received for items not listed on the asset register. Insurance revenue and disposal proceeds are not budgeted.





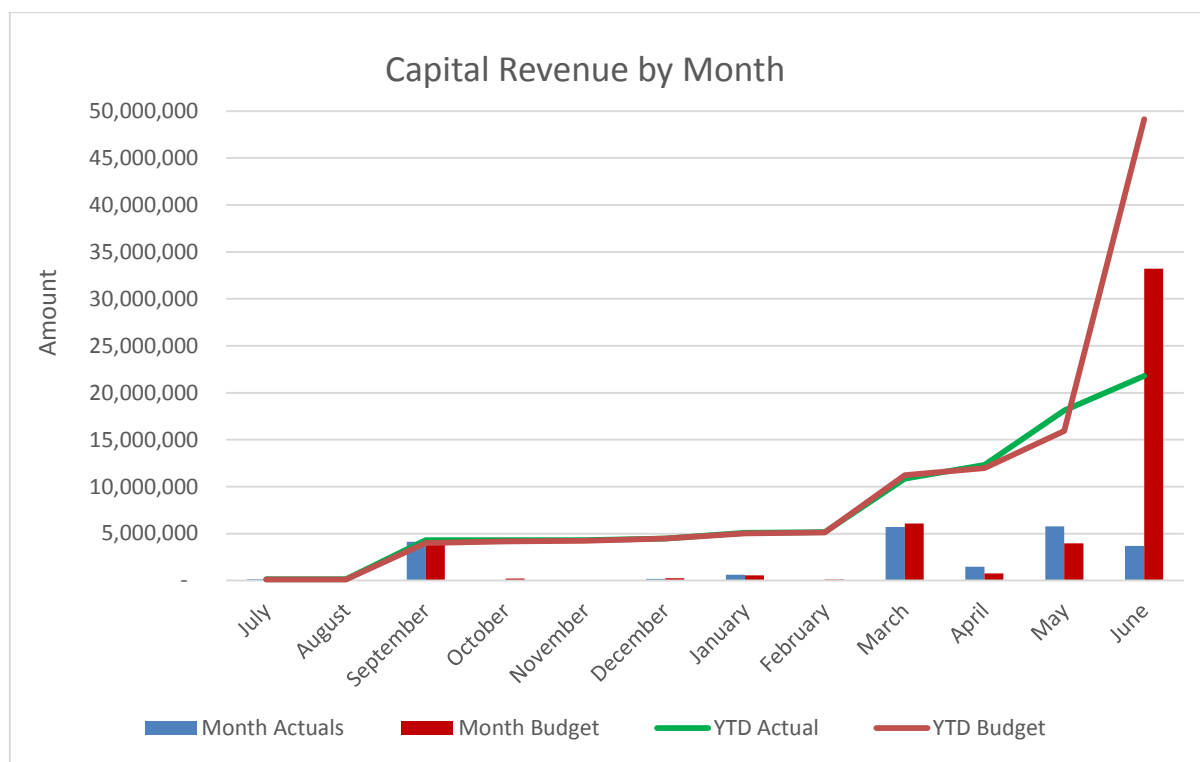
Operational Expenditure is \$724,491 over budget as of 30 June 2023, due to:

- ↓ \$176,598 under budget for Net Employee Benefits.
 - (a) Employee Benefits is under budget \$2,174,973 due to a lower full-time equivalent count when compared to budget. There is still five days' worth of wages to be accrued and the employee benefits provision to be finalised; and
 - (b) Capitalised Employee Benefits is under budget \$1,998,375 due to staff not spending as much time on capital works than originally budgeted for the year (this underspend has a negative effect on the operational budget). This underspend is primarily in the Works area which was affected by wet weather during the early months of the year. Crews had also been remobilised to emergent works (which is classified as operational) and commercial works (which is predominantly emergent work on State controlled roads). There is still five days' worth of capitalised wages to be accrued;
- ↑ \$1,235,653 over budget for Materials and Services. Materials and Services are over budget due to Commercial Works being awarded additional works. This resulted in additional material costs. This is offset with the additional revenue in Sales of Major Services. Materials and Services expense will increase with a large number of accruals and provisions yet to be finalised;
- ↓ \$357,355 under budget for Depreciation and Amortisation. This underspend is due to a lag in capitalising assets; and
- ↑ Finance costs are over budget for the year due to a high cash balance (council pay a percentage of the cash balance for administration fees). There is still one month of finance costs outstanding.

2. Capital Revenue and Expenditure

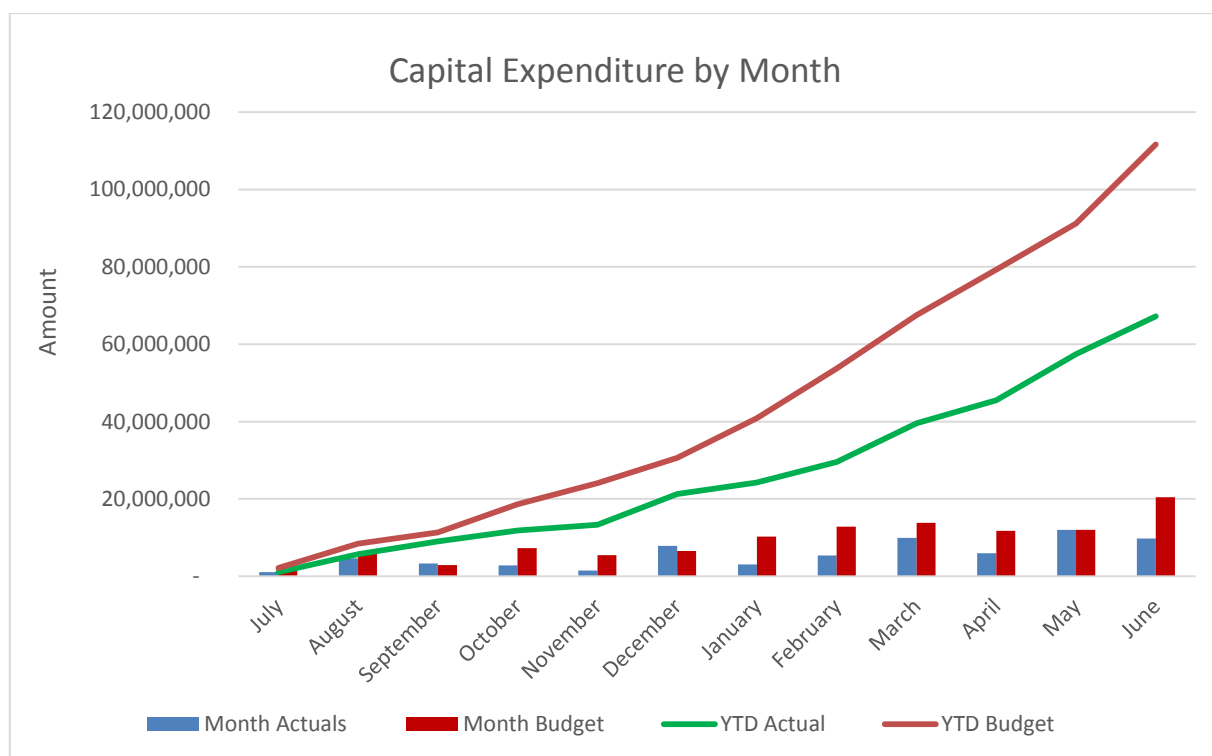
Capital Revenue

Capital Revenue is behind budget by \$27,337,893. This is mainly due flood revenue. The budget for flood works is based on approved works, however Council will only get paid for actual costs. At this point Council's costs are lower than the approved value. Council has received \$47,600,000 for flood funding. As per accounting standards, this revenue can only be recognised when it is earned.



Capital Expenditure

Capital Expenditure is behind budget \$44,458,945 as of 30 June 2023 with \$67,199,593 spent year to date. The final cost for the year is expected to be around \$74,054,262. Capital expenditure will increase with a large number of accruals to be finalised.



Below is a summary of the capital works programme broken up by budget type:

By Budget Type				
Division	Total Approved Budget	2022-23 Estimated Final Cost	YTD Actuals	Remaining Spend
Total Council	111,658,538	74,054,262	67,199,593	6,854,670
General	62,021,122	49,722,519	44,225,835	5,496,685
Flood	37,242,984	12,604,951	11,724,544	880,407
Carry-Over	12,394,432	11,726,792	11,249,214	477,578

- (1) General projects have a remaining spend of \$5,496,685. Around \$10,635,338 will need to be carried over to 2023-24 for Winfields Road, Dalby Water projects, White and yellow feet, 120 Cunningham Street, Chinchilla Cultural Precinct, Tara Pool, Flood Warning System upgrade, three projects at the Chinchilla, Tara, and Dalby depots for emulsion tanks, and a few road projects.
- (2) Flood projects have a remaining spend of \$880,407. Around \$23,825,026 will be carried over to 2023-24 for flood projects; and
- (3) Carry-over projects have a remaining spend of \$477,578. Around \$212,650 will need to be carried over for Mary Street Drainage (multiyear project) and the Wandoan Washdown Bay, Wandoan Stores Shed replacement and Dalby Car Park Solar Panelling projects.

In total around \$34,673,014 will need to carry over from 2022-23 to the 2023-24 capital works programme.

3. Capital Budget Adjustments

It is proposed that the below 2022-23 capital projects be removed from the programme.

Project ID	Project Name	Expenditure Budget	Comment
11100.0217.0128	Chinchilla Aquatic Centre New Storage Shed	45,356	To be looked at in conjunction with the Chinchilla Pool replacement project.
66100.0058.0309	Hypathia St Footpath extension (Parklands to existing footpath Hypatia St) - Chinchilla	13,440	Location for this footpath is not suitable. The new pathway will not link to another pathway. There is also a power pole in the way of where the ramp and small pathway would be situated.
66100.0058.0311	Price St footpath (Warrego Hwy to Fraser St) - Chinchilla	100,800	Location and design issues due to the steep grade on existing property driveways. Propose to do the southern section of Price Street and work towards Zellar Street this will then link to the schools and town as well. This will be put up in a future capital works programme.
66100.0085.1148	Warra-Marnhull Rd/Dalby-Jandowae Rd Intersection Upgrade	121,484	Remove from program. The restrictions and upgrades that are being placed on WDRC in regards to this upgrade will cost double to maybe triple our current budget on this project. This would then not be viable to upgrade this intersection for such a small traffic count.
	Total	281,080	

4. Amendments to the 2023-24 Fees and Charges Register

Section 98 of the *Local Government Act 2009* requires Council to maintain a register of its cost recovery fees. Unlike Rates and Charges, Cost Recovery Fees and Commercial Charges can be amended by Council during the year, as provided for by sections 97 and 98 of the *Local Government Act 2009*.

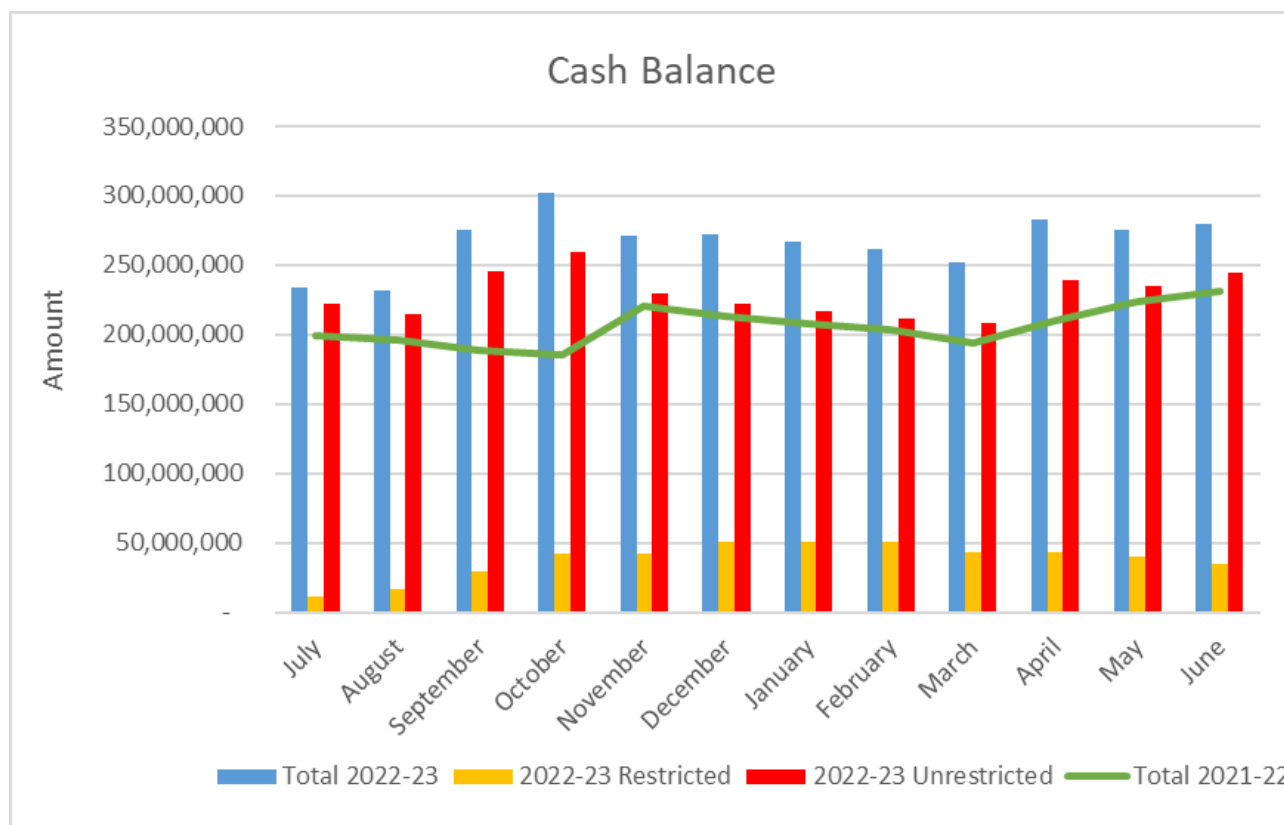
It is requested that the below fee be removed from the 2023-24 fees and charges register to be effective 19 July 2023. It is requested this fee be removed because there is a more correct and specific process for these

assessments. These applications will be administered as Building Works assessable against the Planning Scheme (for which there is already a fee in the fees and charges schedule).

Subject	Description	Commercial/Cost Recovery (CR)	GST Applicable	Legislation	Amount (GST inclusive)
Building Application	Assessment against a performance provision of the Queensland Development Code (siting)	CR	No	LGA s.97(2)(a) Planning Act 2016 s51	\$ 346.00

5. Cash and Investments

Council's Cash and Investments as of 30 June 2023 totalled \$279,186,004 (\$35,095,992 of this is considered restricted in nature). The unrestricted cash balance is \$244,090,012 which represents 19.14 months of operating expenses, including depreciation, in which Council could sustain itself without receiving any forms of income. This position well exceeds Council's target of four months. The balance as of 30 June 2022 was \$230,944,416.



Consultation (Internal/External)

There has been consultation with managers and co-ordinators in the preparation of the monthly financial report.

Legal/Policy Implications (Justification if applicable)

There are no legal nor policy implications associated with the consideration of the monthly financial report.

Budget/Financial Implications

Council adopted the 2023 Financial Year Original Budget on 22 June 2022. The attached one-page report details the progress made against Year-To-Date budget for the period ending 30 June 2023.

Council is in a healthy position, with the operating surplus to be around \$21,000,000. This high surplus is due to revenue being significantly ahead of budget.

Human Rights Considerations

Section 4(b) of the *Human Rights Act 2019* (Qld) requires public entities '*to act and make decisions in a way compatible with human rights*'. There are no human rights implications associated with this report.

Conclusion

Council is currently ahead of budget by \$23,138,230, with the final position to be close to this amount. It is recommended that Council approves the removal of the fee for the assessment against a performance provision and the removal of a few projects from the 2022-23 capital projects programme.

Attachments

1. One Page Report June 2023 (interim)

Authored by: C. Prain, FINANCIAL PLANNING & ANALYSIS SUPERVISOR



Western Downs Regional Council
One Page Result
Period Ending: 30 June 2023

	Council Consolidated				Council Net				Commercial Works			
	Original Budget	YTD Budget	YTD Actuals	YTD Variance	Original Budget	YTD Budget	YTD Actuals	YTD Variance	Original Budget	YTD Budget	YTD Actuals	YTD Variance
Operating Revenue												
Rates and Utility Charges	(105,902,538)	(105,902,538)	(105,404,672)	497,866	(83,543,639)	(83,543,639)	(82,996,900)	546,739	-	-	-	-
Volumetric	(6,256,055)	(6,256,055)	(6,525,729)	(269,674)	-	-	-	-	-	-	-	-
Less: Discounts & Pensioner Remissions	5,721,090	5,721,090	5,359,655	(361,435)	4,376,187	4,376,187	4,276,161	(100,026)	-	-	-	-
Net Rates and Utility Charges	(106,437,503)	(106,437,503)	(106,570,746)	(133,243)	(79,167,452)	(79,167,452)	(78,720,739)	446,713	-	-	-	-
Fees and Charges	(6,724,733)	(6,724,733)	(8,472,690)	(1,747,957)	(3,230,095)	(3,230,095)	(4,429,966)	(1,199,871)	-	-	-	-
Rental and Levies	(828,447)	(828,447)	(812,089)	16,358	(733,447)	(733,447)	(734,045)	(598)	-	-	-	-
Sales of Major Services	(24,148,033)	(24,148,033)	(28,610,704)	(4,462,671)	-	-	(502)	(502)	(9,769,000)	(9,769,000)	(13,937,502)	(4,168,502)
Operating Grants & Subsidies	(13,443,138)	(13,443,138)	(22,679,536)	(9,236,398)	(13,443,138)	(13,443,138)	(22,529,536)	(9,086,398)	-	-	(150,000)	(150,000)
Interest	(3,280,500)	(3,280,500)	(8,228,604)	(4,948,104)	(3,225,500)	(3,225,500)	(8,122,422)	(4,896,922)	-	-	-	-
Other Income	(1,135,442)	(1,135,442)	(1,502,256)	(366,814)	(980,442)	(980,442)	(1,206,095)	(225,653)	-	-	-	-
Total Operating Revenue	(155,997,796)	(155,997,796)	(176,876,625)	(20,878,829)	(100,780,074)	(100,780,074)	(115,743,305)	(14,963,231)	(9,769,000)	(9,769,000)	(14,087,502)	(4,318,502)
Operating Expenses												
Employee Benefits	54,330,471	54,330,471	52,155,498	(2,174,973)	44,438,361	44,438,361	42,139,944	(2,298,417)	1,783,136	1,783,136	2,223,499	440,363
Less Capitalised Employee Benefits	(7,712,709)	(7,712,709)	(5,714,334)	1,998,375	(7,232,186)	(7,232,186)	(5,154,808)	2,077,378	-	-	-	-
Net Employee Benefits	46,617,762	46,617,762	46,441,164	(176,598)	37,206,175	37,206,175	36,985,136	(221,039)	1,783,136	1,783,136	2,223,499	440,363
Materials and Services	60,753,519	60,753,519	61,989,172	1,235,653	31,850,981	31,850,981	29,936,189	(1,914,792)	6,809,286	6,809,286	9,778,618	2,969,332
Depreciation and Amortisation	45,110,585	45,110,585	44,753,230	(357,355)	36,381,424	36,381,424	35,662,149	(719,275)	-	-	-	-
Finance Costs	532,038	532,038	554,829	22,791	532,038	532,038	554,829	22,791	-	-	-	-
Corporate Overhead	-	-	-	-	(3,508,732)	(3,508,732)	(3,508,732)	-	421,946	421,946	421,946	-
Total Operating Expenses	153,013,904	153,013,904	153,738,395	724,491	102,461,886	102,461,886	99,629,571	(2,832,315)	9,014,368	9,014,368	12,424,063	3,409,695
Operating (surplus)/deficit	(2,983,892)	(2,983,892)	(23,138,230)	(20,154,338)	1,681,812	1,681,812	(16,113,734)	(17,795,546)	(754,632)	(754,632)	(1,663,439)	(908,807)
Capital Revenue												
Capital Grants & Subsidies	(46,218,898)	(46,218,898)	(18,752,369)	27,466,529	(46,218,898)	(46,218,898)	(18,752,369)	27,466,529	-	-	-	-
Contributions	(1,328,287)	(1,328,287)	(2,149,564)	(821,277)	(1,328,287)	(1,328,287)	(2,149,564)	(821,277)	-	-	-	-
Contributions - Contributed Assets	(100,000)	(100,000)	(231,000)	(131,000)	(100,000)	(100,000)	(81,000)	19,000	-	-	-	-
Contributions from Developers - Cash	(300,000)	(300,000)	(498,501)	(198,501)	(300,000)	(300,000)	(358,906)	(58,906)	-	-	-	-
Disposal of Non-Current Assets	(1,186,000)	(1,186,000)	(163,858)	1,022,142	(1,186,000)	(1,186,000)	(163,858)	1,022,142	-	-	-	-
Total Capital Revenue	(49,133,185)	(49,133,185)	(21,795,292)	27,337,893	(49,133,185)	(49,133,185)	(21,505,697)	27,627,488	-	-	-	-
Capital Expenses												
Loss of Revaluation of Inventory	-	-	-	-	-	-	-	-	-	-	-	-
Restoration of Land Provision	-	-	42,159	42,159	-	-	-	-	-	-	-	-
Capital Expense Write-Off	8,500,000	8,500,000	3,132,783	(5,367,217)	8,500,000	8,500,000	2,673,707	(5,826,293)	-	-	-	-
Total Capital Expenses	8,500,000	8,500,000	3,174,942	(5,325,058)	8,500,000	8,500,000	2,673,707	(5,826,293)	-	-	-	-
Net Result (surplus)/deficit	(43,617,077)	(43,617,077)	(41,758,580)	1,858,497	(38,951,373)	(38,951,373)	(34,945,724)	4,005,649	(754,632)	(754,632)	(1,663,439)	(908,807)
Capital Funding Applications												
Capital Expenditure - New Assets	10,432,353	10,432,353	6,563,778	(3,868,575)	4,909,732	4,909,732	3,348,780	(1,560,952)	-	-	-	-
Capital Expenditure - Upgrade Assets	9,841,012	9,841,012	8,586,544	(1,254,468)	9,735,592	9,735,592	8,487,859	(1,247,733)	-	-	-	-
Capital Expenditure - Replacement Assets	91,385,173	91,385,173	52,049,271	(39,335,902)	82,354,120	82,354,120	46,132,641	(36,221,479)	-	-	-	-
Loan Principal	-	-	-	-	-	-	-	-	-	-	-	-
Land Rehab	-	-	-	-	-	-	-	-	-	-	-	-
Total Capital Funding Applications	111,658,538	111,658,538	67,199,593	(44,458,945)	96,999,444	96,999,444	57,969,280	(39,030,164)	-	-	-	-



Western Downs Regional Council
One Page Result
Period Ending: 30 June 2023

	Gas				Water				Sewerage			
	Original Budget	YTD Budget	YTD Actuals	YTD Variance	Original Budget	YTD Budget	YTD Actuals	YTD Variance	Original Budget	YTD Budget	YTD Actuals	YTD Variance
Operating Revenue												
Rates and Utility Charges	-	-	-	-	(6,415,045)	(6,415,045)	(6,427,034)	(11,989)	(9,880,411)	(9,880,411)	(9,891,056)	(10,645)
Volumetric	-	-	-	-	(6,256,055)	(6,256,055)	(6,525,729)	(269,674)	-	-	-	-
Less: Discounts & Pensioner Remissions	-	-	42,862	42,862	595,542	595,542	365,308	(230,234)	464,379	464,379	426,266	(38,113)
Net Rates and Utility Charges	-	-	42,862	42,862	(12,075,558)	(12,075,558)	(12,587,455)	(511,897)	(9,416,032)	(9,416,032)	(9,464,790)	(48,758)
Fees and Charges	(34,000)	(34,000)	(30,569)	3,431	(880,000)	(880,000)	(1,151,421)	(271,421)	(15,000)	(15,000)	-	15,000
Rental and Levies	-	-	-	-	(95,000)	(95,000)	(78,044)	16,956	-	-	-	-
Sales of Major Services	(3,386,839)	(3,386,839)	(2,934,459)	452,380	(32,070)	(32,070)	(49,395)	(17,325)	(15,000)	(15,000)	(11,769)	3,231
Operating Grants & Subsidies	-	-	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	(25,000)	(25,000)	(48,627)	(23,627)	(20,000)	(20,000)	(38,158)	(18,158)
Other Income	-	-	-	-	-	-	-	-	-	-	(451)	(451)
Total Operating Revenue	(3,420,839)	(3,420,839)	(2,922,166)	498,673	(13,107,628)	(13,107,628)	(13,914,942)	(807,314)	(9,466,032)	(9,466,032)	(9,515,168)	(49,136)
Operating Expenses												
Employee Benefits	293,784	293,784	262,233	(31,551)	4,186,792	4,186,792	3,943,039	(243,753)	1,545,269	1,545,269	1,394,247	(151,022)
Less Capitalised Employee Benefits	-	-	-	-	-	-	(119,247)	(119,247)	-	-	(11,179)	(11,179)
Net Employee Benefits	293,784	293,784	262,233	(31,551)	4,186,792	4,186,792	3,823,792	(363,000)	1,545,269	1,545,269	1,383,068	(162,201)
Materials and Services	1,186,562	1,186,562	1,287,008	100,446	4,367,819	4,367,819	4,849,803	481,984	1,552,008	1,552,008	1,780,521	228,513
Depreciation and Amortisation	294,538	294,538	298,734	4,196	4,794,563	4,794,563	5,098,692	304,129	2,674,434	2,674,434	2,659,414	(15,020)
Finance Costs	-	-	-	-	-	-	-	-	-	-	-	-
Corporate Overhead	239,528	239,528	239,528	-	1,299,442	1,299,442	1,299,442	-	767,053	767,053	767,053	-
Total Operating Expenses	2,014,412	2,014,412	2,087,503	73,091	14,648,616	14,648,616	15,071,729	423,113	6,538,764	6,538,764	6,590,056	51,292
Operating (surplus)/deficit	(1,406,427)	(1,406,427)	(834,663)	571,764	1,540,988	1,540,988	1,156,787	(384,201)	(2,927,268)	(2,927,268)	(2,925,112)	2,156
Capital Revenue												
Capital Grants & Subsidies	-	-	-	-	-	-	-	-	-	-	-	-
Contributions	-	-	-	-	-	-	-	-	-	-	-	-
Contributions - Contributed Assets	-	-	-	-	-	-	(150,000)	(150,000)	-	-	-	-
Contributions from Developers - Cash	-	-	-	-	-	-	(102,077)	(102,077)	-	-	(29,478)	(29,478)
Disposal of Non-Current Assets	-	-	-	-	-	-	-	-	-	-	-	-
Total Capital Revenue	-	-	-	-	-	-	(252,077)	(252,077)	-	-	(29,478)	(29,478)
Capital Expenses												
Loss of Revaluation of Inventory	-	-	-	-	-	-	-	-	-	-	-	-
Restoration of Land Provision	-	-	-	-	-	-	-	-	-	-	-	-
Capital Expense Write-Off	-	-	-	-	-	-	358,020	358,020	-	-	101,056	101,056
Total Capital Expenses	-	-	-	-	-	-	358,020	358,020	-	-	101,056	101,056
Net Result (surplus)/deficit	(1,406,427)	(1,406,427)	(834,663)	571,764	1,540,988	1,540,988	1,262,730	(278,258)	(2,927,268)	(2,927,268)	(2,853,534)	73,734
Capital Funding Applications												
Capital Expenditure - New Assets	-	-	-	-	3,510,000	3,510,000	2,803,776	(706,224)	-	-	-	-
Capital Expenditure - Upgrade Assets	-	-	-	-	-	-	-	-	-	-	-	-
Capital Expenditure - Replacement Assets	-	-	-	-	5,150,000	5,150,000	3,153,163	(1,996,837)	3,249,319	3,249,319	2,287,061	(962,258)
Loan Principal	-	-	-	-	-	-	-	-	-	-	-	-
Land Rehab	-	-	-	-	-	-	-	-	-	-	-	-
Total Capital Funding Applications	-	-	-	-	8,660,000	8,660,000	5,956,939	(2,703,061)	3,249,319	3,249,319	2,287,061	(962,258)



Western Downs Regional Council
One Page Result
Period Ending: 30 June 2023

	Quarry				Waste				Saleyards				Washdown Bays			
	Original Budget	YTD Budget	YTD Actuals	YTD Variance	Original Budget	YTD Budget	YTD Actuals	YTD Variance	Original Budget	YTD Budget	YTD Actuals	YTD Variance	Original Budget	YTD Budget	YTD Actuals	YTD Variance
Operating Revenue																
Rates and Utility Charges	-	-	-	-	(6,063,443)	(6,063,443)	(6,089,682)	(26,239)	-	-	-	-	-	-	-	-
Volumetric	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less: Discounts & Pensioner Remissions	-	-	-	-	284,982	284,982	249,058	(35,924)	-	-	-	-	-	-	-	-
Net Rates and Utility Charges	-	-	-	-	(5,778,461)	(5,778,461)	(5,840,624)	(62,163)	-	-	-	-	-	-	-	-
Fees and Charges	-	-	-	-	(1,845,638)	(1,845,638)	(1,876,995)	(31,357)	-	-	-	-	(720,000)	(720,000)	(983,739)	(263,739)
Rental and Levies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sales of Major Services	(8,132,004)	(8,132,004)	(8,620,450)	(488,446)	-	-	-	-	(2,813,120)	(2,813,120)	(3,056,627)	(243,507)	-	-	-	-
Operating Grants & Subsidies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	(10,000)	(10,000)	(19,397)	(9,397)	-	-	-	-	-	-	-	-
Other Income	-	-	(1,812)	(1,812)	(155,000)	(155,000)	(292,608)	(137,608)	-	-	(1,290)	(1,290)	-	-	-	-
Total Operating Revenue	(8,132,004)	(8,132,004)	(8,622,262)	(490,258)	(7,789,099)	(7,789,099)	(8,029,624)	(240,525)	(2,813,120)	(2,813,120)	(3,057,917)	(244,797)	(720,000)	(720,000)	(983,739)	(263,739)
Operating Expenses																
Employee Benefits	1,124,151	1,124,151	964,984	(159,167)	405,976	405,976	498,993	93,017	431,382	431,382	596,553	165,171	121,620	121,620	132,006	10,386
Less Capitalised Employee Benefits	(480,523)	(480,523)	(361,153)	119,370	-	-	(7,062)	(7,062)	-	-	(60,885)	(60,885)	-	-	-	-
Net Employee Benefits	643,628	643,628	603,831	(39,797)	405,976	405,976	491,931	85,955	431,382	431,382	535,668	104,286	121,620	121,620	132,006	10,386
Materials and Services	4,984,387	4,984,387	5,375,117	390,730	8,513,395	8,513,395	7,306,067	(1,207,328)	1,041,714	1,041,714	1,155,695	113,981	447,367	447,367	520,154	72,787
Depreciation and Amortisation	21,252	21,252	21,906	654	490,412	490,412	509,323	18,911	418,842	418,842	455,876	37,034	35,120	35,120	47,136	12,016
Finance Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Corporate Overhead	298,539	298,539	298,539	-	265,832	265,832	265,832	-	164,075	164,075	164,075	-	52,317	52,317	52,317	-
Total Operating Expenses	5,947,806	5,947,806	6,299,393	351,587	9,675,615	9,675,615	8,573,153	(1,102,462)	2,056,013	2,056,013	2,311,314	255,301	656,424	656,424	751,613	95,189
Operating (surplus)/deficit	(2,184,198)	(2,184,198)	(2,322,869)	(138,671)	1,886,516	1,886,516	543,529	(1,342,987)	(757,107)	(757,107)	(746,603)	10,504	(63,576)	(63,576)	(232,126)	(168,550)
Capital Revenue																
Capital Grants & Subsidies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Contributions - Contributed Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Contributions from Developers - Cash	-	-	-	-	-	-	-	-	-	-	(8,040)	(8,040)	-	-	-	-
Disposal of Non-Current Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Capital Revenue	-	-	-	-	-	-	-	-	-	-	(8,040)	(8,040)	-	-	-	-
Capital Expenses																
Loss of Revaluation of Inventory	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Restoration of Land Provision	-	-	-	-	-	-	42,159	42,159	-	-	-	-	-	-	-	-
Capital Expense Write-Off	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Capital Expenses	-	-	-	-	-	-	42,159	42,159	-	-	-	-	-	-	-	-
Net Result (surplus)/deficit	(2,184,198)	(2,184,198)	(2,322,869)	(138,671)	1,886,516	1,886,516	585,688	(1,300,828)	(757,107)	(757,107)	(754,643)	2,464	(63,576)	(63,576)	(232,126)	(168,550)
Capital Funding Applications																
Capital Expenditure - New Assets	-	-	-	-	2,012,621	2,012,621	411,222	(1,601,399)	-	-	-	-	-	-	-	-
Capital Expenditure - Upgrade Assets	-	-	-	-	-	-	-	-	105,420	105,420	98,685	(6,735)	-	-	-	-
Capital Expenditure - Replacement Assets	-	-	-	-	105,373	105,373	105,373	-	353,359	353,359	346,097	(7,262)	173,002	173,002	24,936	(148,066)
Loan Principal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Land Rehab	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Capital Funding Applications	-	-	-	-	2,117,994	2,117,994	516,595	(1,601,399)	458,779	458,779	444,782	(13,997)	173,002	173,002	24,936	(148,066)

Title **Infrastructure Services Works June 22//23 Capital Works Progress Update**

Date 4 July 2023

Responsible Manager D. Dibley, WORKS MANAGER CONSTRUCTION

Summary

The purpose of this Report is for the Works Department to provide an update to Council regarding the 2022/23 Capital Works Program for the month of June 2023.

Link to Corporate Plan

Strategic Priority: Strong Diverse Economy

- Our business and industry actively live and buy local.

Strategic Priority: Quality Lifestyle

- Our residents are provided with modern infrastructure and quality essential services across our region.
- Our recreational spaces and community facilities are attractive, safe, and accessible.
- We invest in safe, well maintained road networks to connect our region and support economic activities.

Strategic Priority: Sustainable Organisation

- We are recognised as a financially intelligent and responsible Council.
- Our agile and responsive business model enables us to align our capacity with service delivery.
- Our effective asset management ensures that we responsibly maintain our community assets.

Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this Report be received and noted.

Background Information

On 22nd June 2022, Council adopted the 2022/23 Budget including Council's Capital Works Program.

Report

To ensure Council are well informed with key infrastructure projects, monthly reports will be presented outlining recently completed projects, projects in progress and upcoming projects.

RECENTLY COMPLETED PROJECTS

1. Macalister Bell, Macalister Rehabilitation Project Stage 2, reseal and drainage works;
2. Chances Plains Road, Chances Plains - Road reconstruction works;
3. Dalby Aerodrome Upgrade Works to Cross Runway (Facilities);
4. Arubial Road, Condamine CH: 0.00-5.46 - Reconstruction works and road widening;
5. Edna Street, Dalby - CH: 0.00-0.232 Reconstruction and upgrade to Kerb and Channel;
6. Park Street, Chinchilla - CH: 0.00-0.169 Reconstruction and upgrade to Kerb and Channel;
7. Martins Road, Weranga - Gravel Resheet and Flood Damage Restoration;

8. Upper Humbug Road/Chinchilla Tara Road Intersection, Tara - Intersection upgrade;
9. Jimbour Street, Dalby, Between Bunya and Edward Streets - Footpath reconstruction;
10. Lees Road, Chinchilla - Gravel Resheet and Flood Damage Restoration;
11. 12 Mile Road, Bungaban - Gravel Resheet and Flood Damage Restoration;
12. Wilga Drive, Ducklo, Floodway Reconstruction;
13. Lytton Street, Warra School to Robinson Street - New Concrete Footpath Construction;
14. Owen Street, Dalby, Edward - Bunya Streets - Footpath Reconstruction; and
15. Archibald Street, Dalby Footpath Reconstruction.

PROJECTS IN PROGRESS

1. Delivery of stormwater componentry -ongoing project Mary Street;
2. Dan Street, Dalby CH:0.00-0.412 - Reconstruction and upgrade to Kerb and Channel;
3. Windemere Road, Glenmorgan - Gravel Resheet and flood damage works;
4. Annie Street, Dalby - CH: 0.00 - 0.431 Reconstruction and upgrade to Kerb and Channel; and
5. Moonie Highway/Gulera Road Intersection Upgrade Works.

UPCOMING PROJECTS

1. Commencement of the 23/24 Capital Works Program;
2. Haslops Road, Bogandilla - Bitumen Dust Suppression;
3. Stiller Brothers Road, Guluguba - Bitumen Dust Suppression;
4. Duncans Road, Gravel Resheet and Flood Damage Restoration;
5. Vacy Plains, Gravel Resheet Works and Flood Damage Restoration;
6. Bell Street, Dalby - Road Reconstruction; and
7. Gravel Resheet and Flood Damage Works in various locations.

COMMERCIAL WORKS

RECENTLY COMPLETED PROJECTS

1. Moonie Highway and Meandarra-Talwood Road Intersection (Westmar) signage upgrade;
2. RMPC asphalt repairs - Warrego Hwy throughout the region;
3. Warra Canaga Creek Road Gravel Resheet and DTMR Flood Damage Package;

PROJECTS IN PROGRESS

1. 2023/24 RMPC executed and underway

UPCOMING PROJECTS

1. DTMR preparing packages for 23/24. No offers as yet.

FLOOD DAMAGE RESTORATION

RECENTLY COMPLETED PROJECTS

1. QRA REPA Flood Damage Restoration 2021/22 Package 1;
2. QRA REPA Flood Damage Restoration 2021/22 Package 2;
3. QRA REPA Flood Damage Restoration 2021/22 Package 3;
4. QRA REPA Flood Damage Restoration 2021/22 Package 4;
5. QRA REPA Flood Damage Restoration 2021/22 Package 6;
6. QRA REPA Flood Damage Restoration 2021/22 Package 7;

PROJECTS IN PROGRESS

1. QRA REPA Flood Damage Restoration 2019/20 Package 9 (Bell and Jimbour area);

2. QRA REPA Flood Damage Restoration 2019/20 Package 15 (Miles and Wandoan area.
3. QRA REPA Flood Damage Restoration 2021/22 Unsealed Roads Package 5;
4. QRA REPA Flood Damage Restoration 2021/22 Unsealed Roads Package 8;
5. QRA REPA Flood Damage Restoration 2021/22 Unsealed Roads Package 9;
6. QRA REPA Flood Damage Restoration 2021/22 Unsealed Roads Package 10;

UPCOMING PROJECTS

1. QRA REPA Flood Damage Restoration 2021/22 Unsealed Roads Package 11;
2. QRA REPA Flood Damage Restoration 2021/22 Unsealed Roads Packages 12;
3. QRA REPA Flood Damage Restoration 2021/22 Unsealed Roads Packages 13;
4. QRA REPA Flood Damage Restoration 2021/22 Unsealed Roads Packages 14;
5. QRA REPA Flood Damage Restoration 2021/22 Unsealed Roads Packages 15;
6. QRA REPA Flood Damage Restoration 2021/22 Sealed Package 1;

22/23 PROJECTS DESIGN STATUS UPDATE

Technical Services' Design Department have completed the following number of civil designs for the 2022/23 Capital Works Program:-

1. Design Program is 97.5% completed (40/41);
 - a. 96% - Roadworks Design Program (31/32) projects Issued for Construction (IFC);
 - b. 100% - Footpath Design Program (9/9) projects Issued for Construction.
2. 1 Outstanding projects - awaiting DTMR approval;
3. Supplementary (Extra) jobs - 44 projects completed outside of the 22/23 Program;

23/24 PROJECTS DESIGN STATUS UPDATE

Technical Services' Design Department have completed the following number of civil designs for the 2023/24 Capital Works Program:-

1. Design Program is 56% completed (23/41);
 - a. 44% - Roadworks Design Program (11/25) projects Issued for Construction (IFC);
 - b. 43% - Footpath Design Program (3/7) projects Issued for Construction.
2. Projects progressing - 5 under review for signoff
 - 2 > 90% complete
 - 2 awaiting hydraulic review
3. Flood Damage - 1 complete, 2 progressing
4. Supplementary (Extra) jobs - 2 complete of 8 projects;

Consultation (Internal/External)

Following Council's resolution to receive the report, updates will be posted on Council's social media platforms to inform Western Downs Regional Council's community.

Legal/Policy Implications (Justification if applicable)

Nil

Budget/Financial Implications

Human Rights Considerations

Section 4(b) of the Human Rights Act 2019 (Qld) (the Human Rights Act) requires public entities 'to act and make decisions in a way compatible with human rights'.

All activities will be undertaken in accordance with Council's human rights obligations.

Conclusion

Ninety-one percent (91%) of the 2022/23 Works Department's Capital Works program has been completed, with the remaining projects to be completed as soon as practical.

Attachments

Nil

Attachments

Authored by: Debbie Dibley, WORKS MANAGER CONSTRUCTION

Title	Community and Liveability Report Application Skilling Queenslanders Work Program
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Date	12 July 2023
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Responsible Manager	L. Koene, ECONOMIC DEVELOPMENT MANAGER
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Summary

The purpose of this Report is to seek Council approval for the out-of-session Skilling Queenslanders for Work (SQW) Program - Works Skills Traineeship application.

Link to Corporate Plan

Strategic Priority: Strong Diverse Economy

- We aggressively attract business and investment opportunities.
- Our region is a recognised leader in agribusiness, energy, and manufacturing.
- Our business and industry actively live and buy local.

Strategic Priority: Active Vibrant Community

- We are a happy, inclusive community, proud of where we live.
- Our people of diverse backgrounds and ages are united by social, cultural, and sporting activities.
- We empower communities to develop local initiatives and events.

Strategic Priority: Quality Lifestyle

- Our residents are provided with modern infrastructure and quality essential services across our region.
- Our recreational spaces and community facilities are attractive, safe, and accessible.
- We attract families to live, work, prosper, and play in our region.

Strategic Priority: Sustainable Organisation

- We are recognised as a financially intelligent and responsible Council.
- Our people are skilled and values driven to make a real difference.

Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this Report be received and that Council resolves to approve the draft application (out-of-session) for the Skilling Queenslanders for Work - Work Skills Traineeship program, to support upskilling of up to 10 long-term unemployed persons in the Tara district through the program.

Background Information

We are pleased to report another success stemming from the Western Downs Futures (WDF) initiative. The Skilling Queenslanders for Work initiative is currently operational in Dalby (through the Dalby Welcoming Committee) and Chinchilla (through Chinchilla Community Centre). Typically, a non-profit community-based organisation would be the lead applicant for this initiative, although local Councils are also eligible. However, in the case of Tara, there is no willing non-profit community-based organisation with the capacity to undertake stewardship of this initiative. Additionally, feedback from the Department is that the application will be received favourably because of the establishment of the recent WDF initiative and the identified need within the Tara region.

Following the successful coordination of the WDF summit, Ms. Belinda Walker, Principal of Tara Shire College, organised a meeting with local Tara stakeholders to discuss opportunities in the employment space for Tara. The primary motivation behind this initiative is the lack of employment opportunities for Tara residents, as well as the high unemployment rate of 15.1% (compared to 3.8% average in Queensland). The WDF initiative process of establishing its governance framework and developing a place-based strategy was deemed to take too long to yield short-term results.

As a result, the meeting participants unanimously agreed to seek support from the Council to act as the lead applicant for the SQW initiative. The group is committed to supporting the Council's application and has played an active role in the development of the application.

Purpose

The purpose of this Council report is to inform Council of an important opportunity to seek \$313,100 through the Skilling Queenslanders for Work - Work Skills Traineeships (SQW) initiative. The Department of Employment, Small Business and Training (The Department) have agreed to accept a submission out-of-session, following the work undertaken as part of the Western Downs Futures (WD Futures).

The submission focuses on work traineeship opportunities for the residents of Tara. It is necessary to seek Council approval to continue with this initiative, as the Council is required to be the lead applicant and will assume responsibility for the project officer position and the trainees as substantive employees of council, which will be wholly funded through the SQW program application. This will effectively increase the full-time equivalent (FTE) staff count by 10.3 (9.5 FTE for 10 Traineeship positions and 0.8 FTE for a Traineeship Support Officer).

Report

The proposed program

The program proposes to provide traineeship and upskilling opportunities for disadvantaged jobseekers from Tara. Council, in collaboration with Tara Shire State College and the Tara Neighbourhood Centre, are proposing to open 10 traineeship opportunities for a period of 6 months:

Tara Shire State College - 1 canteen; 1 cleaner, 6 admin / clerical traineeships. Of those traineeships 1x Certificate I in Hospitality and 7x Certificate I in Workplace Skills (all traineeships full-time)

Western Downs Regional Council - 1 Outdoor Parks & Recreation traineeship with a Certificate I in Workplace Skills (full-time)

Tara & District Family Support Committee Inc - 1 Admin traineeship with a Certificate I in Workplace Skills (part-time)

Objectives

1. To provide long-term unemployed and disadvantaged Tara residents with an opportunity to gain Certification
2. To provide long-term unemployed and disadvantaged Tara residents with an opportunity to gain work experience
3. To provide participants with workplace habits
4. To support local businesses

Fixed-Term Part-Time Traineeship Support Officer

Part of the funding within the application proposes to hire a part time 0.8FTE Traineeship Support Officer who would be supporting and assisting the trainees for the duration of their traineeship. A summary of supports are proposed to be as follows:

- Regular one-on-one meetings - ensuring trainees are engaged and tracking progress of the traineeship e.g work and study component.

- Identify any issues and offer support, particularly in cases when there is reduction of motivation to complete the traineeship.
- Workforce preparation activities such as updating CV, writing a cover letter, tips on applying for roles post traineeship.
- Introduce participants to local networks and networking opportunities
- Following the traineeship - support participants in finding employment in local Tara Businesses
- Routine, or as needed, liaison with the other employer, the RTO and the participant
- Budget allocation for childcare and transport costs to ensure that insufficient funds and parenthood are not a barrier to participation

Training Provider

Western Downs Regional Council reached out to two providers under the User Choice Agreement - TAFE QLD and Aurora Training and received 2 proposals on how the Certificates would be delivered.

Both proposals were assessed as suitable, and a decision was made to select Aurora based on its capacity to deliver face-to-face learning and number of training sessions.

Community and Industry Needs

Tara has a significant retail and community services sector with 'Clerical and Administrative Workers' listed as one of the top six occupations locally according to the ABS. There is currently a demand in that sector which Western Downs Regional Council believes that trainees completing a Certificate I in Workplace Skills can fulfil.

A Certificate I in Workplace Skills is very versatile and provides trainees with opportunities to work in administration for local businesses, Council, the hospital, local schools, and other employers. Western Downs Regional Council believes due to the versatility, local trainees would have ample opportunities for employment post traineeship.

There is also a significant demand locally for retail and hospitality staff with a large food retailer, clothing store, bakery, café, hardware store, agricultural supplies, a bowls club and hotels. A Certificate 1 in Hospitality would provide a trainee an opportunity to fill in local skill shortages post traineeship.

Consultation (Internal/External)

INTERNAL:

General Council, Scott Thompson
 Communities Manager, Cecil Barnard
 Economic Development Manager, Lidewij Koene
 Human Resources Manager, Lyne Mear
 Executive Officer, Bridget Donald
 Financial Planning, Yasmin Kennedy

EXTERNAL:

Regional Director DESBT, Jenelle Choyce
 Manager DDSWR DESBT, Beverley Litster
 Tara Shire College Principal, Belinda Walker
 Tara Neighbourhood Centre, Roslyn Wade
 Tara Futures Group, Bob Duncan
 Southern Cross Care Queensland, Lance Payne
 Regional Development Australia, Fiona Gaske
 Aurora (RTO)
 Sarina Russo

Legal/Policy Implications (Justification if applicable)

Council is required to be the lead applicant and will assume responsibility for the project officer position and the trainees.

Budget/Financial Implications

If approved, Council seeks \$313,100 for the Skilling Queenslanders for Work - Work Skills Traineeships (SQW) initiative. This will support the costs for Traineeship Support Officer and the trainees.

This will effectively increase the full-time equivalent (FTE) staff count by 10.3 (9.5 FTE for 10 Traineeship positions and 0.8 FTE for a Traineeship Support Officer).

Human Rights Considerations

Section 4(b) of the *Human Rights Act 2019* (Qld) (the Human Rights Act) requires public entities 'to act and make decisions in a way compatible with human rights'.

All activities will be undertaken in accordance with Council's human rights obligations.

Conclusion

This proposal will not only benefit the residents of Tara by providing work traineeship opportunities, but also supports our local businesses having trouble to recruit and contributes to the overall development and success of the WD Futures initiative.

Attachments

SQW 23-24 Application Form

Authored by: Lidewij Koene, ECONOMIC DEVELOPMENT MANAGER

Title	Community and Liveability Report Request Motions Local Government Association Queensland Annual Conference
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Date	10 July 2023
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Responsible Manager	L. Koene, ECONOMIC DEVELOPMENT MANAGER
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Summary

The purpose of this Report is to seek Council's endorsement of attached motions for the Local Government Association Queensland (LGAQ) National Conference held on 16 - 18 October 2023 in Gladstone.

Link to Corporate Plan

Strategic Priority: Strong Diverse Economy

- We aggressively attract business and investment opportunities.
- Our region is a recognised leader in agribusiness, energy, and manufacturing.
- We deliver water security to enable future economic growth.

Strategic Priority: Quality Lifestyle

- Our residents are provided with modern infrastructure and quality essential services across our region.
- We invest in safe, well maintained road networks to connect our region and support economic activities.
- We attract families to live, work, prosper, and play in our region.

Strategic Priority: Sustainable Organisation

- We focus on proactive, sustainable planning for the future.
- Our agile and responsive business model enables us to align our capacity with service delivery.
- Our effective asset management ensures that we responsibly maintain our community assets.

Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this Report be received and the following motions to the Local Government Association of Queensland Annual Conference be approved for inclusion in the Annual General Meeting (AGM) held 16th October 2023 - 18th October 2023 in Gladstone:

1. Invest in Reliable Long-Term Water Supply in Regional and Rural Australia by Reassessing Nathan Dam and Pipeline Feasibility
2. Drinking Water Quality Improvement Pathway
3. Resilient Roads Funding
4. Support Extension of Current Inland Rail Proposal to Gladstone
5. Closing the Health Care Gap in Regional Australia
6. Regional Connectivity Improvements in Regional Australia

Background Information

The 127th LGAQ Conference will be held on 16 - 18 October 2023 at the Gladstone Entertainment Convention Centre. An Annual General Meeting will be held where our sector's future policy priorities will be debated.

All Council's are invited to lodge motions by the Local Government Association of Queensland by close of business Wednesday, 9 August 2023.

Report

The Local Government Association of Queensland (LGAQ) call for motions provides an opportunity to advance Council's strategic priorities and advocacy at a state level.

The attached motions are consistent with Council's Strategic Priorities and Advocacy statements adopted in Council's 2021 - 2026 Corporate Plan.

The below information is provided to assist with contextualising the Motion for (1) Nathan Dam and (2) the drinking water quality improvement pathway. These Motions have a complex background, and it was apparent that only providing the Motion (which has limited text space in the template) might not provide enough detail for council to make an informed decision on supporting these motions proceeding to the LGAQ AGM.

1. Nathan Dam and Pipeline Feasibility Study Motion

The Queensland Jobs and Energy Plan (the Plan) designates the Southern and Darling Downs (SDD Region) as one of the State's Renewable Energy Zones (SQREZ). A key part of the energy transformation for the region is to ensure energy projects support existing industries and communities and generate greater employment opportunities. Many of these new energy technologies have a significant water demand.

To address the long-term water security of the SDD Region, the Southern and Darling Downs (SDD Region) Regional Water Assessment (SDDRWA) identified several potential new initiatives, the majority yielding localised and small quantities of new water. The SDDRWA identified two infrastructure solutions to bring new bulk water supplies to the region:

- Construction of Nathan Dam (66GL/annum, \$720M) augmented by a pipeline to transfer bulk water into the SDD Region.
- Raising Glebe Weir (6.5GL/annum, \$76M) augmented by a pipeline to transfer bulk water from Glebe Weir to Wandoan.

Raising Glebe Weir is currently the infrastructure project favoured by the Department of Regional Development, Manufacturing and Water (DRDMW); however, this solution does not adequately address the water needs to support long term growth in the region and will put the Queensland Jobs and Energy Plan at risk. Without significant new bulk water supply, the SQREZ will be unable to meet the objectives of the Plan.

The Nathan Dam and Pipelines Project (Nathan Dam Project) was first considered in 2007 by Sunwater to support the development of coal mines, power stations and associated urban communities in the Surat Basin, including a bulk water pipeline to Warra. The Nathan Dam Project Environmental Impact Study (EIS) has been completed and the project was approved in July 2017. The original Nathan Dam Project was proposed to support the development of coal mines and irrigation in the region. While these projects did not proceed, the Queensland Jobs and Energy Plan is the catalyst for renewal energy projects in the region which have significant water demands.

The Nathan Dam Project is the best infrastructure solution to provide long term water security to the region, providing the security of water supply necessary to support energy transformation projects in line with the Plan.

In alignment with the Plan, Western Downs Regional Council (WDRC) is currently in advanced discussions with two proponents, who are assessing the feasibility of constructing manufacturing facilities within the region. Combined, these two projects will require 5.5GL of high-quality water per annum. Raising Glebe Weir will not meet the expected water demand from these two projects as well as the forecast demand from urban, industrial, and agricultural users within the region.

These industries are expected to create 2300 jobs during construction and 725 ongoing, permanent operational jobs. In addition, WDRC is aware of projects currently on hold due to water security concerns that would bring a further 500-600 permanent jobs to the Western Downs (large and small beast meat processors, protein extraction plant, large cattle feedlot, hydrogen facilities).

In addition to these active projects in WDRC, two intensive horticultural projects (including medicinal marijuana) have recently stalled in Toowoomba Region citing uncertain water security as a barrier to further development.

In Southern Downs Region, proposals to develop a pig abattoir and tissue paper manufacturing facility in Warwick Industrial Estate both stalled due to long-term water supply concerns. Expansions of a juice concentration plant, concrete retaining wall manufacturer and existing abattoir are all stalled for the same reason.

Banana Shire has already benefited from partial release of the Nathan Dam water allocation for downstream irrigation. The development of Nathan Dam will provide greater water security for the township of Taroom and facilitate a transition from variable quality ground water to high quality surface water supply. Two mining leases near Taroom can proceed once the dam is developed. The Shire is receiving growing interest from renewable energy proponents, however access to secure water supply is currently a limitation to these projects progressing further.

The population of South-East Queensland (SEQ) is forecast to exceed 5 million by 2040. Regional growth in the SDD Region is forecast to increase 34% by 2052. Neither region can achieve these growth projections and meet Queensland Government service objectives, without significant investment in new water supply infrastructure.

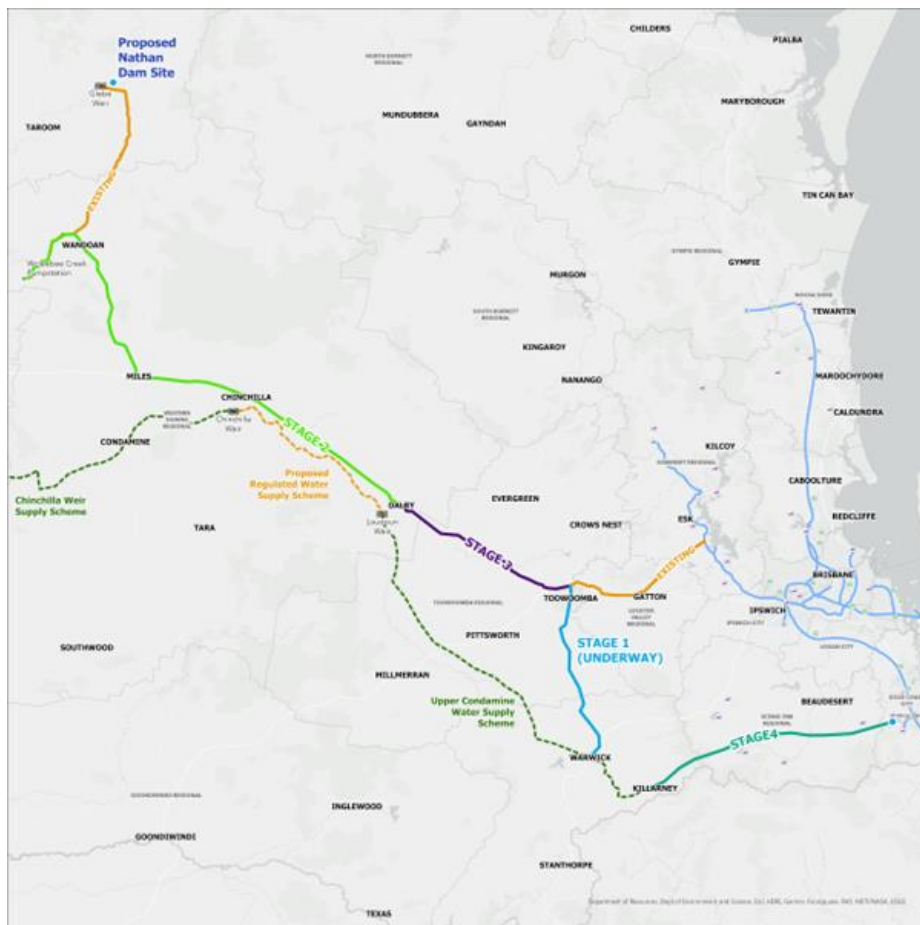
The likely impacts of climate change will expose Southern Queensland to hotter and drier seasons and more intense rainfall events. This combination creates significant challenges in the mitigation of drought and flood risk.

Under normal operating conditions, Wivenhoe Dam is required to release water when the dam level reaches 90% of full supply level. Ahead of an expected rainfall event, dam levels are further reduced to 80% of full supply level. This operating condition increases the risk of subsequent water supply shortages if the following years deliver below average rainfall (millennium drought). The pipeline connecting Wivenhoe Dam to Toowoomba City (via Cressbrook Dam) places increased reliance on Wivenhoe Dam as a contingent water supply for the SDD Region.

Future supply options for SEQ to meet the forecast demand for water, include the raising of Wivenhoe Dam wall. Bulk water supplied from an unrelated, reliable catchment, such as Nathan Dam, could be augmented to the SEQ Water Grid, avoiding the significant cost of raising Wivenhoe Dam. It also creates a new bulk water source for the communities of the Western Downs, Banana Shire, Southern Downs, and Toowoomba Regions.

The wall at Hinze Dam was raised in 2011 providing increased water security and flood mitigation to the Gold Coast Region. As an ungated dam, when water levels reach 100% the dam begins an uncontrolled spill, potentially inundating 1157 downstream properties (1-in-100-year event). Development of a pipeline that enables the transfer of bulk water from Hinze Dam into the Killarney River (an unrelated catchment) will further mitigate flood risk for the Gold Coast and provide a new bulk water supply for the Condamine communities of the SDD Region.

Figure – A 4 stage project to connect Nathan Dam to the SEQ Water Grid



The SEQ Water Grid currently facilitates the movement of water, via interconnecting pipelines within the region. This study proposes the construction of Nathan Dam, bulk water pipelines that connect the dam to the SEQ Water Grid and a bulk water pipeline connecting Hinze Dam to the Killarney/Condamine River system.

The development of the Nathan Dam Project will enable:

- Energy transformation projects to proceed in the SQREZ as required by the Queensland Jobs and Energy Plan
- Expansion of the SEQ Water Grid via, the development and subsequent connection to Nathan Dam, moving the State a step closer to building a Queensland Water Grid by improving water security and flood mitigation for SEQ and SDD Regions.

The desired outcome from this Motion is for the State and Federal Government to;

- Allocate funding in FY2024 to undertake a renewed feasibility study of The Nathan Dam and Pipeline Project.
- Revise the original Nathan Dam business case to align with the Queensland Jobs and Energy Plan and assess proponents with a capacity to pay for the new water.

2. Drinking Water Quality Improvement Pathway Motion

A registered drinking water service provider must have an approved Drinking Water Quality Management Plan. Providers are required to prepare their DWQMP in accordance with the guideline for the preparation, review and audit of drinking water quality management plans. The guidelines require that a provider must undertake a risk management process to establish the level of risk it is willing to accept.

Though it is not definitively required, it is highly implied that the Australian Drinking Water Guidelines (ADWG) is the preferred risk management methodology framework. The ADWG utilises the water safety continuum and

health-based target framework as its risk management methodology, though it is important to note that it also states;

- the outcome should not be used as a measure of regulatory compliance, is not a pass/fail and should be used to prioritise improvements.
- Immediate compliance is not expected, acknowledging that it will be more challenging for rural and remote areas.
- The microbial health outcome target of 1×10^{-6} (Safe) should be applied as an operational target.
- "decisions about the existing safety of drinking water supplies will be a matter for drinking water utilities in consultation with the relevant health authority or drinking water regulator."

The Qld guideline states that the plan must document additional proposed preventative measures or actions to be taken by the provider to achieve acceptable residual risks in the short and longer term which is ultimately captured in the Risk Management Improvement Plan (RMIP). It is implied by the regulator through the audit process that improvement actions identified in the RMIP are to be implemented. Note that the *Qld Public Health Regulation 2018* also requires compliance with the ADWG in table 10.6 Guideline values for physical and chemical characteristics.

Our view in interpreting the Qld guidelines, incident response comments and audit outcomes implies the regulator's position is that providers are to reference the ADWG as the preferred risk management framework for drinking water supplies. The ADWG clearly references the application of the water safety continuum (aka health-based targets) to guide improvement actions to ultimately achieve 10^{-6} DALYs or "Safe" log reduction values. Many conventional treatment processes dealing with a category 4 source water catchment, such as Western Downs Regional Council, will fall in either the unsafe or marginal scale of the continuum which recommends immediate action should be discussed with the regulator and additional protection or treatment is required. As we do not have a definitive position from the regulator, we can only assume the intent is follow the recommendations in the ADWG.

LGAQ carried a similar Motion in 2018/19 submitted by Tablelands Regional Council and the Northern Alliance of Councils Inc. The outcome of this motion is not clearly documented, though the State Government has verbalised that there is no requirement for water service providers to adopt health based targets.

Submitting council / organisation Tablelands Regional Council Northern Alliance of Councils Inc	
Date of council / organisation resolution 26-07-2018	LGAQ Policy Executive district District 10 – Far North
Number and title of motion	49. Water Resources - Health Based Treatment Targets to Manage Drinking Water Public Health Risks
Motion	<p>That the Local Government Association of Queensland seek a commitment from the State Government that should it propose to adopt the Health Based Treatment Targets in the Australian Drinking Water Guidelines that:</p> <ol style="list-style-type: none"> 1. Funding is provided to establish necessary water infrastructure to effectively manage public health risks; and 2. An appropriate transition period of up to five years be implemented. <p>MOVER: Cr Joe Paronella, Tablelands SECONDER: Mr Justin Commons, Tablelands</p> <p style="text-align: right;">CARRIED</p>

If the regulator is stating they are not implementing health-based targets, what is the expectations of providers to comply with the ADWG which effectively uses health-based target framework?

The desired outcome for this Motion is for the State Government to provide a written position clarifying timelines and expectations in advancing water quality compliance when implementing risk mitigation strategies defined in the Qld guidelines and Australian Drinking Water Quality Guidelines.

The remainder of the Motions (set out below and in the attachments) are considered self-explanatory within the parameters of the Motion template.

3. Resilient Roads Funding has been previously brought before Council as part of last years LGAQ motion submissions and no additional details are required.
4. Support Extension of Current Inland Rail Proposal to Gladstone has been previously brought before Council as part of last years LGAQ motion submissions and no additional details are required.
5. Closing the Health Care Gap in Regional Australia has been previously brought before Council as part of last years LGAQ motion submissions and no additional details are required.
6. Regional Connectivity Improvements in Regional Australia has been previously brought before Council as part of last years LGAQ motion submissions and no additional details are required.

4.

Consultation (Internal/External)

Relevant internal stakeholders have provided advice on the content within the Motions.

Legal/Policy Implications (Justification if applicable)

NIL

Budget/Financial Implications

NIL

Human Rights Considerations

NIL

Conclusion

The attached motions are consistent with Council's Strategic Priorities and Advocacy statements adopted in Council's 2021 - 2026 Corporate Plan.

It is recommended for the report to be approved and the attached motions endorsed for submission to the LGAQ Annual Conference for consideration.

Attachments

1. DRAFT MOTION: Invest in Reliable Long-Term Water Supply in Regional and Rural Australia by Reassessing Nathan Dam and Pipeline Feasibility
2. DRAFT MOTION: Drinking Water Quality Improvement Pathway
3. DRAFT MOTION: Resilient Roads Funding
4. DRAFT MOTION: Support Extension of Current Inland Rail Proposal to Gladstone
5. DRAFT MOTION: Closing the Health Care Gap in Regional Australia
6. DRAFT MOTION: Regional Connectivity Improvements in Regional Australia

Authored by: Giordann Hall, Project Officer

2023 LGAQ Annual Conference – Motions template

Who is the key contact for this motion? (required)	Mayor Paul McVeigh
Submitting council (required)	Western Downs Regional Council
Supporting organisation (if applicable)	
Council resolution # (required)	
Date of council resolution (required)	19/07/2023
<input type="checkbox"/> Does this motion have state-wide relevance? (This is a required field)	
Title of motion (required)	Invest in Reliable Long-Term Water Supply in Regional and Rural Australia by Reassessing Nathan Dam and Pipeline Feasibility
Motion (required)	The LGAQ calls on the State and Federal Government to undertake a renewed feasibility study and commit to the development and constructions of the Nathan Dam and Pipeline Project in support of the Queensland Energy and Jobs Plan and to boost water security throughout the regions and into Southeast Queensland.
What is the desired outcome sought? (required) 200 word limit	<p>The desired outcome is for the State and Federal Government to</p> <ol style="list-style-type: none"> 1. Allocate funding in FY2024 to undertake a renewed feasibility study of The Nathan Dam and Pipeline Project. 2. Revise the original Nathan Dam business case to align with the Queensland Jobs and Energy Plan and assess proponents with a capacity to pay for the new water. 3. Deliver long-term bulk water source for regional communities that will support operations and further enable economic growth.

<p>Background (required) 350 word limit</p>	<p>The Queensland Jobs and Energy Plan designates the Southern and Darling Downs (SDD) as one of the State's Renewable Energy Zones (SQREZ). A key part of the energy transformation for the region is to ensure energy projects support existing industries and communities and generate greater employment opportunities. Many of these new energy technologies have a significant water demand.</p> <p>Without a significant new bulk water supply, the SQREZ will be unable to meet the objectives which will put the Queensland Jobs and Energy Plan at risk.</p> <p>The construction of Nathan Dam augmented by a pipeline to transfer water into the SDD Region seeks to address long-term water security.</p> <p>The likely impacts of climate change will expose Southern Queensland to hotter and drier seasons and more intense rainfall events. This combination creates significant challenges in the mitigation of drought and flood risk.</p> <p>The development of the Nathan Dam Project will enable:</p> <ul style="list-style-type: none"> • Energy transformation projects to proceed in the SQREZ as required by the Queensland Jobs and Energy Plan • Expansion of the SEQ Water Grid via the development and subsequent connection to Nathan Dam, moving the State a step closer to building a Queensland Water Grid by improving water security and flood mitigation for SEQ and SDD Regions.
<p>Case study/ Example (optional) 350 word limit</p>	<p>Regional areas in Australia contribute significantly to the economy. The Regional Australian Institute estimates that regional Australia accounts for around 40 per cent of national economic output and employs around one third of Australia's workforce. The mining, agriculture and manufacturing industries have traditionally been the driving force of economic growth, with</p>

health care and construction more recently contributing to the success of regions.

A reliable and long-term water supply is of vital importance to improve and sustain the liveability of regions and to meet the growing requirements of industry and population. Water is a vital source for human life and wellbeing, critical for food production, and is part of many industrial processes like manufacturing and mining. In addition to the consumption of water, water ecosystems support a range of other economic activities such as recreation and tourism and are critical in the sustainability of biodiversity.

2023 LGAQ Annual Conference – Motions template

Who is the key contact for this motion? (required)	Jodie Taylor, Chief Executive Officer
Submitting council (required)	Western Downs Regional Council
Supporting organisation (if applicable)	
Council resolution # (required)	
Date of council resolution (required)	19/07/2023
<input type="checkbox"/> Does this motion have state-wide relevance? (This is a required field) YES	
Title of motion (required)	Drinking Water Quality Improvement Pathway
Motion (required)	The LGAQ calls on the State Government to clarify expectations for asset improvements in meeting drinking water quality ensuring a consistent interpretation and approach for all QLD water service providers.
What is the desired outcome sought? (required) 200 word limit	The desired outcome is for the State Government to provide a written position clarifying timelines and expectations in advancing water quality compliance when implementing risk mitigation strategies defined in the Qld guidelines and Australian Drinking Water Quality Guidelines.
Background (required) 350 word limit	<p>The Qld guideline for the preparation, review and audit of drinking water quality management plans implies that providers are to reference the Australian Drinking Water Guidelines (ADWG) as the preferred risk management framework for drinking water supplies.</p> <p>The ADWG clearly references the application of the water safety continuum (aka health-based targets) to guide</p>

	<p>improvement actions to ultimately achieve "Safe" log reduction values. Many conventional treatment processes will fall in either the unsafe or marginal scale of the continuum which recommends immediate action should be discussed with the regulator and additional protection or treatment is required. As the State has not disclosed an alternative improvement path, we can only assume the intent is follow the recommendations in the ADWG.</p> <p>As the regulator is indicating it is not compulsory to implement health-based targets, what is the expectations of providers to comply with the ADWG which effectively uses health-based target framework?</p> <p>This motion supports the previous motion tabled by Tablelands Regional Council.</p> <p>49. Water Resources - Health Based Treatment Targets to Manage Drinking Water Public Health Risks</p>
<p>Case study/ Example (optional) 350 word limit</p>	<p>Please include any relevant local case studies or examples to support this motion that effectively demonstrate and communicate the importance of the matter.</p>

2023 LGAQ Annual Conference – Motions template

Who is the key contact for this motion? (required)	Jodie Taylor, Chief Executive Officer
Submitting council (required)	Western Downs Regional Council
Supporting organisation (if applicable)	
Council resolution # (required)	
Date of council resolution (required)	19/07/2023
<input type="checkbox"/> Does this motion have state-wide relevance? (This is a required field) YES	
Title of motion (required)	'Resilient Roads' Funding
Motion (required)	The LGAQ calls on the State and Federal Government to increase betterment funding for disaster susceptible roads to ensure they are reconstructed to make the road network connecting communities in Queensland to critical services more resilient.
What is the desired outcome sought? (required) 200 word limit	The desired outcome is for the State and Federal Government to <ol style="list-style-type: none"> 1. Allocate more funding to upgrade vulnerable and susceptible sections of road to improve resilience (e.g. QRA Betterment Funding) 2. Allocate funding based on disaster events. 3. Timely approvals 4. Make funding available outside event periods to reduce resource 'bottlenecking'
Background (required) 350 word limit	The LGAQ acknowledges the current funding program available through the Queensland Reconstructive Authority's (QRA) Disaster Recovery Funding Arrangements (DRFA) Betterment Program.

	<p>Betterment funding is available to 'build back better' damaged public assets to make the affected assets more resilient. This Betterment funding program is available for savings realised in previous disaster funding programs, Reconstruction of Essential Public Assets (REPA).</p> <p>Typically, these savings are identified upon completion of the flood damage works when permanent restoration of the damage has already been completed. Councils can then apply for Betterment funding to reconstruct the recently repaired item to create a more resilient asset.</p> <p>The current Betterment program is available concurrently with the 2021/22 Queensland flood damage Reconstruction of Essential Public Assets. This provides an opportunity to build the asset back better post event.</p> <p>It is proposed that Betterment or Resilient Roads or Asset funding is budgeted annually to allow a continuous focus to upgrade vulnerable or disaster susceptible assets to resilient assets. Consistent allocation of funding would remove construction bottlenecks of using the same resources to apply, design and construct the Betterment and REPA works.</p> <p>By identifying and upgrading these assets to be more resilient would reduce long term disaster reconstruction funding required to continually replace these vulnerable assets to the same vulnerable state.</p>
<p>Case study/ Example (optional) 350 word limit</p>	<p>During 2021/22 widespread rainfall and flooding occurred across the East Coast of Australia. In Queensland every local Council was impacted. The scale of the damage is substantial.</p>

In the Western Downs alone over \$170 million of Reconstruction of Essential Public Assets has been applied for, with \$158 million approved to date. This program is required to be completed within 24 months with limited resources available to complete the works.

Council has identified a comprehensive list of vulnerable assets to upgrade to ensure more resilient roads and access for the community to access critical services.

Currently there is a capped funding amount for Betterment funding that will result in many of these assets being reconstructed back to their same vulnerable condition.

If additional Betterment funding was available and available annually these vulnerable assets could be upgraded sustainably to reduce the ongoing flood damage recovery funding required.

2023 LGAQ Annual Conference – Motions template

Who is the key contact for this motion? (required)	Mayor Paul McVeigh
Submitting council (required)	Western Downs Regional Council
Supporting organisation (if applicable)	
Council resolution # (required)	
Date of council resolution (required)	19/07/2023
<input type="checkbox"/> Does this motion have state-wide relevance? (This is a required field)	
Title of motion (required)	Support Extension of Current Inland Rail Proposal to Gladstone
Motion (required)	The LGAQ calls on the State and Federal governments to support and commit appropriate funding to progress the inland rail to the Gladstone Port.
What is the desired outcome sought? (required) 200 word limit	<p>State and Federal governments to support and fund an initiative that provides an enhanced, commercial extension to inland Rail and a freight rail line that will link the Port of Gladstone to Inland Rail and from there to the rest of Australia.</p> <p>This initiative will create Australia's first world class freight supply chain, moving containers directly between the world's largest and most efficient container vessels and locations throughout Australia's eastern states by high-speed, high-volume rail through central Queensland, New South Wales, and Victoria, and to the west via the main transcontinental line¹</p> <p>[1] Gladstone Goondiwindi Railway Pty Ltd, Creating an Australian freight revolution, https://www.gladstonerail.com/</p>

Background

(required) 350 word limit

Australia's freight task is expected to grow by more than 20 per cent between 2018 and 2040, driven by both population and economic growth. In 2020-21 only 26 per cent of the non-bulk freight is transported by rail. Interstate non-bulk freight is expected to grow by approximately 2.6 per cent a year between 2018 and 2040. Inland Rail is forecast to cut carbon emissions by 750,000 tonnes per year through and reduce truck movements by 200,000 [1].

Its outcomes are intended to move freight from roads thus easing congestion particularly between the east coast capital cities. Resilience in the national freight corridors will be enhanced, the importance of this being clear from recent floods and the COVID-19 pandemic [2].

The current inland rail project is late and over budget and faces significant challenges. Inland Rail intended to move freight from road to rail on the Brisbane - Melbourne route, however the project has commenced without knowing where it will start or finish and fails to connect both ports via rail [3].

The project was announced in 2017 by the Turnbull Government at a cost of \$8.4 billion, was estimated to cost \$16.4 billion in 2021 and is now considered to cost \$31 billion with an expected completion of the project in 2030-31[4].

[1] EY, Inland Rail Freight Task, Unpublished, 2022. Sourced via: Commonwealth of Australia, The Delivery of Inland Rail: An independent review, January 2023, <https://www.inlandrail.gov.au/understanding-inland-rail/publications-and-reports/delivery-inland-rail-independent-review>

[2, 3 and 4] Commonwealth of Australia, The Delivery of Inland Rail: An independent review, January 2023, <https://www.inlandrail.gov.au/understanding->

	inland-rail/publications-and-reports/delivery-inland-rail-independent-review
Case study/ Example (optional) 350 word limit	<p>Benefits Port of Gladstone [2]</p> <ul style="list-style-type: none"> - Gladstone Port has a naturally deep harbour that currently services the largest dry bulk cargo ships in the world. - Gladstone is the only port on the South East coast with a capacity to unload ships with 20,000 containers. - Capacity to expand container berths and development at Fisherman's Landing and <p>adjoined by an additional 27,000 ha of medium-high impact developable land.</p> <p>-Gladstone has other advantages such as it's closer proximity to Asia, no urban congestion,</p> <p>rail access, and existing port workforce [3].</p> <p>Benefits regional Queensland</p> <ul style="list-style-type: none"> - Revolutionising the management of freight in Australia. - Rebalancing and decentralising the nation. - Significantly growing investment opportunities in regional Australia. <p>Water infrastructure</p> <p>The development of resources resulting from the construction of Inland Rail to the Port of Gladstone will increase demand for water and support key additional water infrastructure projects such as the proposed Nathan Dam.</p> <p>Nathan Dam has the capacity to hold approximately 888,312 ML of water to support operations in the Surat Basin and the Dawson-Callide region. The dam also includes the development of a 150km pipeline, to supply customers from mining to agriculture and urban uses.</p>

[2] Central Queensland Regional Organisation of Councils, Toowoomba to Gladstone (T2G) Inland Rail Economic Analysis, February 2021, <https://rdafcw.com.au/wp-content/uploads/Toowoomba-to-Gladstone-T2G-Inland-Rail-FINAL.pdf>

2023 LGAQ Annual Conference – Motions template

Who is the key contact for this motion? (required)	Mayor Paul McVeigh
Submitting council (required)	Western Downs Regional Council
Supporting organisation (if applicable)	
Council resolution # (required)	
Date of council resolution (required)	19/07/2023
<input type="checkbox"/> Does this motion have state-wide relevance? (This is a required field)	
Title of motion (required)	Closing the Health Care Gap in Regional Australia
Motion (required)	<p>The LGAQ calls on the State and Federal governments to improve health outcomes for regional Australia by:</p> <ol style="list-style-type: none"> 1. Increasing current incentive programs to include relevant cost of living increases; and 2. Increase travel and accommodation allowances for regional patients by at least 25% and, in circumstances where hospitals are located in proximity to large scale events, up to 50%
What is the desired outcome sought? (required) 200 word limit	<p>Access to effective and quality local health care services, delivered by an appropriate skilled health care workforce, is required to ensure people living in regional Australia can live their lives as other Australians in metropolitan areas.</p> <p>1. Further incentivising Health Care professionals to live and work in Queensland while prioritising regional Australia placements will allow residents to attend appointments that</p>

	<p>they currently cannot due to transport and costs associated with longer stays while allowing for family and friends to provide support.</p> <p>2. Increase travel and accommodation allowances for regional patients by at least 25% and up to 50% during periods of peak accommodation usage (e.g. hospitals located near stadiums when events are on).</p>
<p>Background (required) 350 word limit</p>	<p>Whilst a recent incentivisation program has been announced with health care providers able to access up to \$70,000 for working in Queensland, this is not solely focused on regional and rural areas.</p> <p>Regional and remote areas in Australia often have limited or no access to critical health services locally as a result of Health Care workforce shortages.</p> <p>According to the Australian Institute of Health and Welfare, the lack of access to quality health care in rural and remote areas contribute to shorter lives and higher levels of disease and injury.</p> <p>Allied Health Professions Australia estimated in 2019 that there were 195,000 registered allied health clinicians in Australia with only 15,000 professionals (7.6% of the total) working in rural and remote areas of Australia. This can be placed in sharp contrast when considering that approximately 7 million Australians live in rural and remote areas (equalling 28% of the population). As a result of these gaps many regional Australians are unable to access the health care they require. Distance often excludes many residents from attending appointments due to inability to access transport and the costs associated with longer status if required. In addition, when residents must travel and stay elsewhere for treatment</p>

	<p>they are often having to do so without support.</p> <p>Gaps in these critical services result in poorer health outcomes of the population, as well as have a negative impact on the liveability and ability to attract and retain families to regional and remote areas.</p>
<p>Case study/ Example (optional) 350 word limit</p>	<p>Residents of LGA Western Downs town Wandoan are required to travel more than 3 hours one way to access services such as Ear, Nose and Throat, Neurology, Oncology and Cardiology specialists.</p> <p>In 2019, the Chinchilla hospital maternity ward was shut down for a second time in 12 months making the Dalby hospital the only maternity ward available for a 37,937km2 region.</p>

2023 LGAQ Annual Conference – Motions template

Who is the key contact for this motion? (required)	Jodie Taylor
Submitting council (required)	Western Downs Regional Council
Supporting organisation (if applicable)	
Council resolution # (required)	
Date of council resolution (required)	19/07/2023
<input type="checkbox"/> Does this motion have state-wide relevance? (This is a required field)	
Title of motion (required)	Regional Connectivity Improvements in Regional Australia
Motion (required)	The LGAQ calls on the State and Federal governments to increase funding for connectivity in regional areas, in particular narrowing black spot coverage areas.
What is the desired outcome sought? (required) 200 word limit	<p>Increase the number of telecommunications towers and coverage areas to keep regional and rural Australia connected to services such as education, social and health services and critical services such as Telehealth.</p> <p>Allow multi-billion dollar agriculture sectors to have access to fast and reliable connectivity to conduct their business while utilising existing software's and infrastructures; and implement digital solutions.</p>
Background (required) 350 word limit	<p>"The 2011-12 Regional Telecommunications Review identified a lack of adequate mobile voice and broadband coverage as the issue of greatest concern for regional communities" (Australian Government Department of Communications, Mobile Coverage Programme Discussion Paper, 16 December 2013).</p> <p>Inadequate mobile phone coverage remains a significant issue as regional, rural and remote areas</p>

	<p>in Australia face significant challenges accessing reliable communication services. One of the main reasons for this is that telecommunication providers will only increase coverage when demand reaches a level to be financially attractive.</p> <p>This is an issue faced by all regional and remote areas across Australia that have a low population which is not financially attractive to Telecommunications providers, and in particular by Agricultural Enterprises which often span significant areas of land.</p> <p>COVID-19 has accelerated opportunities for Australians to study and work remotely, providing a great opportunity for regional areas to attract and retain our population. The Regional Australian Institute estimates that 1 out of 5 households in metropolitan areas is considering to move regionally. Without suitable access to cost-effective telecommunications, towns are finding it very difficult to retain and attract residents.</p> <p>A concerning issue with these areas of low to no coverage is that the mobile phone network is relied upon for communication in emergency situations - particularly in the event of road accidents, farm, and industrial actions.</p>
<p>Case study/ Example (optional) 350 word limit</p>	<p>"Economic modelling from the Accelerating Precision Agriculture to Decision Agriculture project indicates that digital agriculture could increase the gross value of Australian agricultural production by \$20.3 billion, (25% increase). The greatest gains are expected to come from remote monitoring, automation, better tailoring of inputs such as fertilizer and seed, and environmental benefits such as efficiencies in water and pest management."¹</p> <p>Equitable access to connectivity is fast becoming a Human Right expectation as it enables communities in remote areas to have access to educational, social and health services that might otherwise not be possible. Without this access, marginalized groups remain trapped in a disadvantaged situation, therefore increasing the gap between people with effective access, and those with very limited or no access at all. This is referred to as the 'digital divide'.²</p>

	<p>¹ Australian Government, Department of agriculture and water resources, Accelerating precision agriculture to decision agriculture, Enabling digital agriculture in Australia, https://www.crdc.com.au/sites/default/files/CRD18001-001%20CRDC%20P2D%20Report%20low%20res.pdf</p> <p>¹ Australian Human Rights Commission, A right to access the internet, https://humanrights.gov.au/our-work/8-right-access-internet</p>
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