

## **Ordinary Meeting of Council**

***Held at Western Downs Regional Council's  
Dalby Corporate Office***

**On Thursday, 19 June 2025**

Commencing at 9:30am

**J. Taylor  
CHIEF EXECUTIVE OFFICER**

**19 June 2025**

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# Ordinary Meeting of Council Agenda

Location: **WDRC - Corporate Office - Boardroom**  
**30 Marble Street, Dalby Qld 4405**

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 15 May 2025** 1

The Purpose of this Report is for Council to adopt the Minutes of the Ordinary Meeting of Council held on Thursday, 15 May 2025.
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 May 2025** 25

The purpose of this Report is to provide Council with significant meetings, forums and delegations attended by the Mayor during the month of May 2025.



**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

### 10.1.1 Executive Services Confidential Report Lease Surrender & Proposed New Lease to Facilitate Hangar Sale - "Lease X" Dalby Aerodrome

The purpose of this Report is to consider a request to surrender 'Lease X' at the Dalby Aerodrome (which includes the current lessee selling the improvements) and subsequently to enter into a new lease agreement for 'Lease X'.

### 10.1.2 Executive Services Confidential Report - Potential New Lease Chinchilla Aerodrome - Lease "P" - Fraser Valuers Pty Ltd

The purpose of this Report is to consider the request for a potential new lease agreement for lease area "P" at the Chinchilla Aerodrome to Fraser Valuers Pty Ltd for the purposes of constructing a hangar for both private and professional aircraft.

### 10.1.3 Executive Services Confidential Report - Potential New Leases Chinchilla Aerodrome Lease Q & Lease R

The purpose of this Report is to consider the request for two potential new lease agreements for lease areas 'Q' and 'R' at the Chinchilla Aerodrome to Higher Yield Aviation Pty Ltd for the purposes of agricultural aircraft hangar, parking, and loading aircrafts.

## 10.2 CORPORATE SERVICES

## 10.3 COMMUNITY AND LIVEABILITY

## 10.4 INFRASTRUCTURE SERVICES

## 11. DEPUTATION

## 12. PLANNING

### 12.1 (030.2024.779.001) Community and Liveability Report Representations for Negotiated Decision Notice for Development Application for Material Change of Use for a Tourist Park on Lots 7-10 on RP75401 and Lot 2 on RP186292 Myall Street Dalby Campervan and Mot

The purpose of this Report is for Council to decide the request for a Negotiated Decision Notice for a development application for a Material Change of Use for a Tourist Park (40 Recreation Vehicle Sites including a Manager's Site) on land described as Lots 7-10 on RP75401 and Lot 2 on RP186292, located at Myall Street, Dalby.

12.2	<b>(030.2024.562.001) Community and Liveability Report Representations for Development Application for Material Change of Use for Hardware and Trade Supplies on Lot 12 on SP342954 at 18 Inverai Road Chinchilla Jacksons Parts N Industrial Supplies C/- Sweb Co</b>	68
	The purpose of this Report is for Council to decide the representations received regarding the proposed development for a Material Change of Use to establish Trade and Hardware Supplies on land described as Lot 12 on SP342954, located at 18 Inverai Road, Chinchilla.	
12.3	<b>(030.2024.690.001) Community and Liveability Report Development Application Material Change of Use Special Industry (Peaking Power Plant) Major Electricity Infrastructure (Transmission Line) Substation (Extension to Existing Substation) and ERA 1039 Banan</b>	103
	The purpose of this Report is for Council to decide the proposed development for a Material Change of Use to establish a Special Industry (Peaking Power Plant), Major Electricity Infrastructure (Transmission Line), Substation (Extension to Existing Substation) and Environmentally Relevant Activity 14 (Electricity Generation) on land described as Lot 6 on DY532 and situated at 1039 Banana Bridge Road, Brigalow.	
13.	<b>EXECUTIVE SERVICES</b>	
13.1	<b>Executive Services Report Preparation of Management Plans for Thomas Jack Park</b>	302
	The purpose of this report is to approve the land management plans which have been prepared for Lot 2 SP 294272 and Lot 3 on SP2934272, which form part of Thomas Jack Park. Thomas Jack Park consists of land predominantly held by the Council as trustee for specific community related purposes. The <i>Land Act 1994</i> requires that the use of trust land for any purpose that is inconsistent with the trust purpose requires the preparation of a management plan in relation to that use. The proposed development of the Dalby Cultural Centre involves use of parts of Thomas Jack Park for purposes which are arguably inconsistent with the purpose of the grant of trust.	
	This report:	
	<ol style="list-style-type: none"> <li>1. outlines the statutory regime that applies to Council's actions;</li> <li>2. identifies the nature and extent of the inconsistency; and</li> <li>3. discusses the ways in which the draft management plans address the statutory and practical requirements.</li> </ol>	
13.2	<b>Executive Services Report Outstanding Actions May 2025</b>	336
	The purpose of this report is to provide Council with an update on the status of outstanding Council Meeting Action Items.	
13.3	<b>Executive Services Chief Executive Officer Report May 2025</b>	342
	The purpose of this Report is to provide Council with significant meetings, forums and delegations attended by the Chief Executive Officer and Acting Chief Executive Officer during the month of May 2025.	

## 14. CORPORATE SERVICES

### 14.1 Corporate Services Report Additional Water Concession Due to a Concealed Leak – 2 Bell Street, Chinchilla 345

The purpose of this report is to consider a request for charges relief associated with a concealed leak. Council's *Water Meters Policy* provides for relief of up to twenty-five (25) per cent of the consumption charge actually levied and the request is for an amount greater than this percentage.

### 14.2 Corporate Services Financial Report May 2025 348

The purpose of this report is to provide Council with the Financial Report for the period ending 31 May 2025, seek approval for amendments to the 2024-25 capital works programme and approve the inclusion of a new fee to the 2024-25 fees and charges register.

## 15. INFRASTRUCTURE SERVICES

### 15.1 Infrastructure Services Report Dalby Archibald Street Public Carpark Temporary Closure For Tower Maintenance 364

The purpose of this report is to seek Council's approval to temporarily close the Public Carpark off Archibald Street, Dalby to provide a clear zone for external planned maintenance work on the telecommunications tower.

### 15.2 Infrastructure Services 2024-25 Transport Infrastructure Capital Project Budget Variances 367

The purpose of this report is to inform council of budget variances in the works 2024-25 capital programme and seek Council approval for the cost variances greater than ten per cent.

### 15.3 Infrastructure Services Report May 2024/25 Capital Works Progress Update 372

The purpose of this Report is for the Works Department to provide an update to Council regarding the 2024/25 Capital Works Program for the month of May 2025.

## 16. COMMUNITY AND LIVEABILITY

### 16.1 Community and Liveability Report Exception Inviting Written Quotes Tenders Maintenance Bunya Mountains Bike Trails 376

This report seeks a Council resolution to approve an exception from inviting written quotes or tenders in accordance with Section 235 (b) of *the Local Government Regulation 2012* for the maintenance of the Bunya Mountain bike trails. The exception is sought on the basis that there is only one supplier who is reasonably available to provide the required service.

### 16.2 Community and Liveability Report Proposed Queensland Country Tourism Agreement 2025 -2028 387

The purpose of this report is to seek Council approval of the proposed 3-year agreement between Western Downs Regional Council (WDRC) and Queensland County Tourism (QCT).

**17. NOTICES OF MOTION**

**17.1 CONSIDERATION OF NOTICES OF MOTION/BUSINESS**

**18. URGENT GENERAL BUSINESS**

**19. MEETING CLOSURE**

**Title** **Adopt Ordinary Meeting of Council Minutes 15 May 2025**

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**Date** 26 May 2025

**Responsible Manager** J. Taylor, CHIEF EXECUTIVE OFFICER

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### **Summary**

The Purpose of this Report is for Council to adopt the Minutes of the Ordinary Meeting of Council held on Thursday, 15 May 2025.

### **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 15 May 2025, 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 Thursday, 15 May 2025.

**Authored by:** B. Donald SENIOR EXECUTIVE OFFICER



## Ordinary Meeting of Council Minutes

**Councillors:**

Cr. A. N. Smith  
Cr. K. A. Bourne  
Cr. O. G. Moore  
Cr. S. J. Condon  
Cr. P. T. Saxelby  
Cr. K. A. Maguire  
Cr. G. M. Olm  
Cr. M. J. James  
Cr. S. Bougoure

**Officers:**

D. Fletcher, Acting Chief Executive Officer  
B. Bacon, General Manager (Corporate Services)  
G. Cook, General Manager (Infrastructure Services)  
T. Parsons, Acting General Manager (Community & Liveability)  
B. Donald, Senior Executive Officer  
A. Lewis, Executive Services Administration officer  
B. Woodcock, Communications & Digital Marketing Officer

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**1. DECLARATION OF MEETING OPENING**

The Chairperson declared the Meeting open at 9.30AM.

**2. OPENING PRAYER AND MINUTE SILENCE**

Ron Evans from the Tara Community Church, delivered the opening prayer. This was followed by the observance of a minute silence.

**3. APOLOGIES**

There were no apologies.

**4. CONGRATULATIONS**

Cr M. J. James requests for a congratulations to be extended to 14 year old Dalby Athlete, Amara Clemens, who competed at the Queensland Athletics Championships in March, coming first in the 400m and third in the 800m. These results have qualified Amara to compete at a National level. She also recently won the Qld Cotton Youths Under 18 Boys and Girls 75 yards, at the Arthur Postle Gift in Pittsworth

Cr. P. T. Saxelby requests for a congratulations to be extended to Kate Ellem. Kate has been chosen to represent Australia at the Asia Pacific Youth Touch Cup and has also been selected as the captain. It is living proof that country kids can do anything. Kate is back in Chinchilla working and is playing at the Chinchilla Comets Touch Club, giving back to the Club where it all began and inspiring the next generation.

**5. CONFIRMATION OF MINUTES**

**5.1 Adopt Ordinary Meeting of Council Minutes 17 April 2025**

The Purpose of this Report is for Council to adopt the Minutes of the Ordinary Meeting of Council held on Thursday, 17 April 2025.

**COUNCIL RESOLUTION**

**Moved By** Cr. G. M. Olm

**Seconded By** Cr. P. T. Saxelby

That this Report be received and that:

1.The Unconfirmed Minutes of the Ordinary Meeting of Council held on 17 April 2025, copies of which have been circulated to Members, be taken as read and confirmed.

**CARRIED**



**6. BUSINESS ARISING FROM THE MINUTES OF PREVIOUS MEETINGS**

There was no business arising from the minutes of the previous meeting.

**7. DECLARATIONS OF CONFLICTS OF INTEREST**

There were no declarations of conflicts of interest.

**8. PRESENTATION OF PETITIONS BY COUNCILLORS**

There were no petitions presented to Councillors.

**9. MAYORAL UPDATE**

**9.1 Executive Services Mayoral Report April 2025**

The purpose of this Report is to provide Council with significant meetings, forums and delegations attended by the Mayor during the month of April 2025.

**COUNCIL RESOLUTION**

**Moved By** Cr. K. A. Bourne

**Seconded By** Cr. M. J. James

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:*

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*(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.*

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#### **COUNCIL RESOLUTION - CLOSE MEETING**

**Moved By** Cr. P. T. Saxelby

**Seconded By** Cr. K. A. Bourne

That Council resolve to close the Meeting in accordance with Sections 254J (3) (g, e) of the *Local Government Regulation 2012* at 9:39AM to discuss the following Confidential Reports:

1. Lease Surrender & Proposed New Lease to Facilitate Hangar Sale - "Lease P" Dalby Aerodrome
2. Corporate Services Confidential Summary Report Quarterly Liability Update as at 31 March 2025

**CARRIED**

#### **COUNCIL RESOLUTION - REOPEN MEETING**

**Moved By** Cr. S. J. Condon

**Seconded By** Cr. K. A. Maguire

That Council resolve to reopen the Meeting at 9:47AM.

**CARRIED**

## 10.1 EXECUTIVE SERVICES

### 10.1.1 Lease Surrender & Proposed New Lease to Facilitate Hangar Sale - "Lease P" Dalby Aerodrome

The purpose of this report is to inform the Council about the Dalby Aero Club's decision to surrender their lease at the Dalby Aerodrome and sell the improvements on the land to South Burnett Air Services Pty Ltd. This report also requests that the Council consider entering into a lease with South Burnett Air Services Pty Ltd for the area known as Lease P at the Dalby Aerodrome, where the improvements are located.

#### **COUNCIL RESOLUTION**

**Moved By** Cr. S. Bougoure

**Seconded By** Cr. P. T. Saxelby

That Council receives this report and resolves:

1. *that the exception in section 236(1)(c)(iii) of the Local Government Regulation 2012 (Qld) applies in relation to the lease area, such that the disposal is not required to be by way of tender or auction;*
2. *to accept Dalby Aero Clubs decision to surrender their lease and sell the improvements on the land to South Burnett Air Services Pty Ltd as permitted by the current Lease;*
3. *delegate authority to the Chief Executive Officer to sign all documents relating to the surrender of the lease;*

Council further resolves to:

1. *offer a lease for a term of twenty years to South Burnett Air Services Pty Ltd over Lease P for a market value rental value of \$8.00 per square metre totalling \$7912.00 per year (plus GST) and annual Consumer Price Indexation;*
2. *delegate authority to the Chief Executive Officer to negotiate any commercially appropriate terms and conditions associated with the lease with South Burnett Air Services Pty Ltd, and to sign all necessary documents to facilitate the execution and registration of the lease.*

**CARRIED**

## 10.2 CORPORATE SERVICES

### 10.2.1 Corporate Services Confidential Summary Report Quarterly Liability Update as at 31 March 2025

The purpose of this Report is to provide Council with a quarterly update on liability matters as at 31 March 2025.

#### COUNCIL RESOLUTION

**Moved By** Cr. K. A. Bourne

**Seconded By** Cr. K. A. Maguire

That Council resolves to receive the *Corporate Services Confidential Summary Report Quarterly Liability Update, as at 31 March 2025.*

**CARRIED**

## 10.3 COMMUNITY AND LIVEABILITY

## 10.4 INFRASTRUCTURE SERVICES

## 11. DEPUTATION

## 12. PLANNING

### 12.1 (030.2024.17.001) Community and Liveability Report Development Application Material Change of Use High Impact Industry (Waste Processing Facility) 6216 Kogan-Condamine Road Condamine SCD Materials Pty Ltd C/- Epic Environmental Pty Ltd

The purpose of this Report is for Council to decide the proposed development for a Material Change of Use to establish a High Impact Industry (Waste Processing Facility) on land described as Lot 21 on RG447 and situated at 6216 Kogan-Condamine Road, Condamine.

#### COUNCIL RESOLUTION

**Moved By** Cr. K. A. Bourne

**Seconded By** Cr. M. J. James

That this Report be received and that:

1. The application for Material Change of Use to establish a High Impact Industry (Waste Processing Facility) 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:

Plan/Document No., Reference	Title and Details	Dated
Figure 1, Rev 0	Site Location, prepared by Epic Environmental	12/01/2024
Figure 3, Rev 0	Site Layout, prepared by Epic Environmental	25/01/2025
J21195/R1V1	Draft Stormwater Management Plan, prepared by Allan & Dennis Pty Ltd	19 August 2022

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 Approved Plans are to be amended in accordance with the conditions of this approval and as outlined below:
  - 3.1 Provide details of all proposed buildings and structures to be retained on-site for the life of the project. Building Floor Plans and Elevations must also be provided.

**Note:** Infrastructure charges will be levied for the gross floor area of all administration, control buildings, including storage sheds and site offices. Once detailed plans are provided, an Infrastructure Charges Notice will be issued.

- 3.2 Update the Site Plan to illustrate the location of all proposed buildings and structures on the property.
4. The following further Development Permits must be obtained prior to commencement of any work associated with the process:
  - 4.1 Building Works; and
  - 4.2 Plumbing Works.

#### **APPROVED DEVELOPMENT**

5. The approved development is a Material Change of Use for a High Impact Industry (Waste Processing Facility) as shown on the Approved Plans.
6. Material input into the Waste Processing Facility must not exceed 25,000 tonnes per annum.
7. The approved use does not include the permanent disposal of waste on the property.
8. A record of each year's intake must be kept on-site and made available for review at the request of Council's Planning and Environment Manager or authorised delegate, within 48 hours of such request.
9. The Operator must provide Council's Planning and Environment Manager or authorised delegate, with regular Quarterly Reports detailing the quantity of material processed at the site in the preceding 3 months.

#### **COMPLIANCE, TIMING AND COSTS**

10. 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.

11. All costs associated with compliance with these conditions shall be the responsibility of the developer unless otherwise noted.

#### **FEES AND CHARGES**

12. 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**

13. 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**

14. 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.

#### **VISUAL AND GENERAL AMENITY**

15. Any graffiti on buildings or structures associated with the development must be immediately removed.
16. The buildings and the site must be maintained in a clean and tidy manner at all times.
17. 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.

#### **LIGHTING**

18. 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*.

#### **OPERATING HOURS**

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

##### **19.1 Operating Hours:**

Monday to Friday 7:00am to 5:00pm

##### **19.2 Loading and unloading are to occur between the hours:**

Monday to Friday: 7.00am to 5.00pm

Saturday, Sunday and Public Holidays: No loading or unloading is to occur

#### **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 High Impact Industry use, 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.

#### **AIR QUALITY AND AMENITY - AIR RELEASE LIMITS**

22. 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.
23. In the event that Council receives a valid complaint in relation to odour emissions produced from the High Impact Industry use, the applicant may be required to undertake an Odour Impact Assessment and implement any recommendations in relation to odour attenuation.

#### **REGIONAL INFRASTRUCTURE CORRIDOR - STOCK ROUTE**

24. Any new access from the road servicing a Stock Route (Kogan-Condamine Road) must include a gate or grid to prevent stock entry to the premises.

#### **WASTE MANAGEMENT**

25. 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 *Environmental Protection (Waste Management) Regulation 2000*.
26. 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*.

#### **REHABILITATION MANAGEMENT PLAN**

27. Submit to Council, a Rehabilitation Management Plan for endorsement by Council's Planning and Environment Manager or authorised delegate, outlining the works to be undertaken to rehabilitate the site at the time of decommissioning of the Waste Processing Facility operations.
28. The Plan is to include, but not be limited to the following:
  - 28.1 demonstrate that the site will be restored to a state acceptable to Council and any applicable external Agencies; and
  - 28.2 include an Action Plan, with timing for remedial work such as structure removal, removal of imported materials such as gravel, any soil erosion, drainage and vegetation cover work, along with weed and pest animal control activities required to meet the adopted rehabilitation performance criteria.

**Timing:** At or prior to 12 months ahead of cessation of the use.

29. The applicant shall be responsible, at no cost to Council, for rehabilitation of the site at the cessation of the use.
30. The applicant shall be responsible, at no cost to Council, for any clean-up resulting from spillage of waste material beyond approved storage and processing locations.

#### **ENGINEERING WORKS**

31. Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to commencement of the use unless stated otherwise.
32. Undertake Engineering designs and construction in accordance with Council's Planning Scheme, standards, relevant design guides, and Australian Standards.



33. Be responsible for the full cost of any alterations necessary, to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

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

34. 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.
35. 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 works associated with the development.

#### **STORMWATER MANAGEMENT**

36. Provide stormwater management generally in accordance with the Approved Document, Draft Stormwater Management Plan prepared by Allan & Dennis Pty Ltd, dated 19 August 2022, and updated to reflect the conditions of this approval.
37. Provide overland flow paths that do not adversely alter the characteristics of existing overland flows on other properties or that create an increase in stormwater nuisance on other properties.
38. 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.
39. 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 (QUDM).

#### **WATER SUPPLY**

40. Provide an on-site potable water supply suitable to meet the requirements of the development.

#### **ON-SITE WASTEWATER DISPOSAL**

41. Connect the development to an on-site wastewater disposal system, in accordance with AS1547 and the *Queensland Plumbing and Waste Water Code*.
42. Obtain a Development Permit for Plumbing Works for the on-site wastewater treatment system.

#### **PARKING AND ACCESS - GENERAL**

43. Provide a minimum of four (4) car parking spaces for staff and visitors.
44. Ensure access to car parking spaces, vehicle loading and manoeuvring areas and driveways remain unobstructed and available for their intended purpose during the hours of operation.

#### **ELECTRICITY AND TELECOMMUNICATIONS**

45. Connect the development to electricity and telecommunication services.

## **EARTHWORKS - GENERAL**

46. Earthworks per site involving cut or fill with a nett quantity of material greater than 50m<sup>3</sup>, requires an Operational Work application.
47. Undertake earthworks in accordance with the provisions of *AS3798 Guidelines on Earthworks for Commercial and Residential Developments*.

## **EROSION AND SEDIMENT CONTROL - GENERAL**

48. 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.
49. 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.

## **REFERRAL AGENCY RESPONSE**

1. The Department of State Development, Infrastructure and Planning provided a Concurrence Agency response on 14 April 2025 and is attached.

## **ADVISORY NOTES**

### **NOTE 1 -Transport Route**

The road transport haulage route that will be employed by the heavy transport vehicles during the transportation of waste materials from the premises at 168 Clarks Road, Baking Board to the subject site at 6216 Kogan-Condamine Road, Condamine, must be approved by Council as required by the current Enforcement Notice issued by Western Downs Regional Council dated 20 October 2021.

### **NOTE 2 - 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 3 - 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 .

<http://www.datsip.qld.gov.au/>

### **NOTE 4 -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 5 - 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 work, and to ensure safe traffic control and safe public access in respect of works being constructed on a road.

#### **NOTE 6 - 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 7 -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 (6 to 3)**

### **12.2 (030.2024.457.001) Community and Liveability Report Development Application for Material Change of Use for Function Facility, Short-term Accommodation and Food and Drink Outlet 86 Jimbour Station Road Jimbour East Logan Downs Pty Ltd t/a Russell Pastoral**

The purpose of this Report is for Council to decide the development application for a Material Change of Use to establish a Function Facility, Short-term Accommodation and Food and Drink Outlet on Lot 1 on SP310946 and situated at 86 Jimbour Station Road, Jimbour East.

#### **COUNCIL RESOLUTION**

**Moved By** Cr. M. J. James

**Seconded By** Cr. K. A. Maguire

That this Report be received and that:

1. The application for Material Change of Use to establish a Function Facility, Short-term Accommodation and Food and Drink Outlet on land described also Lot 1 on SP310946 and situated at 86 Jimbour Station Road, Jimbour East, 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:

Plan No., Rev	Title and Details	Dated
S023, Issue A	Staging Plan, prepared by JWA Mitchell Designs	4/4/25
S024, Issue A	House Precinct - Staging Plan, prepared by JWA Mitchell Designs	4/4/25
S031, Issue A	Existing Ground Floor Plan, prepared by JWA Mitchell Designs	25/6/24
S032, Issue A	Existing First Floor Plan, prepared by JWA Mitchell Designs	25/6/24

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. Prior to commencement of the use for Stage 2 of the approval, the Approved Plans are to be amended as outlined below:
  - 3.1 Provide additional floor plan and elevations of the guest accommodation establishing Stage 2 of the development, including the internal rooms layout and dimensions of the development.

**Note:** Infrastructure charges will be levied for the gross floor area for Stage 2 of the development. Once detailed plans are provided for Stage 2 of the development, an Infrastructure Charges Notice will be issued for Stage 2.

4. The following further Development Permits must be obtained prior to commencement of any work associated with the process:
  - 4.1 Building Works; and
  - 4.2 Plumbing Works.

#### **APPROVED DEVELOPMENT**

5. The approved development is a Material Change of Use to establish a Function Facility, Short-term Accommodation and Food and Drink Outlet as shown on the Approved Plans.
6. The development is to occur sequentially in the following Stages as shown on the Approved Plans:
 

**Stage 1:** Function Facility, Short-term Accommodation (Jimbour House) and Food and Drink Outlet

**Stage 2:** Short-term Accommodation (Stone House Building)
7. Conditions within this approval are applicable to each Stage of the development, unless otherwise specified.
8. The Stages are to occur in sequential order.

## **COMPLIANCE, TIMING AND COSTS**

9. 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.
10. All costs associated with compliance with these conditions shall be the responsibility of the developer unless otherwise noted.

## **FEES AND CHARGES**

11. 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**

12. 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.

## **INFRASTRUCTURE CHARGES**

13. All infrastructure charges including those associated with Council's Sewer, Water, Stormwater, Transport and Parks Networks are now levied under the *Planning Act 2016*. As required under Section 119 of the *Planning Act 2016*, an **Infrastructure Charges Notice** is attached to this approval, for each Stage of the development, subject to compliance with the conditions of approval.

## **LANDSCAPING**

14. All declared weeds and pests shall be removed from the subject land and the subject land kept clear of such nuisance varieties at all times during the course of the development works and any ensuing defects liability period.
15. Apart from declared weeds and pests, trees, shrubs and landscaped areas currently existing on the subject land shall be retained where possible, and action taken to minimise disturbance during construction work.

## **ACOUSTIC AMENITY - NOISE LIMITS**

16. Noise from activity 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.

## **OUTDOOR LIGHTING IMPACT MITIGATION**

17. 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*.

## **VISUAL AND GENERAL AMENITY**

18. Any graffiti on the buildings or structures must be immediately removed.
19. The buildings and structures on the site must be maintained in a clean and tidy manner at all times.

## **WASTE MANAGEMENT**

20. All waste generated from construction of the development must be effectively controlled on-site before disposal. All waste must be disposed of in accordance with the *Environmental Protection (Waste Management) Regulation 2000*.

21. 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*.

#### **REFUSE STORAGE AREAS**

22. 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.
23. The developer must provide a sufficient number of general waste bins with a sufficient capacity throughout the development footprint for the disposal of waste and rubbish associated with the use.
24. The size and capacity of the refuse storage areas must be sufficient to accommodate the level of waste likely to be generated from the development having regard to the frequency of refuse collection.

#### **ENGINEERING WORKS**

25. Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to commencement of the use unless stated otherwise.
26. Undertake Engineering designs and construction in accordance with Council's Planning Scheme, standards, relevant design guides, and Australian Standards.
27. Be responsible for the full cost of any alterations necessary, to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

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

28. 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.
29. 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 works associated with the development.

#### **WATER SUPPLY**

30. Provide a suitable water supply to meet the needs of the development, including fire fighting. Monitor water quality in compliance with *Australian Drinking Water Guidelines - current edition 2011* and *enHealth Guidance of Use of Rainwater*.

#### **ON-SITE WASTEWATER DISPOSAL**

31. Connect the development to an on-site wastewater disposal system, in accordance with *AS1547* and the *Queensland Plumbing and Waste Water Code*.
32. If required, obtain a Development Permit for Plumbing Work for the on-site wastewater treatment system to accommodate the expected peak use period for the development.

## **PARKING AND ACCESS - GENERAL**

33. Provide adequate on-site car parking to accommodate the requirements of the development.
34. Ensure access to car parking spaces, vehicle loading and manoeuvring areas and driveways remain unobstructed and available for their intended purpose during the hours of operation.

## **ELECTRICITY AND TELECOMMUNICATIONS**

35. Connect the development to electricity and telecommunication services.

## **ENVIRONMENTAL HEALTH**

36. Undertake operations and construction work associated with this development to the requirements of Council, including the following:
  - 36.1 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;
  - 36.2 remove immediately, any material spilled or carried onto existing roads to avoid dust nuisance and to ensure traffic safety; and
  - 36.3 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.

37. 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:
  - 37.1 uncontaminated overland stormwater flow; and
  - 37.2 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**

1. The Department of State Development, Infrastructure and Planning provided a Concurrence Agency response on 13 March 2025 and is attached.

## **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 .

<http://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 work, 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 -Infrastructure Charges Notice**

An Infrastructure Charges Notice is attached for Stage 1 of the development. A further Infrastructure Charges Notice will be issued by Council once Condition 3 of the approval has been met.

#### **NOTE 8 -Referral Agency Response**

The State Assessment and Referral Agency has provided a Referral Agency response which is attached to this approval.

**CARRIED**



### **13. EXECUTIVE SERVICES**

#### **13.1 Executive Services Report - Road Closure Application - Dennis Street Dalby**

The purpose of this report is to assist Council in their decision as to whether it will support the application to permanently close a portion of Dennis Street, Dalby (the Application) pursuant to Section 69 of the *Local Government Act 2009* (Qld) ("LGA")

##### **COUNCIL RESOLUTION**

**Moved By** Cr. P. T. Saxelby

**Seconded By** Cr. M. J. James

That this report be received and that the Council resolves as follows:

1. That Council does not object to the road closure application dated 14 January, 2025.
2. That Council delegates authority to the CEO (or her lawful delegate) to execute a form LA30 - Statement confirming that the Council does not raise any objection to the proposed road closure and to lodge the application and LA30 with the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development (DNRMMRR).

**CARRIED**

#### **13.2 Executive Services Quarterly Report January to March 2025**

The purpose of this Report is to provide Council with a summary of the Executive Services Division's strategic and operational activities for the third quarter of the 2024-2025 financial year.

##### **COUNCIL RESOLUTION**

**Moved By** Cr. G. M. Olm

**Seconded By** Cr. K. A. Maguire

That this report be received and noted.

**CARRIED**

#### **13.3 Executive Services Chief Executive Officer Report April 2025**

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 April 2025.

##### **COUNCIL RESOLUTION**

**Moved By** Cr. K. A. Maguire

**Seconded By** Cr. K. A. Bourne

That this Report be received.

**CARRIED**

### **13.4 Executive Services Report Outstanding Actions April 2025**

The purpose of this Report is to provide Council with an updated on the status of outstanding Council Meeting Action Items to 17 April 2025.

#### **COUNCIL RESOLUTION**

**Moved By** Cr. K. A. Maguire

**Seconded By** Cr. P. T. Saxelby

That this Report be received.

**CARRIED**

The Chairperson adjourned the meeting at 10:34am.

The meeting resumed at 10:51am.

## **14. CORPORATE SERVICES**

### **14.1 Corporate Services Report Proposed Sale of Land for Arrears of Rates 2025**

The purpose of this Report is to seek Council's direction in relation to the proposed sale of land for arrears of rates.

#### **COUNCIL RESOLUTION**

**Moved By** Cr. O. G. Moore

**Seconded By** Cr. S. Bougoure

That Council resolves:

1. pursuant to Chapter 4, Part 12 Overdue Rates and Charges of the *Local Government Regulation 2012*, to sell the properties listed in Attachment One for overdue rates and charges; and
2. to delegate to the Chief Executive Officer its power to take all further steps under Chapter 4, Part 12, Division 3 of the *Local Government Regulation 2012* to effect sale of the land (including, the power to end sale procedures).

**CARRIED**

#### **14.2 Corporate Services Procurement - Council Policy Reform**

The purpose of this report is to adopt the *Procurement and Contracting Policy*, which is the culmination of a significant review and revision the *Procurement – Council Policy*. The recommended changes reflect a shift towards a more streamlined and focused policy document, with added emphasis on governance, roles and responsibilities, and specific procurement preferences and practices.

##### **COUNCIL RESOLUTION**

**Moved By** Cr. O. G. Moore

**Seconded By** Cr. G. M. Olm

That Council resolves to adopt the *Procurement and Contracting Policy*, as contained in Attachment Two.

**CARRIED**

#### **14.3 Corporate Services Report Quarter Three 2024-25 Operational Plan and Enterprise Risk Management Review**

The purpose of this report is to provide Council with the third quarter progress in achieving the actions outlined in the *2024-25 Operational Plan* and the status of the strategic risks which Council manages under the *Enterprise Risk Management Framework*.

##### **COUNCIL RESOLUTION**

**Moved By** Cr. K. A. Bourne

**Seconded By** Cr. K. A. Maguire

That Council resolves to receive the *Quarter Three 2024-25 Operational Plan and Enterprise Risk Management Review*.

**CARRIED**

#### **14.4 Corporate Services Quarterly Report January to March 2025**

The purpose of this Report is to provide Council with a summary of the Corporate Services Division's strategic and operational activities for the third quarter of the 2024-2025 financial year.

##### **COUNCIL RESOLUTION**

**Moved By** Cr. S. Bougoure

**Seconded By** Cr. M. J. James

That Council resolves to receive the Corporate Services Quarterly Report for the period of January to March 2025.

**CARRIED**

#### **14.5 Corporate Services Financial Report April 2025**

The purpose of this report is to provide Council with the Financial Report for the period ending 30 April 2025 and to seek approval for amendments to the 2024-25 capital works programme.

##### **COUNCIL RESOLUTION**

**Moved By** Cr. K. A. Bourne

**Seconded By** Cr. S. Bougoure

That Council resolves to receive the April 2025 Financial Report and:

1. approve capital expenditure budget being removed from 2024-25 of \$33,532 (exclusive of goods and services tax) as listed in section 3(a) of this report;
2. note the amendment to the 2024-25 capital works programme as listed in section 3(b) of this report, with additional expenditure budget of \$48,900 (exclusive of goods and services tax) being added to the programme; and
3. note the 2023-24 Carry Forward Programme update as listed in attachment two of this report.

**CARRIED**

#### **15. INFRASTRUCTURE SERVICES**

##### **15.1 Infrastructure Services Quarterly Report January to March 2025**

The purpose of this Report is to provide Council with a quarterly update in relation to the Infrastructure Services' Works, Utilities and Technical Services departments performance.

##### **COUNCIL RESOLUTION**

**Moved By** Cr. K. A. Maguire

**Seconded By** Cr. K. A. Bourne

That this report be received.

**CARRIED**

##### **15.2 Infrastructure Services Report April 2024/25 Capital Works Progress Update**

The purpose of this Report is for the Works Department to provide an update to Council regarding the 2024/25 Capital Works Program for the month of April 2025.

##### **COUNCIL RESOLUTION**

**Moved By** Cr. G. M. Olm

**Seconded By** Cr. K. A. Bourne

That this report be received and noted.

**CARRIED**

**16. COMMUNITY AND LIVEABILITY**

**16.1 Community and Liveability Quarterly Report Q3 January to March 2025**

The purpose of this Report is to provide Council with an update in relation to the Community and Liveability Division's strategic and operational activities for the third quarter of the 2024/2025 Financial Year.

**COUNCIL RESOLUTION**

**Moved By** Cr. K. A. Maguire

**Seconded By** Cr. P. T. Saxelby

That Council resolve to receive the Community and Liveability Quarterly Report for January to March 2025

**CARRIED**

**17. NOTICES OF MOTION**

**17.1 CONSIDERATION OF NOTICES OF MOTION/BUSINESS**

There were no notices of motion/business for consideration.

**18. URGENT GENERAL BUSINESS**

There was no urgent general business.

**19. MEETING CLOSURE**

The Meeting concluded at 11:27am.

<b>Title</b>	<b>Executive Services Mayoral Report May 2025</b>
<b>Date</b>	3 June 2025
<b>Responsible Manager</b>	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 May 2025.

## 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 May 2025:

<b>Date</b>	<b>Who/Where</b>	<b>Details</b>
6 May 2025	<ul style="list-style-type: none"> <li>Councillor Information Sessions</li> </ul>	Dalby
7 May 2025	<ul style="list-style-type: none"> <li>Stanwell Board Dinner</li> </ul>	Kingaroy
8 May 2025	<ul style="list-style-type: none"> <li>Meeting with Toowoomba Surat Basin Enterprise</li> <li>Toowoomba Surat Basin Enterprise Chefs Table</li> </ul>	Dalby Dalby
9 May 2025	<ul style="list-style-type: none"> <li>Development Assessment Panel Meeting</li> </ul>	Dalby
12 May 2025	<ul style="list-style-type: none"> <li>Tara Futures Group Meeting</li> </ul>	Tara
13 May 2025	<ul style="list-style-type: none"> <li>Pre-Agenda Meeting</li> <li>Meeting with Community Member</li> <li>Meeting with Equis</li> </ul>	Dalby Dalby Teams Meeting
14 May 2025	<ul style="list-style-type: none"> <li>Council Connect Moonie</li> </ul>	Moonie
15 May 2025	<ul style="list-style-type: none"> <li>Ordinary Meeting of Council</li> <li>Darling Downs and South West Queensland Council of Mayors - Dinner</li> </ul>	Tara Roma
16 May 2025	<ul style="list-style-type: none"> <li>Darling Downs and South West Queensland Council of Mayors - Launch of the Housing Audit</li> <li>Darling Downs and South West Queensland Council of Mayors - Session 2</li> </ul>	Roma Roma
19 May 2025	<ul style="list-style-type: none"> <li>Meeting with My Bella Casa</li> </ul>	Brisbane

	<ul style="list-style-type: none"> <li>• Meeting with Omega Oil and Gas</li> <li>• Meeting with Queensland Treasury and the Office of the Coordinator- General</li> <li>• Toowoomba Surat Basin Enterprise - Enterprise Evening</li> </ul>	Brisbane Brisbane  Brisbane
20 May 2025	<ul style="list-style-type: none"> <li>• May Business After Hours</li> </ul>	Dalby
21 May 2025	<ul style="list-style-type: none"> <li>• Accelerate Manufacturing Conference</li> <li>• 4WK Radio Interview</li> <li>• Development Assessment Panel Meeting</li> <li>• Meeting with Stantec</li> <li>• Meeting with Goombi Renewable Energy</li> </ul>	Dalby Phone Call Dalby Dalby Teams Meeting
22 May 2025	<ul style="list-style-type: none"> <li>• Meeting with Vestas</li> <li>• Power Hour Forum</li> </ul>	Teams Meeting Zoom Meeting
26 May 2025	<ul style="list-style-type: none"> <li>• Energy Producers Conference 1/4</li> </ul>	Brisbane
27 May 2025	<ul style="list-style-type: none"> <li>• Energy Producers Conference 2/4</li> </ul>	Brisbane
28 May 2025	<ul style="list-style-type: none"> <li>• Energy Producers Conference 3/4</li> <li>• Arrow Energy: Landholder matters and limitation of overnight stay</li> </ul>	Brisbane
29 May 2025	<ul style="list-style-type: none"> <li>• Energy Producers Conference 4/4</li> <li>• NT Government (C/o Co-existence)</li> </ul>	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 May 2025.

#### **Attachments**

Nil

**Authored by:** Hailey Wex, Executive Officer to the Mayor

**Title** (030.2024.779.001) Community and Liveability Report Representations for Negotiated Decision Notice for Development Application for Material Change of Use for a Tourist Park on Lots 7-10 on RP75401 and Lot 2 on RP186292 Myall Street Dalby Campervan and Mot

**Date** 28 May 2019

**Responsible Manager** T Summerville, PLANNING AND ENVIRONMENT MANAGER

## Summary

The purpose of this Report is for Council to decide the request for a Negotiated Decision Notice for a development application for a Material Change of Use for a Tourist Park (40 Recreation Vehicle Sites including a Manager's Site) on land described as Lots 7-10 on RP75401 and Lot 2 on RP186292, located at Myall 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 applicant be advised that the Request for a Negotiated Decision Notice for Development Application 030.2024.779.001 for a Material Change of Use to establish a Tourist Park (40 Recreation Vehicle Sites including a Manager's Site) on land described as Lots 7-10 on RP75401 and Lot 2 on RP186292, situated at Myall Street, Dalby, has been considered by Council and is approved, as follows:

- (a) Condition 1 of the approval is amended as follows:

### 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:

Drawing No.	Title and Details	Dated
001	Site Plan, prepared by Campervan & Motorhome Club of Australia Ltd as amended by Council on 04/06/2025	-

- (b) Conditions 19 to 23 of the approval remain unchanged.
- (c) Condition 25 of the approval remains unchanged.
- (d) Condition 26 of the approval is amended as follows:



## LANDSCAPING

26. The Landscape Plan must detail:

- 26.1 landscaping ~~treatments with a minimum width of 2 metres~~ is to be provided in the locations shown on the Site Plan (as amended in red); ~~and to the common boundaries with all adjoining residential lots and along the frontage of the property to Amos Street and Myall Street;~~
- 26.2 **landscaping strips with a minimum width of 2 metres will screen the development along the frontage of the property to Amos Street and Myall Street in the locations illustrated on the Site Plan (as amended in red);**
- 26.3 **landscaping is not required to be provided adjacent to adjoining residential properties where there is existing or proposed solid screen fencing;**
- 26.4 the plant species selected are not to have invasive roots and are to be suitable to locate in proximity to Council's sewer network on the property;
- 26.5 the typical species to be planted, consisting mainly of drought-tolerant native species suitable to their individual location on-site;
- 26.6 the number and size of plants to be planted; and
- 26.7 the typical planting detail including preparation, backfill, staking and mulching.

**Note:** Please refer to Part 6 of Planning Scheme Policy 1 within the Western Downs Planning Scheme 2017 incorporating Amendment 1 for guidance on the type of trees, shrubs and groundcover recommended for Dalby. Alternative plant species not listed suitable for Dalby under Part 6 of Planning Scheme Policy 1 will be considered by Council's Planning Department and the Parks and Gardens Department.

(e) Conditions 27 to 30 of the approval remain unchanged.

(f) Condition 34 of the approval remains unchanged.

(g) Conditions 39 to 41 of the approval remain unchanged.

(h) Condition 42 of the approval is amended as follows:

42. Lighting must be provided to **facilitate the safe passage of vehicles and pedestrians within the site, including:**

- 42.1 the entrance to the Park;**
- 42.2 adjacent to the dump point; and**
- 42.3 between the driveways and buildings.**

**Note:** **Lighting should not be directed towards residential properties and should operate between 6pm and 10pm only.**

(i) The Infrastructure Charges Notice attached to the development approval remains unchanged.

(j) All other conditions of the approval remain unchanged.

## Background Information

<b>Application No:</b> 030.2024.779.001	<b>Assessment No:</b> A1750	<b>Subject File Refs:</b> AD6.6.2 & LG7.6.1
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Assessing Officer:	Tim O'Leary REEL PLANNING, CONSULTANT		
PART 1: APPLICATION			
Applicant:	Campervan & Motorhome Club of Australia Ltd		
Owner:	Western Downs Regional Council		
Site Address:	Myall Street, Dalby		
Site Area:	Lot 7: 607m <sup>2</sup> Lot 8: 607m <sup>2</sup> Lot 9: 607m <sup>2</sup> Lot 10: 1.535ha Lot 2: 3,728m <sup>2</sup> Combined Area: 20,899m <sup>2</sup>		
Real Property Description:	Lots 7-10 on RP75401 and Lot 2 on RP186292		
Proposed Development:	Tourist Park (40 Recreation Vehicle Sites including Manager's Site)		
Category of Assessment:	Impact		
Type of Application:	Material Change of Use		
Relevant Planning Scheme:	Western Downs Planning Scheme 2017 incorporating Amendment 1		
Zone:	Recreation and Open Space		
Precinct:	N/A		
Overlays:	Airport Environs - OLS Conical Limitation Flood Hazard - Extreme Extractive Industry - Petroleum Leases (PL198) Agricultural Land Classification - Class A Waterway Corridors - Waterway Corridor Wetlands - Wetlands (Lacustrine) Road Hierarchy - Unformed Road		
Pre-lodgment Meeting:	Yes	Date: 25/09/2024	
Application Lodgment Date:	25/11/2024		
Action Notice Issued:	Yes	Date: 10/12/2024	
Properly Made Application:	Yes	Date: 17/12/2024	
Confirmation Notice Issued:	Yes	Date: 20/12/2024	
PART 4: PUBLIC NOTIFICATION			
Start Date:	Yes	Date: 27/01/2025	
Notice of Compliance Received:	Yes	Date: 18/02/2025	
Submissions Received:	Yes	2 properly made submissions	
Submission Consideration Period:	From 19/02/2025 to 04/03/2025		
PART 5: DECISION PERIOD			
Date Commenced:	05/03/2025		
Decision Due Date:	28/04/2025		
Date Approved by Council:	17/04/2025		
Decision Notice Issued:	23/04/2025		
Appeal Period Suspended:	29/04/2025		
Representations Received:	29/04/2025		
Suspended Appeal Period Concludes:	28/04/2025 Extended by agreement until 19/06/2025 in order to be decided at Council's Ordinary Meeting.		
Appeal Period Concludes:	17/07/2025		

## Report

### 1. Background Information

## 1.1 Site Context

The property is legally described as Lots 7-10 on RP75401 and Lot 2 on RP186292 and is located at Myall Street, Dalby. The site has frontage to two unformed roads that extend from Myall Street and Amos Street.

The subject land is made up of five Council owned properties with a combined area of 20,899m<sup>2</sup>. The site is currently vacant land and is improved by landscaping, bollard fencing, outdoor lighting and pedestrian pathways.

The site adjoins the Myall Creek and existing land parcels within the Recreation and Open Space Zone which are predominantly largely vacant or containing parkland, and it is also within the Low Density Residential Zone developed for the purpose of a Dwelling House and ancillary buildings.

The property is located within the Recreation and Open Space Zone of the Western Downs Planning Scheme 2017 incorporating Amendment 1 (the Planning Scheme). The land is impacted by the Airport Environs, Flood Hazard, Agricultural Land Classification, Waterway Corridor, Wetlands and Road Hierarchy Overlays of the Planning Scheme.

The subject land is currently accessed from two unformed roads that extend from Myall Street and Amos Street. Council's water network is not available along the unformed roads and Council's sewerage infrastructure exists along the southern boundary of Lot 10 on RP75401.

Reticulated electricity and gas are provided along Myall Street and Amos Street

## 1.2 Development Application History

Council, at its Ordinary Meeting held on 17 April 2025, resolved to approve Development Application 030.2024.799.001 for a Material Change of Use to establish a Tourist Park (40 Recreation Vehicle Sites including Manager's Site) on the subject land. The Decision Notice was subsequently issued to the applicant on 23 April 2025.

On 29 April 2025, the applicant suspended their Appeal Period to make change representations seeking a Negotiated Decision Notice to change the conditions of the approval and to amend the Infrastructure Charges Notice. On 29 April 2025, the applicant lodged Change Representations with Council seeking a Negotiated Decision Notice be issued reflecting the requested changes.

## 2. Details of Representations

The applicant has lodged representations seeking to change the conditions and Infrastructure Charges Notice of the Development Approval for a Material Change of Use to establish a Tourist Park (40 Recreation Vehicle Sites including Manager's Site) on the subject land.

The applicant is Campervan & Motorhome Club of Australia Ltd (CMCA) who has executed a lease agreement for the use of part of the subject land owned by Council, to develop part of the land for the purpose of a low cost, Recreational Vehicle (RV) Park.

The applicant's representations regarding the conditions of approval relate to the boundary fencing and landscaping to adjoining residential properties, security fencing, refuse bin storage areas, lighting and the Infrastructure Charges Notice.

If supported, the applicant's representations will require changes to the following conditions of the approval:

- Condition 1: Approved Plans
- Conditions 19, 22 and 23: Fencing

- Conditions 25 to 30: Landscaping
- Condition 34: Refuse Bins
- Conditions 39 to 42: Lighting
- Infrastructure Charges

The matters raised by the applicant in their request for a Negotiated Decision Notice are discussed below in part 3 of this Report.

### 3. Assessment of Applicant's Representations

#### 3.1 Boundary Fencing and Landscaping to Adjoining Residential Properties

##### 3.1.1 Assessment Background and History

The site is located within the Recreation and Open Space Zone and adjoins a number of residential lots which are improved by existing Dwelling Houses with frontage to Amos, Bagot and Myall Streets.

Fencing and landscaping on a site boundary is broadly captured under Performance Outcome 8 of the Recreation and Open Space Zone Code (with no relevant associated Acceptable Outcome), as is provided below:

##### ***“Amenity Protection***

##### ***PO8***

*Development must not detract from the amenity of the local area, having regard to:*

- (a) Noise;*
- (b) Hours of operation;*
- (c) Traffic;*
- (d) Lighting;*
- (e) Advertising devices;*
- (f) Visual amenity;*
- (g) Privacy;*
- (h) Odour; or*
- (i) Emissions.”*

The assessment of boundary fencing and landscaping to adjoining residential properties is primarily related to Performance Outcome 8 (f) and (g) of the Recreation and Open Space Zone Code and touches on the other components of amenity protection.

It is noted that the adjoining residential lots are located within the Low Density Residential Zone. Performance Outcome 6 of the Low Density Residential Zone Code is identical to Performance Outcome 8 of the Recreation and Open Space Zone Code outlining that these properties are to be provided appropriate amenity protection.

Furthermore, Acceptable Outcome 4.3 of the Recreation and Open Space Zone contains an assessment benchmark specific to the circumstances of the site:

##### ***“AO4.3***

***Where Adjoining Land in a Residential Zone Category or a Residential Use***

*A landscape buffer with a minimum width of 2 metres is provided along the length of the shared boundary."*

The applicant indicated in their application material that they intend to use trees on the boundary to provide screening over time, as the trees grow, to demonstrate compliance with Performance Outcome 8 of the Recreation and Open Space Zone Code.

These trees were proposed along the shared boundaries between the site and 1a Myall Street (Lot 6 on RP75401), 1a, 1b and 5 Bagot Street (Lots 3 & 4 on RP75401 and Lot 1 on RP69479), and half of the unnumbered property (Lot 3 on RP2072).

Council accepted these proposed landscaping locations. Council also added landscaping requirements along the shared boundary with 3 Bagot Street (Lot 2 on RP69479), the north-western shared boundary with 10 Amos Street (Lot 1 on RP186292) and along a portion of the site frontage to the Amos Street road reserve.

These additional areas of landscape ensure that the coverage of screening vegetation runs the full length of the site where it adjoins land in a Residential Zone Category, in line with Acceptable Outcome 4.3 of the Recreation and Open Space Zone Code. Additionally, Council's conditions of approval stipulated fencing along three segments of shared boundary.

The fencing and landscaping along the shared boundaries with the adjoining residential lots are conditioned as follows:

#### **"FENCING**

19. *The applicant is to install a 1.8 metre high screen fence along the shared boundaries of the subject land with Lot 3 on RP2072 (Bagot Street), Lot 1 on RP186292 (10 Amos Street) and Lot 6 on RP75401 (1A Myall Street) as illustrated on the Approved Site Plan, prior to commencement of the use. The installed screen fence shall provide appropriate gaps underneath the fence line to allow for the conveyance of flood water.*
20. *Existing boundary fencing is to be maintained in a good state of repair.*
21. *Boundary fences are not to be erected in a parallel arrangement with existing fences erected along the same boundary. That is, the existing fence shall be completely removed.*
22. *Other than area used for vehicle access to Myall Street, the applicant is to install suitable fencing around the boundaries of the remaining approved lease area for security of occupants and to delineate the Tourist Park use area from the remaining park land.*
23. *Proposed boundary fencing is to consider flood conveyance of the property and is not to obstruct the overland flow of flood water."*

#### **"LANDSCAPING**

25. *The developer must submit to Council's Planning and Environment Manager or authorised delegate for endorsement, a detailed Landscaping Plan for all landscaping associated with the development. The Detailed Landscaping Plans shall be prepared by a suitably qualified and experienced Landscape Architect, Horticulturalist, or other person experienced in landscape design and construction.*
26. *The Landscape Plan must detail:*

- 26.1 *a landscaping strip with a minimum width of 2 metres to be provided in the locations shown on the Site Plan, as amended in red, and to the common boundaries with all adjoining residential lots and along the frontage of the property to Amos Street and Myall Street;*
- 26.2 *The plant species selected are not to have invasive roots and are to be suitable to locate in proximity to Council's sewer network on the property;*
- 26.3 *the typical species to be planted, consisting mainly of drought-tolerant native species suitable to their individual location on-site;*
- 26.4 *the number and size of plants to be planted; and*
- 26.5 *the typical planting detail including preparation, backfill, staking and mulching.*

**Note:** *Please refer to Part 6 of Planning Scheme Policy 1 within the Western Downs Planning Scheme 2017 incorporating Amendment 1 for guidance on the type of trees, shrubs and groundcover recommended for Dalby. Alternative plant species not listed suitable for Dalby under Part 6 of Planning Scheme Policy 1 will be considered by Council's Planning Department and the Parks and Gardens Department.*

- 27. *Once the Landscape Plan has been endorsed by Council's Planning and Environment Manager or authorised delegate, 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.*
- 28. *All approved landscaping treatments for the development are to be maintained on the property at all times.*
- 29. *All declared weeds and pests shall be removed from the subject land and the subject land kept clear of such nuisance varieties at all times during the course of the development works and any ensuing defects liability period.*
- 30. *Apart from declared weeds and pests, trees, shrubs and landscaped areas currently existing on the subject land shall be retained where possible, and action taken to minimise disturbance during construction work."*

### **3.1.2 Applicant's Representations**

The applicant seeks to remove all requirements for solid fences and seeks to install screening shrubs only, along shared boundaries without existing solid fencing. These boundaries with screening shrubs would therefore consist of the boundaries of 1a Myall Street, the unnumbered Bagot Street lot and 10 Amos Street.

No other fencing or landscaping is proposed by the applicant along any boundaries shared between the subject site and adjoining residential lots. This outcome would be achieved through the rewording of Condition 19 as follows:

- 19. *The applicant plant screening shrubs along the shared boundaries that do not already have solid fencing, providing a visual barrier between the properties and the development site.*

The applicant also notes that the existing boundary fence of 10 Amos Street is constructed outside of their property boundaries, within the proposed lease area.

Therefore, the applicant holds the stance that they should not bear any cost associated with moving the fence to return it to align with the boundary.

Alternatively, if the owners of 10 Amos Street agree, the applicant is amenable to allowing the existing fence line to remain in place if the applicant is not required to undertake any landscaping or fencing works along the shared boundary with 10 Amos Street.

In respect to the landscaping, the applicant seeks to simplify the requirements of the Landscaping Plan, by removing the requirement in Condition 27 that the plan is to be prepared by a *"suitably qualified and experienced Landscape Architect, Horticulturalist, or other person experienced in landscape design and construction"*.

This is justified by the applicant based on the perceived relative simplicity of the landscaping requirements of the site, with the selection criteria being for trees that will, when mature, provide a solid visual screen.

The applicant has requested that where screen fencing requirements of the conditions of approval are maintained, landscaping along the relevant boundaries will not be visible from adjoining properties and will not act as a necessary screen.

Accordingly, the applicant seeks to remove conditioned requirements for landscaping along the shared boundary with adjoining residential lots where boundary fencing is retained.

### **3.1.3 Officer's Assessment**

The lease area is directly adjacent to a number of residential properties, with a variety of heights and level of opacity between the various fences and landscape features along these shared boundaries.

These properties presently enjoy a high level of amenity along their shared boundary with the park land. Their visual amenity is generally enhanced by their respective views across the subject site and their privacy relatively secure by virtue of being well-separated from the walking path along Myall Creek, the most trafficked portion of the site.

The conditions of approval were imposed to maintain amenity through the requirements for screening fences and landscaping to ensure Performance Outcome 8 of the Recreation and Open Space Zone Code would be met.

During the Public Notification Period, Council received submissions from owners of adjoining properties with concerns regarding the amenity impacts of the development and raised fencing specifically as a matter to address these concerns.

Removal of fencing requirements will expose the internal living spaces and external gardens of the surrounding residential lots to guests of the Tourist Park and their RVs.

The development would also be impacted by lighting from the Park's RVs and headlights of parked RVs which would not be mitigated by the applicant's landscaping solution.

Landscaping takes time and continued maintenance to reach the height and density that would be suitable for screening of property. In contrast, a solid screen fence will have immediate impact and screen residents from the impacts of the development.

It is considered that the applicant's alternative solution will not provide an appropriate outcome, as it will not sufficiently protect the amenity of adjoining residential properties in the neighbourhood, particularly if only shrubs are planted.

It is also noted that the flood conveyance of any solid fencing is maintained even where a nominal gap is provided. Contrary to the applicant's position, a gap of 1.5m in height is not required to maintain the conveyance of flood water.

With regard to the applicant's proposed amendment to Condition 27 of the approval, without the involvement of a Landscape Architect or other experienced person, the burden will be placed on Council to verify the suitability of the proposed Landscaping Plan and the suitability of the species selected and to ensure that it is of sufficient quality and detail to meet the requirements of the condition.

Council will be required to ascertain the extent of screening provided from when the proposed trees are first planted, the extent of screening once they have matured, and to consider whether they are appropriate for the site from an upkeep and maintenance perspective.

It is considered that any outcome short of that contemplated by the approved conditions would not achieve the desired amenity outcomes for the surrounding residential dwellings, particularly regarding visual amenity and privacy [being Subsections (f) and (g) of Performance Outcome 8 of the of the Recreation and Open Space Zone Code].

It is recommended that Conditions 25, 27, 28, 29 and 30 of the approval remain unchanged.

It is recommended that Conditions 19 to 23 (Fencing) of the approval remain unchanged. The fencing conditions should be retained to protect the amenity of the residential lots adjoining the site of the approved development.

It is considered that landscaping treatments prescribed along the shared boundary of the development with adjoining Residential Zoned land are not necessary to screen the development from adjoining residential properties where appropriate screen fencing is provided.

It is considered reasonable that a conditioned 2 metre landscaping strip along the shared boundary with the residential properties is not required, as it would have limited visual impact on the property and not enhance the amenity of adjoining properties.

The change to the condition of the development would result in the development not meeting Acceptable Outcome 4.3 of the Recreation and Open Space Zone Code. However, landscaping treatments will still be required throughout the subject land and along the frontage of the property to Amos Street and Myall Street, which is considered to comply with Performance Outcome 4 of the Recreation and Open Space Zone Code.

It is recommended that Condition 26 of the approval and the Approved Plan in Condition 1 be updated to reflect the amended landscaping requirements. The updated Site Plan is attached to this Report for consideration (**Attachment 4**) and simply removes the landscaping treatments provided along the shared boundary of the property.

The type of planting (ie dense screening shrub or tree) has not been specified in Condition 26 of the approval to keep the landscaping treatments flexible. The applicant could propose a suitable species that is a shrub, which would be acceptable by Council provided it meets Condition 26 of the approval.

It is recommended that Conditions 1 and 26 of the approval be amended as follows:

#### **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:



Drawing No.	Title and Details	Dated
001	Site Plan, prepared by Campervan & Motorhome Club of Australia Ltd as amended by Council on 04/06//2025	-

## LANDSCAPING

26. The Landscape Plan must detail:

- 26.1 ~~landscaping treatments with a minimum width of 2 metres is to be provided in the locations shown on the Site Plan (as amended in red);, and to the common boundaries with all adjoining residential lots and along the frontage of the property to Amos Street and Myall Street;~~
- 26.2 **landscaping strips with a minimum width of 2 metres will screen the development along the frontage of the property to Amos Street and Myall Street in the locations illustrated on the Site Plan (as amended in red);**
- 26.3 **landscaping is not required to be provided adjacent to adjoining residential properties where there is existing or proposed solid screen fencing;**
- 26.4 the plant species selected are not to have invasive roots and are to be suitable to locate in proximity to Council's sewer network on the property;
- 26.5 the typical species to be planted, consisting mainly of drought-tolerant native species suitable to their individual location on-site;
- 26.6 the number and size of plants to be planted; and
- 26.7 the typical planting detail including preparation, backfill, staking and mulching.

**Note:** Please refer to Part 6 of Planning Scheme Policy 1 within the Western Downs Planning Scheme 2017 incorporating Amendment 1 for guidance on the type of trees, shrubs and groundcover recommended for Dalby. Alternative plant species not listed suitable for Dalby under Part 6 of Planning Scheme Policy 1 will be considered by Council's Planning Department and the Parks and Gardens Department.

## 3.2 Security Fencing

### 3.2.1 Assessment Background and History

The lease area is located within the Recreation and Open Space Zone and, where it does not adjoin residential lots, is bounded by the pathway network that follows Myall Creek.

*“Element 3.3.12 – Park and public spaces establishes the basis for the introduction of security fencing for the approved use, where specific Outcome (6) contemplates the creation of safe environments for people to recreate in:*

- (6) *Parks and public open spaces are designed and constructed to reflect the broader needs of the community by providing appropriate facilities and amenities, suitable shaded and protected areas and safe environments for people to recreate.”*

The applicant did not directly consider potential boundary fencing between the lease area and the remainder of the park land. Instead, they proposed a continuation of the existing series of wooden bollards along the Amos Street frontage to continue around the entirety of the boundary between the lease area and the parkland.

As part of the public notification for this application, a submitter raised a concern for a potential increase in theft at local properties due to the number of travellers using the Tourist Park.

The applicant, in their response to submissions, noted that security for the site and wider area would be improved by the presence of an on-site Park Custodian, and visitors to the Tourist Park would maintain a vested interest in protecting their own property.

In response to the submission, Council has conditioned the Tourist Park as follows:

*"22. Other than area used for vehicle access to Myall Street, the applicant is to install suitable fencing around the boundaries of the remaining approved lease area for security of occupants and to delineate the Tourist Park use area from the remaining park land."*

### **3.2.2 Applicant's Representations**

The applicant seeks a change in the wording of the condition, as their interpretation of the current condition is that a 1.8m high chain mesh fence would be required to satisfy the condition. This is considered by the applicant to create poor outcomes in regard to both the potential for flood debris to cause damage and the visual impact of such a fence when contrasted to the adjoining parkland.

The applicant reaffirms their desire to continue the existing wooden bollard line around the edge of the lease area, with their proposed alternative condition reading:

*"22. Other than the area used for vehicle access to and from Myall Street, the applicant is to install suitable bollard fencing around the boundaries of the remaining approved lease area to delineate the Tourist Park."*

### **3.2.3 Officer's Assessment**

Condition 22 calls for suitable fencing around the boundary of the leased area but does not specify an overall height. However, the fencing is required to maintain security and to delineate the Tourist Park from the remaining park land. A suitable fence is one that provides a continuous line of separation between the Tourist Park and the surrounding parkland. In addition, the fence should enhance the safety of the community by limiting the ability for members of the public to wander into the Tourist Park use and expose themselves to the dangers of moving RVs (particularly in the case of children using the pathway network).

It is recommended that no change be made to Condition 22 of the approval. It should be retained to protect the amenity of the residential lots adjoining the site of the approved Tourist Park.

## **3.3 Refuse Bin Storage Areas**

### **3.3.1 Assessment Background and History**

The screening of bins is driven by Council's aim to improve the visual amenity of development within the Western Downs Regional Council area. This is provided via Performance Outcome 8 of the Recreation and Open Space Zone.

## ***“Amenity Protection***

### ***PO8***

*Development must not detract from the amenity of the local area, having regard to:*

- (a) Noise;*
- (b) Hours of operation;*
- (c) Traffic;*
- (d) Lighting;*
- (e) Advertising devices;*
- (f) Visual amenity;*
- (g) Privacy;*
- (h) Odour; or*
- (i) Emissions.”*

The applicant proposed to utilise Council waste bins (both general waste and recycling), to be collected by Council’s regular on-street rubbish collection services. The number of bins was to be determined by Park guest demand, with a contractor service to be engaged if Council’s regular service proved insufficient to meet the demand. These bins would be scattered around the Park, to provide easy access for site guests.

A submitter to the proposal raised the possibility of vermin being attracted to the site if insufficient or inefficient waste services are provided.

The applicant reiterated their plans to ensure the appropriate collection and removal of waste from the site, unchanged from the outline above.

The placement of bins throughout the site can be supported, as it will better encourage their use by guests. To improve the visual amenity of this arrangement, it has been conditioned that bins must be screened from view, whether that is inside a building or structure (such as a bin enclosure) or behind a solid screen fence:

*"34. 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."*

### **3.3.2 Applicant's Representations**

The applicant confirms a demand of approximately five (5) general waste and five (5) recycling bins. They note that no formal bin storage area is proposed at this time.

### **3.3.3 Officer's Assessment**

The applicant’s intention is to provide bins scattered throughout the site, to better service each RV space and avoid forcing guests to take waste to a singular point. This approach is supported, with the condition that the bins must be located within bin enclosures, or otherwise screened, to preserve the visual amenity for both guests and members of the public external to the site looking in.

Bin enclosures of a residential scale, containing two or three wheelie bins per enclosure, would be considered acceptable and are the anticipated outcome based on the intended use case outlined by the applicant.

It is recommended that no change be made to Condition 34 of the approval. It should be retained to protect the amenity of the approved Tourist Park.

## 3.4 Lighting

### 3.4.1 Assessment Background and History

Council has placed conditions of approval to regulate the lighting emissions on surrounding sensitive land uses while also ensuring that sufficient lighting is provided to ensure the development is legible and that guests feel safe and secure.

The site is located within the Recreation and Open Space Zone and adjoins land in the same Zone and the Low Density Residential Zone.

For both neighbouring Zones, light pollution is an area of concern, to be avoided where possible. This objective is embodied through Performance Outcome 8 of the Recreation and Open Space Zone Code:

#### ***“Amenity Protection***

##### ***PO8***

*Development must not detract from the amenity of the local area, having regard to:*

- (a) Noise;*
- (b) Hours of operation;*
- (c) Traffic;*
- (d) Lighting;*
- (e) Advertising devices;*
- (f) Visual amenity;*
- (g) Privacy;*
- (h) Odour; or*
- (i) Emissions.”*

The applicant's proposal is centred around minimising lighting required for the site, with the applicant contemplating under-roof solar lighting at the picnic shelter and limited small footpath solar lighting throughout the site to assist with pedestrian access. The applicant has advised that signage for the site would not be lit.

It is considered such an approach to be appropriate for the circumstances of the proposed Tourist Park, and a number of conditions of approval associated with lighting have been imposed:

#### ***“OUTDOOR LIGHTING - IMPACT MITIGATION***

- 39. *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.*
- 40. *Installation of outdoor lighting that:*
  - 40.1 *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;*
  - 40.2 *is directed onto the subject land and away from neighbouring properties; and*
  - 40.3 *uses shrouding devices to preclude light overspill onto surrounding properties where necessary.*

## **OUTDOOR LIGHTING FOR SAFETY AND SECURITY**

- 41. *Outdoor security lighting must ensure safety of users of the development by:*
  - 41.1 *providing outdoor lighting in accordance with Australian Standard 1158.3.1 – Road Lighting – Pedestrian Area (Category P) Lighting – Performance and Installation Design Requirements; and*
  - 41.2 *the use of vandal-resistant lighting in public or publicly accessible areas.*
- 42. *Lighting must be provided to the following areas of the site:*
  - 42.1 *the pathways between the parking areas and the entrances/exits of the building/s; and*
  - 42.2 *throughout RV parking areas."*

### **3.4.2 Applicant's Representations**

The applicant indicates that their typical lighting arrangement at other sites they operate is smaller in scope than that conditioned through Condition 42. Their typical operation is lighting at the entrance of the park and under the picnic shelter. They also propose to provide lighting at the dump point, and institute set operational hours for the lighting from dusk until 10pm. Guests are otherwise expected to provide their own lighting to navigate within the Park.

The applicant notes that in their experience, lighting installed within or near RV parking spaces typically results in the lighting being damaged by moving vehicles.

The applicant's proposed revision to Condition 42 of the approval is provided as follows:

- "42. *Lighting must be provided to facilitate the safe passage of vehicles and pedestrians within the site, including:*
    - 42.1 *the entrance to the Park;*
    - 42.2 *adjacent to the dump point; and*
    - 42.3 *between the driveways and buildings.*
- Note:** *Lighting should not be directed towards residential properties and should operate between dusk and 10pm only."*

### **3.4.3 Officer's Assessment**

It is considered that the applicant's representation regarding this matter is reasonable and will result in an improved amenity outcome for nearby residents while providing appropriate utility and safety to Tourist Park users and guests. It is recommended that Condition 42 of the approval be updated to reflect the applicant's representation.

## **3.5 Infrastructure Charges Notice**

### **3.5.1 Assessment Background and History**

The Infrastructure Charges Notice for Approval 030.2024.779.001 was calculated in line with Council's Infrastructure Charges Resolution (No. 7.1) 2017 (the Resolution).

The application consisted of a Material Change of Use for a Tourist Park, which is charged at a rate of \$1,500.00 per site, incorporating charges for the water, sewer, stormwater, transport and parks networks.

With 40 sites proposed, a total charge of \$60,000.00 was calculated. No infrastructure charges credit was applicable in accordance with Part 3.4 of the Resolution based on the Recreation and Open Space Zoning of the property and the property has no pre-existing use rights and is undeveloped.

### **3.5.2 Applicant's Representations**

The applicant requests that a number of the infrastructure network charges be minimised or removed, as:

- the custodian site will be the only site with a permanent water connection, and it will be residential in scale;
- the applicant will be forced to construct a concrete culvert over the existing earthen swale to enable access to the site, and there is no kerb or guttering along Myall Street; and
- there is no sealed road to the site, with the applicant being conditioned to extend Myall Street to facilitate site access.

No recalculation of the sewer or park network components of the charge was requested.

### **3.5.3 Officer's Assessment**

Council's Assessing Officer is unable to change the infrastructure charges applicable to the development unless there is an error in how the charge has been calculated, or if there are changes to the development that require Council to recalculate the charges applicable to the development under the Resolution.

The development will be serviced by the stormwater and road networks. The construction of a concrete culvert and extension of Myall Street do not exclude the development from stormwater and transport network infrastructure charges, respectively. The proposed use will also rely on Council's sewer and water networks.

It is recommended that no change be made to the Infrastructure Charges Notice of the approval. It is an accurate reflection of the impacts that the approved Tourist Park will place upon Western Downs Regional Council's infrastructure network.

#### Consultation (Internal/External)

Councils Planning and Environment Manager and A/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 applicant's representations have been considered by the Assessing Officer and it is recommended that Conditions 1, 26 and 42 of the approval be amended and that all other conditions remain unchanged.

#### **Attachments**

1. Amended Schedule of Conditions
2. Locality Plans
3. Approved Plan

4. Amended Plan
5. Applicant's Representations

**Authored by:** T. O'Leary, REEL PLANNING, CONSULTANT



## Attachment 1 - Amended Schedule of Conditions

### SCHEDULE OF 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:

Drawing No.	Title and Details	Dated
001	Site Plan, prepared by Campervan & Motorhome Club of Australia Ltd as amended by Council on 04/06//2025	-

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.
3. Obtain the following further Permits prior to commencement of any work associated with the process:
- 3.1 Building Work;
  - 3.2 Operational Work (Earthworks);
  - 3.3 Road Corridor (Vehicle Crossover); and
  - 3.4 Plumbing Works.

#### APPROVED DEVELOPMENT

4. The approved development is for a Material Change of Use for a Tourist Park (40 Recreational Vehicle Sites including Manager's Site) as shown on the Approved Plan.

#### OPERATING HOURS

5. Unless otherwise approved in writing by Council, check-in and check-out hours are limited to between 7:00am and 6:00pm, 7 days a week.

#### LAND USE

6. The development use is limited to part of the subject land outlined in the signed agreement for lease with Council.
7. Site use is limited to self-contained Recreational Vehicles (RVs) with inbuilt amenities only.
8. No tents or camping are permitted on the site.

#### COMPLIANCE, TIMING AND COSTS

9. 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.
10. All costs associated with compliance with these conditions shall be the responsibility of the developer.

#### FEES AND CHARGES

11. 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

12. All infrastructure charges including those associated with Council's Sewer, 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 for each stage of the development.

## **RISK MANAGEMENT PLAN**

13. Prior to commencement of the use, submit a Flood Risk Management Plan for review and endorsement by Council's Planning and Environment Manager or an authorised delegated, prepared and signed by a Registered Professional Engineer Queensland (RPEQ) including, but not limited to the following matters:
  - 13.1 flood free emergency access to the development site;
  - 13.2 flood warning triggers;
  - 12.3 evacuation and safety procedures;
  - 13.4 emergency services' contact numbers;
  - 13.5 electrical services protection;
  - 13.6 property protection; and
  - 13.7 signage.
14. Ensure a copy of the Council Approved Flood Risk Management Plan is available on-site to customers, staff and Council at all times.
15. Implement recommendations of the approved, Risk Management Plan for the period of the use.

## **SITE MANAGEMENT PLAN**

16. Prior to commencement of the use, prepare and submit a Site Management Plan (SMP) for endorsement by Council's Planning and Environment Manager or authorised delegate, that outlines how the operator will manage the operational aspects for the development. The SMP must include the following aspects:
  - 16.1 code of conduct for guests;
  - 16.2 a dedicated contact person (including name and contact details); the contact person must be available 24 hours a day, 7 days a week, be responsible for the premises and be available to address complaints;
  - 16.3 a complaints management process;
  - 16.4 hours of operation, including hours of operation for check-in and RV generator usage;
  - 16.6 noise management procedures;
  - 16.7 site care and maintenance including clean-up of flood debris trapped in fence lines;
  - 16.8 refuse management; and
  - 16.9 security and access.
17. Once endorsed by Council, the measures and procedures outlined in the approved SMP are to be implemented by the developer at all times.

## **MAINTENANCE**

18. 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.

## **FENCING**

19. The applicant is to install a 1.8 metre high screen fence along the shared boundaries of the subject land with Lot 3 on RP2072 (Bagot Street), Lot 1 on RP186292 (10 Amos Street) and Lot 6 on RP75401 (1A Myall Street) as illustrated on the Approved Site Plan prior to commencement of the use. The installed screen fence shall provide appropriate gaps underneath the fence line to allow for the conveyance of flood water.
20. Existing boundary fencing is to be maintained in a good state of repair.
21. Boundary fences are not to be erected in a parallel arrangement with existing fences erected along the same boundary. That is, the existing fence shall be completely removed.

22. Other than area used for vehicle access to Myall Street, the applicant is to install suitable fencing around the boundaries of the remaining approved lease area for security of occupants and to delineate the Tourist Park use area from the remaining park land.
23. Proposed boundary fencing is to consider flood conveyance of the property and is not to obstruct overland flow of flood water.

## **VISUAL AND GENERAL AMENITY**

24. The buildings and the site must be maintained in a clean and tidy manner at all times.

## **LANDSCAPING**

25. The developer must submit to Council's Planning and Environment Manager or authorised delegate for endorsement, a detailed Landscaping Plan for all landscaping associated with the development. The Detailed Landscaping Plans shall be prepared by a suitably qualified and experienced Landscape Architect, Horticulturalist, or other person experienced in landscape design and construction.
26. The Landscape Plan must detail:
  - 26.1 ~~landscaping treatments with a minimum width of 2 metres is to be provided in the locations shown on the Site Plan (as amended in red);, and to the common boundaries with all adjoining residential lots and along the frontage of the property to Amos Street and Myall Street;~~
  - 26.2 **landscaping strips with a minimum width of 2 metres will screen the development along the frontage of the property to Amos Street and Myall Street in the locations illustrated on the Site Plan (as amended in red);**
  - 26.3 **landscaping is not required to be provided adjacent to adjoining residential properties where there is existing or proposed solid screen fencing;**
  - 26.4 the plant species selected are not to have invasive roots and are to be suitable to locate in proximity to Council's sewer network on the property;
  - 26.5 the typical species to be planted, consisting mainly of drought-tolerant native species suitable to their individual location on-site;
  - 26.6 the number and size of plants to be planted; and
  - 26.7 the typical planting detail including preparation, backfill, staking and mulching.
- Note:** Please refer to Part 6 of Planning Scheme Policy 1 within the Western Downs Planning Scheme 2017 incorporating Amendment 1 for guidance on the type of trees, shrubs and groundcover recommended for Dalby. Alternative plant species not listed suitable for Dalby under Part 6 of Planning Scheme Policy 1 will be considered by Council's Planning Department and the Parks and Gardens Department.
27. Once the Landscape Plan has been endorsed by Council's Planning and Environment Manager or authorised delegate, 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.
28. All approved landscaping treatments for the development are to be maintained on the property at all times.
29. All declared weeds and pests shall be removed from the subject land and the subject land kept clear of such nuisance varieties at all times during the course of the development works and any ensuing defects liability period.
30. Apart from declared weeds and pests, trees, shrubs and landscaped areas currently existing on the subject land shall be retained where possible, and action taken to minimise disturbance during construction work.

## **ACOUSTIC AMENITY - NOISE LIMITS**

31. 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.
32. Generators associated with individual Recreational Vehicles are only permitted to be used between the hours of 7:00am and 6:00pm.
33. 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.

## **REFUSE STORAGE AREAS**

34. 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.
35. The developer must provide a sufficient number of general waste bins with a sufficient capacity throughout the development footprint for the disposal of waste and rubbish associated with the use. The bins are to be secured to prevent access from pests and animals to bin areas throughout the subject land.
36. The size and capacity of the refuse storage areas must be sufficient to accommodate the level of waste likely to be generated from the development having regard to the frequency of refuse collection.

## **WASTE MANAGEMENT**

37. 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*.
38. 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*.

## **OUTDOOR LIGHTING - IMPACT MITIGATION**

39. 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*.
40. Installation of outdoor lighting that:
  - 40.1 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;
  - 40.2 is directed onto the subject land and away from neighbouring properties; and
  - 40.3 uses shrouding devices to preclude light overspill onto surrounding properties where necessary.

## **OUTDOOR LIGHTING FOR SAFETY AND SECURITY**

41. Outdoor security lighting must ensure safety of users of the development by:
  - 41.1 providing outdoor lighting in accordance with *Australian Standard 1158.3.1 – Road Lighting – Pedestrian Area (Category P) Lighting – Performance and Installation Design Requirements*; and
  - 41.2 the use of vandal-resistant lighting in public or publicly accessible areas.

42. Lighting must be provided to **facilitate the safe passage of vehicles and pedestrians within the site, including:**
- 42.1 the entrance to the Park;**
  - 42.2 adjacent to the dump point; and**
  - 42.3 between the driveways and buildings.**

**Note:** Lighting should not be directed towards residential properties and should operate between 6pm and 10pm only.

## **ENGINEERING WORKS**

43. Submit to Council, an Operational Work application for all civil works including earthworks, internal road and stormwater.
44. Undertake Engineering designs and construction in accordance with Council's Planning Scheme, standards, relevant design guidelines, and Australian Standards.
45. Be responsible for the full cost of any alterations necessary, to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

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

46. 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.
47. 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 works associated with the development.

## **STORMWATER MANAGEMENT**

48. Design and construct stormwater drainage to ensure that the development will achieve "no nuisance" as described in the Queensland Urban Drainage Manual (QUDM) to all downstream properties including road reserves and the like for design storms up to ARI100.
49. Provide overland flow paths that do not adversely alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.
50. 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.
51. 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 (QUDM).

## **PARKING**

52. Provide a maximum of 40 RV parking spaces including the Caretaker's site as shown on the Approved Plan.
53. Provide vehicle bollards or tyre stops to control vehicular access and to protect landscaping or pedestrian areas where appropriate.

## **INTERNAL ROADWAY AND MANOEUVRING - GENERAL**

54. Design and construct all internal roadway and manoeuvring areas to provide a dust suppressive gravel.

55. Maintain dust suppression treatment to all internal roadways and vehicle manoeuvring areas, ensuring not to have an adverse impact on adjoining properties.
56. Provide directional signage to indicate proposed one-way and two-way internal roads.
57. 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 all vehicle manoeuvring areas.

#### **VEHICLE ACCESS**

58. Construct a commercial crossover between the property boundary and the edge of the Myall Street road pavement, having a minimum width of 6 metres, generally in accordance with Council's Standard Drawing R-006. This includes any required culverts across the existing swale drain, which shall be reinforced concrete bulk culverts unless approved by Council.
59. 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).

#### **WATER SUPPLY**

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

#### **SEWERAGE**

61. 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.
62. Actual connection to Council's live sewerage infrastructure must be undertaken by or under the supervision of Council.
63. Do not build works within 1.5 metres from the centre of any existing sewer pipework or within the Zone of Influence, whichever is the greater (measured horizontally).
64. Maintain a minimum of a 3 metre wide corridor to be maintained for maintenance/upgrade purposes.
65. 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.
66. The above minimum clearances to Council's sewer infrastructure do not preclude the need for works to proposed structures to prevent loading to the sewer system.
67. Install a "Dump Point" that connects via gravity to Council's sewer network. The "Dump Point" shall be located away from nearby residences to avoid odour nuisance. The Dump Point shall automatically seal in the event of flooding on the site. The Dump Point shall be approved by Council prior to installation.

#### **ELECTRICITY**

68. Connect the development to electricity and telecommunication services.

#### **SITE LEVELS**

69. There shall be no change to finished ground levels, including but not limited to the access and internal roadways unless otherwise approved by Council through a related Operational Work approval.

#### **EROSION AND SEDIMENT CONTROL - GENERAL**

70. 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.

71. Remove and clean-up the sediment or other pollutants in the event that sediment or other pollutants are tracked or released onto adjoining streets or stormwater systems, at no cost to Council.

## ENVIRONMENTAL HEALTH

72. Undertake operations and construction work associated with this development to the requirements of Council, including the following:
- 72.1 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;
  - 72.2 remove immediately, any material spilled or carried onto existing roads to avoid dust nuisance and to ensure traffic safety; and
  - 72.3 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 landscaping or areas disturbed during construction.

73. 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:
- 73.1 uncontaminated overland stormwater flow; and
  - 73.2 uncontaminated stormwater to the stormwater system.

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

## ADVISORY NOTES

### NOTE 1 - Flood Hazard

The proposed development is located on land subject to Extreme Flood Hazard Areas. Any building work not raised above the Defined Flood Level may be subject to inundation.

### NOTE 2 - 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 3 - 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.

### NOTE 4 - 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 5 - 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 6 - 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 7 - 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 8 - Infrastructure Charges**

An Infrastructure Charges Notice is attached to this approval in accordance with the conditions of approval.

**A P P E A L   R I G H T S**

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."*

## Attachment 1 – Locality Plans

### Zone Map



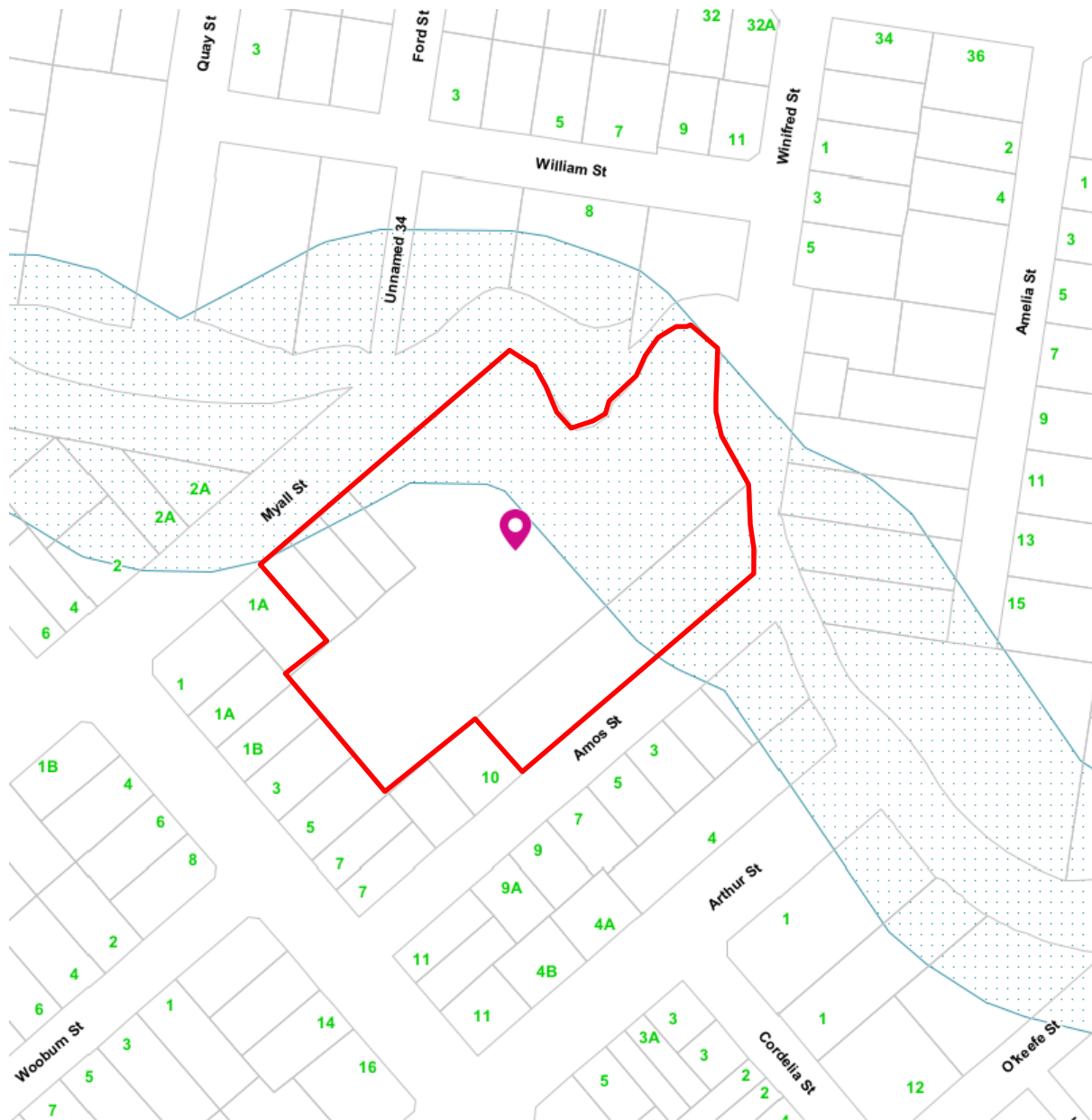
- |   |  |
|---|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> Community Facilities Zone        | <span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> Recreation and Open Space Zone                       |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Local Centre Zone               | <span style="display: inline-block; width: 15px; height: 15px; background-color: #8B4513; border: 1px solid black;"></span> Rural Residential Zone / Rural Residential 20000 ... |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #4682B4; border: 1px solid black;"></span> District Centre Zone            | <span style="display: inline-block; width: 15px; height: 15px; background-color: #8B4513; border: 1px solid black;"></span> Rural Residential Zone / Rural Residential 4000 P... |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #0000FF; border: 1px solid black;"></span> Major Centre Zone               | <span style="display: inline-block; width: 15px; height: 15px; background-color: #8B4513; border: 1px solid black;"></span> Rural Residential Zone / Rural Residential 8000 P... |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFB6C1; border: 1px solid black;"></span> Low Density Residential Zone    | <span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> Rural Zone   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF6347; border: 1px solid black;"></span> Medium Density Residential Zone | <span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> Rural Zone / Rural 10 Precinct                       |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #DDA0DD; border: 1px solid black;"></span> Low Impact Industry Zone        | <span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> Rural Zone / Rural 100 Precinct                      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #800080; border: 1px solid black;"></span> Medium Impact Industry Zone     | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFDAB9; border: 1px solid black;"></span> Township Zone  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #800000; border: 1px solid black;"></span> High Impact Industry Zone       | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFDAB9; border: 1px solid black;"></span> Township Zone / Mowbullen - Bunya Mountains T...     |


## Flood Hazard Overlay



- Low Flood Hazard Area (1% AEP)
- Medium Flood Hazard Area (1% AEP)
- High Flood Hazard Area (1% AEP)
- Extreme Flood Hazard Area (1% AEP)

## Waterway Corridors Overlay



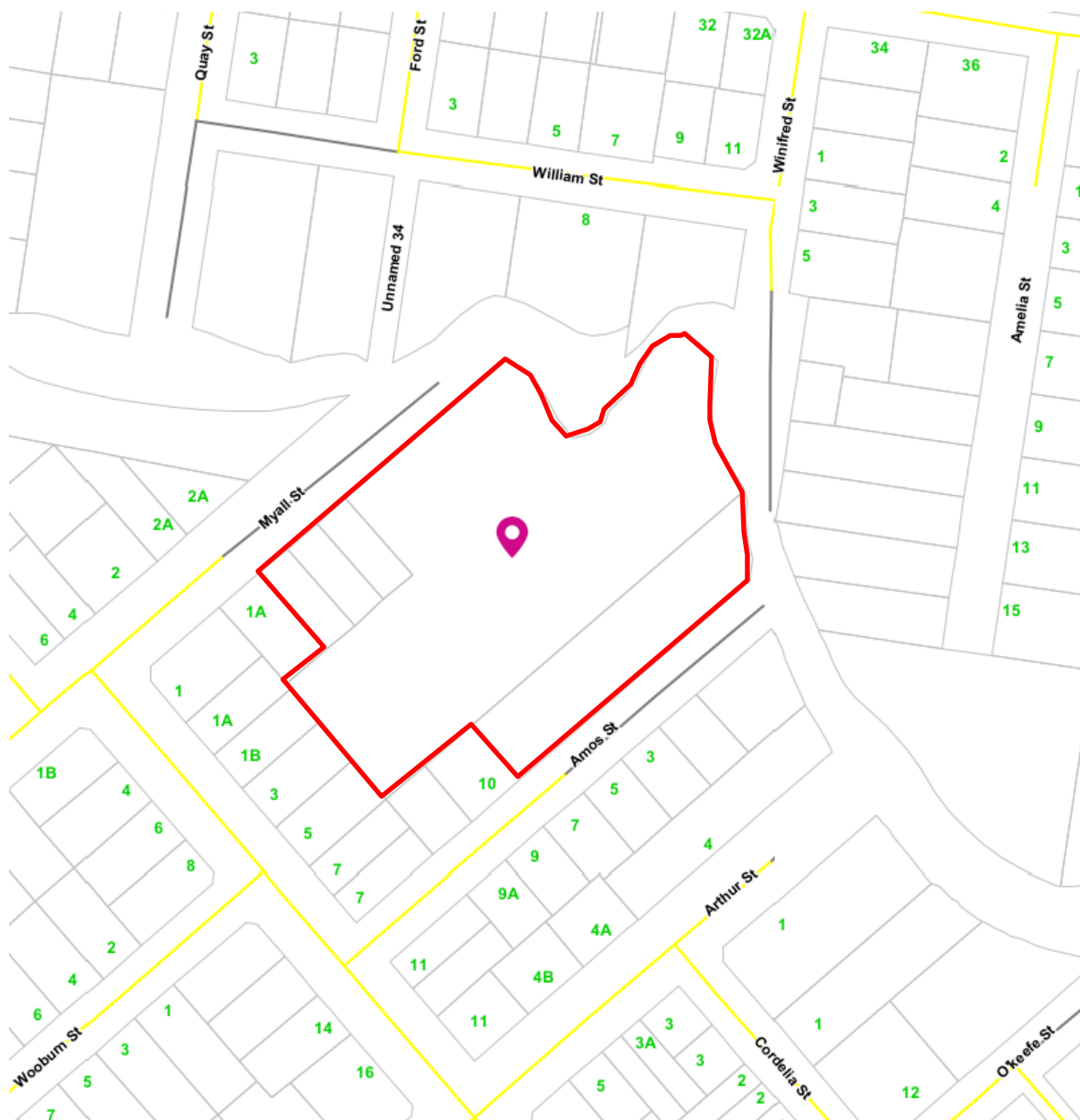
 Waterway Corridor

## Wetlands Overlay



- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: cyan; border: 1px solid black;"></span> Wetlands (Lacustrine)      | <span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black;"></span> Wetlands (HES) |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> Wetlands (Palustrine) | <span style="display: inline-block; width: 15px; height: 15px; border: 2px solid red;"></span> Wetlands Trigger Area                    |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: darkblue; border: 1px solid black;"></span> Wetlands (Riverine)    |   |

## Road Hierarchy Overlay



- Access
- Arterial
- Collector
- Feeder
- State Controlled Arterial
- Unformed



# Site Plan

Plan No. 001

Prepared by Campervan &  
Motorhome Club of  
Australia Ltd

Amended  
by Council on  
04/04/2025





# Site Plan

Plan No. 001

Prepared by Campervan &  
Motorhome Club of  
Australia Ltd

Amended  
by Council on  
04/06/2025





**DA 030.2024.779.001**

**Material Change of Use for a Tourist Park on Lots 7-10 RP75401 and Lot 2 RP 186292  
Myall Street Dalby**

**Campervan & Motorhome Club of Australia Ltd**

**28 April 20205**

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**Appeal regarding conditions of consent**

CMCA has received notification that the above-mentioned development application has been approved by Western Downs Regional Council, subject to conditions of consent.

Whilst CMCA applauds the decision by Western Downs Regional Council to support the proposed development on Myall Street Dalby, there are several conditions that we request amendment to:

**19.     *“The applicant is to install a 1.8 meter high screen fence along the shared boundaries of the subject land with Lot 3 on RP2072 (Bagot St), Lot 1 on RP186292 (10 Amos St) and Lot 6 on RP75401 (1A Myall St) as illustrated on the Approved Site Plan prior to commencement of the use. The installed fence shall provide appropriate gaps underneath the fence to allow the conveyance of flood water.”***

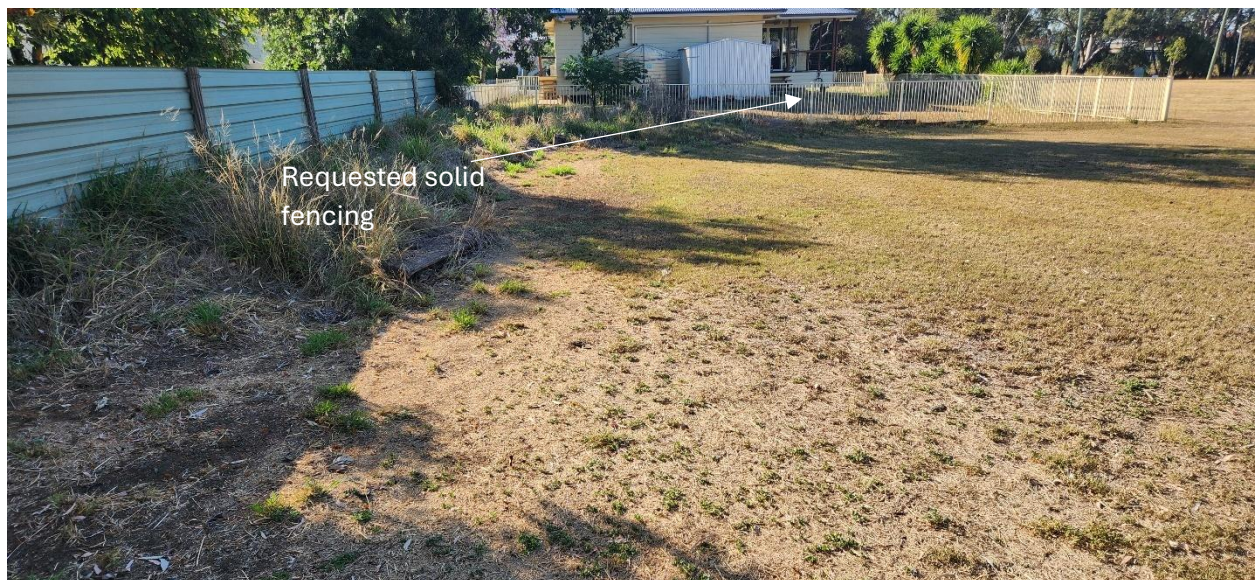
Response

**19       *The applicant plant screening shrubs along the shared boundaries that do not already have solid fencing, providing a visual barrier between the properties and the development site.***

Reason

The original application includes a discussion on why a solid fence is not proposed on the boundary of residential properties.

The site is within the Myall Creek Extreme Flood Area and as such, solid fencing should not be installed that could impact on the overland flow of flood water. Given the depth of the flood water could be as high as 1.5m at these property boundaries, it makes no sense to require a solid fence. The condition also suggests a gap underneath the fence to allow the conveyance of flood water (without any suggestion of what this should be), however the gap would need to be at least 1.5m above ground level to permit the free flow of flood water.



*Figure 1 Showing existing boundary fence with 1A Myall St*



*Figure 2 Showing existing solid fencing and location of requested solid fencing to Bagot St property*

## **Guiding principles for design and approval**

### **1. Impact on flood behaviour**

*Fencing in flood-prone areas can affect flood behaviour by altering flood levels, flow velocity and flow direction. These changes can result in increased risk to life, safety and wellbeing. Therefore, changes to flood behaviour should be minimised as far as is practicable.*

### **2. Damages**

*Fencing in flood-prone areas is susceptible to damage during flood events and may exacerbate flood damage to other structures by causing localised increases in flood levels. Future damage costs should not be unduly increased by inappropriate design of fencing on flood-prone land.*

### **3. Location and Orientation**

*Appropriate location and orientation of fencing can minimise the associated flood risk. Where possible, fencing should be located where depths and velocities are low, and parallel with the direction of flood flow. Fencing which crosses the main floodway channel should be avoided if possible, or be designed to minimise disruption to the passage of floodwater.*

### **4. Design**

*Fences should be designed to minimise disruption to the passage of floodwater. Flood-proofed (swing, drop or layflat) or fences with a higher ratio of openings compared to solid structure cause less disruption to flood flow and are therefore more appropriate in locations with a higher flood risk.*

### **5. Cumulative impacts**

*The cumulative impact of fences in the floodplain is a key consideration in the approval of fencing in the floodplain. While one solid fence may have a minor localised effect on flood behaviour, multiple fences can act as a major barrier to flood flow and cause significant changes to the way floodwater behaves.*

There are existing solid fences on some residential boundaries, and this should not be extended to make the entire boundary with these properties solid as this will create a cumulative impact as identified in point 5 above. By fencing the entire western side of the property, it will create a damming effect during any flood event and will result in flood waters being redirected back within the subject land or flattening the fencing, causing potentially significant damage to infrastructure.

#### **1A Myall Street boundary fence**

The existing residential fence supports the notion of allowing flood water to flow through it. Placing a solid fence perpendicular to the flow of flood waters will cause redirection of the water and cause significant damage to any solid fencing in that location. CMCA should not be held responsible for future damage to fencing if it is required to create such a potential situation.

#### **10 Amos Street**

CMCA was prepared to allow the current residential fence to remain at this property, even though it has been constructed off the property boundary and within the proposed lease area. Again, solid fencing will impact on the overland flow of flood water, create a dam within the Amos Street property and redirect water to properties that it would not have been previously.

#### **Residential house heights**

It is also noted that all houses in this vicinity are raised above the flood level. This being the case, installing a screen fence will not achieve anything because the living areas of the houses are all above the proposed fence height, meaning residents will be able to see over the fences into the subject land. For the purposes of screening, trees will provide a much better result, although it will take several years for them to gain the height and density to achieve this screening.

**22. “Other than area used for vehicle access to Myall Street, the applicant is to install suitable fencing around the boundaries of the remaining approved lease area for security of occupants and to delineate the tourist park.”**

Response

**22. “Other than the area used for vehicle access to and from Myall Street, the applicant is to install suitable bollard fencing around the boundaries of the remaining approved lease area to delineate the tourist park.”**

Reason

A timber post and rail fence is proposed for the entrance to the RV Park. This will provide an aesthetic entrance to the campground whilst not impacting on water flow across the property. To request that a security fence be installed around the balance of the perimeter makes no sense when considering the proposed use in the context of the setting.

To provide security for park guests would require the installation of a 1.8m high chain mesh fence to the full boundary of the property. This is excessive and has never been contemplated at other CMCA RV Parks. Such a fence would impact on the flow of flood water across the property, provide a significant opportunity to capture and collect flood debris, and result in the destruction of such a fence during a flood event. Visually, a security fence would not sit well within the adjacent public parkland either.

Currently, council has installed bollards around the property, and it is proposed to continue these bollards to delineate the lease area. Bollards are a non-intrusive option which is considered more in-keeping with the site context of an open space parkland and the public walkway around the perimeter of the lease area.

**34. 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.**

Response

**34. 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.**

Reason

It is proposed to utilise the council bin service for the RV Park. This will require approximately 5 general waste and 5 recycling bins which will be scattered around the park for guests to use. A storage area is not proposed as such. If bin storage is required, CMCA proposes to screen the bins through the use of a material that allows water flow through, thus not impacting on flood water flow across the site. A 1.5m solid wall would be impractical in this situation.



**25. The developer must submit a Detailed Landscaping Plan for all landscaping associated with the development. The Detailed Landscaping Plan shall be prepared by a suitably qualified and experienced Landscape Architect, Horticulturalist, or other person experienced in landscape design and construction.**

Response

**25. The developer must submit a Landscaping Plan for all landscaping associated with the development, to the approval of Council.**

Reason

The landscaping is limited to the planting of rows of trees which will be recommended by the local nursery. Given the scale of landscaping proposed, it seems that a Detailed Landscaping Plan is not justified in this situation. CMCA can provide the list of species proposed and planting density on a site plan, which should suffice for this development proposal.



Figure 3 Site Plan as amended by council on 4/4/2025

Tree plantings are proposed in locations to provide screening from residential neighbours, and the species selected will provide a solid screen when trees are mature.

The updated Site Plan No. 001 shows extra landscaping along the western boundary where there are already mature trees and a solid colorbond fence. This section was deliberately left from the original plan because the planting of screen trees will serve no purpose in this location. The sewer main also runs along this boundary and planting over that should be avoided where possible.

Site Plan No. 001 also shows landscaping along the proposed fence bordering the Amos St property and parallel to Amos Street. It is assumed that this is to provide some visual amenity to those residential

properties on Amos Street. Given these houses are raised above the Myall Creek Flood Level, no amount of fencing or tree planting is going to provide a screen between these houses and the internal operations of the RV Park.

Plan No. 001 also shows landscaping along the fence line of 10 Amos St, however the landscaping is within the fenced yard of the residence. If the current fence is to be removed, this should not be at the cost of the developer, as the fence is not on the correct boundary. If the owner of 10 Amos St is happy to not have a solid fence or landscaping along that boundary, the developer is happy to leave the fence in its current location.

**42.     *Lighting must be provided to the following areas of the site:***

**42.1     *the pathways between the parking areas and the entrance/exits of the building/s; and***

**42.2     *throughout RV parking areas***

Response

**42.     *Lighting must be provided to facilitate the safe passage of vehicles and pedestrians within the site, including:***

**42.1     *the entrance to the park;***

**42.2     *adjacent to the dump point; and***

**42.3     *between the driveways and buildings***

***Lighting should not be directed towards residential properties and should operate only between dusk and 10.00pm.***

Reason

CMCA does not install lighting within its campgrounds other than at the entrance to the park and under the barbecue shelter. This is to reduce the impact of lighting on surrounding residences. Guests rely on their own lighting to travel between the happy hour shelter and their RV.

Any lighting installed within or near RV parking areas will be subject to damage from vehicles.

A proposed lighting plan is provided below (yellow symbols), highlighting the entrance to the park, dump point and barbecue shelter, without impacting on neighbouring properties.



## Site Plan

Plan No. 001

Prepared by Campervan &  
Motorhome Club of  
Australia Ltd

Amended  
by Council on  
04/04/2025

## Appeal against Infrastructure Charge Notice

*Infrastructure charges levied for development within the Western Downs Region, make a contribution towards the capital works for the expansion, maintenance or replacement of infrastructure based on the increased demand of development on Council's trunk infrastructure networks.*

**Table 3.3.3 Charge for a Material Change of Use**

Column 1 Use	Column 2 Charge for Water, Sewerage, Transport Parks and Stormwater Networks		
	Unit of Measure	Charge (\$)	
		Charge Area A	Charge Area B
Accommodation (short-term) Caravan Park	Per Caravan Site	1,500.00	1,500.00
Accommodation (short-term) Caravan Park	Per Tent Site	No charge	No charge

The above excerpt from the Western Downs regional Council Infrastructure Charges Resolution (No.7.1) 2017, page 10, shows the infrastructure charges attributable to a Caravan Park.

CMCA RV Parks provide a basic camp site for RVs, which are grassed sites with no individual water or power connections for each site. All vehicles must provide their own facilities on board and their own electricity generation. This is the same as a **tent site** at any caravan park. A tent site does not attract a per site charge as noted in Table 3.3.3.

Further, the scale of the Infrastructure Charges for this development reflects a use that is not proposed for this development. Although the development application has been assessed as a Tourist Park, the operation of the RV Park is very different to what a Tourist Park typically is.

A CMCA RV Park includes a residential scale water connection, power connection and a dump point connected to the reticulated gravity sewer main. The only site with a permanent water and power connection is the custodian site. To suggest that this scale of development will impose any significant burden on the current WDRC infrastructure is incorrect.

Actual water use at similar CMCA RV Parks can be supplied to Council if required. These water accounts confirm the small scale of these developments and the low impact on council services.

There is no sealed street to the development site, and CMCA is being conditioned to extend Myall Street to facilitate access to the site, therefore the transport portion of the Infrastructure Charge should be removed from calculations also.

There is only an earthen swale drain at the property frontage, requiring CMCA to install a concrete culvert to facilitate access to the property boundary. There is no kerb and gutter provided to Myall Street in front of the property, and therefore the stormwater portion of the Infrastructure Charges should also be removed.

Given the above, CMCA requests the Infrastructure Charge Notice be amended to reflect that the RV Park does not provide Caravan Sites but in fact provides the equivalent of Tent Sites. As a not-for-profit organisation, the suggested \$60,000 Infrastructure Charge for this proposed development makes the project unviable for CMCA.

CMCA requests a recalculation of the Infrastructure Charges based on the above information.



**Title** (030.2024.562.001) Community and Liveability Report Representations for Development Application for Material Change of Use for Hardware and Trade Supplies on Lot 12 on SP342954 at 18 Inverai Road Chinchilla Jacksons Parts N Industrial Supplies C/- Swep Co

**Date** 4 June 2025

**Responsible Manager** T. Summerville, PLANNING AND ENVIRONMENT MANAGER

## Summary

The purpose of this Report is for Council to decide the representations received regarding the proposed development for a Material Change of Use to establish Trade and Hardware Supplies on land described as Lot 12 on SP342954, located at 18 Inverai Road, Chinchilla.

## 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 representations regarding the conditions and Infrastructure Charges Notice for the Development Approval for a Material Change of Use to establish Hardware and Trade Supplies on land described as Lot 12 on SP342954, located at 18 Inverai Road, Chinchilla, have been considered and Council has decided the following with regard to the representations:
  - (a) Condition 8 of the approval remains unchanged.
  - (b) The Infrastructure Charges Notice attached to the approval remains unchanged.
  - (c) A Negotiated Decision Notice will not be issued.

## Background Information

The relevant background information to this application is as follows:

<b>Application No:</b> 030.2024.562.001	<b>Assessment No:</b> A10555	<b>Subject File Refs:</b> AD6.6.2 & LG7.6.1
<b>PART 1: APPLICATION</b>		
<b>Applicant:</b>	Jacksons Parts N Industrial Supplies C/- Swep Consulting	
<b>Owner:</b>	Jambk Pty Ltd	
<b>Site Address:</b>	18 Inverai Road, Chinchilla	
<b>Site Area:</b>	1,662m <sup>2</sup>	
<b>Real Property Description:</b>	Lot 12 on SP342954	

<b>Proposed Development:</b>	Material Change of Use for Hardware and Trade Supplies	
<b>Level of Assessment:</b>	Impact	
<b>Type of Application:</b>	Material Change of Use	
<b>Relevant Planning Scheme:</b>	Western Downs Planning Scheme 2017 incorporating Amendment 1	
<b>Zone:</b>	Major Centre Zone and Low Density Residential Zone	
<b>Precinct:</b>	N/A	
<b>Overlays:</b>	<ul style="list-style-type: none"> <li>• Extractive Industry                      - Petroleum Lease PL185</li> <li>    - Authority to Prospect ATP676</li> <li>• Natural Resources                         - Class A Agricultural Land</li> <li>    - Groundwater Vulnerability Area</li> <li>• Stormwater Overland Flow              - Minor Flow Path</li> <li>• Stock Routes                                  - 50m Stock Route Buffer</li> <li>• Scenic Amenity                              - 100m Scenic Route Buffer</li> <li>• Road Hierarchy                              - Access Road and</li> <li>    - State Controlled Arterial</li> <li>• Noise Corridor                               - Mandatory Category 1 - 58 dB(A)</li> <li>    - Mandatory Category 2 - 63 dB(A)</li> </ul>	
<b>PART 2: REFERRAL</b>		
State Assessment and Referral Agency (SARA) (Department of Transport and Main Roads as Technical Agency) as a Concurrence Agency under Schedule 10 of the <i>Planning Regulation 2017</i>	<ul style="list-style-type: none"> <li>• On 23/09/2024, the applicant referred the application to SARA.</li> <li>• On 25/09/2024, SARA issued an Action Notice advising that the application had not been properly referred.</li> <li>• On 08/10/2024, SARA issued a Confirmation Notice advising that the application was properly referred.</li> <li>• On 23/10/2024, SARA issued a Referral Agency response for the application.</li> </ul>	
<b>PART 3: INFORMATION REQUEST</b>		
<b>Information Request Issued:</b>	Yes	Date: 02/01/2024
<b>Applicant's Response Received:</b>	Yes	Date: 30/01/2025 Note: The Information Request Response Period was extended by agreement for period of 20 business days.
<b>PART 4: PUBLIC NOTIFICATION</b>		
<b>Start Date:</b>	Yes	Date: 21/02/2025
<b>Notice of Compliance Received:</b>	Yes	Date: 19/03/2025
<b>Submissions Received:</b>	Nil	
<b>PART 5: DECISION PERIOD</b>		
<b>Date Commenced:</b>	20/03/2025	
<b>Decision Due Date:</b>	01/05/2025	
<b>Date Approved by Council:</b>	17/04/2025	
<b>Decision Notice Issued</b>	23/04/2025	
<b>Appeal Period Suspended:</b>	26/05/2025	
<b>Representations Received:</b>	30/05/2025	
<b>Suspended Appeal Period Concludes</b>	27/06/2025	
<b>Appeal Period Concludes:</b>	27/06/2025	

## Report

### 1. Background Information

#### 1.1 Site Context

The subject land is described as Lot 12 on SP342954 and located at 18 Inverai Road, Chinchilla. The property is a corner allotment with frontage to Inverai Road and Short Street with an area of 1,662m<sup>2</sup>.

The subject land is unimproved by any buildings or structures other than a small shed. The property is located within a mixed use locality characterised by existing commercial and industrial land uses with frontage to Inverai Road and by single dwellings and ancillary domestic outbuildings.

The property is located within the Major Centre Zone and Low Density Residential Zone of the Western Downs Planning Scheme 2017 incorporating Amendment 1 (the Planning Scheme). The site is impacted by the Scenic Amenity, Agricultural Land Classification, Stormwater Overland Flow Path and Stock Route Overlays of the Planning Scheme.

The property does not have an existing access point to either Inverai Road or to Short Street. The frontage of Inverai Road and intersection of Short Street features stormwater infrastructure. The remaining frontage of the subject land to Short Street does not feature stormwater infrastructure.

The subject land has access to Council's reticulated sewer and water networks and can be connected to electricity and telecommunications.

#### 1.2 Development History

Council, at its Ordinary Meeting held on 17 April 2025, resolved to approved Development Application 030.2024.562.001 for a Material Change of Use to establish a Hardware and Trade Supplies use on the subject land. The Decision Notice was subsequently issued to the applicant on 23 April 2025.

On 26 May 2025, the applicant suspended their Appeal Period in order to make change representations seeking a Negotiated Decision Notice to change the conditions of the approval and to amend the Infrastructure Charges Notice.

On 30 May 2025, the applicant lodged Change Representations with Council seeking a Negotiated Decision Notice to be issued reflecting the requested changes.

### 2. Details of Representations

The applicant has lodged representations seeking to change the conditions of the approval and Infrastructure Charges Notice attached to the Development Approval for Material Change of Use to establish a Hardware and Trade Supplies on the subject land.

The applicant's representations (see **Attachment 4**) seek to reduce the infrastructure charges applicable to the development by 50%. The applicant's representations relate to the Infrastructure Charges Notice attached to the approval (see **Attachment 5**) and Condition 8 of the approval as provided below:

#### **"INFRASTRUCTURE CHARGES**

8. *All infrastructure charges including those associated with Council's Water, Sewer, 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."*

The matters raised by the applicant in their request for a Negotiated Decision Notice are discussed below in part 3 of this Report.

### **3. Assessment of Applicant's Representations**

#### **3.1 Assessment Background and History**

Council levies infrastructure charges on development in accordance with Council's Infrastructure Charges Resolution 2017 (No 7.1.) (the Resolution).

The development is located within Charge Area A and the property has access to, and the development will be serviced by Council's Water, Sewer, Stormwater, Transport and Parks Networks.

The infrastructure charges for a Material Change of Use for Hardware and Trade supplies fits within the Commercial (Bulk Goods) Class of the Resolution which is charged at a rate of \$119.00 per m<sup>2</sup> of Gross Floor Area (GFA) for Council's Water, Sewer, Transport and Parks Networks.

The proposed development will involve construction of a two storey building with a total GFA of 1,829.1m<sup>2</sup> which comes to \$217,662.90 for Council's Water, Sewer, Transport and Parks Networks under the Resolution.

Infrastructure charges for Council's Stormwater Network are charged at a rate of \$4.00 per m<sup>2</sup> of impervious area. Impervious Area as defined within the Resolution includes any sealed areas such as driveways, manoeuvring and parking areas, and building footprint on the subject land.

The applicant advised that the total impervious area of the proposed development is 1,634.7m<sup>2</sup> which comes to a total charge of \$6,538.80 for the Stormwater Network.

The infrastructure charges are partially offset by a credit for the existing commercial lot of \$40,320.00, which means that the infrastructure charges for the proposed development comes to a total of \$183,881.70 for Council's Water, Sewer Transport and Parks Networks.

It is noted that the Infrastructure Charges Notice attached to the approval is attached to this report for consideration (see **Attachment 4**).

#### **3.2 Applicant's Representations**

The applicant submitted representations in accordance with Section 125 of the *Planning Act 2016* in relation to the Infrastructure Charges Notice included within Council's Decision Notice, as detailed below.

##### **" Economic Development**

*In accordance with Section 123 of the Planning Act 2016, 'the recipient of an Infrastructure Charges Notice and the Local Government that gave the Notice may agree about...whether the levied charge under the Notice may be paid other than as required...'*

*The applicant is seeking to enter into an agreement with Council in relation to the Infrastructure Charges Notice given, to reduce the amount payable for the development.*

*The total charge levied for the development is \$183,881.70. This infrastructure charge impacts the overall viability of the project and may result in the development no longer proceeding. The subject site is located in a prominent location within the Chinchilla Township, with clear visibility from the Warrego Highway.*

*Currently, both Toowoomba Regional Council and South Burnett Regional Council are offering development incentives to stimulate increased development and economic activity in their respective regions. As two of Council's adjoining Local Government Areas, and direct competition for key development industries, Western Downs Regional Council should consider the impacts of not also applying incentives for relevant use types.*

*The South Burnett Regional Council has adopted a Stimulus Package offering a 50% discount for infrastructure charges associated with any commercial or industrial activity across the entire South Burnett Regional Council area. If the development application were to be submitted in the South Burnett Regional Council area, charges would be reduced to \$91,940.85...*

*...While still a substantial sum payable, the overall development becomes more viable to proceed at the incentivised charge rates above.*

*This project will bring additional employment to Chinchilla and the business supports both industrial and rural enterprises within the region.*

*While it is acknowledged that Council has adopted a housing and Land Development Incentives Policy, this policy is limited to residential development types. This Policy, while addressing the housing shortage being experienced across Queensland, is restrictive in that it does not incentives employment generating development. Employment generating development supports the long term growth and sustainability of regional areas and should be supported by Council.*

*The applicant seeks Council's consideration of adopting a development incentive policy or entering into an infrastructure agreement with the applicant to reduce the amount payable for Infrastructure Charges to support the development of this site.*

### **Extra Demand**

*In accordance with Section 120(1) of the Planning Act 2016, 'a levied charge may be only for extra demand placed on trunk infrastructure that the development will generate.'*

*If Council does not support the recommended adoption of an incentive to support economic development within the Western Downs Region, the applicant also seeks to make representations on the reasonableness of the charges levied, in particular, \$36,776.34 payable for extra demand on the water network. The applicant's current water rates at their existing premises are an average of \$66 per half year.*

*This clearly demonstrates that the scale of the existing use places less demand on the water network than a residential Dwelling House. The development will therefore clearly not generate extra demand on the trunk water infrastructure network above the credits applied to a commercial Lot."*

### **3.3 Officer's Assessment**

The Assessing Officer is not able to change the infrastructure charges applicable to the development unless there is an error in how the charge was calculated or if there are changes to the development that require Council to recalculate the charges applicable to the development under the Resolution.

The applicant, within their representations, does not dispute that the infrastructure charges have been calculated in accordance with the Resolution.

The applicant has requested Council to develop a policy that could be applied to the development similar to bordering Local Governments, which would reduce the infrastructure charges by 50% to encourage commercial and industrial development within the Western Downs Region.

For an internal policy to apply to the infrastructure charges levied for the development as provided within the applicant's representations, it would need to have been prepared and adopted by Council prior to the Assessing Officer assessing these representations. Accordingly, this is not a matter that can be considered in the assessment of the applicant's representations.

Council is able to enter into an Infrastructure Agreement regarding infrastructure charges applicable to the development. However, Council is unable to condition that an Infrastructure Agreement be entered into between Council and the applicant.

Rather, an Infrastructure Agreement for the development would be formalised and finalised outside the representation stage of the development assessment process in which details would be finalised and the Agreement formalised between the two parties.

Based on the information provided, it is unclear if the development provides sufficient economic merit for the Western Downs Region to reduce the infrastructure charges for the development as stated within the applicant's representations.

If an Agreement is supported by Council, it may have a spillover effect to other similar developments, with developers requesting similar Agreements be entered into regarding discounted infrastructure charges for other approved commercial and industrial developments.

If infrastructure charges are waived and reduced for the development, the cost of providing future upgrades and maintenance to trunk relevant infrastructure will be borne by Council.

Demand on Council's servicing including water, sewer, stormwater, parks and transport networks has been calculated for the development in accordance with the Resolution and Council's Assessing Officer does not have discretion to change how the demand is calculated.

It is therefore recommended that the Infrastructure Charges Notice and Condition 8 of the approval remain unchanged.

#### Consultation (Internal/External)

##### **Internal**

This Report has been reviewed by Council's Planning and Environment Manager.

#### 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**

It is recommended that the applicant's representations not be accepted by Council and that the Infrastructure Charges Notice and conditions of approval remain unchanged.

#### **Attachments**

1. Conditions of Approval
2. Locality Plans
3. Proposal Plans
4. Applicant's Representations

5. Infrastructure Charges Notice

**Authored by:** D Bradley, A/PRINCIPAL PLANNER



## SCHEDULE OF 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:

Plan/Document No./Revision	Drawing/Document Title and Details	Dated
SD-051, Rev F	Proposed Site Plan, prepared by WD Building Design	6-11-2024
SD-110, Rev F	Ground Floor Plan, prepared by WD Building Design	6-11-2024
SD-111, Rev F	Level 1 Floor Plan, prepared by WD Building Design	6-11-2024
SD-200, Rev F	Elevations, prepared by WD Building Design	6-11-2024
SD-201, Rev F	Elevations, prepared by WD Building Design	6-11-2024
R0002-24-25/014, Rev A	Stormwater Management Plan, prepared by McMurtrie Consulting Engineers	7/01/2025

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 permits must be obtained prior to commencement of any work associated with the process:
- 3.1 Development Permit for Building Works;
  - 3.2 Compliance Permit for Plumbing Work; and
  - 3.3 Road Corridor Permit (Vehicle Crossovers).

### APPROVED DEVELOPMENT

4. The approved development is a Material Change of Use to establish a Hardware and Trade Supplies on the subject property in accordance with the Approved Plans and Document.

### COMPLIANCE, TIMING AND COSTS

5. 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.

### 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.

### MAINTENANCE

7. 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.

### INFRASTRUCTURE CHARGES

8. All infrastructure charges including those associated with Council's Water, Sewer, 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.

### OPERATING HOURS

9. Unless otherwise approved in writing by Council's Planning and Environment Manager or authorised delegate, the approved use must only operate between the following hours:

Monday to Saturday:	7:00am to 6:00pm
Sundays and Public Holidays:	No operation

10. Unless otherwise approved in writing by Council's Planning and Environment Manager or authorised delegate, loading and unloading shall occur only between the hours of:
- |                              |   |
|------------------------------|---|
| Monday to Saturday:          | 7:00am to 6:00pm                            |
| Sundays and Public Holidays: | No deliveries to occur and no audible noise |

## FENCING

11. The developer is to install solid screen fencing with a minimum height of 1.8 metres above ground level along the side and rear boundaries of the property as illustrated on the Approved Plans.
12. Fencing material shall be compatible with that used within the locality and maintained in good repair.
13. Boundary fences are not to be erected in a parallel arrangement with existing fences erected along the same boundary. That is, the existing fence shall be completely removed.

## LANDSCAPING

14. The developer must submit to Council's Planning and Environment Manager or authorised delegate for endorsement, an updated detailed Landscape Plan for all landscaping associated with the development, prior to commencement of the development.
15. The Landscaping Plan is to illustrate the following:
- 15.1 a 1 metre wide landscaping strip along the frontage of the property to Inverai Road as illustrated by the Approved Plans;
  - 15.2 three street trees within the road reserve of Short Street as illustrated by the Approved Plans;
  - 15.3 the typical species to be planted, consisting mainly of drought-tolerant species suitable to their individual location on-site;
  - 15.4 the number and size of plants; and
  - 15.5 the typical planting detail including preparation, backfill, staking and mulching.
- Note:** Please refer to Part 6 of Planning Scheme Policy 1 within the Western Downs Planning Scheme 2017 incorporating Amendment 1 for guidance on the type of trees, shrubs and groundcover recommended for Chinchilla.
16. Once the Landscaping Plan is endorsed by Council, the landscaping treatments illustrated on the Approved Landscape Plan are to be retained and maintained on the property. Any amendments approved by Council's authorised delegate are taken to be a part of the Approved Landscape Plan.
17. All approved landscaping treatments for the development are to be maintained on the property at all times.

## NOISE EMISSIONS

18. 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 a commercial place.

## OUTDOOR LIGHTING - IMPACT MITIGATION

19. 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*.

## VISUAL AND GENERAL AMENITY

20. Any graffiti on the buildings must be immediately removed.
21. The buildings and the site must be maintained in a clean and tidy manner at all times.
22. All plant and air-conditioning equipment and the like must be visually screened from Short Street.

## **REFUSE STORAGE AREAS**

23. 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.
24. The size and capacity of the refuse storage areas must be sufficient to accommodate the level of waste likely to be generated from the development having regard to the frequency of refuse collection.

## **WASTE MANAGEMENT**

25. 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 *Environmental Protection (Waste Management) Regulation 2000*.
26. 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*.

## **ENGINEERING WORKS**

27. Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to commencement of the use unless stated otherwise.
28. Undertake Engineering designs and construction in accordance with Council's Planning Scheme, Development Manual and Standard Drawings, and relevant Australian Standards.
29. Be responsible for the full cost of any alterations necessary, to easements and/or other public utility installations in connection with the development.

## **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 the Approved Stormwater Management Plan prepared by McMurtrie Consulting Engineers, dated 7 January 2025, subject to detailed design and except as altered by conditions of this development approval.
33. Design and construct stormwater drainage to ensure that the development will achieve "no worsening" as described in the Queensland Urban Drainage Manual (QUDM) to all downstream properties including road reserves and the like, for design storms up to ARI100.
34. Provide overland flow paths that do not adversely alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.
35. Stormwater from sealed areas and overflow pipes from stormwater detention structures and/or tanks installed for the stormwater system is required to be piped to the kerb and channel.
36. Design and construct all internal stormwater drainage works to comply with the relevant Section/s of AS/NZS 3500.3.2.
37. 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.

## **LAWFUL POINT OF DISCHARGE**

38. 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 (QUDM).

## **WATER SUPPLY**

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

## **ELECTRICITY AND TELECOMMUNICATIONS**

40. Connect the development to electricity and telecommunication services.

## **SEWERAGE**

41. 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 Utilities Services Section.
42. Actual connection to Council's live sewerage infrastructure must be undertaken by or under the supervision of Council.
43. Do not build works within 1.5 metres of the centre of any existing sewer pipework or within the Zone of Influence, whichever is the greater (measured horizontally).
44. Maintain a minimum of a 3 metre wide corridor to be maintained for maintenance/upgrade purposes.
45. 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.
46. The above minimum clearances to Council's sewer infrastructure do not preclude the need for works to proposed structures to prevent loading to the sewer system.

## **PARKING AND ACCESS**

47. Design all access driveways, aisles, and car parking spaces in accordance with *Australian Standard 2890.1 - Parking Facilities - Off Street Car Parking*.
48. Design and construct all driveway and parking areas to provide a concrete, asphalt or a two-coat bitumen seal.
49. Provide a minimum of 13 car parking spaces including a minimum of 1 person with disability (PWD) car parking space.
50. Provide a PWD car parking space designed and line marked in accordance with *AS2890.6 Off-Street Parking for People with Disabilities*.
51. Provide vehicle bollards or tyre stops to control vehicular access and to protect landscaping or pedestrian areas where appropriate.
52. Ensure access to car parking spaces, vehicle loading and manoeuvring areas and driveways remain unobstructed and available for their intended purpose during the hours of operation.

## **PARKING AND ACCESS - SERVICING**

53. Provide loading bay facilities for a Medium Rigid Vehicle in the location generally shown on the Approved Plans.
54. Ensure loading and unloading operations are conducted wholly within the site and vehicles enter and exit the site in a forward direction.
55. Install R2-4 Regulatory Signs (NO ENTRY) at each of the entry/exit points, erected 1 metre offset from the driveway and facing the opposite direction to the one-way flow, in accordance with the Manual for Uniform Traffic Control Devices (MUTCD).

## VEHICLE ACCESS

56. Construct a commercial crossover between the property boundary and the edge of the Short Street and Inverai Road road pavement, with widths as shown on Approved Plan No. SD-051, Rev F, prepared by WD Building Design and dated 6 November 2024. Accesses shall be constructed in accordance with Council's Standard Drawing R-006. Ensure that crossover splay is designed to accommodate turning movements of a Medium Rigid Vehicle.
57. 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).

## ELECTRICITY AND TELECOMMUNICATIONS

58. Connect the development to electricity and telecommunication services.

## EROSION AND SEDIMENT CONTROL - GENERAL

59. 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.
60. 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

61. Undertake operations and construction work associated with this development to the requirements of Council, including the following:
  - 61.1 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;
  - 61.2 remove immediately, any material spilled or carried onto existing roads to avoid dust nuisance and to ensure traffic safety; and
  - 61.3 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.
62. 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:
  - 62.1 uncontaminated overland stormwater flow; and
  - 62.2 uncontaminated stormwater to the stormwater system.

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

## REFERRAL AGENCY RESPONSE

1. The Department of State Development, Infrastructure, Local Government and Planning provided a Concurrence Agency response on 23 October 2024 and is attached.

## ADVISORY NOTES

### NOTE 1 - Currency Period

*"To the extent a development approval is for a **Material Change of Use** of premises, the approval lapses if the first change of use under the approval does not start within the following period (the currency period) -*

- (a) **6 years** starting the day the approval takes effect;
- (b) if the approval states a different period from when the approval takes effect—the stated period."

**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](http://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 work, and to ensure safe traffic control and safe public access in respect of work 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 three (3) months after the approval takes effect. If the work is 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 - Works in Road Reserve Permit**

It is advised that a Works in Road Reserve Permit (including a fee for the vehicle crossover and compliant with Western Downs Regional Council's Development Manual) may be accepted in place of the application for a Development Permit for Operational Work (access works).

**NOTE 7 - Infrastructure Charges Notice**

An Infrastructure Charges Notice is attached.

**NOTE 8 - Referral Agency Response**

The Department of State Development, Infrastructure, Local Government and Planning provided a Referral Agency response as Concurrence Agency for the application.

**NOTE 9 - 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 10 - Commencement of Use**

- (i) Prior to commencement of this use, the applicant is to request a Compliance Inspection be undertaken by Council to confirm that all conditions of this Development Permit are considered compliant.
- (ii) Upon receipt of confirmation from Council that all conditions of this Development Permit are considered compliant, the applicant is to notify Council **within 20 business days**, that this approved use has lawfully commenced.

## APPEAL RIGHTS

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."*

Attachment 1 - Locality Plans

Lot and Plan Map

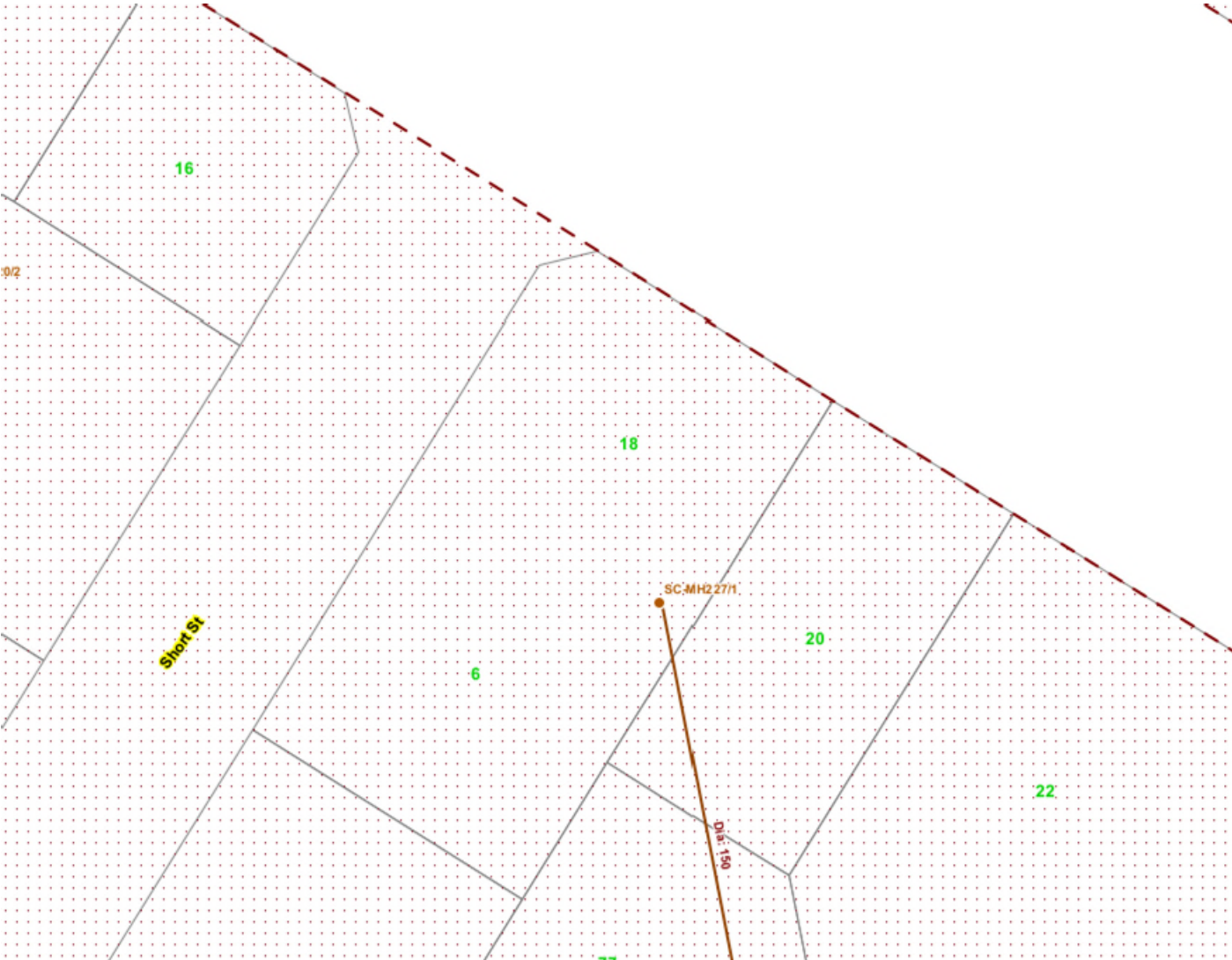




Aerial Map



Sewer Network Overlay Map






- Defined Sewerage Area
- Gravity Sewer Mains
- Manhole

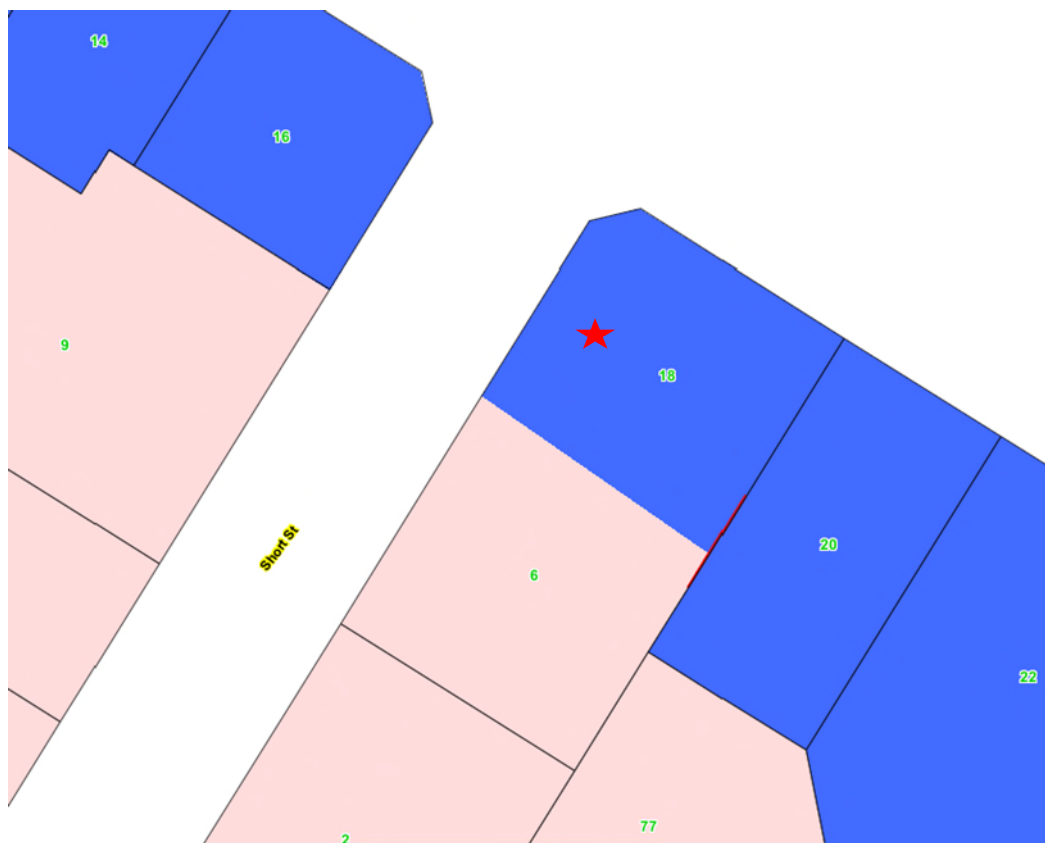


Water Network Map






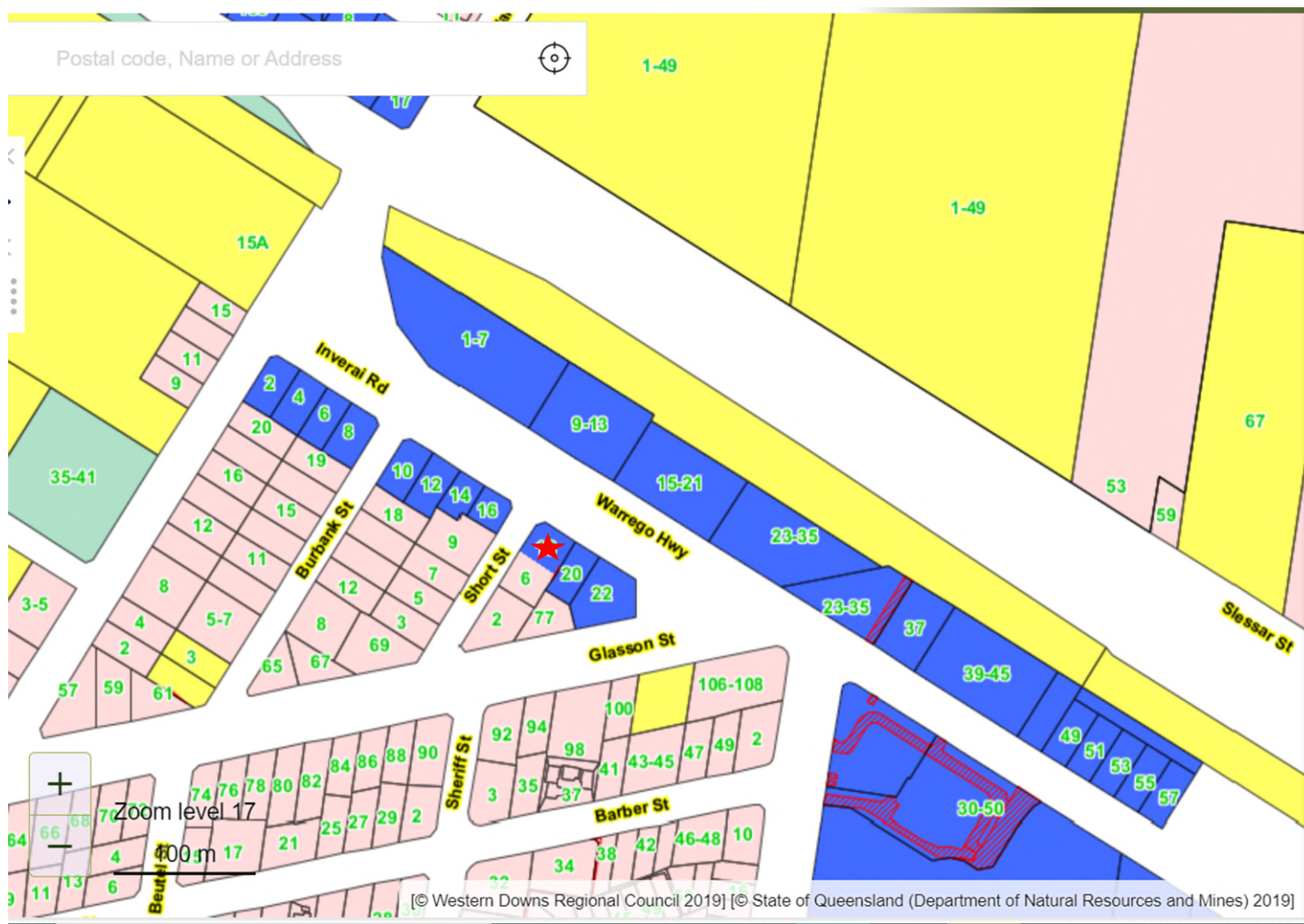
-  Water Serviced Areas
-  Water Main
-  Fire Hydrant

## Zoning Map



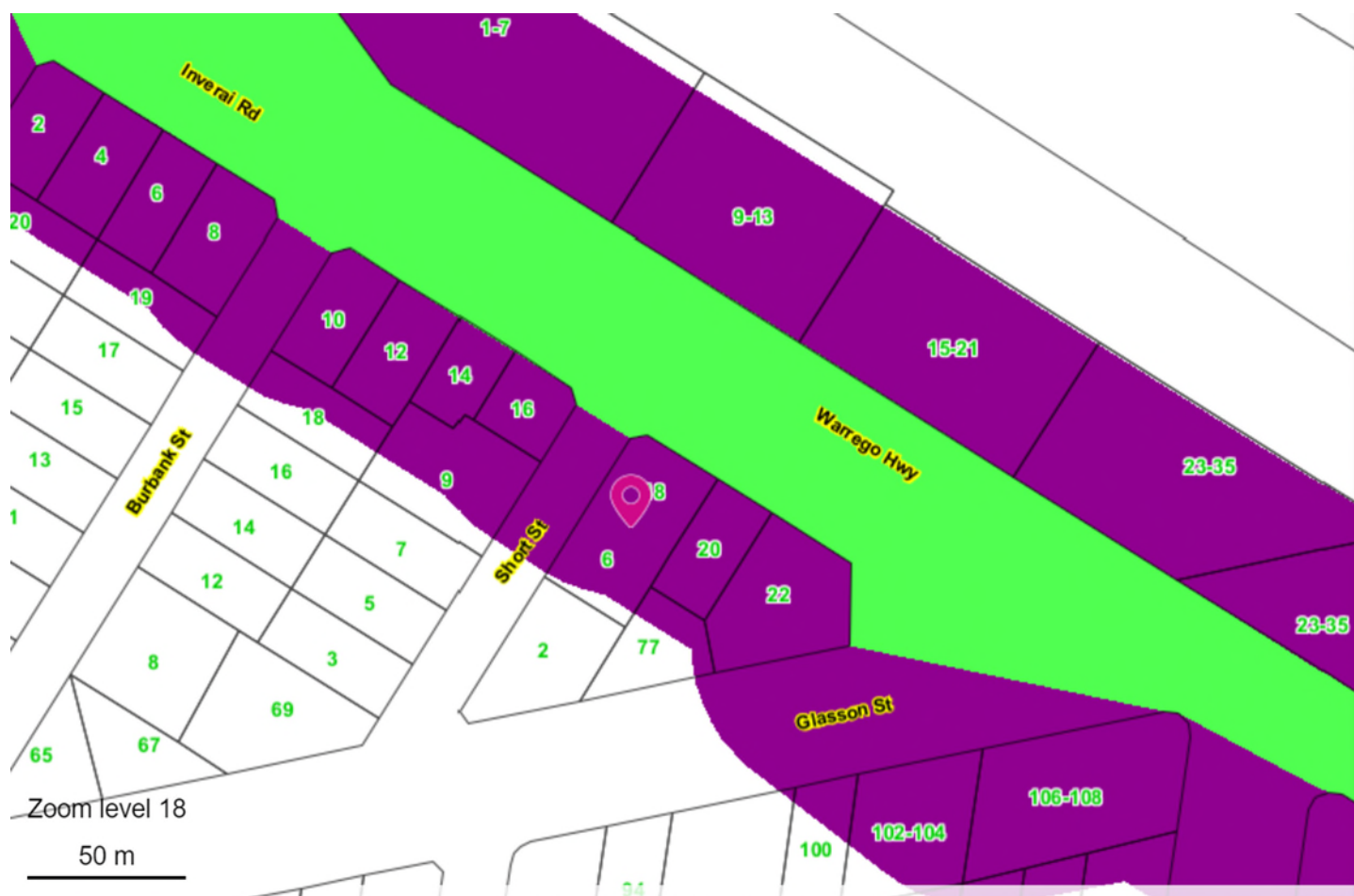
## Planning Zones

-  Community Facilities Zone
-  Local Centre Zone
-  District Centre Zone
-  Major Centre Zone
-  Low Density Residential Zone
-  Medium Density Residential Zone
-  Low Impact Industry Zone
-  Medium Impact Industry Zone
-  High Impact Industry Zone
-  Recreation and Open Space Zone





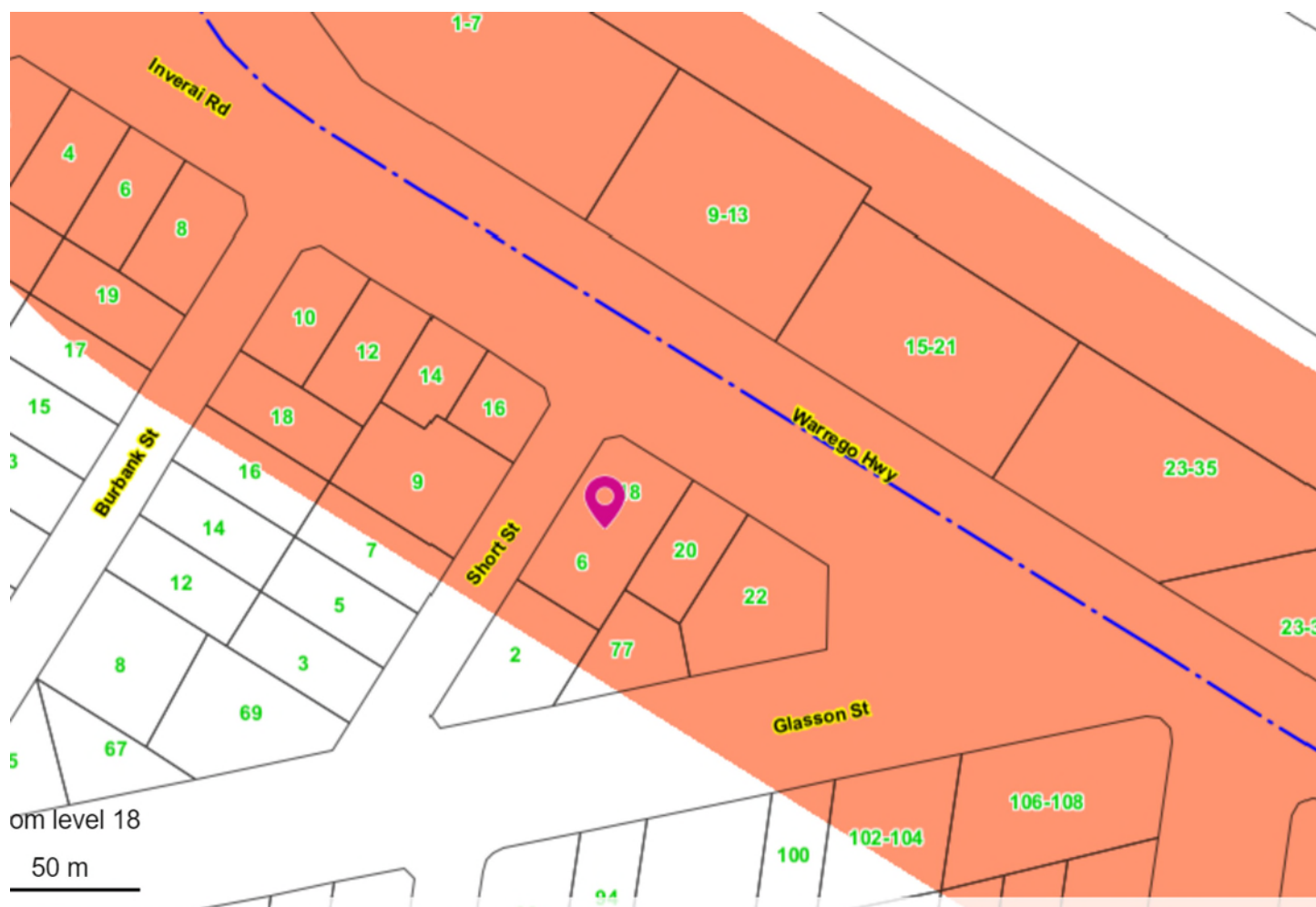
### Stock Route Overlay Map



Stock Route

Stock Route (50m Buffer)

## Scenic Amenity Overlay Map



— Scenic Routes  
■ Scenic Routes Buffer (100m)

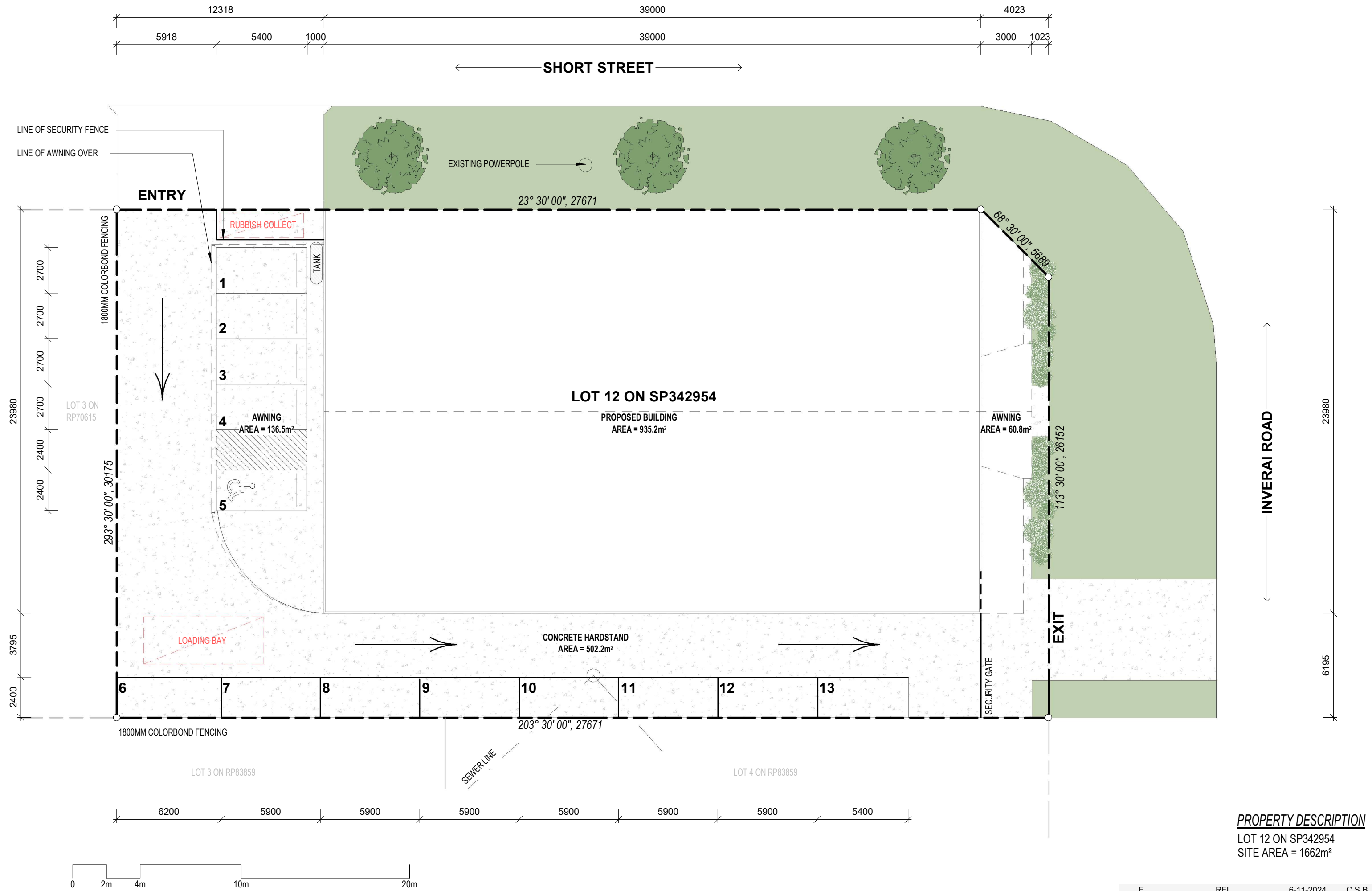
Stormwater Overland Flow Path Overlay



Stormwater Overland Flow

- Minor Flow Path
- Major Flow Path

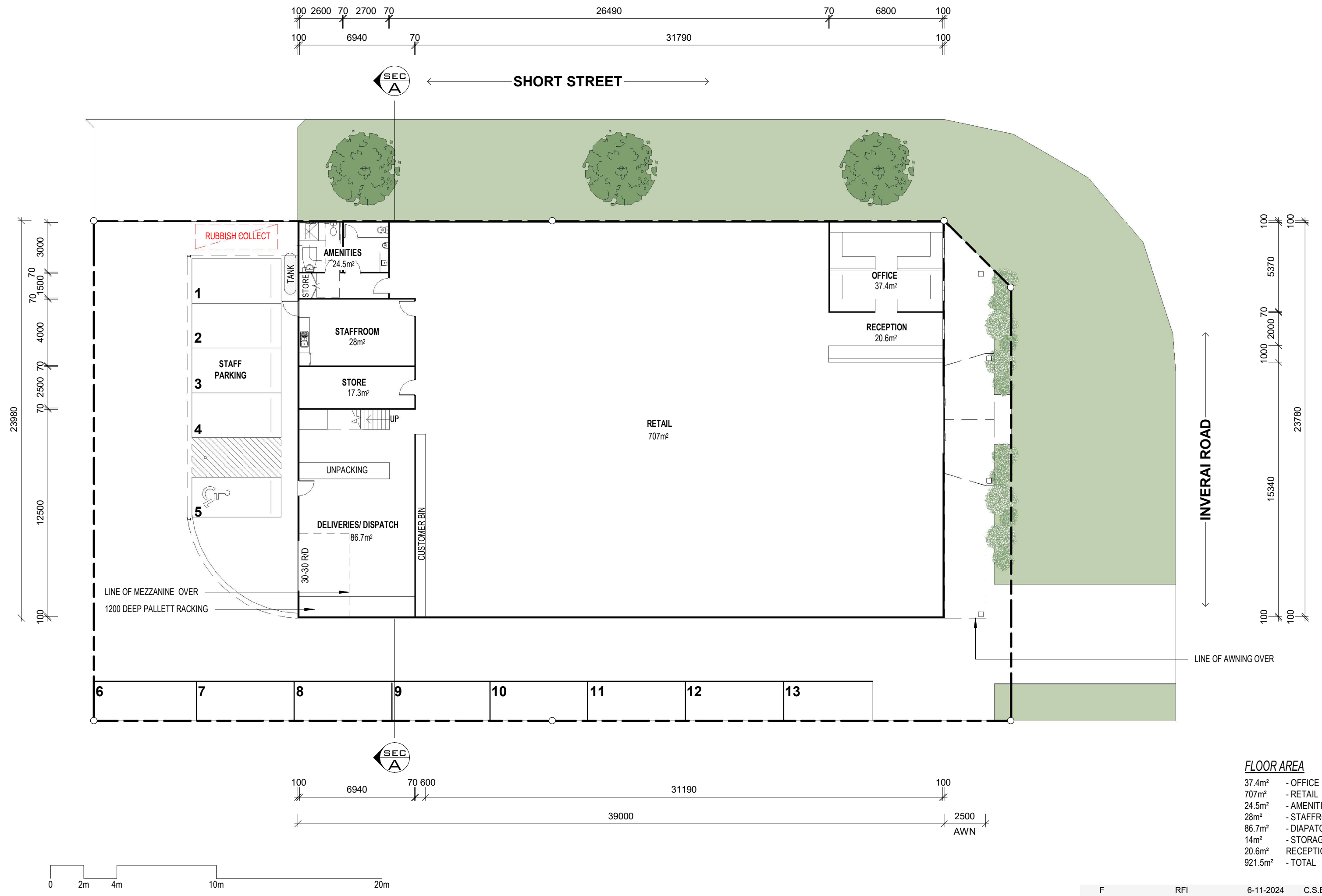




**PROPERTY DESCRIPTION**

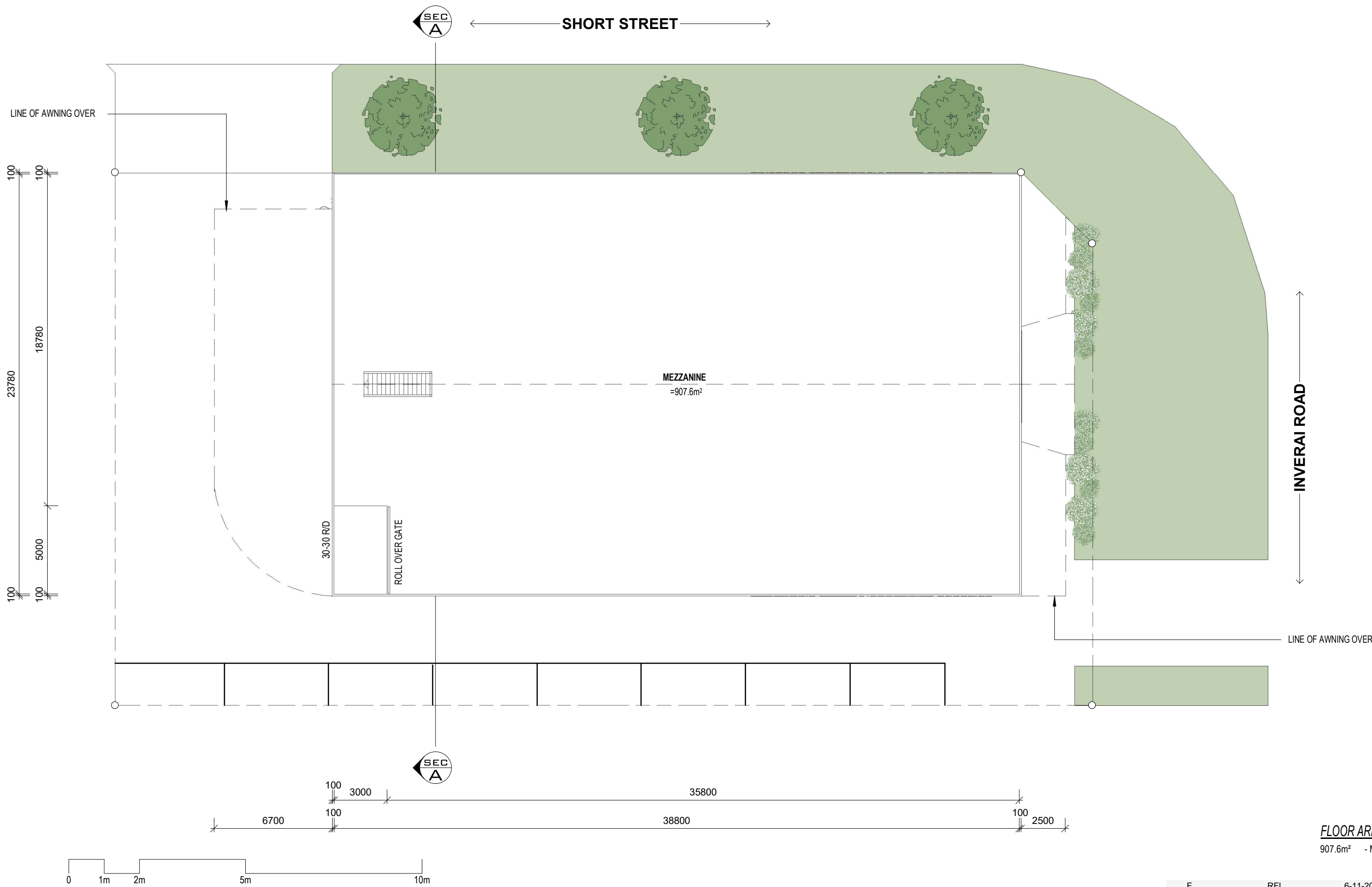
LOT 12 ON SP342954  
SITE AREA = 1662m²

F RFI 6-11-2024 C.S.B

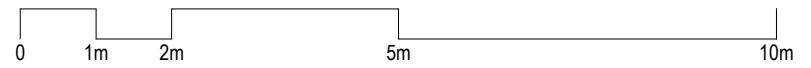


**FLOOR AREA**

37.4m²	- OFFICE
707m²	- RETAIL
24.5m²	- AMENITIES
28m²	- STAFFROOM
86.7m²	- DISPATCH
14m²	- STORAGE
20.6m²	RECEPTION
921.5m²	- TOTAL



**FLOOR AREA**  
907.6m² - MEZZANINE



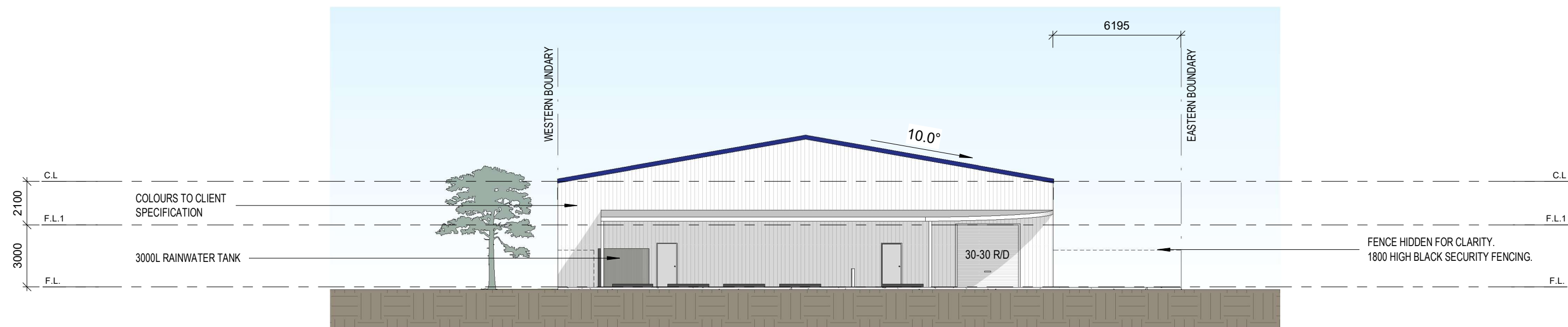
F RFI 6-11-2024 C.S.B





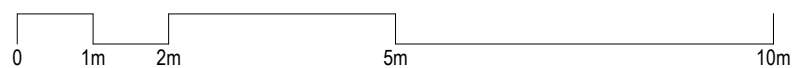
### **NORTHERN ELEVATION**

SCALE 1 : 200

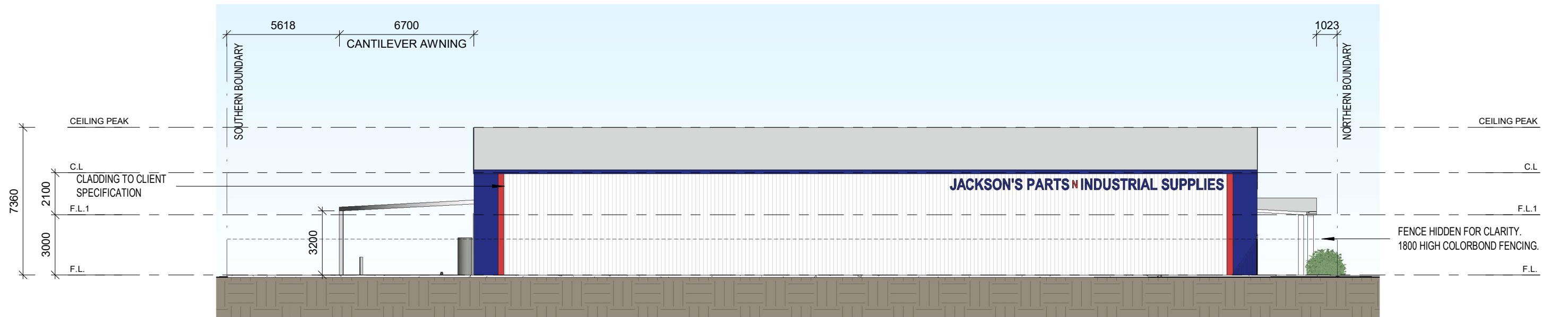


### **SOUTHERN ELEVATION**

SCALE 1 : 200

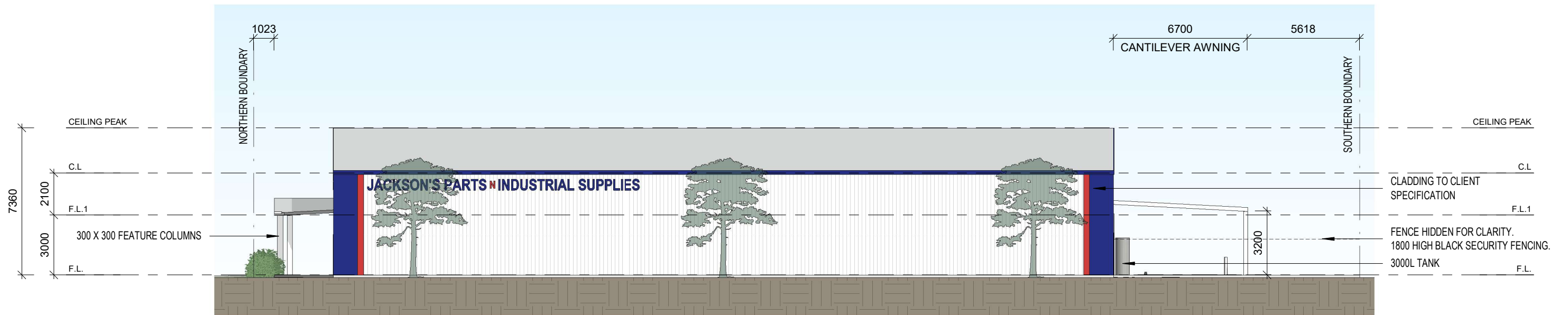


F RFI 6-11-2024 C.S.B



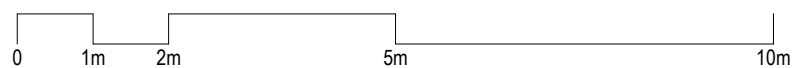
**EASTERN ELEVATION**

SCALE 1 : 200

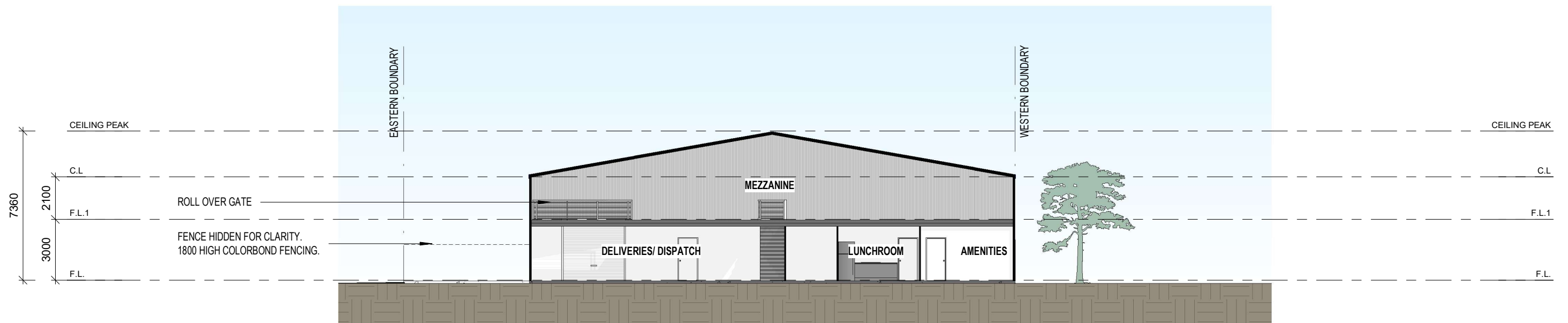


**WESTERN ELEVATION**

SCALE 1 : 200



F RFI 6-11-2024 C.S.B



**SECTION A-A**  
SCALE 1 : 200



Our Ref: 2023-023



30 May 2025

Western Downs Regional Council  
PO Box 551  
DALBY QLD 4405

Attention: Mr Dominic Bradley  
Email: [dominic.bradley@wdrc.qld.gov.au](mailto:dominic.bradley@wdrc.qld.gov.au)

Dear Dominic

**RE: CHANGE REPRESENTATIONS (030.2024.562.001) – MATERIAL CHANGE OF USE TO ESTABLISH HARDWARE AND TRADE SUPPLIES ON LAND SITUATED AT 18 INVERAI ROAD, CHINCHILLA (LOT 12 ON SP342954)**

Sweep Consulting acts on behalf of the applicant Jacksons Parts N Industrial Supplies, in the abovementioned application.

Council issued a Decision Notice, dated 23 April 2025, and associated infrastructure charges notice dated 17 April 2025, for a Development Permit for a Material Change of Use to establish Hardware and Trade Supplies at the above address.

In the notice provided on 26 May 2025, Council was notified of the applicant's intention to make change representations pursuant to Sections 75 and 125 of the *Planning Act 2016*.

The following identifies the matters to which the applicant makes representations, and the planning justification to support the proposed changes.

#### **Infrastructure Charges Notice**

The applicant also submits representations in accordance with Section 125 of the *Planning Act 2016* in relation to the Infrastructure Charges Notice included with Council's Decision Notice.

#### **Economic Development**

In accordance with Section 123 of the *Planning Act 2016*, "*the recipient of an infrastructure charges notice and the local government that gave the notice may agree about...whether the levied charge under the notice may be paid other than as required...*"

The applicant is seeking to enter into an agreement with Council in relation to the Infrastructure Charges Notice given, to reduce the amount payable for the development.

The total charge levied for the development is \$183,881.70. This infrastructure charge impacts the overall viability of the project and may result in the development no longer proceeding. The subject site is located in a prominent location within the Chinchilla Township, with clear visibility from the Warrego Highway. If this development does not proceed, the site will remain vacant

Currently, both Toowoomba Regional Council and South Burnett Regional Council are offering development incentives to stimulate increased development and economic activity in their respective regions. As two of Council's adjoining local government areas, and direct competition for key

development industries, Western Downs Regional Council should consider the impacts of not also applying incentives for relevant use types.

The South Burnett Regional Council has adopted a [Stimulus Package](#), offering a 50% discount for infrastructure charges associated with any commercial or industrial activity across the entire South Burnett Regional Council area. If the development application were to be submitted in the South Burnett Regional Council area, charges would be reduced to \$91,940.85.

Similarly, Toowoomba Regional Council is offering a range of [development incentives](#) that would apply a 50% or 55% discount of the levied infrastructure charge for the proposed development use, being Hardware and Trade Supplies (Commercial (Bulk Goods) Use Class). If the proposed development was to be undertaken within the relevant Toowoomba Regional Council areas, the infrastructure charges payable would be between \$82,746.76 and \$91,940.85.

While still a substantial sum payable, the overall development becomes more viable to proceed at the incentivised charge rates above.

This project will bring additional employment to Chinchilla and the business supports both industrial and rural enterprises in the region.

While it is acknowledged that Council has adopted a Housing and Land Development Incentives Policy, this policy is limited to residential development types. This policy, while addressing the housing shortage being experienced across Queensland, is restrictive in that it does not also incentivise employment generating development. Employment generating development supports the long-term growth and sustainability of regional areas and should be supported by Council.

The applicant therefore seeks Council's consideration of adopting a Development Incentive Policy or entering into an Infrastructure Agreement with the applicant to reduce the amount payable for Infrastructure Charges to support the development of this site.

#### Extra Demand

In accordance with section 120 (1) of the Planning Act 2016, *"a levied charge may be only for extra demand placed on trunk infrastructure that the development will generate."*

If Council does not support the recommended adoption of an incentive to support economic development within the Western Downs Region, the applicant also seeks to make representations on the reasonableness of the charges levied, in particular, \$36,776.34 payable for extra demand on the water network. The applicant's current water rates at their existing premises are an average of \$66 per half year.

This clearly demonstrates that the scale of the existing use places less demand on the water network than a residential Dwelling House. The development will therefore clearly not generate extra demand on the trunk water infrastructure network above the credits applied to a Commercial lot.

#### Conditions of Approval

In accordance with Section 75(1) of the *Planning Act 2016*, the applicant makes the following representations in relation to the conditions of approval.

##### **Condition 8**

8. *All infrastructure charges including those associated with Council's Water, Sewer, 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.*

##### **Representations**

As noted in the above, the applicant makes representations in relation to amount of Infrastructure Charges levied by Council in the Infrastructure Charges Notice. The applicant makes representations



in relation to Condition 8, in order to facilitate potential changes to the condition, if required based on the outcome of Council's consideration of the above representations.

### **Conclusion**

We request Council consider the above representations favourably and issue a Negotiated Decision Notice and Negotiated Infrastructure Charges Notice to the applicant.

Please contact me via email [kate@swepcon.com.au](mailto:kate@swepcon.com.au) or by phone on 0407 599 265 if you wish to discuss the matter further.

Regards



Kate Swepson  
**SweP Consulting**

## INFRASTRUCTURE CHARGES NOTICE

<b>APPLICANT:</b>	Jackson Parts N Industrial Supplies
<b>APPROVED DEVELOPMENT:</b>	Material Change of use to establish Hardware and Trade Supplies on land situated at 18 Inverai Road, Chinchilla
<b>FILE REFS:</b>	030.2024.562.001, A10555 & LG7.6.1
<b>AMOUNT OF THE CHARGE:</b>	<b>\$183,881.70</b>
<b>LAND TO WHICH CHARGE APPLIES:</b>	Lot 12 on SP342954
<b>PAYABLE TO:</b>	Western Downs Regional Council
<b>WHEN PAYABLE:</b>	Prior to commencement of the use

This charge is made in accordance with Council's ***Infrastructure Charges Resolution (No. 7.1) 2017***.

The charge has been calculated on the following basis:

USE	Charge	Reference	No. of Units	Amount
Material Change of use for Hardware and Trade Supplies	\$119.00 per m <sup>2</sup> of GFA (water, sewer, transport, parks networks)	Table 3.3.3, Col 2, Charge Area A	1,829.10m <sup>2</sup>	\$217,662.90
Commercial (Bulk Goods) Development Class	\$4.00 per m <sup>2</sup> of Impervious Area (stormwater network)	Table 3.3.3, Col 3, Charge Area A	1,634.7m <sup>2</sup>	\$ 6,538.80
DISCOUNT	Discount Charge	Reference	No. of Units	Discount Amount
Credit for existing Commercial Lot	\$40,320.00 per lot (water, sewer, stormwater, transport, parks networks)	3.4(e)(iii)	1 lot	\$ 40,320.00
			Water	\$ 36,776.34
			Sewer	\$ 36,776.34
			Stormwater	\$ 55,164.52
			Parks	\$ 27,582.25
			Transport	\$ 27,582.25
			<b>TOTAL CHARGE</b>	<b>\$183,881.70</b>

## INFORMATION NOTICE

[Section 119 of the *Planning Act 2016*]

### DECISION AND REASONS

This infrastructure charge has been levied in accordance with Sections 119 to 121 of the *Planning Act 2016* and Council's ***Infrastructure Charges Resolution (No. 7.1) 2017*** for additional demand placed on Council's trunk infrastructure that will be generated by the approved development.

### APPEALING DECISION

Under the *Planning Act 2016* the recipient of this Infrastructure Charges Notice may appeal against Council's decision to issue the Infrastructure Charges Notice. Chapter 6, Part 1 of the *Planning Act 2016* details the recipient's right to appeal Council's decision and how the recipient may appeal.

**Title** (030.2024.690.001) Community and Liveability Report Development Application Material Change of Use Special Industry (Peaking Power Plant) Major Electricity Infrastructure (Transmission Line) Substation (Extension to Existing Substation) and ERA 1039 Banan

**Date** 3 June 2025

**Responsible Manager** T. Summerville, PLANNING AND ENVIRONMENT MANAGER

## Summary

The purpose of this Report is for Council to decide the proposed development for a Material Change of Use to establish a Special Industry (Peaking Power Plant), Major Electricity Infrastructure (Transmission Line), Substation (Extension to Existing Substation) and Environmentally Relevant Activity 14 (Electricity Generation) on land described as Lot 6 on DY532 and situated at 1039 Banana Bridge Road, Brigalow.

## 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 a Material Change of Use to establish a Special Industry (Peaking Power Plant), Major Electricity Infrastructure (Transmission Line), Substation (Extension to Existing Substation) and Environmentally Relevant Activity 14 (Electricity Generation) be approved, subject to the following conditions:

## APPROVED PLAN AND DOCUMENTS

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

Plan/Document No., Reference	Title and Details	Dated
CSE-002_032 (E)	Project Layout, prepared by Attexo	2/10/2024
Project No. 001233, Version 04	Brigalow Power Station Stormwater Management Plan, prepared by BMT	3 October 2024
Rp 002 R01 20230213, Rev 01	Brigalow Peaking Power Plant Noise Assessment, prepared by Marshall Day Acoustics Pty Ltd	09/09/24
Project No: 23-020, Rev C	Bushfire Hazard Assessment and Management Plan, prepared by Meridian Urban	28/08/2024

2. The development must comply with the noise mitigation recommendations of the Approved "Noise Assessment" prepared by Marshall Day Acoustics Pty Ltd and dated 9 September 2024.
3. The development must comply with the bushfire management and mitigation recommendations of the Approved "Bushfire Hazard Assessment and Management Plan" prepared by Meridian Urban and dated 28 August 2024.
4. Where there is any conflict between the conditions of this development approval and the details shown on the Approved Plan and Documents, the conditions of this development approval must prevail.
5. The Approved Plan is to be amended in accordance with the conditions of this approval and as outlined below:
  - 5.1 Provide details of all proposed buildings to be retained on-site for the life of the project, including office and amenities building, storage sheds, workshop shed, etc. Building Floor Plans and Elevations must also be provided.
  - 5.2 Update the Site Plan to illustrate the location of all proposed buildings on the site.
  - 5.3 Update the Site Plan to illustrate the location of on-site car parking areas.

**Note:** Infrastructure charges will be levied for the gross floor area of all administration and control buildings including storage sheds and site offices. Once detailed plans are provided, an Infrastructure Charges Notice will be issued.
6. The following further Development Permits must be obtained prior to commencement of any work associated with the process:
  - 6.1 Building Works;
  - 6.2 Plumbing Works; and
  - 6.3 Operational Work.

#### **APPROVED DEVELOPMENT**

7. The approved development is a Material Change of Use to establish a Special Industry (Peaking Power Plant), Major Electricity Infrastructure (Transmission Line), Substation (Extension to Existing Substation) and Environmentally Relevant Activity 14 (Electricity Generation) as shown on the Approved Plans.

#### **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.

#### **MAINTENANCE**

11. 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.

## **INFRASTRUCTURE CHARGES**

12. All infrastructure charges including those associated with Council's Water, Sewer, 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.

## **VISUAL AND GENERAL AMENITY**

13. Any graffiti on buildings or structures associated with the development must be immediately removed.
14. The buildings and the site must be maintained in a clean and tidy manner at all times.
15. 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.

## **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*.

## **ACOUSTIC AMENITY - NOISE LIMITS**

17. 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.
18. In the event that Council receives a bona fide noise complaint in relation to noise emissions produced from the development, Council reserves the right to require the applicant to re-assess operational procedures already in place. In this instance, the applicant may be required to undertake further noise impact assessment and implement any recommendations in relation to noise attenuation.

## **AIR QUALITY AND AMENITY - AIR RELEASE LIMITS**

19. 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.

## **WASTE MANAGEMENT**

20. 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 *Environmental Protection (Waste Management) Regulation 2000*.
21. 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*.

## **ENGINEERING WORKS**

22. Submit to Council, an Operational Work application for all civil works including earthworks, stormwater and roadworks (if required).
23. Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to commencement of the use unless stated otherwise.

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 electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.
26. Submit to Council, certification from a Registered Professional Engineer of Queensland (RPEQ-Civil) that all works authorised by this development approval and any related approval issued by Council have been designed and constructed in accordance with the requirements of the development approval.

#### **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 works associated with the development.

#### **STORMWATER MANAGEMENT**

29. Provide stormwater management generally in accordance with the Approved "Brigalow Power Station Stormwater Management Plan" prepared by BMT, Version 04, dated 3 October 2024, subject to detailed design and except as altered by conditions of this development approval.
30. Design and construct stormwater drainage to ensure that the development will achieve "no nuisance" as described in the Queensland Urban Drainage Manual (QUDM), to all downstream properties including road reserves up to the 1% AEP storm event.
31. Provide overland flow paths that do not adversely alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.

#### **WATER SUPPLY**

32. Provide a potable water supply suitable to meet the needs of the development.

#### **ON-SITE WASTEWATER**

33. Wastewater shall be held in a holding tank and pumped out by a licensed contractor, at a frequency so that the tanks will not release water to the environment. Provide annually to Council, the records of pumping out of the holding tanks including details of the licensed waste operator, dates, volumes, etc.
34. Where regulated waste is removed from the premises, records must be kept of the following:
  - 34.1 the date, quantity and type of waste removed;
  - 34.2 the name of the waste transporter and/or disposal operator who removed the waste; and
  - 34.3 the intended treatment/disposal destination of the waste.

#### **PARKING AND ACCESS - GENERAL**

35. Provide adequate car parking areas to meet the needs of the development.

36. Ensure access to car parking spaces, vehicle loading and manoeuvring areas and driveways remain unobstructed and available for their intended purpose during the hours of operation.

#### **PARKING AND ACCESS - SERVICING**

37. Design along the route to and from Banana Bridge Road and the development site, all access driveways, and the like with a layout that accommodates the turning movements of a B-Double vehicle, and ensure that all vehicles are able to enter and exit the site in a forward direction.
38. Ensure loading and unloading operations are conducted wholly within the site and vehicles enter and exit the site in a forward direction.

#### **VEHICLE ACCESS**

39. Access to the development shall be via the existing access to the Kogan Creek Power Station Site Access.
40. The existing left turn lane in the Kogan Creek Power Station site access shall be maintained by the applicant. Any pavement defects shall be rectified by the applicant and repaired to its original condition within a reasonable timeframe. If repairs are not carried out within a reasonable timeframe, Council may rectify the defect and the costs be borne by the applicant.
41. Prior to commencement of construction, construct a Basic Right (BAR) Turn Treatment into the Kogan Creek Power Station site access. In addition, implement a Traffic Management Plan/Traffic Guidance Scheme approved by Council for the length of the construction period. The BAR will require an Operational Work Permit from Council.

**Comment:** The Traffic Management Plan/Traffic Guidance Scheme is in lieu of constructing a CHR(S) at the access.

#### **ELECTRICITY AND TELECOMMUNICATIONS**

42. Connect the development to electricity and telecommunication services.

#### **EARTHWORKS - GENERAL**

43. Undertake earthworks in accordance with the provisions of *AS3798 Guidelines on Earthworks for Commercial and Residential Developments*.

#### **EROSION AND SEDIMENT CONTROL - GENERAL**

44. 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.
45. 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**

46. Undertake operations and construction work associated with this development to the requirements of Council, including the following:
- 46.1 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;
  - 46.2 remove immediately, any material spilled or carried onto existing roads to avoid dust nuisance and to ensure traffic safety; and
  - 46.3 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.

47. 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:

47.1 uncontaminated overland stormwater flow; and

47.2 uncontaminated stormwater to the stormwater system.

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

## REFERRAL AGENCY RESPONSES

1. The State Assessment and Referral Agency provided a Concurrence Agency response on 20 May 2025 which is attached.
2. Powerlink Queensland provided an Advice Agency response on 13 December 2024 which is attached.

## 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](http://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 work, 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.

**Background Information**

The relevant background information to this application is as follows:

<b>Application No: 030.2024.690.001</b>		<b>Assessment No: A12436</b>	<b>Subject File Refs: AD6.6.2 &amp; LG7.6.1</b>
<b>Assessing Officer:</b>		Kym Bannerman PLANNING OFFICER DEVELOPMENT ASSESSMENT	
<b>PART 1: APPLICATION</b>			
<b>Applicant:</b>		CSE H2 Pty Ltd C/- Attexo Group Pty Ltd	
<b>Owner:</b>		Kogan Creek Power Station Pty Ltd	
<b>Site Address:</b>		1039 Banana Bridge Road, Brigalow	
<b>Site Area:</b>		501.669ha	
<b>Real Property Description:</b>		Lot 6 on DY532 and Easements E, F & G on SP342049 and Q on SP179326	
<b>Proposed Development:</b>		Special Industry (Peaking Power Plant), Major Electricity Infrastructure (Transmission Line), Substation (Extension to Existing Substation) and Environmentally Relevant Activity 14 (Electricity Generation)	
<b>Level of Assessment:</b>		Impact	
<b>Type of Application:</b>		Material Change of Use	
<b>Relevant Planning Scheme:</b>		Western Downs Planning Scheme 2017 incorporating Amendment 1	
<b>Zone:</b>		Community Facilities	
<b>Precinct:</b>		N/A	
<b>Overlays:</b>		<div><div><div>▪ Biodiversity</div><div>▪ Bushfire Hazard</div><div>▪ Infrastructure</div><div>▪ Extractive Industry</div><div>▪ Agricultural Land Classification</div><div>▪ Scenic Amenity</div><div>▪ Wetlands</div><div>▪ Waterway Corridor</div><div>▪ Water Resource Catchment</div><div>▪ Flood Hazard</div></div><div><div>- MSES Regulated Vegetation</div><div>- Medium</div><div>- High Voltage Electricity Lines and Buffer</div><div>- Power Station and Buffer</div><div>- Mineral Development Licence MDL335</div><div>- Petroleum Lease PL492</div><div>- Authority to Prospect ATP676</div><div>- Class A Agricultural Land</div><div>- High Landscape Value Area</div><div>- Lacustrine Wetlands</div><div>- Waterway Corridor</div><div>- Groundwater Vulnerability Area</div><div>- Potential</div></div></div>	
<b>Pre-lodgement Meeting:</b>		Yes - Informal enquiry discussions	N/A
<b>Application Lodgement Date:</b>		23/10/2024	
<b>Properly Made Application:</b>		Yes	Date: 07/11/2024
<b>Action Notice issued:</b>		Yes	Date: 06/11/2024
<b>Required Action Taken:</b>		Yes	Date: 07/11/2024
<b>Confirmation Notice Issued:</b>		Yes	Date: 15/11/2024

PART 2: REFERRAL		
Powerlink as Advice Agency	<ul style="list-style-type: none"><li>• 18/11/2024 - the applicant referred the application to Powerlink.</li><li>• 13/12/2024 - Powerlink issued a Referral Agency response, subject to conditions.</li></ul>	
State Assessment and Referral Agency (SARA) as Concurrence Agency	<ul style="list-style-type: none"><li>• 18/11/2024 - the applicant referred the application to SARA.</li><li>• 21/11/2024 - SARA issued a Confirmation Notice.</li><li>• 12/12/2024 - SARA issued an Information Request to the applicant.</li><li>• 19/03/2025, 26/03/2025, 14/04/2025, 23/04/2025, 30/04/2025 - SARA Assessment Period was extended by agreement with the applicant.</li><li>• 20/05/2025 - SARA issued a Referral Agency response, subject to conditions.</li></ul>	
PART 3: INFORMATION REQUEST		
Information Request Issued:	Yes	Date: 29/11/2024
Applicant's Response:	Yes	Date: 09/12/2024
PART 4: PUBLIC NOTIFICATION		
Date Commenced:		Date: 07/03/2025
Notice of Compliance Received:	Yes	Date: 29/03/2025
Submissions Received:	Nil	
PART 5: DECISION PERIOD		
Date Commenced:	21/05/2025	
Decision Due Date:	25/06/2025	

## Report

### 1. Background - Site

The subject site is legally described as Lot 6 on DY532 and is located at 1039 Banana Bridge Road, Brigalow. The subject site has frontage to Banana Bridge Road and to Smith's Road which are both Council maintained roads. The subject site gains access from Banana Bridge Road and is 501.669ha in area.

The property has been developed historically for the purpose of a coal fired power station known as the Kogan Creek Power Station which has been operated on the site since opening in 2007. The applicant has advised that more recently, CS Energy has completed development of the Chinchilla Battery and a Hydrogen Demonstration Plant as part of the broader plans for the Kogan Creek Clean Energy Hub.

Surrounding land uses are predominantly industrial and rural activities, including low intensity grazing, small quarries/gravel pits and industrial uses associated with the Kogan Creek Power Station, including the coal mine to the south-east of the property.

The property is directly adjoined by:

- Banana Bridge Road to the west.
- Smith's Road to the south which provides access to the Kogan Creek Coal Mine.
- Lot 26 on DY374 and Lot 34 on DY604 to the south and east which contain the Kogan Creek Coal Mine.
- Lot 29 on DY276, 981 Banana Bridge Road, is owned by Kogan Creek Power Station Pty Ltd to the north and features a dwelling and associated rural outbuildings and is used for rural purposes.

- Lot 1367 on DER34136, Healy's Crossing Road to the east which is undeveloped rural land that is bordered by Kogan Creek.

The subject land is located within the Community Facilities Zone of the Western Downs Planning Scheme 2017 incorporating Amendment 1 (the Planning Scheme). The subject land is impacted by the Flood Hazard, Wetlands, Water Corridor, Agricultural Land Classification, Wetlands, Scenic Amenity, Bushfire Hazard, Biodiversity, Infrastructure and Water Resource Catchment Overlays of the Planning Scheme.

## 2. Existing Development Approvals

The subject site has a history of development approvals with details as follows:

- o A Development Approval for a Material Change of Use to establish a Power Station issued by the former Chinchilla Shire Council on 16 February 2000. A coal fired power station known as the Kogan Creek Power Station has been operated on the site since 2007.
- o Development Approval 030.2021.911.001 for a Material Change of Use to establish Major Electricity Infrastructure (Battery Storage Facility) was approved by Council on 16 February 2022, with a Decision Notice issued on 21 February 2022. The Battery Storage Facility will connect to the existing Substation and will operate independently from the Kogan Creek Power Station on the property.
- o Development Approval 030.2022.91.001 for a Material Change of Use to establish a Renewable Energy Facility (Green Hydrogen Facility) was approved by Council on 26 April 2022, with a Negotiated Decision Notice issued on 7 June 2022. The development includes a Solar Farm to produce the electricity for the production of hydrogen and a Hydrogen Plant which will produce, store and process the hydrogen for transport. The development will be located centrally on the property in close proximity to the Kogan Creek Power Plant.

## 3. Proposal

The applicant has submitted a development application seeking approval for a Material Change of Use to establish a Special Industry (Peaking Power Plant), Major Electricity Infrastructure (Transmission Line), Substation (Extension to Existing Substation) and Environmentally Relevant Activity 14 (Electricity Generation).

The development will involve the construction and operation of the Power Station, electrical switchyards, a 275kV transmission line and associated infrastructure. The key components of the development comprise:

- o Twelve aeroderivative gas turbines arranged in two "power blocks" of 6 turbines each, with a total generation capacity of approximately 400MW. The turbines will be hydrogen capable from commissioning, with the proportion of hydrogen to natural gas in the fuel mix increasing over time, eventually transitioning to 100% hydrogen fuel. Initially the project will operate on natural gas, switching to hydrogen as a commercially viable supply becomes available.
- o Two switchyards (one for each power block) each comprising 11kV/33kV and 33kV/275kV transformers and associated electrical infrastructure.
- o Hydrogen tube trailer tie-in point and manifold for third party supply of hydrogen for commissioning purposes.
- o One 275kV transmission connection (either overhead or underground) connecting the Peaking Power Plant to the Substation (adjacent to Banana Bridge Road). The applicant is considering two options for connection which are both referenced in the application, however, only one will be constructed.
- o Expansion of the existing Banana Bridge Road Substation (which is also located on the site adjacent to Banana Bridge Road).

- A standby diesel generator for turbine black starts in the event of a grid failure.
- Diesel fuel storage tanks and truck unloading facilities.
- Potable water storage tanks and other waste management infrastructure.
- Firewater storage tanks and firefighting infrastructure.
- Telecommunications and electricity connection infrastructure.
- Stormwater management infrastructure.
- Construction of a basic right turn (BAR) treatment at the Kogan Creek Power Station site entrance.
- Construction and maintenance laydown area.
- Ancillary site and administration facilities comprising a small workshop, warehouse, control office, storage, bathrooms with associated car parking and internal vehicle accesses.

The applicant has advised that the project is designed to provide grid "firming" and dispatchable capacity, with rapid-start gas turbines capable of starting up within 5 to 8 minutes. It is anticipated that the turbines will operate for around 10 to 15% of the year, typically during morning and afternoon peaks and particularly in the winter months when the sun rises later and sets earlier resulting in reduced productivity of solar generation assets.

The projected life span of the Peaking Plant is 25 years with the possibility of extension through refurbishment beyond this time. Access to the development area will be via internal access tracks from the existing Kogan Creek Power Station entry from Banana Bridge Road. The applicant proposes to upgrade this intersection to include a new basic right (BAR) turn. The development incorporates parking and loading areas with overflow parking to be accommodated in the existing Kogan Creek Power Station parking area adjacent to Banana Bridge Road.

It is noted that while the project's gas turbines will be hydrogen capable from commissioning, it is not proposed to locate any additional hydrogen production or storage on the project site for the purpose of the development. Hydrogen generated from CS Energy's recently constructed hydrogen plant (also on the site) will be trucked to the site using a tube trailer and delivered to the turbines via pipeline for commissioning purposes. The applicant acknowledges that any future hydrogen production or storage would be the subject of a separate approval process.

#### 4. Assessment

The following are the benchmarks applying to this development:

ASSESSMENT MATTERS	
<b>Assessment Benchmarks Reasons for Decision</b>	<p>The development was assessed against the following Assessment Benchmarks:</p> <ul style="list-style-type: none"> <li>▪ Western Downs Planning Scheme 2017 incorporating Amendment 1 <ul style="list-style-type: none"> <li>• Strategic Plan</li> <li>• Community Facilities Zone Code</li> <li>• Biodiversity Areas Overlay Code</li> <li>• Bushfire Hazard Overlay Code</li> <li>• Infrastructure Overlay Code</li> <li>• Natural Resources Overlay Code</li> <li>• Scenic Amenity Overlay Code</li> <li>• Wetlands Overlay Code</li> <li>• Waterway Corridor Overlay Code</li> <li>• Infrastructure Services Code</li> <li>• Transport, Access and Parking Code</li> </ul> </li> </ul>

	The development was assessed against all of the Assessment Benchmarks listed above and complies with all of these with the exceptions listed below:	
	<b>Assessment Benchmark</b>	<b>Response</b>
	<b>Community Facilities Zone Code</b>	
	<p>The purpose of the Community Facilities Zone is to provide for community related uses, activities and facilities whether publicly or privately owned including for example, educational establishments, hospitals, transport and telecommunication networks, and utility installations.</p> <p><b>Inconsistent development within the Community Facilities Zone includes the following:</b></p> <p><b>Major Electricity Infrastructure</b></p> <p><b>Special Industry</b></p>	<p>Despite the development being identified as an Inconsistent Use within the Community Facilities Zone, the proposed development is considered suitably located based on the following:</p> <ul style="list-style-type: none"> <li>○ The subject site is located within an area designated as a "Special Industry Area" under the Strategic Framework (Part 3 Settlement Pattern) of the Planning Scheme. The designated Special Industry Area identifies the preferred location for High Impact and Special Industry land uses that have the potential to generate off-site impacts and require separation distances from sensitive land uses.</li> <li>○ The proposed development is consistent with the current use of the site as a Power Station and will consolidate major electricity infrastructure on a property that has historically been developed for this purpose and features the necessary supporting infrastructure.</li> <li>○ The character and amenity of the development are consistent with the industrial character of the property and the proposed development is well separated from existing sensitive land uses.</li> </ul>
	<p><b>AO1</b></p> <p>Development has a maximum building height of 9.5m above natural ground level and no more than 2 storeys.</p>	<p>The turbine exhaust stacks will have a height of 18m above ground level and towers for the overhead transmission line (should this be the preferred option for transmission connection), will be approximately 55m above natural ground. While the proposal will be new development on the site, given the proximity to the Kogan Creek Power Station (and associated stack at 210m high), the built form will be consistent with the industrial character of the area and height of adjoining structures.</p>
	<b>Scenic Amenity Overlay Code</b>	
	<p><b>AO1.1</b></p> <p>Buildings and structures have a maximum building height of 8.5m and two storeys within High Landscape Value Areas identified on Scenic Amenity Overlay maps (OM-011).</p>	<p>The development will be visually incorporated into the existing development on the site and will not present a new or distinctive element in the visual environment. The closest part of the development is set back approximately 200m from the site frontage to Banana Bridge Road.</p> <p>The development will be buffered by existing, well-established vegetation achieving a degree of screening and softening when viewed from the road.</p> <p>Views from the north and west are obstructed by the existing built form and the site. Further, the development will be constructed of materials and colours not unexpected on the site having regard to the existing development.</p>

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

##### **4.1.1 Strategic Plan**

The proposed development is considered to comply with the Outcomes sought in the Strategic Plan as outlined below.

##### **"3.3 Liveable Communities and Housing, 3.3.9 Element - Industrial Land Use and Development**

###### **3.3.9.1 Specific Outcomes**

- (4) *High Impact Industry and Special Industry Uses that require separation distances from sensitive uses and that may have potential to generate off-site impacts are supported in Special Industrial Areas only, as identified on Strategic Plan Map - Settlement Pattern.*
- (6) *The Special Industrial Areas identified on Strategic Plan Map 1 - Settlement Pattern indicates where future special industrial development is to be located. Development that is considered to be Special Industrial includes High Impact Industry uses, Renewable Energy Facility and Special Industry as defined in Schedule 1 - Definitions."*

##### **Officer's Comments**

The subject site and a number of surrounding allotments are located within the Special Industry Area identified on the Strategic Plan (Settlement Pattern) mapping. The proposed development comprises a Special Industry land use and is therefore consistent with the intent of the Strategic Plan for this location. The remaining Major Electricity Infrastructure and Substation components of the development are otherwise considered compatible uses with Special Industries and are operationally related to the Special Industry use.

The proposed development is considered suitably located within the Special Industry area and existing industrial landscape associated with the existing Kogan Creek Power Station buildings and structures.

##### **4.1.2 Zone Code**

###### **Community Facilities Zone Code**

The purpose of the Community Facilities Zone is to provide for community related uses, activities and facilities whether publicly or privately owned, including for example, educational establishments, hospitals, transport and telecommunication networks, and utility installations.

The proposed development is consistent with the existing use established at the site and as such, is considered suitably located as discussed in the Assessment Benchmarks Table above.

##### **Noise**

The applicant provided a Noise Impact Assessment prepared by Marshall Day Acoustics Pty Ltd to produce predicted noise levels at nearby sensitive receptors. The report identified that there are several existing dwellings in the surrounding area, with the nearest ones being located to the north, north-east, north-west and south of the site approximately 1,000 - 4,000m from the site boundary.

As part of the Acoustic Assessment, it was determined that noise from the gas turbines' exhausts needs to be further mitigated via improved stack silencers and reduced breakout from the stack ductwork system. Other controls were identified, including acoustic enclosures around the turbines and if necessary, lower piping noise levels through additional lagging.

The Assessment detailed that noise modelling has been undertaken of the proposed Peaking Plant, including enhanced mitigation of the GT exhaust stacks. The modelling predicts that the proposed site operations will meet the applicable acoustic quality objectives set by the *Queensland Environmental Protection (Noise) Policy 2019* at all receivers.

The Assessment further details that should complaints or objections arise in relation to noise in the future, there are a number of additional measures the operator can consider for reducing noise levels to alleviate any possible community concerns. The Assessment noted that the likelihood of such complaints is considered relatively low.

A condition has been recommended requiring the applicant comply with all recommendations of the approved Brigalow Peaking Power Plant Noise Assessment, prepared by Marshall Day Acoustics Pty Ltd and dated 9 September 2024 in terms of noise mitigation.

Further, a condition has also been included stating that Council reserves the right to require the applicant to re-assess operational procedures already in place which may require the applicant to undertake a further noise impact assessment and implement any recommendations in relation to noise attenuation should Council receive a bona fide noise complaint in relation to noise emissions produced from the development.

The applicant has obtained an Environmental Authority (EA) Permit from the Department of Environment, Tourism, Science and Innovation (DETSI). The EA approval includes conditions to ensure that the development will be operated so as not to detract from the amenity of the local area and includes specific conditions around noise.

### **Air Quality**

The applicant provided an Air Quality and Greenhouse Assessment Report prepared by Katestone Environmental Pty Ltd which details air quality and greenhouse gas assessment. The Report concluded that the *"air quality assessment has demonstrated that none of the air quality objectives will be exceeded at any sensitive receptor and that it is considered that the Brigalow Peaking Power Plant will not have a significant impact on local air quality"*.

The applicant has obtained an (EA) Permit from DETSI. The EA approval includes conditions to ensure that the development will be operated so as not to detract from the amenity of the local area and includes specific conditions around air.

#### **4.1.3 Overlay Codes**

##### **Biodiversity Areas Overlay Code**

Within the south-eastern corner of the site, a very small patch of MSES Regulated Vegetation is identified by the Biodiversity Overlay Mapping of the Planning Scheme.

The development footprint is not located within the MSES Vegetation Area. It is located in an area cleared of native vegetation.



The proposed development is consistent with the Acceptable Outcomes of the Biodiversity Overlay Code.

### **Bushfire Hazard Overlay Code**

The subject site contains patches of High and Medium Bushfire Hazard Areas as identified by the Bushfire Overlay Mapping of the Planning Scheme. The development footprint will be located within the Medium Bushfire Hazard Area.

The applicant provided a Bushfire Hazard Assessment and Management Plan with the application, prepared by Meridian Urban.

The Assessment details that while the majority of vegetation within the development footprint area has been previously cleared, mitigation measures are proposed to minimise susceptibility to bushfire, including the following:

- asset protection zone which limits radiant heat flux to 10kW/m<sup>2</sup>;
- calibration of site access for fire appliances;
- a perimeter road around the facility;
- access connections internally;
- asset protection zone landscaping treatments to ensure a low fuel condition is maintained in perpetuity; and
- operational management procedures regarding fire safety and workplace health and safety reporting for excavation will be prepared by the applicant.

The assessment details separate bushfire management measures for the construction and operation phases of the development. A condition has been recommended requiring the applicant comply with all recommendations of the approved Bushfire Hazard Assessment Plan prepared by Meridian Urban and dated August 2024 in terms of bushfire management and mitigation.

It is considered that the subject site provides suitable access arrangements to Banana Bridge Road which would accommodate the safe and efficient manoeuvring of emergency vehicles on the subject site.

The proposed development is considered to comply with the Acceptable Outcomes of the Bushfire Hazard Overlay Code, subject to the recommended conditions.

### **Flood Hazard Overlay Code**

Part of the property is impacted by a Potential Flood Hazard Area as identified by the Flood Hazard Overlay Mapping of the Planning Scheme.

The proposed development is consistent with the Acceptable Outcomes of the Flood Hazard Overlay Code, as the development footprint is located outside the area identified as a Potential Flood Hazard Area on the property.

### **Infrastructure Overlay Code**

The property features an existing Power Station and associated high voltage transmission lines which are identified by the Infrastructure Overlay Mapping of the Planning Scheme.

No buildings or structures associated with the use will be located within the high voltage transmission lines or Power Station buffer areas on the property.

The proposed development is not a sensitive land use and will not increase the number of people permanently residing on the property.

The proposed development is considered to comply with the relevant Acceptable Outcomes of the Infrastructure Overlay Code.

#### **Natural Resources Overlay Code**

A small portion of the site within the south-eastern corner is mapped as being Class A Good Quality Agricultural Land and a very small portion of the site within the north-western corner of the site is identified as Groundwater Vulnerability Area as identified by the Natural Resources Overlay Mapping of the Planning Scheme.

The Acceptable Outcomes relating to Agricultural Land and Groundwater Vulnerability Areas are only applicable to sites included in the Rural Zone, and as such, are not applicable to this development of the site, being located in the Community Facilities Zone. It is noted that the development footprint will not be located within either the Agricultural Land Class A or Groundwater Vulnerability Areas identified on the mapping.

The proposed development is consistent with the Acceptable Outcomes of the Natural Resources Overlay Code.

#### **Scenic Amenity Overlay Code**

A portion of the site located towards the Banana Bridge Road frontage is identified as High Landscape Value Area on the Scenic Amenity Overlay mapping of the Planning Scheme.

The development footprint comprises a small portion, specifically the proposed extension to the Banana Bridge Substation and a smaller portion of the transmission line within the area of the property identified as a High Landscape Value Area. Non-compliance with the Code is discussed in the Assessment Benchmarks Table above.

The proposed development will not impact on the scenic amenity of the property or locality, and is consistent with the Performance Outcomes of the Scenic Amenity Overlay Code.

#### **Wetlands Overlay Code**

The property contains a Wetlands (Lacustrine) area identified by the Wetlands Overlay Mapping of the Planning Scheme. The wetlands areas that are mapped are on-site water storage areas associated with the existing development on the site.

The development footprint area is located outside the areas mapped as Wetlands (Lacustrine) and a suitable setback is provided to the Wetland Area.

The proposed development is considered to comply with the relevant Acceptable Outcomes of the Wetlands Overlay Code.

#### **Waterway Corridors Overlay Code**

Within the south-eastern corner of the site, a Waterway Corridor is identified by the Waterway Corridors Overlay Mapping of the Planning Scheme. The Waterway Corridor is Kogan Creek which forms a small part of the side boundary of the site.

The development footprint will not be located within proximity to Kogan Creek and will not result in any clearing of vegetation on the creek banks.

The proposed development is considered to comply with the relevant Acceptable Outcomes of the Waterway Corridors Overlay Code.

#### **4.1.4 Development Codes**

##### **Infrastructure Services Code**

The subject site is a rural property and is not serviced by reticulated water or sewer infrastructure.

The applicant has advised that up to 40ML of water per annum may be required to supply demineralised water for the evaporative cooling system and gas turbine compressor wash, potable water for site amenities, and raw water for service water and fire-fighting purposes.

It is proposed to use water sourced from the Kogan Creek Power Station's existing water treatment facility which produces potable and demineralised water from a mix of site run-off/reclaimed water and bore water, sourced principally from the Kogan Bore. CS Energy's existing Bore and Water Licences total 2,000ML per annum. The Kogan Creek Power Station uses an average of 270ML per annum. As such, there is spare capacity under these existing Licences to fulfil water requirements for the development.

Water from the water treatment facility will be supplemented where necessary, with on-site collection and storage of rainwater and maximising the recycling of clean stormwater for use on the project site.

Conditions regarding water supply, on-site wastewater disposal and electricity infrastructure have been recommended.

The applicant has provided a Stormwater Management Plan prepared by BMT, which has been reviewed by Council's Consultant Development Engineer. A condition has been recommended requiring the applicant to provide stormwater management in accordance with the submitted Stormwater Management Plan.

The proposed development is consistent with the Acceptable Outcomes of the Infrastructure Services Code, subject to the recommended conditions of the approval.

##### **Transport Access and Parking Code**

The development will be accessed via the existing Kogan Creek Power Station site entrance from Banana Bridge Road. No additional vehicle crossovers are proposed as part of the development.

The applicant provided a Traffic Impact Assessment with the application, prepared by PSA Consulting. The Assessment identified that due to the increased activity, upgrading of the site entrance to include a basic right turn (BAR) is required.

Council's Consultant Development Engineer and Senior Works Manager have reviewed the application and a condition has been recommended requiring the BAR at the site access.

Table 9.4.5.2 of the Code prescribes the rate for the provision of on-site car parking spaces for development. Where the Code does not prescribe a specific rate for a land use, car parking is required to be provided at a rate sufficient to accommodate the expected demand for the use. A rate is not prescribed for Special Industry, Major Electricity or Substation land uses.

Given the peak traffic demand is associated with the construction phase, the applicant anticipates that workers will park in available areas rather than requiring a formalised car parking area with overflow able to be accommodated in the existing Kogan Creek Power Station car park off Banana Bridge Road.

The Traffic Impact Assessment determined that formalised car parking already provided on-site is considered suitable to service the development with no additional on-site spaces required for the development. A condition has been recommended requiring adequate car parking areas to meet the needs of the development.

Subject to conditions, the proposed development is considered to comply with the Acceptable Outcomes of the Transport, Access and Parking Code.

## **5. Other Relevant Matters**

### **5.1 Public Notification**

The 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.

The applicant:

- published a notice in the Western Downs Town and Country on 0 March 2025;
- placed a notice on each frontage of the land on 6 March 2025; and
- notified the adjoining land owners on 5 March 2025.

At the conclusion of the Public Notification Period, Council had not received any submissions.

### **5.2 Referral**

- 5.2.1 The application triggered referral to Concurrence Agency, State Assessment and Referral Agency (Department of Environment, Tourism, Science and Innovation as Technical Agency).

The Referral Agency response contained no requirements, however, the referral included an application for an Environmental Authority (EA) Environmentally Relevant Activity 14 - Electricity Generation. This application was approved with an Environmental Authority Permit issued, subject to conditions. A copy of this Referral Agency response is attached.

It is noted that a condition of the EA requires written procedures to be developed and implemented by an appropriately qualified person to ensure all potential risks to the environment from the carrying out of the activity are identified and assessed. As this reporting is required as part of the EA, a condition requiring the submission of an Environmental Management Plan to Council for endorsement has not been recommended in this instance.

- 5.2.2 The application triggered referral to Powerlink as an Advice Agency.

Powerlink issued a Referral Agency response, subject to conditions. A copy of this Referral Agency response is attached.

### **5.3 Infrastructure Charges**

Infrastructure charges for development are regulated under Council's Infrastructure Charges Resolution (No. 7.1) 2017 (the Resolution).

A Special Industry fits within the High Impact Industry Development Class, and Major Electricity Infrastructure and Substation fit within the Essential Services Development Class.

The unit of measurement for both High Impact Industry and Essential Services Development Classes is per square metre of Gross Floor Area (GFA) of the proposed buildings associated with the operation of the development.

The applicant has indicated that the development will incorporate ancillary site and administration facilities comprising a small workshop, warehouse, control office, storage and bathrooms, but has not provided any specific details regarding the number of buildings proposed to be located on the site in association with the development.

A condition has been recommended requiring plans of permanent buildings proposed, with an Infrastructure Charges Notice to be issued once plans for all the operational buildings have been submitted.

#### Consultation (Internal/External)

##### **Internal**

Council's Consultant Development Engineer has assessed the development application and provided conditions of approval where relevant.

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

##### **External**

The application triggered referral to Powerlink as an Advice Agency and also to the State Assessment and Referral Agency (Department of Environment, Tourism, Science and Innovation) as Technical Agency. Both Referral Agency responses are attached to this Report for consideration.

#### 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 the proposed development is consistent with the intent of the Western Downs Planning Scheme 2017 incorporating Amendment 1, subject to the recommended conditions of approval.

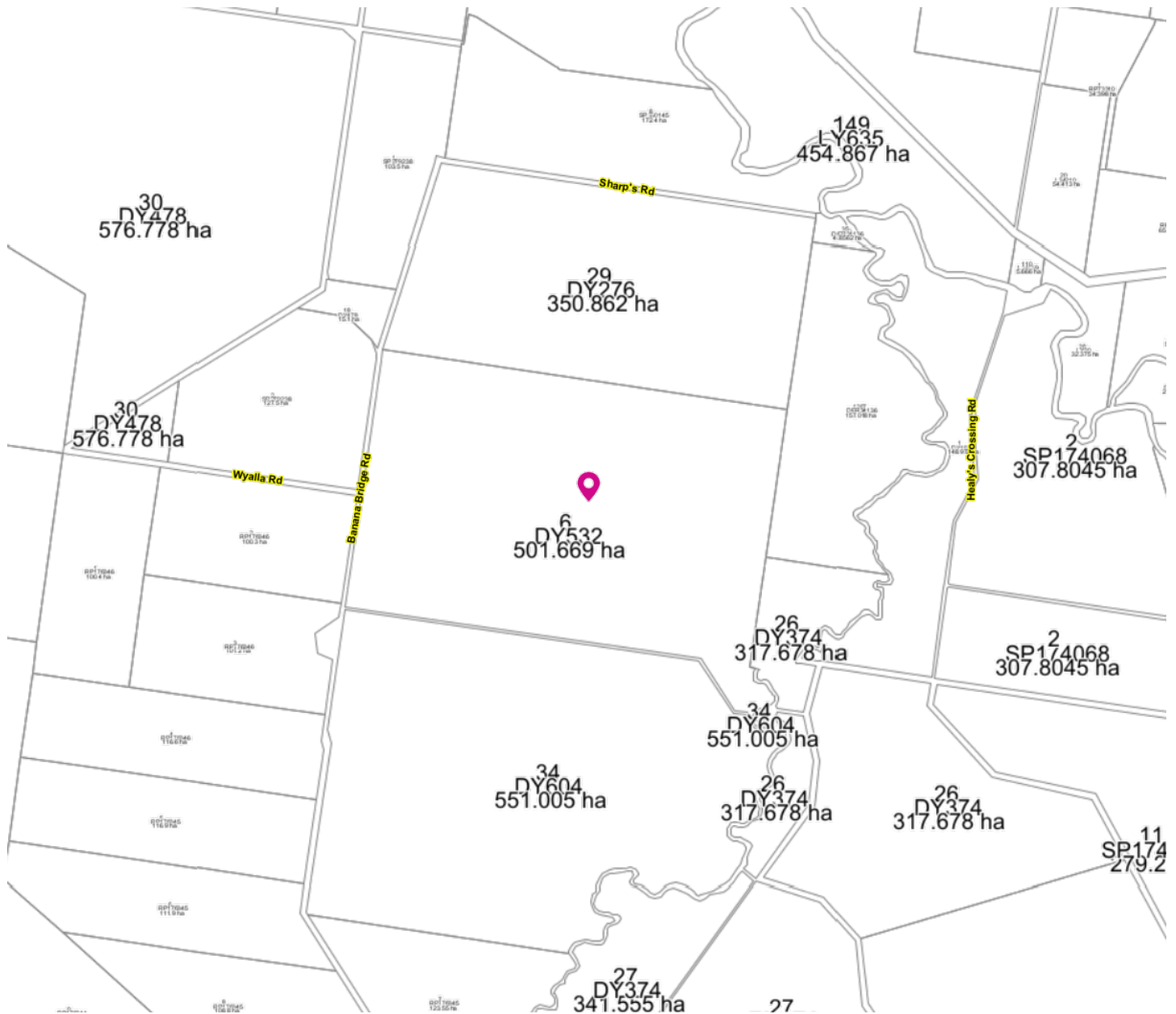
#### **Attachments**

1. Locality Plans
2. Proposal Plan and Documents
3. Referral Agency Responses

**Authored by:** K Bannerman, PLANNING OFFICER DEVELOPMENT ASSESSMENT

## Attachment 1 - Locality Plans

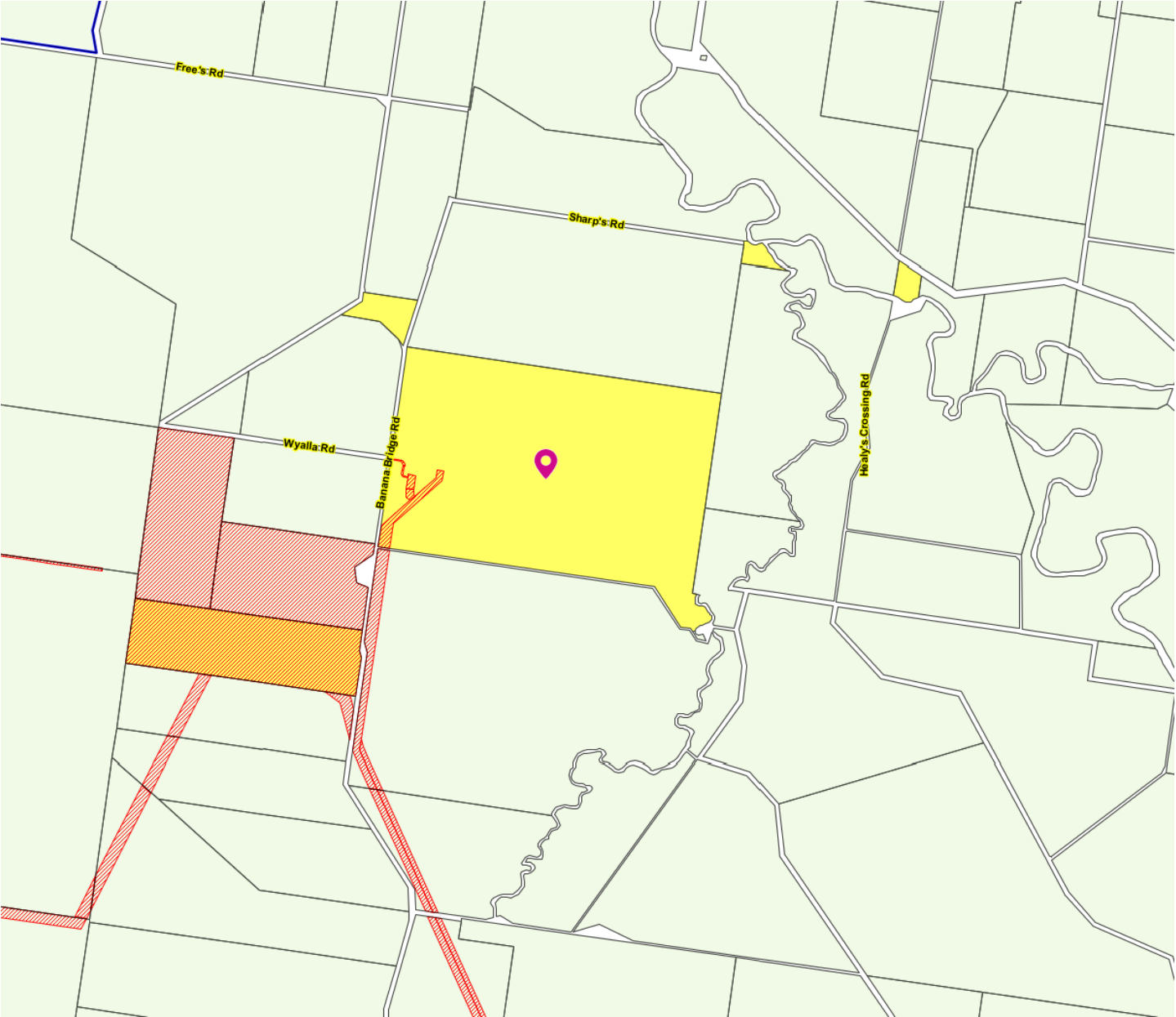
### Locality Maps







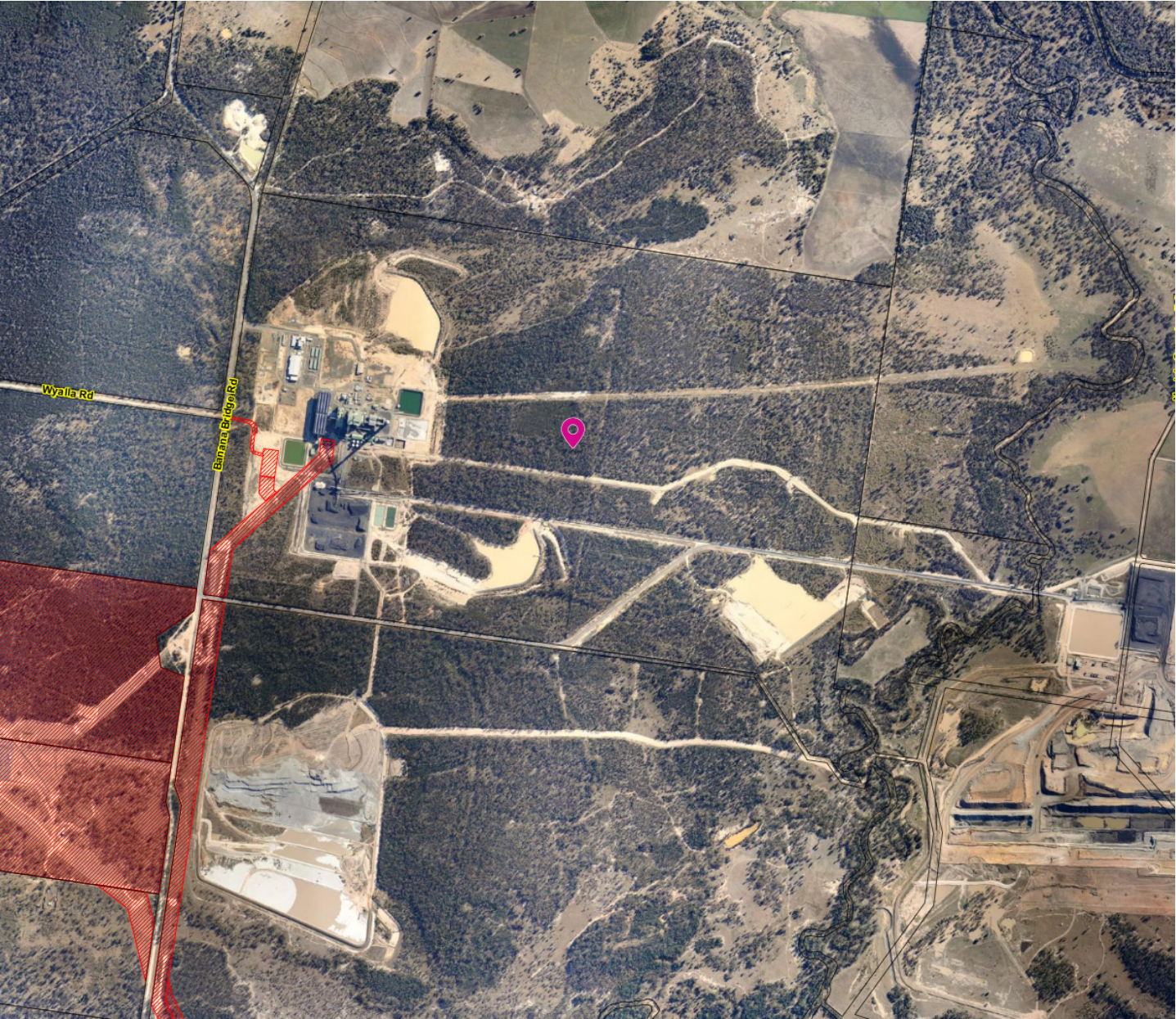
Zone Map



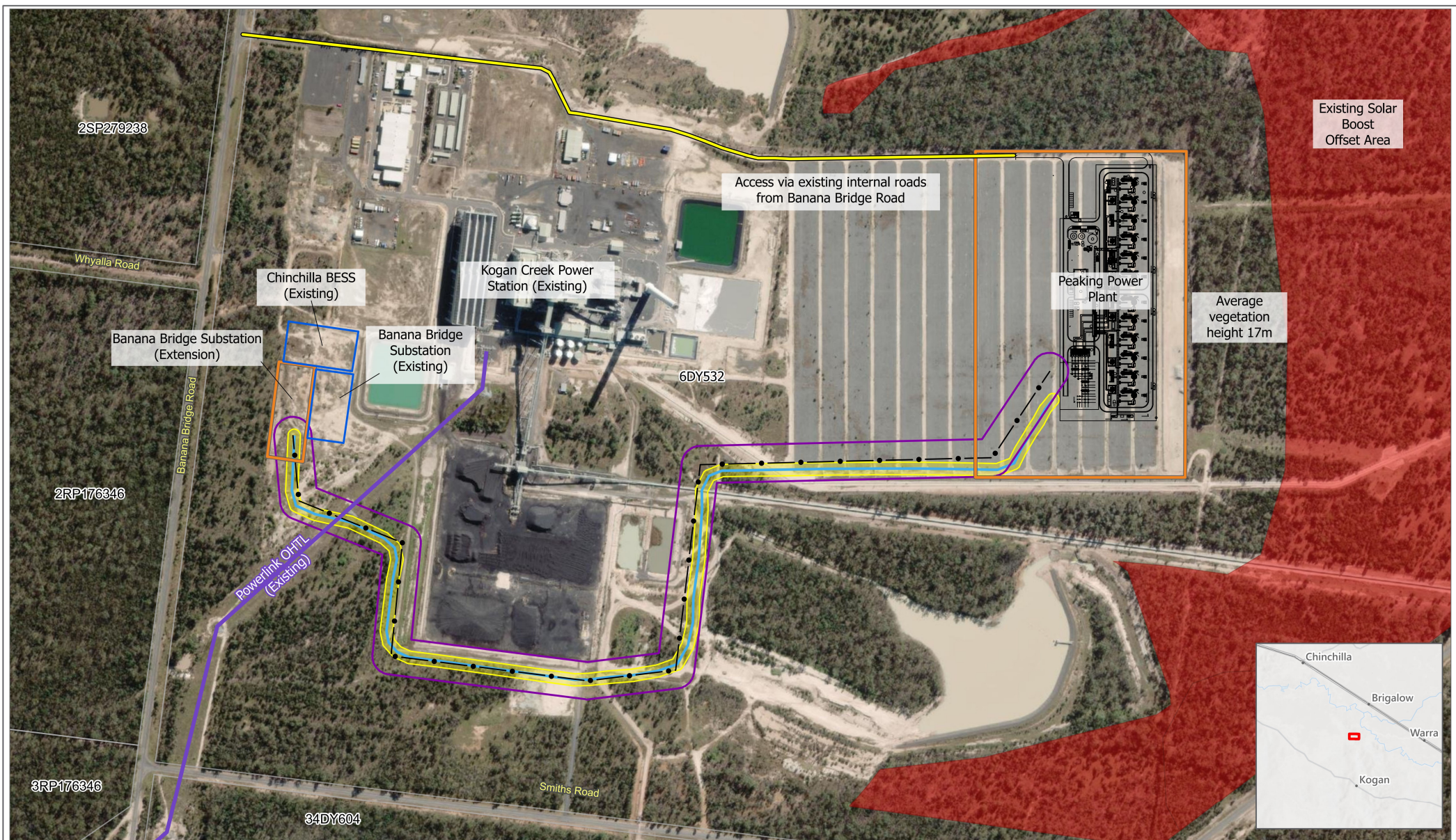
Planning Zones

- Community Facilities Zone
- Rural Zone







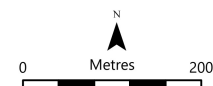


- Project Area
  - Existing Infrastructure
  - Internal Access Road (Existing)
- 
- Transmission line options
- Overhead Transmission Line
  - Underground Transmission Line
  - Overhead Transmission Line Corridor
  - Underground Transmission Line Disturbance Footprint

- RVM State Mapping
- Category A (Existing Solar Boost Offset Area)

## BRIGALOW PEAKING POWER PLANT Development Application

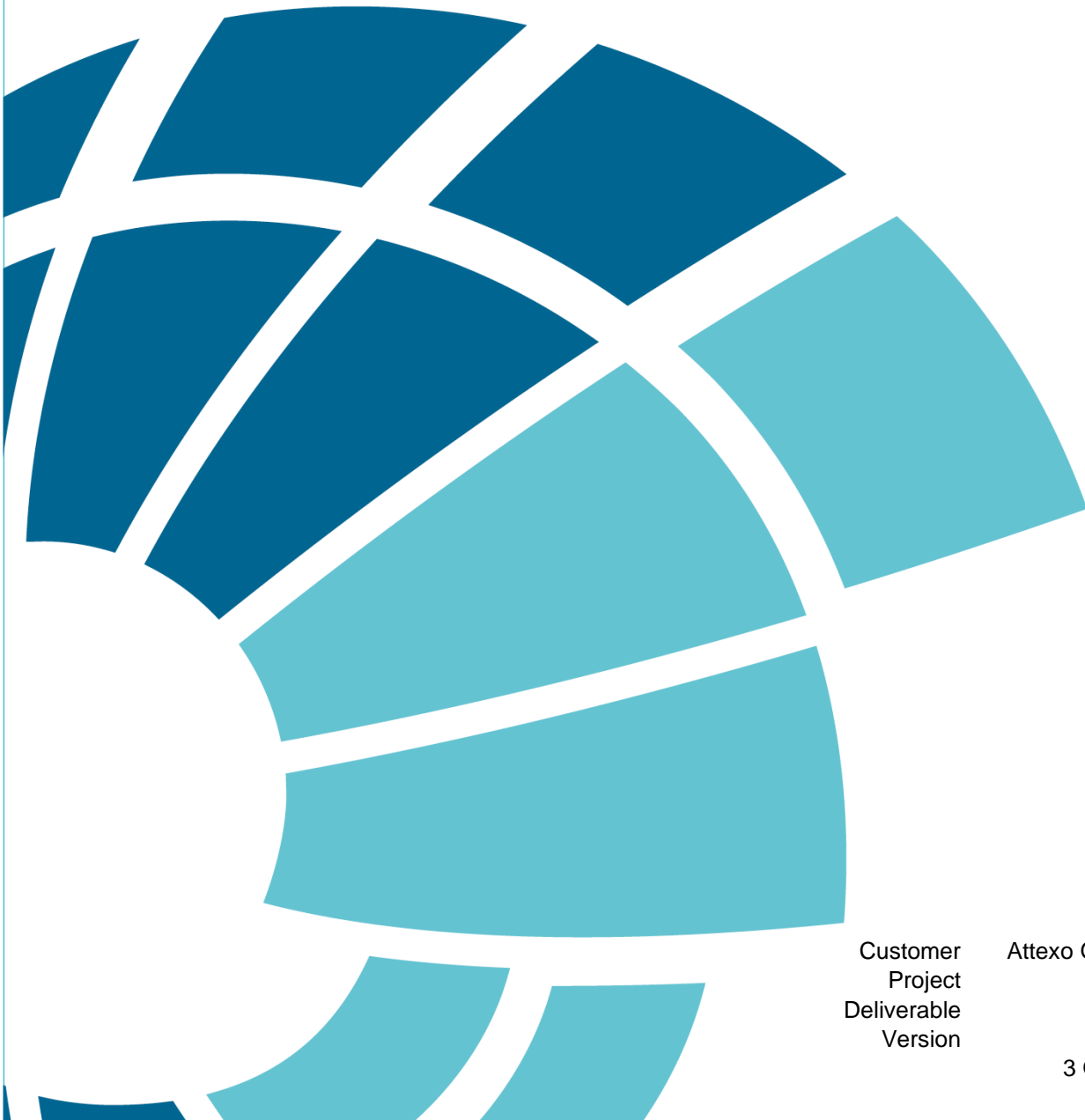
Project layout



**Figure 4.1**  
**Altexo**



# Brigalow Power Station Stormwater Management Plan



Customer  
Project  
Deliverable  
Version

Attexo Group Pty Ltd  
001233  
003  
04  
3 October 2024

## Document Control

### Document Identification

Title	Brigalow Power Station Stormwater Management Plan
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Customer	Attexo Group Pty Ltd
Classification	BMT (OFFICIAL)
Author	Parastoo Esmaeili, Luana Stefanon, Mohammad Ramezani
Checked By	Damion Cavanagh
Project Manager	Damion Cavanagh

### Amendment Record

The Amendment Record below records the history and issue status of this document.

Version	Version Date	Distribution	Record
00	17 April 2024	Attexo Group Pty Ltd	Draft Report
01	23 April 2024	Attexo Group Pty Ltd	Final Report
02	13 August 2024	Attexo Group Pty Ltd	Draft Report
03	04 September 2024	Attexo Group Pty Ltd	Draft Report

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## Contents

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<b>1 Introduction .....</b>	<b>5</b>
1.1 Background .....	5
1.2 Site Description .....	5
1.2.1 Existing Site .....	5
1.2.2 Proposed Development .....	7
1.3 Key Assumptions.....	7
<b>2 Stormwater Quantity Management Strategy .....</b>	<b>10</b>
2.1 Introduction.....	10
2.2 Stormwater Quantity Objectives .....	10
2.3 Hydrologic Modelling .....	10
2.3.1 Sub-Catchment Delineation .....	10
2.3.2 Model Setup .....	10
2.3.3 Design Event Modelling .....	11
2.5 Unmitigated Scenario Results.....	13
2.6 Effect of Stormwater Control Measures .....	13
<b>3 Stormwater Quality Management Strategy .....</b>	<b>16</b>
3.1 Introduction.....	16
3.2 Stormwater Quality Objectives.....	16
3.3 MUSIC Modelling .....	16
3.3.1 Rainfall Inputs .....	17
3.3.2 MUSIC Modelling .....	17
3.4 Source Nodes.....	17
3.4.1 Source Node Areas and Imperviousness .....	17
3.4.2 Rainfall Runoff Parameters.....	18
3.4.3 Pollutant Export Parameters.....	18
3.5 Proposed mitigation strategy and measures .....	19
3.5.2 Swale.....	19
3.5.3 Bio-retention system .....	20
3.5.4 Model Results .....	21
3.5.1 Discussion.....	22
3.6 Post-Development Phase .....	22
3.6.1 Construction and Establishment.....	22
3.6.2 Maintenance Plans .....	22
<b>4 Conclusions .....</b>	<b>23</b>
<b>5 References .....</b>	<b>24</b>

Annex A	Proposed Development Plan.....	A-1
Annex B	Regional Flooding Assessment (BMT, 2024) .....	B-1
Annex C	Local Flooding Assessment.....	C-1

## Tables

Table 1.1	Surface materials post-development .....	9
Table 2.1	WBNM hydrological model parameters .....	11
Table 2.2	Peak Flow Discharge   Pre-Development vs Unmitigated Post-Development Scenarios   50% imperviousness for compacted gravel .....	13
Table 2.3	Peak Flow Discharge   Pre-Development vs Unmitigated Post-Development Scenarios   90% imperviousness for compacted gravel .....	13
Table 2.4	Detention Basin Specifications   Stormwater Quantity .....	14
Table 2.5	Peak Flow Discharge   Pre-development vs Mitigated Post-Development Scenario   Low Imperviousness .....	14
Table 2.6	Peak Flow Discharge   Pre-development vs Mitigated Post-Development Scenario   High Imperviousness .....	15
Table 3.1	Stormwater Quality Objectives.....	16
Table 3.2	Rainfall Runoff Parameters.....	18
Table 3.3	Adopted Base and Stormflow Concentration Parameters.....	18
Table 3.4	Swale specification.....	20
Table 3.5	Bioretention Basin Specifications   Stormwater Quality.....	20
Table 3.6	Compliance with Default Water Quality Targets   High Imperviousness.....	21
Table 3.7	Compliance with Default Water Quality Targets   Low Imperviousness.....	21

## Figures

Figure 1.1	Site Location .....	6
Figure 1.2	Surface materials adopted in the present SMP .....	9
Figure 2.1	Sub-Catchment Delineation   Pre-Development Scenario .....	12
Figure 3.1	Stormwater Quality MUSIC Model Schematic.....	19

## 1 Introduction

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### 1.1 Background

The Brigalow Peaking Power Plant is proposed to be located at 1039 Banana Bridge Road, Brigalow (Lot 6 DY532), approximately 5 km to the north of Kogan, Queensland.

It is proposed to locate the power plant on the site of the former Kogan Creek A Power Station Solar Boost Project, which was discontinued in 2016 following delays in construction. The land, which is located behind the existing Kogan Creek Power Station (KCPS) was cleared of native vegetation to facilitate the development of the Solar Boost Project. It is relatively flat, with a gentle slope towards the east. The Site has previously been nearly entirely covered with a compacted gravel top layer. Lot 6 DY532.

BMT has been commissioned by Attexo Group Pty Ltd to develop a Stormwater Management Plan (SMP) for the proposed development including assessment of stormwater quality and stormwater quantity.

This report summarises the methodology and results of the stormwater quality and quantity assessment for the proposed development. Results were used to inform a stormwater management strategy which ensures that the development complies with the *State Planning Policy* (DGILP 2017).

### 1.2 Site Description

#### 1.2.1 Existing Site

Lot 6 DY532 includes the existing Kogan Creek Power Station and is around 58 km northwest of Dalby, Queensland. The Site is a small part of the overall Lot 6 DY532 which is approximately 500 hectares (5 km<sup>2</sup>). Lot 6 DY532 includes the power station and ancillary infrastructure, other unoccupied areas, water treatment dams, etc. It is delimited by Banana Bridge Road along the west boundary and by Smiths Road along the south boundary. The location of the site is shown in Figure 1.1.

Kogan Creek catchment, which in turn, is a tributary of the Condamine River. The southeast of Lot 6 DY532 is affected by regional flooding from Kogan Creek in all design events; however, the Site, which is located in the mid-sections of the allotment is not affected in any design flood event, including the PMF event. Please refer to the Regional Flooding Assessment report (BMT, 2023a) for a detailed description of the modelling methodology, results and regional flood event maps (included in Annex B). The Site is not affected by overland flow paths.

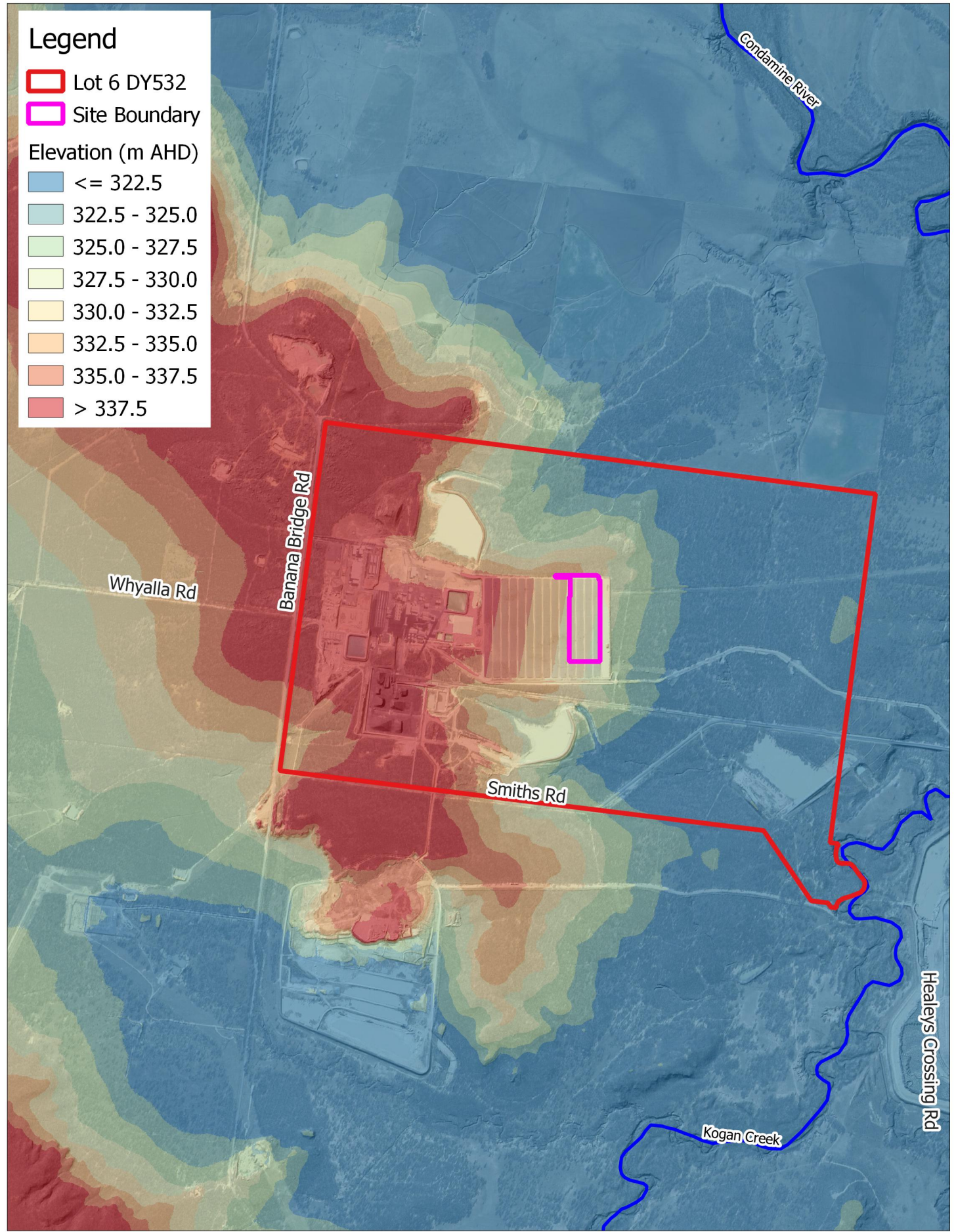


Legend

- Lot 6 DY532
- Site Boundary

Elevation (m AHD)

- <= 322.5
- 322.5 - 325.0
- 325.0 - 327.5
- 327.5 - 330.0
- 330.0 - 332.5
- 332.5 - 335.0
- 335.0 - 337.5
- > 337.5



### 1.2.2 Proposed Development

The Brigalow Peaking Power Plant Project involves the construction and operation of a power station, electrical switchyards, a 275 kV transmission line and associated infrastructure. The Project will comprise the following key Project elements:

- 12 aeroderivative gas turbines arranged in two ‘power blocks’ of 6 turbines each, with a total generation capacity of approximately 400 MW. Turbines will be hydrogen capable from commissioning, with the proportion of hydrogen to natural gas in the fuel mix increasing over time.
- two (2) switchyards (one for each power block) each comprising 11 kV/33 kV and 33 kV/275 kV transformers and associated electrical infrastructure;
- a 275kV transmission line connecting the Project to the Banana Bridge Substation (on the site frontage to Banana Bridge Road);
- hydrogen tube trailer tie-in point and manifold for third party supply of hydrogen for commissioning purposes;
- a standby diesel generator for turbine black starts in the event of a grid failure;
- storage tanks and other water management infrastructure;
- construction and maintenance laydown areas; and
- ancillary site facilities and infrastructure including access tracks and an administration building comprising a small workshop, common area, bathrooms and associated car parking.

A new lateral gas pipeline and gas receiving station will also be required to deliver gas for the Project. The gas supply infrastructure will be developed separately by a third-party entity and will be subject to separate approval processes.

Preliminary drawings showing the proposed site layout are provided in Annex A. The proposed development covers an area of approximately 7 ha of Lot 6 DY532. Moreover, the development will be located on a portion of Lot 6 DY532 that is not affected by overland flow inundation.

The entry of the proposed gas power station is from Banana Bridge Road. A series of paved roads are proposed within the Site to access each facility of the power station.

The proposed Site layout plans also include stormwater management systems located southeast of the proposed plant.

### 1.3 Key Assumptions

The site layout drawings included in Annex A are preliminary and, as such, a series of assumptions were made during the development of the SMP where design details were not available. The present SMP has been prepared in accordance with the following assumptions:

- The Site will have self-contained drainage systems, i.e. external drainage will not enter into the proposed development Site.
- The concrete pads which will constitute the base for the turbine installation have not been designed yet. Discussions with the designers confirmed that the concrete pads will be as small as practical. As such, a size of 172.5 m<sup>2</sup> for each turbine pad was adopted in the SMP calculations.

**BMT (OFFICIAL)**

- It was assumed that the runoff generated by the concrete pads and paved roads and all other Site infrastructure will be completely captured and directed through the stormwater treatment system prior to release. It is noted that the proposed development location is within the broader CS Energy site extent and runoff from the Site will enter into the existing stormwater systems for the broader Site prior to discharge into the environment.
- The power station roads were assumed to be sealed roads and, hence, were considered as 100% impervious for the purposes of the SMP calculations.
- The existing Site is fully covered in a compacted gravel which will be retained post-development in all areas apart from where other infrastructure is to be located (i.e. roads, turbines, etc). On this basis and in accordance with the requirements of the Guideline for Stormwater and Environmentally Relevant Activities (DESI 2014), the Site is considered a low erosion risk hazard due to it being fully gravel covered in its pre-existing and post-developed condition.
- The surface materials adopted in the present SMP are shown in Figure 1.2 and summarised in Table 1.1. If any changes are applied to the surface materials, the present assessment may require updating.
- The preliminary design plans do not include any earthworks at this stage. The designers confirmed that earthworks will be undertaken in order to assign a consistent slope to the developed area of the site, and that these earthworks will not change the direction of the existing overall site surface water flows. In accordance with this assumption, the existing site slope was used to inform the SMP.





Figure 1.2 Surface materials adopted in the present SMP

Table 1.1 Surface materials post-development

ID	Surface Description	Material	Surface Type	Impervious Degree (%)	Area (ha)
1	Facility Areas	Compacted gravel	Impervious	50-90*	4.92
2	Turbine Pads	Concrete	Impervious	100	0.2
3	Gate House	Concrete	Impervious	100	0.01
4	Other Facility Pads	Concrete	Impervious	100	0.09
5	Roads	Asphalt	Impervious	100	1.2
6	Swale	Geass	Pervious	0	0.28
7	Bioretention Basin	Grass	Pervious	0	0.1
Total (ha)					6.9

\*A sensitivity test is conducted by considering 50% and 90% imperviousness for compacted gravel material.

## 2 Stormwater Quantity Management Strategy

---

### 2.1 Introduction

The proposed development is expected to increase runoff from the Site due to changes in the extent of imperviousness use, from pre- to post-development. The imperviousness changes are minor as the Site in its pre-development state is comprised of compacted gravel and this will remain for the post-development state.

This section provides a description of the hydrologic model used to estimate the pre- and post-development peak flows and determine potential requirements for stormwater detention for post-development flows.

### 2.2 Stormwater Quantity Objectives

In terms of stormwater quantity, the *State Planning Policy* (DILGP, 2017) states that any stormwater quantity characteristics external to the development site should not be worsened during operation for all events up to and including the 1% AEP event.

As outlined above also, the Site is considered a low erosion risk hazard as it is extensively covered in compacted gravel. The surface covering was installed for a prior project which was not progressed to completion.

In its post-development state parts of the Site not used for facilities, infrastructure and roads, etc will be fully gravel covered or otherwise stabilised. As such the Site meets the criteria for a low erosion hazard Site which occurs when a Site, “contains significant areas of hardstand or protective groundcover (i.e. greater than 95% of the site is effectively stabilised and the area that is not stabilised does not exceed 2,500m<sup>2</sup>) and soil erosion is not expected to exceed 10 tonnes/hectare/year from disturbed areas” (DESI, 2014).

### 2.3 Hydrologic Modelling

#### 2.3.1 Sub-Catchment Delineation

The sub-catchment delineation adopted to develop the WBNM hydrologic model in the pre- and post-development scenarios is shown in Figure 2.1. The sub-catchment delineation is based on the 1m LiDAR survey captured in 2022. The shape and size of the subcatchments are similar in pre and post development scenarios and only imperviousness fraction is increased in the subcatchments where the development is proposed.

#### 2.3.2 Model Setup

A hydrologic model of the catchment draining through the site was developed using the Watershed Bounded Network Model (WBNM) software package. The key objective of the hydrologic modelling is to estimate and compare the flow hydrographs released from the site in the pre- and post-development conditions to confirm potential detention requirements for the post-developed Site.

A summary of the adopted WBNM model parameters is provided in Table 2.1.

Table 2.1 WBNM hydrological model parameters

Parameter	Adopted Value
Lag Parameter C	1.6
Impervious Lag Factor	0.1
Stream lag Factor	1.0

The land-use conditions included in the hydrologic model are as follows:

- In the pre-development scenario, the sub-catchment draining through the site was modelled as compacted gravel and assumed to be either 50% impervious or 90% impervious. This indicates that two different assessments have been completed to account for uncertainty in the pervious/impervious split of the compacted gravel which dominates the pre-development and post-development sites.
- In the post-development scenario, the land-use conditions of the site area were modelled in accordance with the surface assumptions shown in Figure 1.2 and summarised in Table 1.1.

### 2.3.3 Design Event Modelling

The hydrologic model was setup in accordance with the methodology outlined in ARR 2019 guidelines.

The WBNM model was run using the Storm Injector software package for the 63.2%, 50%, 20%, 10%, 5%, 2% and 1% AEP design events. All storm durations from 15 minutes to 24 hours were simulated for each AEP event for both the existing and developed scenarios.

The design event modelling assumptions, parameters and methodology are consistent with the approach adopted in the Local Flooding Assessment (BMT, 2023a) except for the Areal Reduction Factors (ARFs), which were assumed equal to 1 (i.e., no ARFs applied) in the present SMP given the small size of the catchment draining through the developed portion of Lot 6 DY532. Please refer to BMT (2023a) for a detailed description of the assumptions, parameters and methodology adopted in the design event modelling of the present SMP.

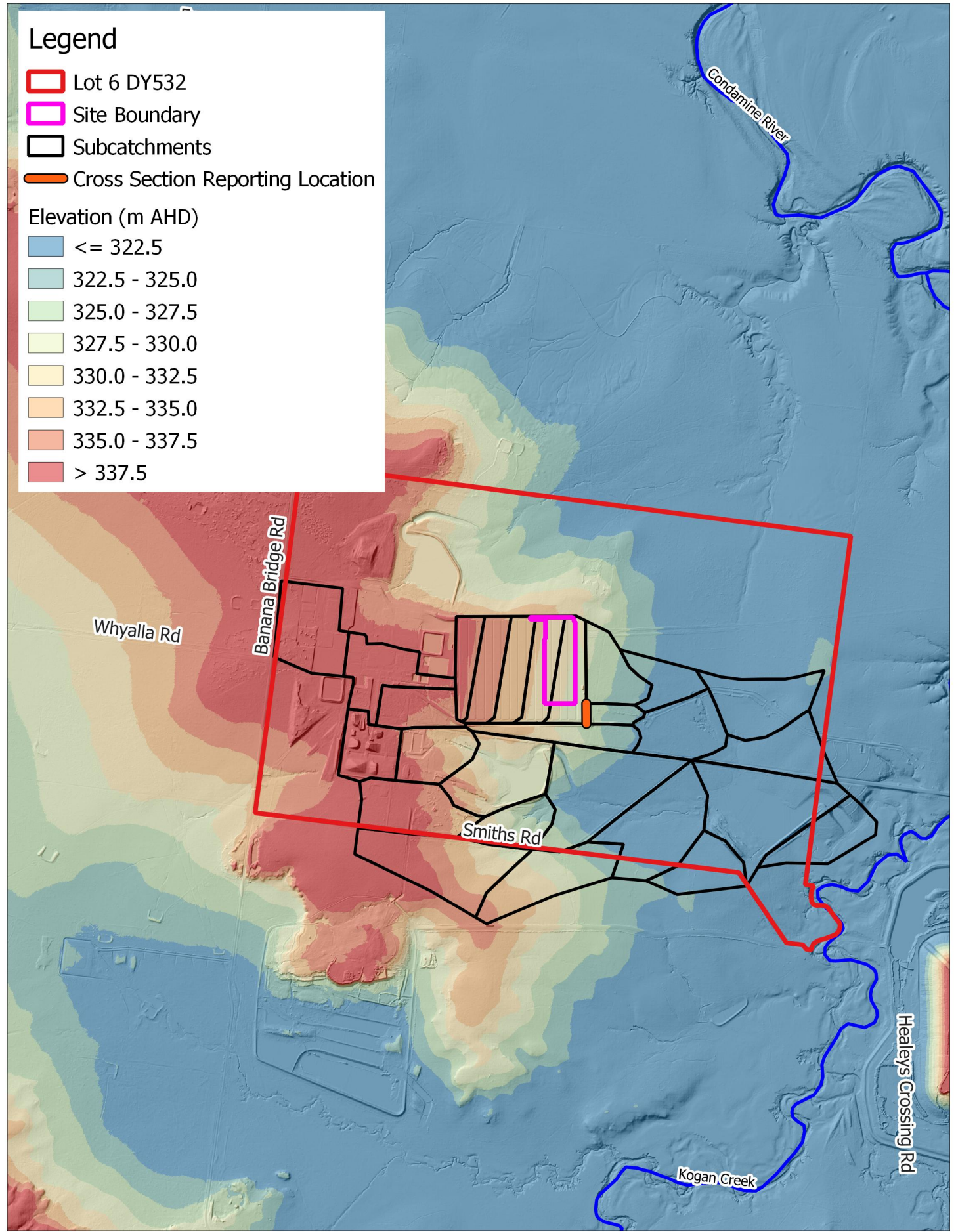


Legend

- Lot 6 DY532
- Site Boundary
- Subcatchments
- Cross Section Reporting Location

Elevation (m AHD)

- <= 322.5
- 322.5 - 325.0
- 325.0 - 327.5
- 327.5 - 330.0
- 330.0 - 332.5
- 332.5 - 335.0
- 335.0 - 337.5
- > 337.5



## 2.5 Unmitigated Scenario Results

The impacts of the proposed development were assessed by comparing the peak flow discharges estimated by the hydrologic model at the outlet of the developed site sub-catchment for the pre-development and unmitigated post-development scenarios. The comparison was undertaken at upstream of the proposed bio-retention system. The peak flow discharges estimated by the hydrologic model at this location for all the analysed design events are summarised in Table 2.2 and Table 2.3.

The hydrologic model results highlight that the post-development peak flows increased slightly compared to the pre-development scenario. The flow increases are most notable (as a percentage increase) for the more frequent flood events, and differences dissipate the less frequent the events are. While predicted increases are minor, peak flows will be mitigated to some degree by their passage through the on-site downstream stormwater management system.

The proposed swale was included in the unmitigated post-development scenario with results outlined in Table 2.2 and Table 2.3.

**Table 2.2 Peak Flow Discharge | Pre-Development vs Unmitigated Post-Development Scenarios | 50% imperviousness for compacted gravel**

Scenario	63.2% AEP	50% AEP	20% AEP	10% AEP	5% AEP	2% AEP	1% AEP
Pre-Development Scenario (m <sup>3</sup> /s) (Critical Rainfall Duration)	0.91 (45min)	1.06 (45min)	1.88 (2hr)	2.78 (1.5hr)	3.77 (1.5hr)	5.19 (1.5hr)	6.43 (1hr)
Unmitigated Post-Development Scenario (m <sup>3</sup> /s) (Critical Rainfall Duration)	1.06 (30min)	1.24 (30min)	2.03 (2hr)	2.86 (1.5hr)	3.81 (1.5hr)	5.35 (1hr)	6.56 (1hr)
Difference (%)	16.5	17	8	2.9	1.1	3.1	2.0

**Table 2.3 Peak Flow Discharge | Pre-Development vs Unmitigated Post-Development Scenarios | 90% imperviousness for compacted gravel**

Scenario	63.2% AEP	50% AEP	20% AEP	10% AEP	5% AEP	2% AEP	1% AEP
Pre-Development Scenario (m <sup>3</sup> /s) (Critical Rainfall Duration)	1.75 (45min)	2.04 (45min)	3.03 (45min)	4.11 (1hr)	5.18 (1hr)	6.86 (45min)	8.16 (45min)
Unmitigated Post-Development Scenario (m <sup>3</sup> /s) (Critical Rainfall Duration)	1.89 (45min)	2.21 (45min)	3.24 (45min)	4.24 (1hr)	5.29 (1hr)	6.99 (45min)	8.26 (45min)
Difference (%)	8	8.3	6.9	3.2	2.1	1.9	1.2

## 2.6 Effect of Stormwater Control Measures

Due to the minor modelled increases in runoff for all events (including sensitivity analyses) mitigation requirements are minimal. The stormwater treatment system for the Site (discussed in Section 3.5) includes a bio-retention system (in addition to the boundary swale) which will facilitate detention of flows from the Site.



The nominal bioretention system has been primarily sized for stormwater quality management, but due to it containing a surface storage with weir outlet, it functions similar to a detention basin and will attenuate peak flows to some extent. It should be noted that at the end of the swale and prior to bio-retention system there will need to be flow diversion device which will divert high flows (nominally set at the 63.2% AEP peak) around the bio-retention system to protect it against scour and erosion during rarer large flow events.

The bioretention basin was incorporated into the WBNM model and has design specifications summarised in Table 2.4 (modified as required to best represent the function of the bio-retention system). Please refer to Section 3.5 for the basin design specifications required to meet the stormwater quality objectives.

There is adequate area to accommodate a bioretention basin or other solution to the southeast of the developed site at the location shown in the design plan included in Annex A, with the coordinates of the flow discharge point specified in Table 2.4. This location is based on a low point where stormwater and overland flows can drain and ensures sufficient fall to the receiving overland flow path.

**Table 2.4 Detention Basin Specifications | Stormwater Quantity**

Parameter	Detention Basin Details
Area Required	1,000 m <sup>2</sup>
Volume Required	300 m <sup>3</sup>
Culvert Arrangement (no. RCP/RCP size)	Not included, i.e. no pipe outlet
Distance of Pipe Invert from Basin Bottom	No specified
Weir Height from Basin Bottom	0.3 m
Max Water Depth (1% AEP)	3.1 m
Assumed Batter	0:1*
Discharge Release Coordinates	Latitude: -26.9197   Longitude: 150.7592

\*It is assumed to be vertical.

A comparison of the peak flows estimated by the hydrologic model created for the Site in scenarios without stormwater treatment (pre-development) and with stormwater treatment (mitigated post-development) for the associated critical rainfall durations and for different imperviousness fractions of compacted gravel is provided in Table 2.5 and Table 2.6. The results summarised in Table 2.5 confirm that the water quantity objectives set out by *State Planning Policy* (DILGP, 2017) have been achieved.

**Table 2.5 Peak Flow Discharge | Pre-development vs Mitigated Post-Development Scenario | Low Imperviousness**

Scenario	63.2% AEP	50% AEP	20% AEP	10% AEP	5% AEP	2% AEP	1% AEP
Un-mitigated Scenario (m <sup>3</sup> /s) (Critical Rainfall Duration)	0.87 (15min)	1.01 (15min)	1.42 (15min)	1.65 (10min)	1.92 (10min)	2.34 (15min)	2.77 (15min)
Mitigated Scenario (m <sup>3</sup> /s) (Critical Rainfall Duration)	0.65 (20min)	0.81 (15min)	1.22 (15min)	1.5 (15min)	1.75 (15min)	2.19 (15min)	2.57 (15min)
Difference (%)	-25.3	-19.8	-14.1	-9.1	-8.9	-6.4	-7.2

**Table 2.6 Peak Flow Discharge | Pre-development vs Mitigated Post-Development Scenario | High Imperviousness**

Scenario	63.2% AEP	50% AEP	20% AEP	10% AEP	5% AEP	2% AEP	1% AEP
Un-mitigated Scenario (m <sup>3</sup> /s) (Critical Rainfall Duration)	1.26 (15min)	1.45 (15min)	1.96 (15min)	2.34 (10min)	2.7 (10min)	3.21 (10min)	3.61 (10min)
Mitigated Scenario (m <sup>3</sup> /s) (Critical Rainfall Duration)	1.04 (15min)	1.24 (15min)	1.78 (15min)	2.16 (15min)	2.66 (15min)	3.14 (15min)	3.57 (15min)
Difference (%) **	-17.5	-14.5	-9.2	-7.7	-1.5	-2.2	-1.1

\*\* Mitigation outcomes for events above 50% AEP are slightly over-estimated as hydrology model cannot readily account for the effect of the required flow diversion device which will divert flows higher than the 63.2% AEP event peak around the bio-retention system. Flows less than the 63.2% AEP event peak will continue to enter the bio-retention system.

## 3 Stormwater Quality Management Strategy

### 3.1 Introduction

This section provides a conceptual plan and assessment relating to the quality of stormwater runoff demonstrating how the Site achieves required stormwater quality management objectives during the operational phase of the proposed development.

### 3.2 Stormwater Quality Objectives

#### State Planning Policy

Performance criteria for the operational phase of the development must be in accordance with the *State Planning Policy* (DILGP, 2017) current in Western Queensland region at the time of construction. The performance criteria are summarised in Table 3.1.

Table 3.1 Stormwater Quality Objectives

Water Quality Parameter	Criteria
Total Suspended Solids (TSS)	85% of average annual load retained
Total Phosphorus (TP)	60% of average annual load retained
Total Nitrogen (TN)	45% of average annual load retained
Gross Pollutants	90% of average annual load retained

Source: *State Planning Policy (DILGP, 2017) (Table B: Post construction phase – stormwater design objectives)*

#### State Development Assessment Provisions (SDAP) - State Code 22: Environmentally Relevant Activities

As the development relates to an Environmentally Relevant Activity and as such the requirements of the Code apply to the development including, Performance Outcome (PO) 4 which states, '*Development is suitably located and designed to avoid or mitigate environmental harm to the receiving waters environment*'.

The Code identifies an acceptable outcome (AO) as, '*Development meets the management intent, water quality guidelines and objectives of the EPP 2019.*'

### 3.3 MUSIC Modelling

The performance of possible stormwater treatment strategies in managing stormwater has been assessed using the MUSIC software package (MUSIC X version 1.30.0.13025) developed by CRC for Catchment Hydrology and now supported by eWater. The software has been specifically designed to allow comparisons to be made between different stormwater management systems and thereby function as a decision support tool.

The model simplifies the rainfall-runoff processes and requires input of the following variables to perform the assessment:

- Rainfall data (time step – 6 minutes);
- Areal potential evapotranspiration (PET) rates;

- Catchment parameters (area, % impervious and pervious areas);
- Impervious and pervious area parameters (rainfall threshold, soil and groundwater parameters); and
- Storm event and base flow stormwater pollutant concentrations.

The MUSIC modelling methodology adopted in this study is in accordance with the MUSIC Modelling Guidelines developed by Healthy Land and Water (2018). While currently a consultation draft, this version is noted to be extensively similar to earlier MUSIC modelling guidelines published by this organisation.

### 3.3.1 Rainfall Inputs

In accordance with the *MUSIC Modelling Guidelines* (Water by Design, 2018), meteorological data (i.e. pluviographic rainfall suitable for use in MUSIC) was obtained for a location near the Site. The closest suitable location was the Dalby Agricultural Station (Station no. 041497). This data was obtained from the eWater Toolkit website (<https://toolkit.ewater.org.au/Specials/>). The Dalby Agricultural College data extends from 1985 to 2010.

MUSIC simulations were performed for a period of longer than ten years (i.e., from 1 January 1990 to 31 December 2005) at 6-minute time steps, to ensure the model captured good quality data including both wet and dry years. Average potential evapotranspiration data for the Site has been obtained from SILO – Australian climate data website (<https://www.longpaddock.qld.gov.au/silo/view-point-data/>).

To confirm the suitability of the pluviographic record from Dalby for this Site, comparisons were made to continuous daily rainfall records at several nearby townships, including Dalby, Jandowae, Chinchilla etc to confirm if the rainfall for the selected period approximately total rainfalls for the region during that period, and also approximated long-term average rainfall.

It was found that the pluviographic record for the Dalby Agricultural College gauge provided an average of 533mm/year over the selected 1990 to 2005 period, while the available regional daily data records provided annual average rainfall totals of between 580mm to 600mm over the same period. Regional long term average annual rainfall observed for a number of stations with records over 50 years in duration was observed to be around 600 to 610mm.

As such the period selected is representative of long-term average rainfall in the region, and the pluviographic record (while slightly underestimating total rainfall for the selected period) is considered suitable for modelling.

### 3.3.2 MUSIC Modelling

## 3.4 Source Nodes

Source nodes for the Site included in the MUSIC model are outlined in this Section.

### 3.4.1 Source Node Areas and Imperviousness

In the MUSIC software, the source nodes represent the pollutant and flow generating areas of the Site. The Site was modelled as an industrial node type characterised by a total area of around 7 ha and variable pervious/impervious assumptions for the dominant land use cover (i.e. the compacted gravel surface) in accordance with Table 3.2.

### 3.4.2 Rainfall Runoff Parameters

The rainfall-runoff parameters assigned to the developed site in the MUSIC model have been applied in accordance with Table A1.2 of the *MUSIC Modelling Guidelines* (Water by Design, 2018). The adopted source node properties are summarised in Table 3.2.

**Table 3.2 Rainfall Runoff Parameters**

Parameter	Developed Case Industrial Source Node
Rainfall threshold (mm)	1
Soil storage capacity (mm)	18
Initial storage (%)	10
Field capacity (mm)	80
Infiltration capacity coefficient – a	243
Infiltration capacity coefficient – b	0.60
Initial depth (mm)	50
Daily recharge rate (%)	0
Daily baseflow rate (%)	31
Daily deep seepage rate (%)	0

### 3.4.3 Pollutant Export Parameters

Baseflow and stormflow concentration parameters in the stormwater quality model have been applied in accordance with Table 3.8 of the *MUSIC Modelling Guidelines* (Water by Design, 2018). The source node properties adopted in the MUSIC model are summarised in Table 3.3.

**Table 3.3 Adopted Base and Stormflow Concentration Parameters**

Pollutant	Flow	Parameter	Developed Case Industrial
Total Suspended Solids	Baseflow	Mean	0.78
		Standard Deviation	0.45
	Stormflow	Mean	1.92
		Standard Deviation	0.44
Total Phosphorus	Baseflow	Mean	-1.11
		Standard Deviation	0.48
	Stormflow	Mean	-0.59
		Standard Deviation	0.36
Total Nitrogen	Baseflow	Mean	0.14
		Standard Deviation	0.20
	Stormflow	Mean	0.25
		Standard Deviation	0.32

### 3.5 Proposed mitigation strategy and measures

A potential mitigation strategy has been selected based on the specifics of the Site and the required mitigation objectives. It also considers constraints of the existing Site design based on advice from the Site designers and operators and intended modes of use for the operational Site.

As the site naturally drains to the southeast corner, mitigation strategies have embraced at-grade drainage systems such as grassed swales to convey stormwater at the surface, rather than relying on piped drainage systems. The swale provides pre-treatment for stormwater runoff prior to entry to a bio-retention system to complete a higher degree of pollutant removal (sufficient to achieve discharge criteria) prior to discharge off-site. The use of swales and bio-retention systems are indicative of a potential future stormwater system, noting that other potential stormwater systems could be considered for the Site.

MUSIC modelling for the post-development Site has considered the potential variability of the extensive gravel surface in terms of pervious/impervious split. Modelling has been completed assuming both 50% and 90% imperviousness to provide an understanding of the sensitivity of the model to this assumption.

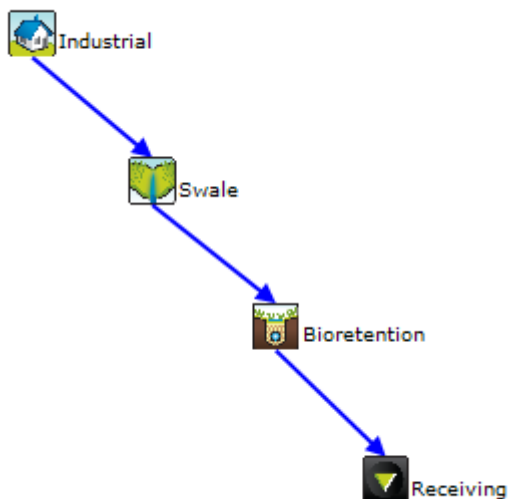


Figure 3.1 Stormwater Quality MUSIC Model Schematic

#### 3.5.2 Swale

The nominal location of swales is on the far east of the proposed development Site running roughly north to south. The Site would cross drain to the swale which would then convey water to the bio-retention treatment system. Swales are an ideal pre-treatment for bio-retention systems due to their propensity to collect coarse to medium sized sediments and ability trap a large percentage of gross pollutants.

The nominal swale sizing for flow capacity has been determined by extracting peak 1% AEP flows from the WBNM established for the Site. These flows were added into MUSIC and the swale dimensions adjusted to ensure that sufficient flow capacity was achieved based on its cross-section design accounting for surface finish (i.e. grassed) and longitudinal slope. It is noted that the Site is large and ample space exists for the placement of the swale.

Properties for the swale are provided in Table 3.4.

**Table 3.4 Swale specification**

Parameter	Swale
Low Flow bypass (m <sup>3</sup> /s)	0
Length (m)	250
Bed slope (%)	0.5%
Base Width (m)	2*
Top width (m)	7
Depth (m)	0.5
Vegetation height (m)	0.1
Exfiltration Rate (mm/hr)	0

\* provides for mowable 1:5 batters

### 3.5.3 Bio-retention system

The specifics of the bioretention basin required to achieve the water quality targets for high and low imperviousness scenarios are summarised in Table 3.5.

To ensure that the bio-retention system does not scour during rare major flow events, a hydraulic control would be required on the swale which serves to divert high flows directly to the outlet. The hydraulic control can be a very simple structure such as a concrete apron wall with a flow through pipe to the bio-retention system sized to enable only low flows to pass. For the purposes of this assessment the low flow bypass has been set at a 1 year (63.2% AEP) event peak flow. This means flows equivalent to a 1 year (63.2% AEP) event peak flow will pass to the bio-retention system, while flows greater than this would bypass it via a dedicated high flow channel than circumnavigates the bio-retention system.

The filtering area is assumed to be vegetated with effective nutrient removal plants. The basin is considered lined, with underdrainage present and no exfiltration assumed. A submerged zone is included to ensure plant longevity, noting the occurrence of periods of extended dry weather in the region. Please refer to Section 2.6 for the additional specifications required to meet the stormwater quantity objectives.

**Table 3.5 Bioretention Basin Specifications | Stormwater Quality**

Parameters	Bioretention Basin Details (High Imperviousness)	Bioretention Basin Details (Low Imperviousness)
Low Flow Bypass	0	0
High Flow Bypass	1.26 m <sup>3</sup> /s	0.87 m <sup>3</sup> /s
Basin Surface Area	1,000 m <sup>2</sup>	950 m <sup>2</sup>
Filtering Surface Area	850 m <sup>2</sup>	800 m <sup>2</sup>
Extended Detention Depth	0.3 m	0.3 m



Parameters	Bioretention Basin Details (High Imperviousness)	Bioretention Basin Details (Low Imperviousness)
Filter Media Depth	0.4 m	0.4 m
TN Content of Filter Media	400 mg/kg	400 mg/kg
Orthophosphate Content of Filter Media	30 mg/kg	30 mg/kg

### 3.5.4 Model Results

The total predicted annual flow and pollutants loads generated by the developed site with the proposed stormwater management strategy in place are provided in Table 3.6. These values represent the flows and loads that are predicted to discharge from the bioretention basin. A sensitivity test was also run in MUSIC using a saturated hydraulic conductivity (K) of 50 mm/hr instead of the 200 mm/hr, with the results also summarised in Table 3.6. In accordance with the *MUSIC Modelling Guidelines* (Water by Design, 2018), compliance with water quality objectives is only required for the intended hydraulic conductivity of 200 mm/hr.

**Table 3.6 Compliance with Default Water Quality Targets | High Imperviousness**

Parameter	Sources	Residual Load	% Removal (K = 200 mm/hr)	Sensitivity Test % Removal (K = 50 mm/hr)	% Removal Target
Flow (ML/yr)	31.1	29.6	4.7	7.6	-
TSS (kg/yr)	4,580	453	90	90	85
TP (kg/yr)	10.8	3.8	64.5	64.9	60
TN (kg/yr)	69.1	34.0	50.9	49.2	45
Gross Pollutants (kg/yr)	900	0	100	100	90

**Table 3.7 Compliance with Default Water Quality Targets | Low Imperviousness**

Parameter	Sources	Residual Load	% Removal (K = 200 mm/hr)	Sensitivity Test % Removal (K = 50 mm/hr)	% Removal Target
Flow (ML/yr)	24.9	23.6	5.3	8.8	-
TSS (kg/yr)	3,571	510	86	86	85
TP (kg/yr)	8.81	3.2	64.1	66.0	60
TN (kg/yr)	57.3	28.1	50.9	50.6	45
Gross Pollutants (kg/yr)	696	0	100	100	90

### 3.5.1 Discussion

As shown in the results above, the assessed stormwater treatment system of swales and bio-retention system is predicted to achieve the operational phase stormwater quality pollutant load removal targets for TSS, TP, TN and gross pollutants under both high and low imperviousness scenarios. The sensitivity test shows that treatment outcomes would still be achieved for all the pollutants assessed should saturated hydraulic conductivity be reduced to 50 mm/hr.

Assuming that Site has a high imperviousness (90%) and the bio-retention basins has a low hydraulic conductivity results in a basin surface area of 1000m<sup>2</sup> with an active filtering area of 850m<sup>2</sup>. This would conservatively be adopted for preliminary design purposes.

As noted in the hydrology section, the extended detention storage zone would serve to mitigate peak flow increases, particularly for smaller events as a percentage of the runoff will be attenuated through the basin (noting that the bio-retention system is peak flow limited to avoid scouring).

As such the proposed design achieves the requirements included in the State Planning Policy, with other potential treatments to be considered through detailed design.

With respect to the SDAP Code 22 performance requirements, the acceptable outcomes are achieved in that the SMP considers stormwater generated from within the Site bounds and as collected within the Site's proposed stormwater management systems. The SMP provides a load-based reduction assessment for common stormwater pollutants including total suspended sediments, total nitrogen and total phosphorus. The SMP demonstrates that the proposed stormwater treatment system achieves the minimum load-based reduction targets for the proposed activity. The presence of other potential water quality contaminants apart from those likely to be generated by natural rainfall runoff from the assessed ground surfaces of the site has not been assessed as part of the SMP.

The assessed stormwater treatment system is one of a number of potential stormwater system configurations that could be considered for implementation at the Site to achieve the relevant objectives and performance requirements. Alternative solutions will be considered as part of the detailed design process.

## 3.6 Post-Development Phase

### 3.6.1 Construction and Establishment

A bioretention basin would need to be constructed and established in accordance with the *'Construction and Establishment Guidelines: Swales, Bioretention Systems and Wetlands'* guidelines prepared by Water by Design (2010).

### 3.6.2 Maintenance Plans

If adopted as the preferred solution, maintenance of a bioretention basin and swale would need to be undertaken in accordance with *Maintaining Vegetated Stormwater Assets* (Water by Design, 2012) guidelines.

## 4 Conclusions

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This report summarises the methodology adopted in managing stormwater quality and quantity for the proposed development within Lot 6 DY532. Key outcomes are summarised as follows:

- A WBNM hydrologic model of the Site was developed to assess the peak flow change due to the proposed development. The modelling considered variations in the degree of imperviousness of the dominant ground covering, which is a compacted gravel, which will be retained post-development.
- The model results highlighted that the peak flows generated by the unmitigated post-development scenario were increased only slightly above those of the pre-development scenario for all events, with the more frequent events, including the 63.2%, 50% and 20% AEP events showing higher percentage increases than the less frequent 10%, 5%, 2% and 1% AEP flood events.
- Due to the minor nature of the modelled peak flow increases, provision of specific detention storage is not proposed. Some further detention and reduction of peak flows will occur through the Site's proposed stormwater management system which was not modelled in the hydrology model.
- A MUSIC model of the unmitigated and mitigated post-conditions was developed to assess the performance of a potential stormwater management system. The system includes a conveyance and treatment swale, along with a bioretention basin. The model results highlighted that the proposed system could achieve the stormwater quality objectives for TSS, TP, TN and gross pollutants. Other system configurations could be considered for the Site to achieve performance and discharge objectives with alternative solutions to be considered as part of the detailed design process.
- The bio-retention system was tested with differing levels of Site imperviousness (i.e. 50% and 90%) and also with differing hydraulic conductivities for the filter area (i.e.  $K = 50$  and  $200$  mm/hr). Conservative (worst case) outcomes have been adopted for design purposes to verify if discharge requirements are still met.

## 5 References

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BMT (2023a). *Brigalow Regional Flooding Assessment*, Technical report prepared by BMT for Attexo, October 2023.

BMT (2023b). *Brigalow Local Flooding Assessment*, Technical report prepared by BMT for Attexo, December 2023.

Healthy Land and Water (2018). *MUSIC Modelling Guidelines, Consultation Draft*. Healthy Land and Water, Brisbane, 2018.

DESI (2014). *Stormwater Guideline: Environmentally Relevant Activities*, Brisbane: Department of Environment, Science and Innovation, Queensland Government, February 2014.

DILGP (2017). *State Planning Policy*, Department of Infrastructure, Local Government and Planning, July 2017.

QUDM (2017). *Queensland Urban Drainage Manual*, Institute of Public Works Engineering Australasia, Queensland, August 2017.

Water by Design (2010). *Construction and Establishment Guidelines: Swales, Bioretention Systems and Wetlands*, SEQ Healthy Waterways Partnership. Brisbane, Queensland, April 2010.

Water by Design (2012). *Maintaining Vegetated Stormwater Assets*, Healthy Waterways partnership Brisbane, Queensland, February 2012.

## **Annex A Proposed Development Plan**

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#### KEY PLAN

- NOTE:-
1. ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE NOTED.
  2. LAYOUT IS PRELIMINARY AND MAY BE FURTHER UPDATED DURING DETAIL ENGINEERING.
  3. IN THE REMOTE CHANCE OF A HP ROTOR FAILURE THE ENGINE CASING MAY NOT CONTAIN THE ENTIRE FAILURE. IT IS HIGHLY RECOMMENDED THAT NO PERMANENTLY WARRING SPACES BE LOCATED IN THE PLANE OF THE HP TURBINE. IT IS ALSO HIGHLY RECOMMENDED THAT ALL POTENTIALLY HAZARDOUS LINES (i.e. FUEL) OR EQUIPMENT (i.e. SHUTOFF VALVES, CONTROL VALVES) ALSO BE LOCATED OUTSIDE THE PLANE OF THE HP TURBINE.
  4. APPROACH ROAD OUTSIDE PLANT BOUNDARY BY CUSTOMER.

REFERENCE DOCUMENTS :-	
DRAWING NUMBER	TITLE
95700-08	GENERAL ARRANGEMENT - LMXPRESS MAIN UNIT - REV. 0

EQUIPMENT LIST:-		
S.No	QTY	DESCRIPTION
1	12	GAS TURBINE (LMXPRESS) WITH HIGH INERTIA GENERATOR
2	12	EXHAUST STACK
3	12	GT AREA DRAIN TANK
4.7	-	NOT USED
8	-	BA- BOP PCM (800kV), BB- COM(1), BC- COMMON PCM (1) & BD- 33KV SWITCHGEAR (1)
9	6	SSUT 11-33KV
10	1	SSDG
11	1	NG SHUT OFF VALVE
12	12	FUEL GAS FINAL FILTER (SAMPLER)
13	12	H <sub>2</sub> BLENDING S/D
14	1	H <sub>2</sub> SHUT OFF VALVE
15-20	-	NOT USED
21	2	RAW & FIRE WATER TANK
22	1	FIRE WATER PUMP MODULE (MOTOR, ENGINE & JOCKEY PUMP)
23	1	DEMIN WATER STORAGE TANK
24	1	POTABLE WATER TANK & TRANSFER PUMP
25	1	EVAP WATER MAKE-UP PUMP S/D
26	-	NOT USED
27	4	OIL WATER SEPARATOR
28-31	-	NOT USED
32	1	AIR COMPRESSOR WITH DRYER & RECEIVER
33	-	PIPING / CABLE CORRIDOR
34	-	CROSSOVER
35	12	PLATE ALLOCATED FOR FUTURE SCR IF REQUIRED
36	2	MOBILE WATER WASH CART
37	1	AMMONIA STORAGE TANK WITH UNLOADING & FORWARDING PUMPS (FUTURE PROVISION)
38	2	SSUT 33-275KV
39	-	NOT USED
40	1	ADMINISTRATION OFFICE & CONTROL BUILDING
41	2	SEPTIC TANK
42	4	EVAP. BLUDDOWN PIT
43	1	H <sub>2</sub> GENERATOR S/D
44	1	WORKSHOP & WAREHOUSE / STORES BUILDING
45-46	-	NOT USED
47	3	WATER UNLOADING PUMP (S/D) - FIRE SERVICE WATER PUMPS - 47A, (DEMIN WATER PUMPS - 47B), (POTABLE WATER PUMPS - 47C)
48	2	BAIN WATER STORAGE TANKS
49	-	NOT USED
50	1	FIRE WATER MAINLY TRANSFORMER & SWITCHGEAR

LEGENDS:	
SSDG BLACK START DIESEL GENERATOR SSUT GENERATOR STEP-UP TRANSFORMER BURIED TANKS MAINTENANCE SPACE TRENCH PLANT BOUNDARY	TERMINAL POINTS (TP): TP-M1 NATURAL GAS (NG) TP-M2 HYDROGEN GAS (H <sub>2</sub> ) TP-M3 RAW/FIRE WATER TP-M4 DEMIN WATER TP-M5 POTABLE WATER TP-C1 OUTGOING POWER TP-C2 TELEPHONE & INTERNET TP-C3 GT WASTE DRAIN TP-C4 STORM WATER TP-C5 EVAP COOLER BLUDDOWN

- ☐ A - FOR APPROVAL.  
☒ RC - FOR REVIEW AND COMMENT.  
☐ FIO - FOR INFORMATION ONLY.

DATE 2024-08-01	
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Contractor GE POWER AUSTRALIA PTY LTD	
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GE VERNOVA	Document Title GENERAL ARRANGEMENT - OVERALL
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## **Annex B   Regional Flooding Assessment (BMT, 2024)**

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## Technical note

Project	CS Energy Brigalow Flood Assessment & Stormwater Management Plan		
From:	Charmaine Machikiti, Luana Stefanon, Owen de Jong		
Date:	4/09/2024	To:	Kate Rigg
Doc Ref:	M.001233.002.01		Attexo Group Pty Ltd
Subject:	Draft Regional Flooding Assessment		

### 1.1 Introduction

On behalf of CS Energy, Attexo Group Pty Ltd appointed BMT to undertake an assessment of the flooding constraints affecting the Site, which forms part of Lot 6 DY532 and the broader study area in Kogan in order to support a Development Application (DA) for a proposed gas fired power station.

The flooding assessment consists of local and regional flooding components. Local flooding is the inundation of the site due to overland flowpaths developing from rainfall events affecting the local catchment (and has been assessed and reported on separately). Regional flooding is the inundation of the site due to the overtopping of the Condamine River and Kogan Creek induced by regional rainfall events.

The present memorandum summarises the methodology, model setup and results of the regional catchment flooding assessment carried out for the existing (undeveloped) site conditions.

### 1.2 Background

#### 1.2.1 Study Area

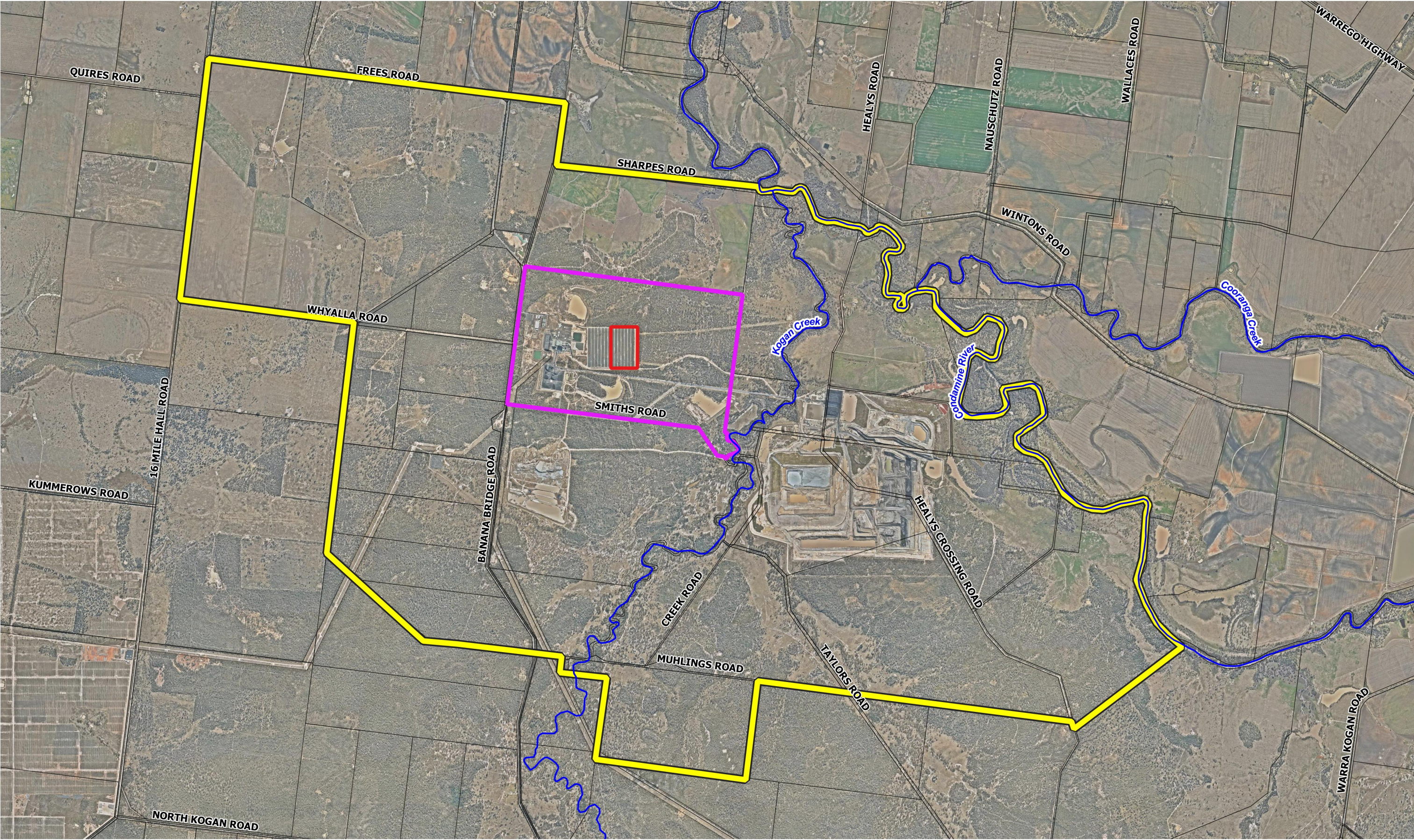
The study area is located in the Condamine River catchment, approximately 25 km south-east of Chinchilla between Brigalow and Kogan and is approximately 58 km north-west of Dalby, Queensland. An overview of the study area is provided in Figure 1.1.

The eastern boundary of the study area is delimited by the Condamine River. Kogan Creek flows through the study area and close to the Kogan Creek Coal Mine site in a northerly direction before discharging into the Condamine River. Cooranga Creek flows east of the study area to discharge into the Condamine River downstream of the Kogan Creek Coal Mine site.

The study area is characterised by a mixture of grassed open spaces, dense vegetation, riparian corridors and developed areas.

Two river height gauges are located in the Condamine River in proximity of the study area. The Brigalow Bridge gauge (422336A) is located 2.7 km downstream of the confluence between the Condamine River and Cooranga Creek, and the Chinchilla Weir gauge (422308C) is located about 47 km downstream of the Brigalow Bridge gauge.





- Legend**
- Lot 6 DY532
  - Site Boundary
  - Study Area
  - Watercourses

Title:

**Study Area**

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### 1.2.2 Previous flood studies

The most recent regional flood study in the area is the “Condamine River Flood Study, Kogan Creek Mine – Levee Assessment” prepared by WRM in 2017. This flood study was carried out to inform the design of an additional levee protecting the Kogan Creek Coal Mine from inundation by Kogan Creek and the Condamine River.

The WRM (2017) flood study featured the development of an URBS hydrologic model of the Condamine River catchment, and a TUFLOW hydraulic model covering a portion of the Condamine River, Kogan Creek and Cooranga Creek catchments. The URBS hydrologic model was divided into five sub-models, with each being calibrated against the May 1996, December 2010 and January 2013 flood events. The Kogan Creek catchment was included in the “Chinchilla Weir” sub-model, which was calibrated at the Brigalow Bridge and Chinchilla Weir locations.

The WRM (2017) flood study also included a Flood Frequency Analysis (FFA) of the Condamine River at the Chinchilla Weir. The FFA was used to inform the selection of Initial Loss (IL) and Continuing Loss (CL) applied to rainfall for the design event simulations. The design event simulations were setup and run for the 5%, 1% and 0.1% AEP events in accordance with the methodology described in ARR 1998 guidelines. The FFA was undertaken in accordance with the methodology outlined in ARR Project 5 guidelines (2012).

## 1.3 Methodology Overview

### 1.3.1 General methodology

The methodology adopted in the regional flooding assessment can be summarised as follows:

- A hydrologic model of the Condamine River catchment to the Chinchilla Weir was developed in order to estimate the inflow hydrographs to apply to the hydraulic model for design flood event modelling. Simulations of the 1%, 0.1% AEP and Probable Maximum Flood (PMF) events were run in the hydrologic model in accordance with the methodology outlined in the ARR 2019 guidelines.
- The hydrologic model was validated against a FFA of the Condamine River at Chinchilla Weir by comparing the 1% AEP peak flow discharge resulting from the model with the 1% AEP peak flow discharge resulting from the FFA.
- A critical rainfall duration and median temporal pattern assessment was performed on the peak discharges calculated by the hydrologic model in order to select a subset of storms to run in the hydraulic model.
- A hydraulic model of the study area was developed in order to assess the flood extent, level, depth, flow velocity and flood hazard in the 1%, 0.1% AEP and PMF events. The subset of storms selected from the hydrologic model was run in the hydraulic model for each AEP event, and a critical rainfall duration assessment was performed in order to confirm the critical rainfall durations affecting the study area.
- Flood maps showing the flood extent, level, depth, flow velocity and flood hazard were prepared for all the analysed design flood events.

A detailed description of the adopted methodology is provided in the following sections of this report.

### 1.3.2 Data overview

An overview of the data sources used in the present regional flooding assessment is provided in Table 1.1.

Table 1.1 Data overview

Data	Source	Access date
Available 1m Digital Elevation Model (DEM) derived from LiDAR data survey performed between Jun and Aug 2022	ELVIS website: <a href="https://elevation.fsdf.org.au/">https://elevation.fsdf.org.au/</a>	06/09/2023
Available 1m Digital Elevation Model (DEM) derived from LiDAR data survey performed between Oct and Nov 2020	ELVIS website: <a href="https://elevation.fsdf.org.au/">https://elevation.fsdf.org.au/</a>	06/09/2023
Available Shuttle Radar Topographic Mission (SRTM) data (resolution: ~27m). The SRTM data were used to perform the sub-catchment delineation, which extends beyond the available LiDAR.	ELVIS website: <a href="https://elevation.fsdf.org.au/">https://elevation.fsdf.org.au/</a>	05/09/2023
DEM of Lot 2 RP 176346 (resolution: 0.5m)*	Provided by Attexo	15/06/2023
Kogan Coal Mine levee as-constructed drawings	Brandon & Associates (2018) report and drawings	31/08/2023
Rainfall depths for the 1% and 0.1% AEP events extracted at the catchment centroid: -27.558 lat, 151.528 long	Bureau of Meteorology website: <a href="https://www.bom.gov.au/water/designRainfalls/revised-ifd/">https://www.bom.gov.au/water/designRainfalls/revised-ifd/</a>	12/09/2023
Temporal patterns extracted at the catchment centroid: -27.558 lat, 151.528 long	ARR 2019 Data Hub: <a href="https://data.arr-software.org/">https://data.arr-software.org/</a>	12/09/2023
Flow discharges recorded at Chinchilla Weir gauge from 1956 to 2023	Water Monitoring Information Portal (WMIP) - Queensland Government: <a href="https://water-monitoring.information.qld.gov.au/">https://water-monitoring.information.qld.gov.au/</a>	31/08/2023
Flow discharges recorded at Chinchilla Weir gauge from 1921 to 1955	WRM (2017) flood study	19/04/2023

\* Note this was for the previously assessed location of the gas power plant.

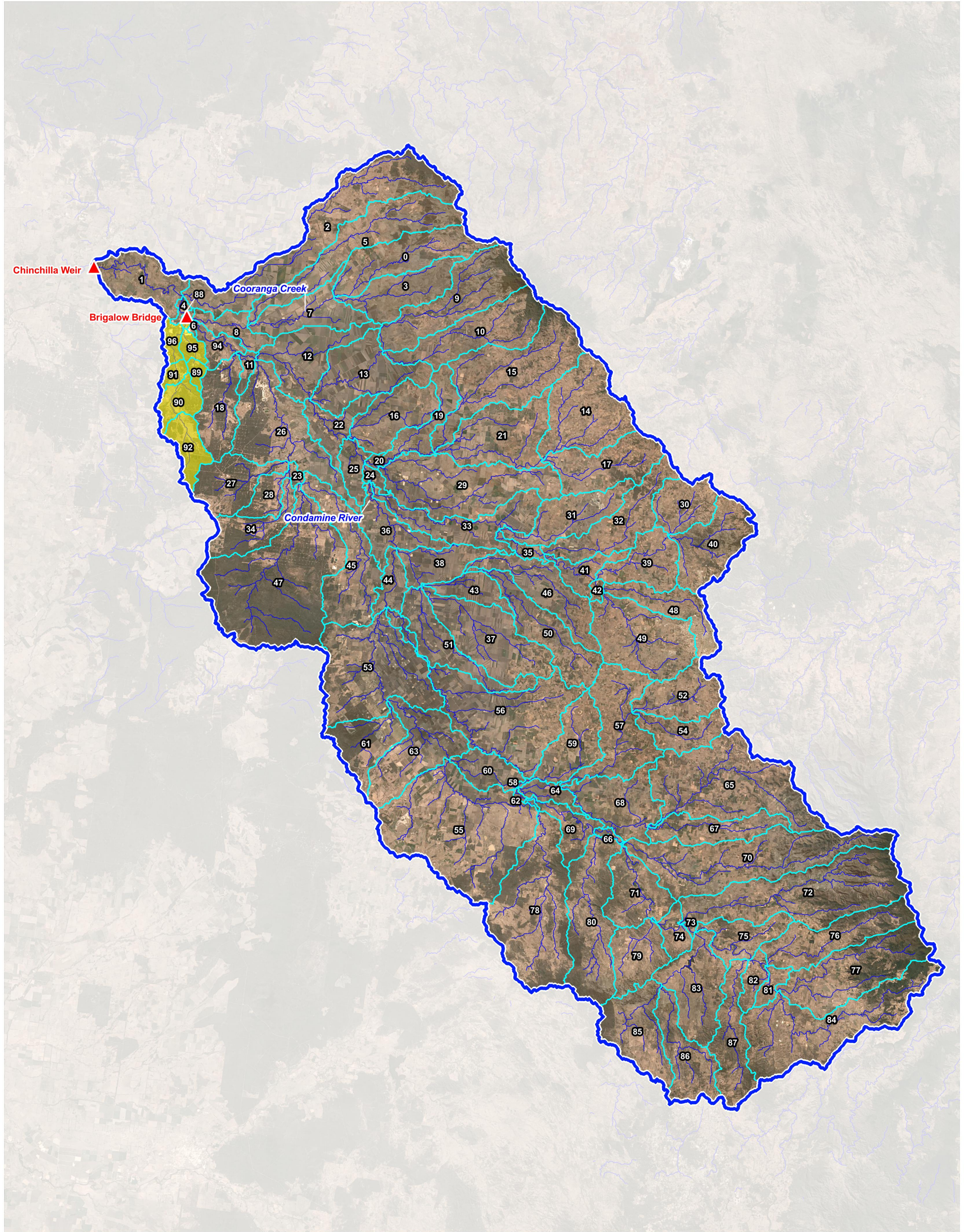
## 1.4 Hydrologic Model Setup

### 1.4.1 Sub-catchment delineation

A sub-catchment delineation of the Condamine River catchment at Chinchilla Weir based on the available SRTM data was carried out to subdivide the catchment into sub-catchments used to inform the hydrologic model. The catchment delineation was performed using the mathematical algorithms implemented in QGIS and further verified using the TauDEM software package.

The Condamine River catchment at Chinchilla Weir covers an area of 19,200 km<sup>2</sup>, which was subdivided in 96 sub-catchments. The sub-catchment delineation is shown in Figure 1.2.





Legend

Gauges

Kogan Creek Catchment

Condamine River Catchment at Chinchilla Weir

Sub-Catchments

Creeks

Title:

Catchment Delineation

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Page 158 of 401

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### 1.4.2 WBNM hydrologic model setup

The hydrologic model of the Condamine River catchment at Chinchilla Weir was developed using the Watershed Bounded Network Model (WBNM) software. The WBNM hydrologic model setup was based on the sub-catchment delineation shown in Figure 1.2.

The model was setup in accordance with methodology outlined in the ARR 2019 guidelines. A summary of the WBNM model parameters adopted in the present study is provided in Table 1.2.

Table 1.2 WBNM hydrologic model parameters

Parameter	Adopted Value
Lag Parameter C	1.6
Impervious Lag Factor	0.1
Stream Lag Factor	1.0

The land-use classification within the Condamine River catchment was performed based on available aerial photography. The percentage imperviousness values applied to each land-use category are provided in Table 1.3. The catchment is mostly characterised by rural and open space areas, with few townships distributed throughout the floodplain.

Table 1.3 WBNM land use parameters

Land Use	Percentage Impervious
Rural/Open Space Areas	0%
Medium Residential	60%
Rural Residential	Ranges between 10% - 40%
Waterbodies	100%

### 1.4.3 Design event modelling

#### Modelled events

The WBNM hydrologic model was run using the Storm Injector software package for the 1%, 0.1% AEP and PMF events. The hydrologic model simulations were run for a range of durations spanning from 6 hours to 120 hours.

An ensemble of ten (10) temporal patterns were run for each rainfall duration in the 1% and 0.1% AEP events in accordance with ARR 2019 guidelines. The Areal Reduction Factors (ARF) applied to the 1% and 0.1% AEP were also estimated in accordance with ARR 2019 guidelines, whereas no ARF was applied to the PMF event in accordance with Book 8 of ARR 2019 guidelines.

#### Rainfall depths

The Intensity-Frequency-Duration (IFD) curves adopted in the hydraulic model for the 1% and 0.1% AEP were downloaded from the Bureau of Meteorology (BoM) website, based on 2016 design rainfall. The IFDs were extracted at the centroid of the regional catchment (please refer to Table 1.1 for additional information).

The Probable Maximum Precipitation (PMP) depths adopted as inputs in the simulation of the PMF event were derived in accordance with the methodology described in the Revised Generalised Tropical Storm Method (GTSMR) guidelines (BoM, 2005). The GTSMR method is applied on rainfall durations longer than and including 24 hours. The critical duration assessment performed on both the hydrologic and hydraulic model results confirmed that the PMF critical duration in the study area was longer than 24 hours and that no simulations of rainfall durations shorter than 24 hours were required.

A summary of rainfall depths adopted for a range of event frequencies and rainfall durations is provided in Table 1.4.

**Table 1.4 Rainfall depths adopted in the hydraulic model**

Rainfall duration (minutes)	Rainfall duration (hours)	1% AEP rainfall depths (mm)	0.1% AEP rainfall depths (mm)	PMF rainfall depths (mm)
360	6	121	168	-
540	9	132	182	-
720	12	140	194	-
1080	18	154	214	-
1440	24	166	230	550
2160	36	185	256	660
2880	48	201	277	760
4320	72	223	311	940
5760	96	239	335	1060
7200	120	249	351	1090

### Temporal patterns

An ensemble of 10 temporal patterns featuring different distributions of rainfall over time were run for each rainfall duration in accordance with ARR 2019 guidelines in Storm Injector.

One single temporal pattern per rainfall duration was applied to the PMF event in accordance with the GSTMR guidelines (BoM, 2005).

### Initial Loss (IL) and Continuing Loss (CL)

The IL and CL values adopted in the present study were sourced from ARR 2019 Data Hub and confirmed via model validation of the 1% AEP peak discharges against the FFA results.

The following procedure was adopted for the selection of IL and CL in the regional catchment hydrologic model:

- A CL value of 1.7 mm/hr was applied to pervious areas in all the analysed events. This value was validated by comparing the 1% AEP flow discharges calculated by the model with those obtained from the FFA of the Condamine River at Chinchilla Weir (please refer to Section 1.5 for detailed description of the FFA). This value is also very similar to the value of 1.5 mm/hr adopted by WRM (2017) that was derived from model calibration against three historical flood events.
- A CL value of 0.0 mm/hr was applied to impervious areas for all the analysed events.



- Complete storm IL values and median pre-burst values were derived from ARR 2019 Data Hub for pervious areas at the Condamine River catchment centroid. Median pre-burst values sourced from ARR 2019 Data Hub were subtracted from the complete storm IL in order to derive the burst IL applied to pervious areas in the 1% AEP event.
- An IL value of 0.0 mm was applied to impervious areas in the 1% AEP event.
- An IL value of 0.0 mm was applied to both pervious and impervious areas for the PMF event in accordance with Book 8 ARR 2019 guidelines.
- An IL value of 0.0 mm was applied to both pervious and impervious areas for the 0.1% AEP. The pervious IL applied to the 0.1% AEP was derived by logarithmic interpolation between the 1% AEP and PMF values as suggested by Book 8 of ARR 2019 guidelines.

#### 1.4.4 Selection of a subset of critical storms

A critical storm assessment was carried out on the peak discharge results calculated by Storm Injector to identify a subset of critical storm durations and temporal patterns to be run in the hydraulic model. The assessment was carried out on both the Condamine River and Kogan Creek in proximity of Kogan Creek Coal Mine.

The critical temporal pattern was identified as the first exceeding the median for each rainfall duration. The critical rainfall duration was identified as the rainfall duration producing the highest peak flow discharge among the medians. Given that the Condamine River in the study area is characterised by distinctive two-dimensional hydraulic behaviour, the selection of only one critical storm based on the hydrologic model results was not considered sufficient, and two additional storms corresponding to the second and third highest peak flow discharges were also selected to run in the hydraulic model. The critical rainfall duration assessment was then repeated on the hydraulic model results to confirm the selection of critical storms.

The selected critical storms are summarised in Table 1.5. All the storms included in Table 1.5 were run in the hydraulic model.

**Table 1.5 Critical storms selected from the hydrologic model**

Watercourse	1% AEP	0.1% AEP	PMF
Kogan Creek	24hr TP01 (critical)	24hr TP01 (critical)	36hr (critical)
	18hr TP01 (additional)	18hr TP01 (additional)	24hr (additional)
	36hr TP04 (additional)	36hr TP01 (additional)	
Condamine River	96hr TP07 (critical)	36hr TP01 (critical)	36hr (critical)
	72hr TP03 (additional)	24hr TP01 (additional)	24hr (additional)
	120hr TP09 (additional)	48hr TP01 (additional)	

## 1.5 Model Validation

A Flood Frequency Analysis (FFA) of the Condamine River at Chinchilla Weir was performed to validate the adopted WBNM hydrologic model parameters. The Chinchilla Weir gauge (422308C) was used in lieu of the Brigalow Bridge gauge (422336A) because it is characterised by a longer period of recorded flow discharge data spanning from 1921 to 2023, for a total of 103 years of data.

The flow discharges at Chinchilla Weir gauge from 1956 to 2023 were obtained from the Water Monitoring Information Portal (WMIP) website and further integrated with the flow discharges from 1921 to 1955 included in WRM (2017) flood study report. The Chinchilla Weir gauge was relocated in 1924 (422308A) and again in 1955 (422308B). Given that this assessment was based on publicly available data and data available in literature, it was assumed that the flow discharges downloaded from the WMIP website and those included in WRM (2017) take into consideration the potential changes in rating curves affecting the different gauge site locations and that the rating curves adopted to derive the flows from the recorded water levels were correct. The annual peak flow discharge maxima adopted in the FFA are provided in Table A.1, Annex A.

The FFA was performed using TUFLOW Flike software in accordance with ARR 2019 guidelines. The multiple Grubbs Beck test was used to remove the low outliers to obtain a better fit for higher flows. A total of eleven (11) points were excluded from this analysis as shown in Figure 1.3.

The best fit to the gauge data was produced by the Log Pearson III probability model as shown in Figure 1.3. The fit is considered satisfactory up to the 1% AEP event. Some discrepancy between the expected quantile and expected probability quantile occurred for events rarer than the 1% AEP, due to extrapolation from the limited range of data available.

A comparison between the hydrologic flood model results and the FFA results for the 1% and 0.1% AEP is shown in Figure 1.3 and provided in Table 1.6. The comparison between modelled and FFA peak discharges is considered satisfactory, with percentage differences of 6.5% for the 1% AEP event and 1% for the 0.1% AEP event. Overall, the hydrologic model peak discharges are slightly more conservative than the FFA peak discharges.

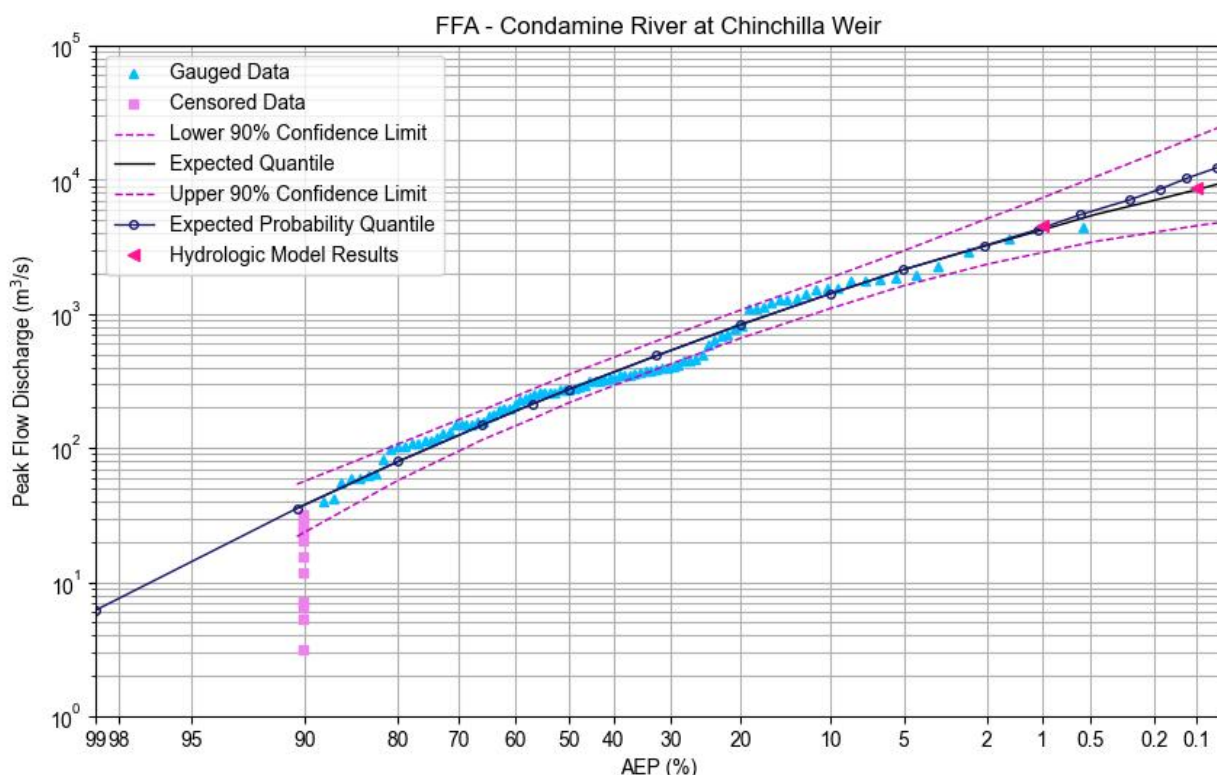


Figure 1.3 Flood Frequency Analysis (FFA) of the Condamine River at Chinchilla Weir

Table 1.6 Comparison between hydrologic model and FFA results at Chinchilla Weir

Flood Event	Peak discharge - WBNM model	Peak discharge - FFA
1% AEP	4,578 m <sup>3</sup> /s	4,290 m <sup>3</sup> /s
0.1% AEP	8,680 m <sup>3</sup> /s	8,595 m <sup>3</sup> /s

## 1.6 TUFLOW Hydraulic Model Setup

### 1.6.1 Digital Elevation Model (DEM)

The DEMs included in the TUFLOW model were based on LiDAR which was recently made available on the ELVIS website (refer to Table 1.1). The LiDAR is characterised by a resolution of 1 m and was surveyed in 2020 and 2022. Most of the hydraulic model extent is covered by the 2022 LiDAR DEM, with a small portion of the catchment located close to the downstream model boundary covered by the 2020 LiDAR DEM only. The specifications of the 2022 and 2020 LiDAR DEMs are provided in Table 1.7.

Table 1.7 Specifications of 2020 1 m LiDAR DEM from ELVIS website

Item	2022 DEM specifications	2020 DEM specifications
Title	Queensland Aerial Imagery + LiDAR Data – Surat CMA 2022	Queensland Aerial Imagery + LiDAR Data – Surat CMA 2020
Date of Publication	24th July 2023	24th July 2023
Date of Survey	Between 13th June 2022 and 7th August 2022	Between 15th October 2020 and 6th November 2020
Surveyor	Arrow Energy	Arrow Energy
Coordinate Reference System	EPSG:7856, MGA56 GDA2020	EPSG:7856, MGA56 GDA2020
Vertical Datum	AHD	AHD
Vertical Accuracy	+/- 0.05 m @ 68% CL	+/- 0.05 m @ 68% CL
Horizontal Accuracy	+/- 0.1 m @ 68% CL	+/- 0.2 m @ 68% CL

A DEM based on LiDAR data characterised by a resolution of 0.5 m was also provided for Lot 2 RP 176346. Given its higher resolution, this 0.5 m LiDAR was stamped over the 1 m LiDAR in the TUFLOW model via local interpolation of the ground elevations along the lot boundaries. This was originally done to represent the previous site of the gas power plant in further detail and while not relevant to the current location, it has been retained within the model.

The Kogan Creek Coal Mine levee was recently upgraded to protect the mine from the 1% AEP regional flood inundation. The levee was included in the model by local modification of the DEM topography using a thick z-shape polyline. The levee height was assigned to the polyline in accordance with the as-constructed drawings included in Brandon & Associates (2018).

Please refer to Figure 1.4 for a detailed representation of the DEM adopted in the present flood study.

### 1.6.2 Software and grid cell size

The simulations were run using TUFLOW HPC 2023-03-AB release.

The regional catchment hydraulic model covered a total area of 372 km<sup>2</sup>. An overall model grid cell size of 20 m was adopted to represent the model topography, while the TUFLOW Quadtree feature was used to refine the grid cell size to 10 m throughout the wet domain of the study area. Please refer to Figure 1.5, for a detailed representation of the grid cell refinement process adopted in the model and overall hydraulic model setup.

The TUFLOW Sub-Grid Sampling (SGS) feature was also used to sample the topography every 0.5 m in order to ensure accurate calculation of the flow conveyance throughout the study area.

### 1.6.3 Manning's roughness coefficients

Different Manning's n roughness coefficients were applied to different areas of the regional catchment depending on the land-use conditions.

The land-use classification adopted in the present study is shown in Figure 1.6. A summary of the Manning's n roughness coefficients adopted in the TUFLOW model for each land-use condition is provided in Table 1.8. The Manning's n coefficients for each land-use category were selected in accordance with industry best practice values and ARR 2019 guidelines.

**Table 1.8 Manning's n roughness coefficients**

Land-use class ID	Land-use description	Adopted Manning's n value
1	Open pervious areas, minimal vegetation (grassed)	0.03
2	Roads (sealed) and concrete	0.02
3	Water bodies	0.04
4	Dense vegetation	0.09
5	Vegetated Waterways	0.06
6	Minimal Vegetated Waterways	0.04

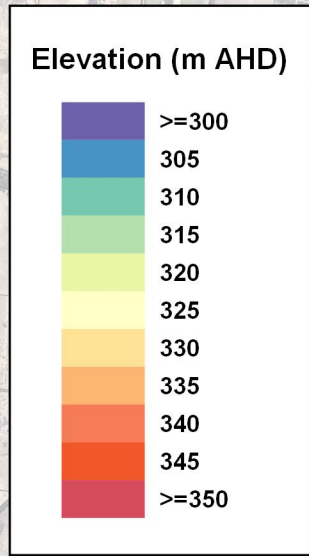
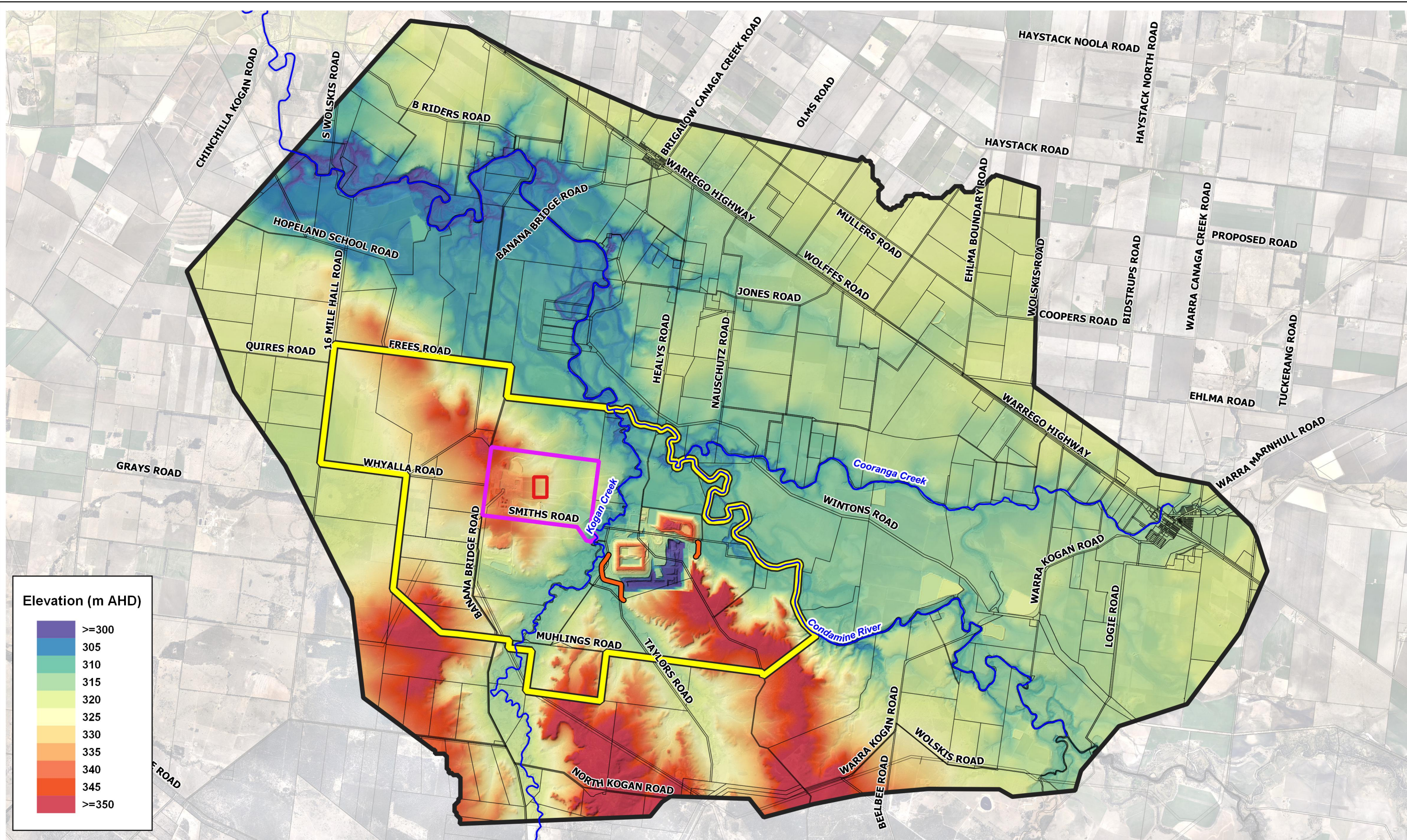
### 1.6.4 Inflows

The model inflows consisted of inflow hydrographs calculated using the WBNM hydrologic model. Local hydrographs were applied at the outlets of each sub-catchment using SA inflows in TUFLOW, whereas total hydrographs were applied along the upstream boundaries of the model corresponding to creeks and river ingresses. Total hydrograph inflow locations are shown in Figure 1.5.

### 1.6.5 Downstream boundary conditions

A Height vs. Flow (HQ) boundary condition was applied along the downstream boundary of the hydraulic model at the location shown in Figure 1.5. The HQ boundary condition consisted of a stage-discharge relationship automatically calculated by TUFLOW at each model iteration. A surface water slope of 0.03 was assigned to the HQ boundary in line with the local ground elevation slope characterising the river bed in proximity of the downstream boundary.





#### Legend

- Lot6 DY532
- Site Boundary
- Study Area
- Hydraulic Model Boundary

- Kogan Creek Mine Coal Levee
- Watercourses
- Cadastral Boundaries

Title:

#### Digital Elevation Model (DEM)

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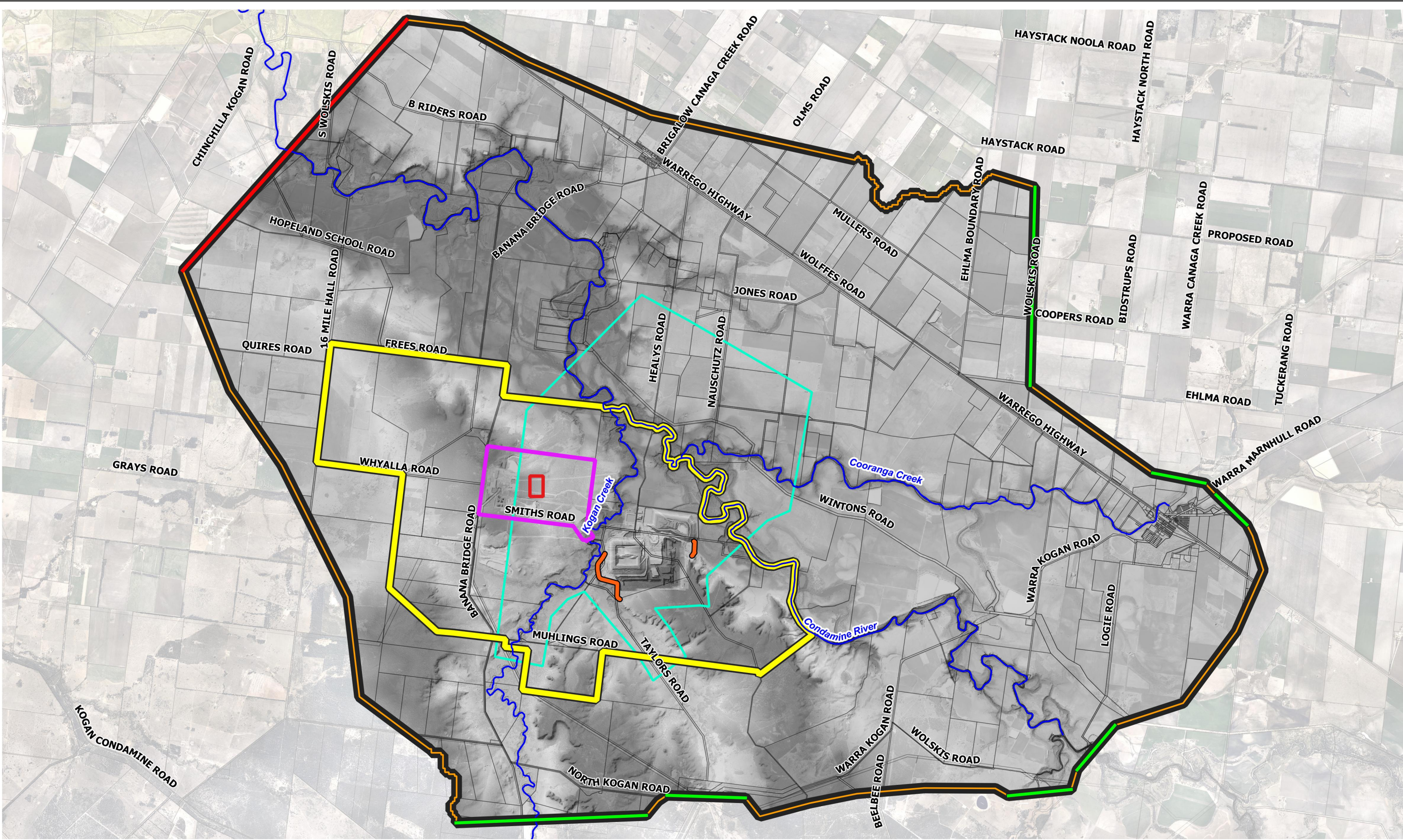
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- Legend**
- Lot6 DY532
  - Site Boundary
  - Study Area
  - Upstream Boundary Conditions
  - Downstream Boundary Conditions

- Kogan Creek Mine Coal Levee
- Quadtree 10m Grid Cell Size
- 20m Grid Cell Size
- Hydraulic Model Boundary
- Cadastral Boundaries

Title:

## Hydraulic Model Setup

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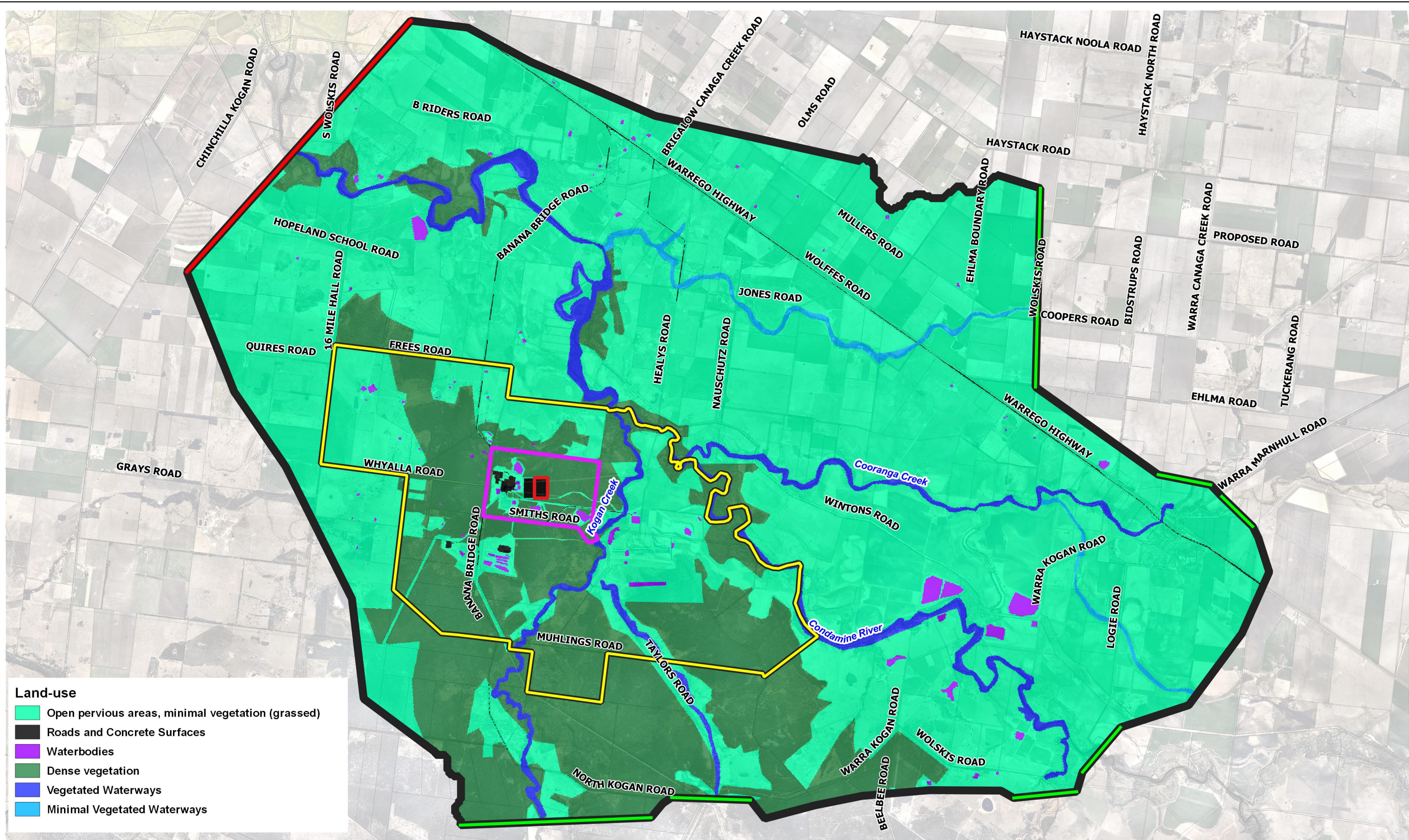


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**Land-use**

- Open pervious areas, minimal vegetation (grassed)
- Roads and Concrete Surfaces
- Waterbodies
- Dense vegetation
- Vegetated Waterways
- Minimal Vegetated Waterways

**Legend**

- Lot6 DY532
- Site Boundary
- Upstream Boundary Conditions
- Downstream Boundary Condition
- Study Area
- Hydraulic Model Boundary

<p>Title:</p> <h2>Manning's Roughness Coefficients</h2> <p>BMT endeavours to ensure that the information provided in this map is correct at the time of publication. BMT does not warrant, guarantee or make representations regarding the currency and accuracy of information contained in this map.</p>		<p>Drawing:</p> <p><b>1.6</b></p>	<p>Rev:</p> <p><b>A</b></p>
<p>Scale: 0 2 4 km</p> <p>N</p>		<p>www.bmt.org</p>	



## 1.7 Results

### 1.7.1 Critical rainfall duration

The model results were post-processed to confirm the critical rainfall duration affecting the study area. The critical storm was identified as the rainfall duration generating the maximum flood level within the study area. A summary of the critical storms affecting the local catchment for each AEP event is provided in Table 1.9. The critical storms included in Table 1.9 were then enveloped to produce the final flood grids included in the flood maps.

Table 1.9 Summary of critical storms extracted from the hydraulic model

Flood Event	Kogan Creek	Condamine River
1% AEP	96hr TP07, 72hr TP03	96hr TP07
0.1% AEP	36hr TP01 24hr TP01, 18hr TP01 (upper reaches)	36hr TP01
PMF	36hr	36hr

### 1.7.2 Flood maps

Flood maps showing flood extent, level, depth, flow velocity and flood hazard of the enveloped critical durations were prepared for the 1%, 0.1% AEP and PMF flood events. The flood maps are provided in Annex B.

The flood hazard assessment was based on the flood hazard classification outlined by "Australian Disaster Resilience Handbook 7 Managing the Floodplain: A Guide to Best Practice in Flood Risk Management in Australia" (AIDR 2017). The flood hazard vulnerability curves adopted in the present flood impact assessment are shown in Figure 1.7.

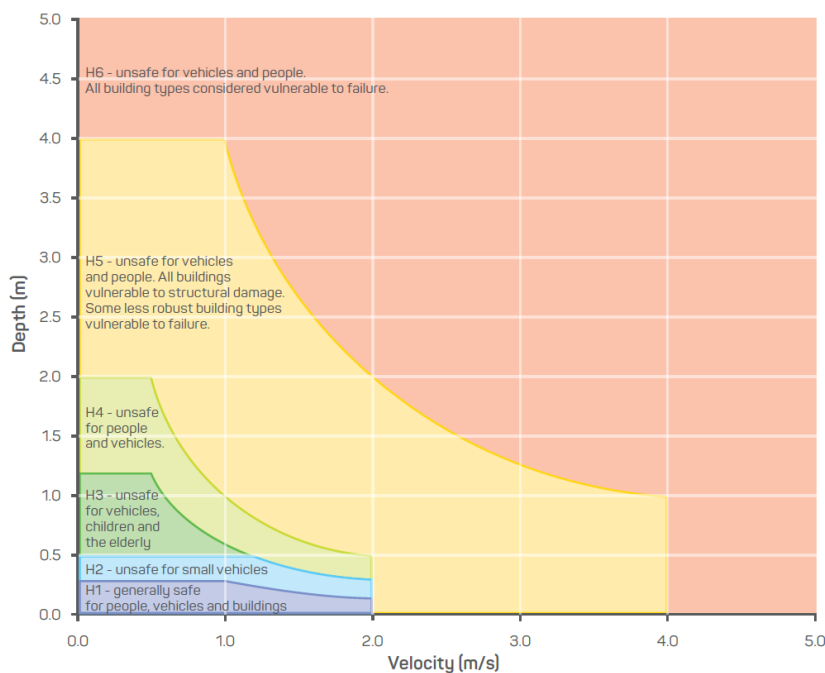


Figure 1.7 Flood hazard vulnerability curves (AIDR 2017)

### 1.7.3 Kogan Creek Coal Mine flood levels

The peak flood levels predicted by the hydraulic model in proximity of Kogan Creek Coal Mine levee are summarised in Table 1.10.

Table 1.10 Kogan Creek Coal Mine flood levels

Event	Along south-west section of the levee	Along eastern section of the levee
1% AEP	311.7 mAHD	313.1 mAHD
0.1% AEP	313.2 mAHD	314.1 mAHD
PMF	321.2 mAHD	321.8 mAHD

### 1.7.4 Results Summary

Key model results are summarised as follows:

- The hydraulic model results confirmed the selection of critical storms estimated using the hydrologic model results for the Condamine River. The critical rainfall durations are 96hr for the 1% AEP event and 36hr for both the 0.1% AEP and PMF events.
- The hydraulic model results also confirmed the critical rainfall duration estimated by the hydrologic model in the PMF event for the portion of Kogan Creek included in the study area. The PMF critical storm in the Kogan Creek is 36 hours.
- Some discrepancies are observed between the critical durations obtained from the hydrology model (see Table 1.5) and the hydraulic model (see Table 1.9) for the 1% and 0.1% AEP events. In the 1% and 0.1% AEP events, the critical duration predicted by the hydrologic model was 24 hours for both events, whereas the critical durations predicted by the hydraulic model were 96 hours and 36 hours, respectively. These discrepancies are due to the impacts of backwater flow from the Condamine River into Kogan Creek, which are captured in the two-dimensional hydraulic model and cannot be modelled in the one-dimensional hydrologic model.
- The impacts of backwater flows from the Condamine River into Kogan Creek become more significant as event magnitude increases.
- The site forming part of Lot 6 DY532 is not affected by regional flooding in all design events, being located near (but not within) the modelled PMF extents.
- The Kogan Creek Coal Mine levee is not overtopped by flood waters in either the 1% AEP or 0.1% AEP flood events. The areas adjacent to the mine site facing the Condamine River and Kogan Creek are affected by flood depths ranging between 0.3 m and 4 m in the 1% AEP event, and between 2 m and 4 m in the 0.1% AEP event.
- The Kogan Creek Coal Mine levee is overtopped by the PMF event, which generates flood depths higher than 10 m at the mine site and adjacent areas.
- Peak flood hazard classification within the study area varies between category H1 and H6 in both the 1% and 0.1% AEP events. PMF extents within the study area are mostly categorised by H6 flood hazard.

## 1.8 Conclusions

Hydrologic and hydraulic modelling of the Condamine River catchment was undertaken to assess the flooding constraints associated with regional flooding inundation within the study area. The regional model was setup and simulated in accordance with the methodology outlined in ARR 2019 and GTSMR guidelines. Design event simulations were run for the 1%, 0.1% AEP and PMF flood events. Flood maps showing flood extents, levels, depths and flood hazards were produced for all the analysed AEP and PMF events.

A summary of the key model results is provided as follows:

- The flood levels establishing in the Kogan Creek section included in the study area are significantly affected by backwater flow from the Condamine River in all the analysed AEP events.
- The site forming part of Lot 6 DY532 is not affected by regional flooding from the Condamine River or Kogan Creek in all the analysed events.
- The Kogan Creek Coal Mine levee is not overtopped in either the 1% or 0.1% AEP events. In the PMF event, the levee is overtopped and the entire mine site is affected by inundation in the order of 10m depth.
- The Kogan Creek Coal Mine and adjacent areas are affected by extreme H6 flood hazard ranking in the PMF event.

## 1.9 References

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## Annex A Flood Frequency Analysis Data

Table A.1. Data used in the FFA of Condamine River at Chinchilla Weir

Year	Peak Discharge (m <sup>3</sup> /s)	Year	Peak Discharge (m <sup>3</sup> /s)	Year	Peak Discharge (m <sup>3</sup> /s)	Year	Peak Discharge (m <sup>3</sup> /s)
1921	409	1947	355.6	1973	177.1	1999	486.2
1922	1932.2	1948	343.3	1974	1504.4	2000	97.1
1923	11.9	1949	30	1975	1566.5	2001	110.7
1924	215.1	1950	1274.4	1976	1786.4	2002	58.7
1925	40.1	1951	446.8	1977	282.2	2003	240.1
1926	160.3	1952	101.7	1978	252.2	2004	255.1
1927	1103	1953	151.9	1979	65.0	2005	83.9
1928	712.1	1954	628.3	1980	152.9	2006	26.8
1929	294.3	1955	378	1981	1545.7	2007	160.0
1930	109.9	1956	1782.2	1982	229.5	2008	386.6
1931	399.2	1957	60.5	1983	2252.1	2009	20.5
1932	115.8	1958	459.7	1984	1420.2	2010	4498.7
1933	196.7	1959	446.3	1985	32.1	2011	3625.8
1934	412.4	1960	42.0	1986	5.3	2012	15.4
1935	345.5	1961	149.6	1987	119.8	2013	1129.1
1936	23.7	1962	256.6	1988	2855.5	2014	255.1
1937	266.6	1963	345.2	1989	258.2	2015	128.3
1938	131.9	1964	330.3	1990	173.6	2016	6.4
1939	315.3	1965	321.9	1991	370.5	2017	190.3
1940	313.4	1966	63.3	1992	101.9	2018	330.5
1941	376.4	1967	290.6	1993	151.2	2019	3.1
1942	1856.1	1968	268.4	1994	270.2	2020	593.9
1943	777.1	1969	55.5	1995	697.3	2021	1209.6
1944	235.1	1970	820.2	1996	1817.8	2022	1093.1
1945	194.3	1971	1277.8	1997	115.3	2023	7.1
1946	398.2	1972	1322.4	1998	316.3		

Data from year 1921 to year 1955 was sourced from WRM (2017).

Data from year 1956 to year 2023 was sourced from Water Monitoring Information Portal: <https://water-monitoring.information.qld.gov.au/>



## Annex B Flood Maps

Table B.1. Summary of the flood maps included in Annex B

Fig. ID	Title
B-1	1% AEP Peak Flood Depth
B-2	1% AEP Peak Flood Level
B-3	1% AEP Peak Flood Velocity
B-4	1% AEP Peak Flood Hazard
B-5	0.1% AEP Peak Flood Depth
B-6	0.1% AEP Peak Flood Level
B-7	0.1% AEP Peak Flood Velocity
B-8	0.1% AEP Peak Flood Hazard
B-9	PMF Peak Flood Depth
B-10	PMF Peak Flood Level
B-11	PMF Peak Flood Velocity
B-12	PMF Peak Flood Hazard



**LEGEND**

Lot6 DY532

Site Boundary

Study Area

**Model Setup**

Hydraulic Model Boundary

**Peak Flood Depth (m)**

<= 1

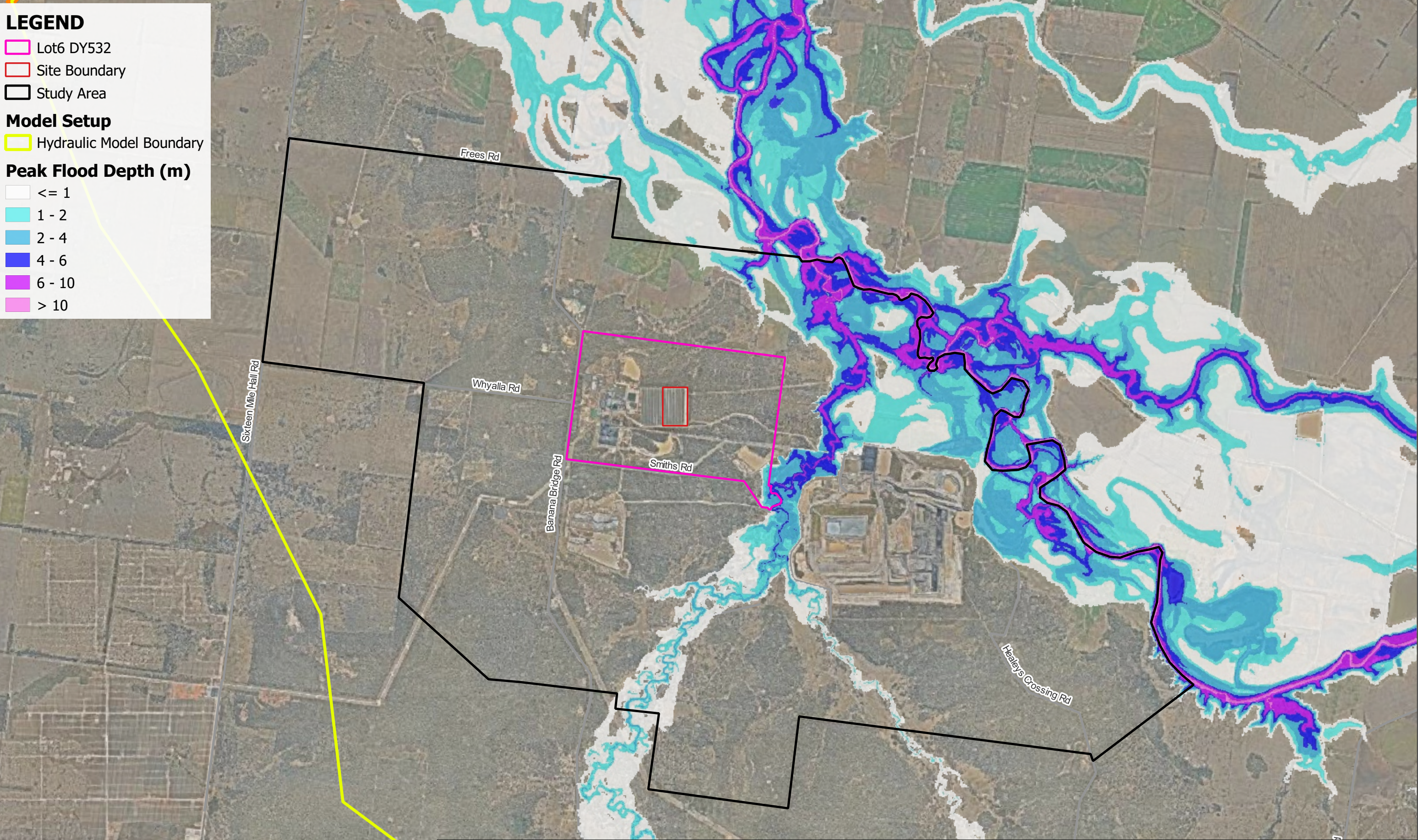
1 - 2

2 - 4

4 - 6

6 - 10

> 10



Title: <b>1% AEP Peak Flood Depth   Regional Flood Study</b>		Figure: <b>B-1</b>	Rev: <b>A</b>
BMT endeavours to ensure that the information provided in this map is correct at the time of publication. BMT does not warrant, guarantee or make representations regarding the currency and accuracy of information contained in this map.		<div> <div>N</div> <div>01,0002,000 m</div> </div>	
Filepath: K:\001233.001-ns-BrigalowPowerStaion_SMP_Validation\GIS_Fig_Gen\Regional_FS_Figures\RegionalFS_001233_MGA2020_zn56.qgz			



**Legend**

- Lot6 DY532
- Site Boundary
- Study Area

**Contours**

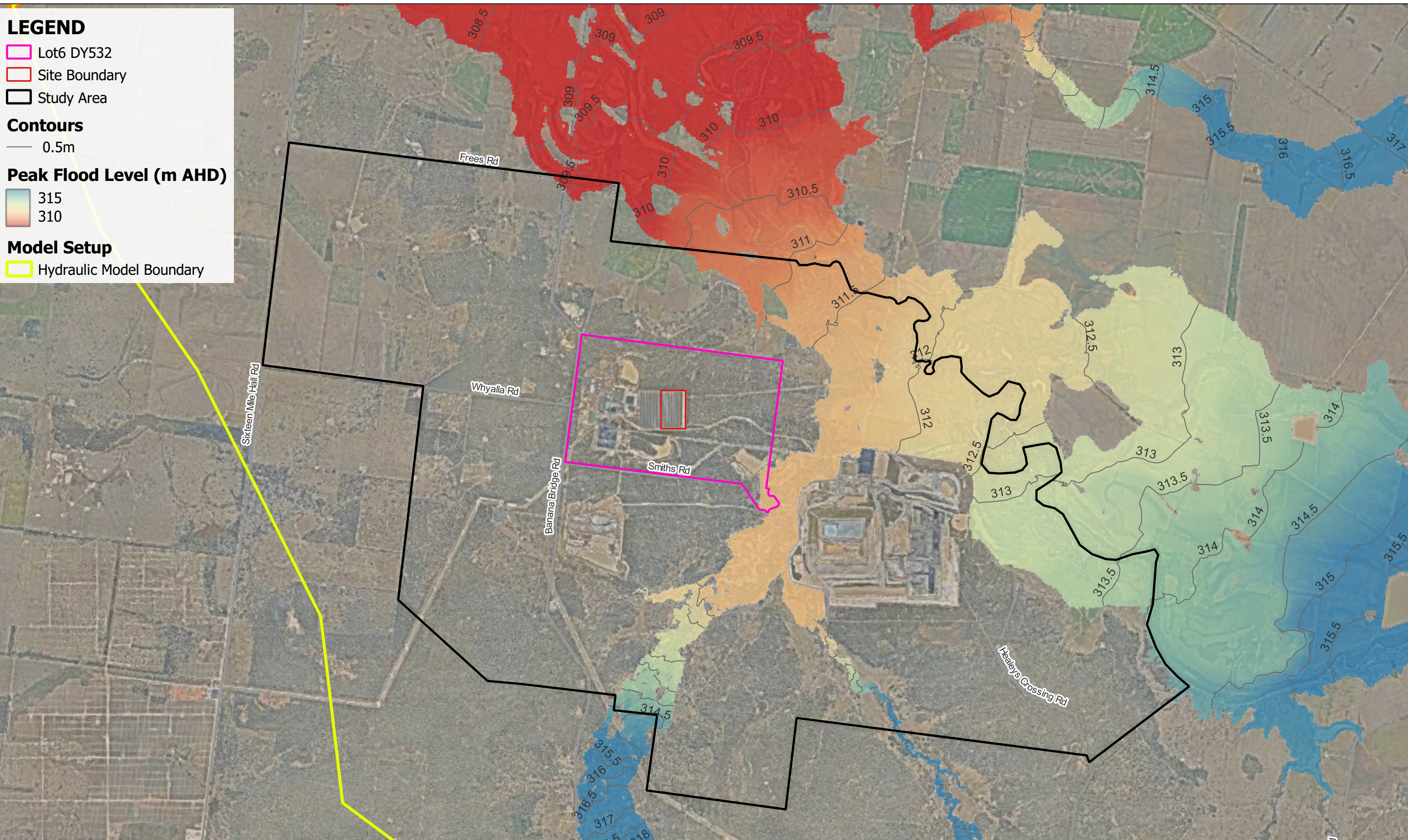
- 0.5m

**Peak Flood Level (m AHD)**

- 315
- 310

**Model Setup**

- Hydraulic Model Boundary



## 1% AEP Peak Flood Level | Regional Flood Study

--	--

B-2

**A**





**LEGEND**

Lot6 DY532

Site Boundary

Study Area

**Peak Flow Velocity (m/s)**

<= 0.10

0.10 - 0.25

0.25 - 0.50

0.50 - 0.75

0.75 - 1.00

1.00 - 2.00

> 2.00

**Model Setup**

Hydraulic Model Boundary

Title: <b>1% AEP Peak Flow Velocity   Regional Flood Study</b>		Figure: <b>B-3</b>	Rev: <b>A</b>
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Page 175 of 401



**LEGEND**

Lot6 DY532

Site Boundary

Study Area

**Peak Flood Hazard**

H1

H2

H3

H4

H5

H6

**Model Setup**

Hydraulic Model Boundary

Title: <b>1% AEP Peak Flood Hazard   Regional Flood Study</b>		Figure: <b>B-4</b>	Rev: <b>A</b>
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Page 176 of 401



**LEGEND**

Lot6 DY532

Site Boundary

Study Area

**Model Setup**

Hydraulic Model Boundary

**Peak Flood Depth (m)**

<= 1

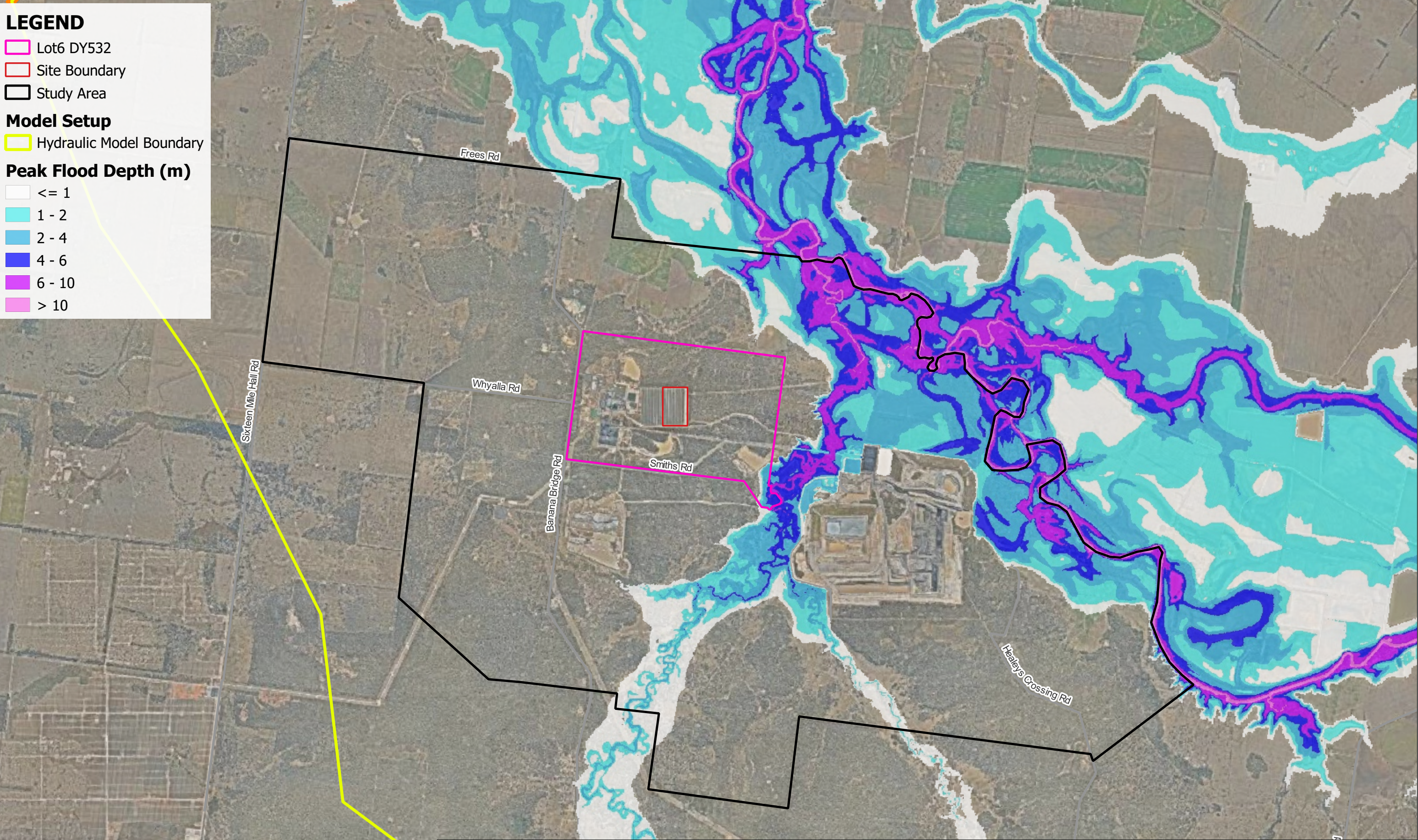
1 - 2

2 - 4

4 - 6

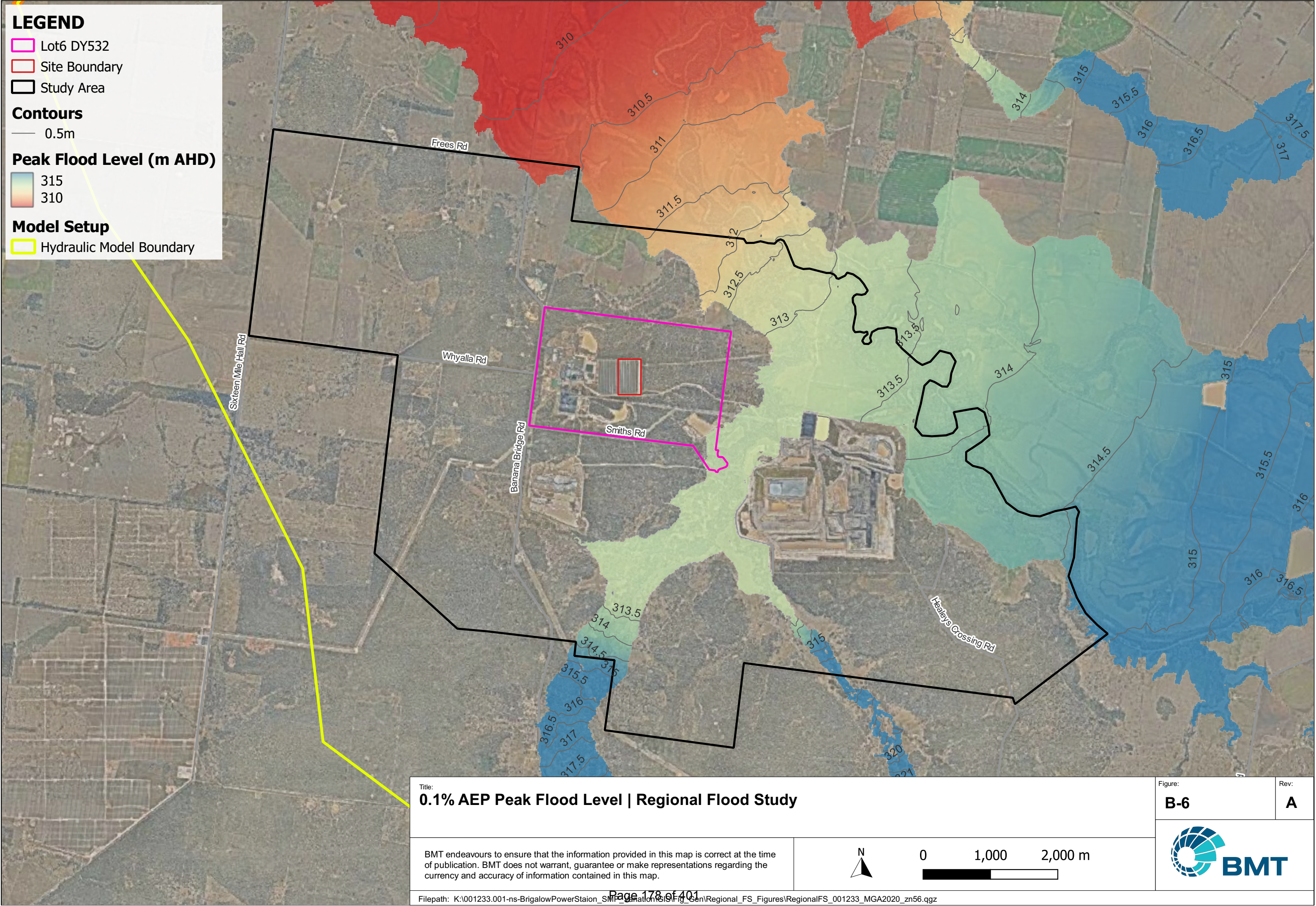
6 - 10

> 10



Title: <b>0.1% AEP Peak Flood Depth   Regional Flood Study</b>		Figure: <b>B-5</b>	Rev: <b>A</b>
BMT endeavours to ensure that the information provided in this map is correct at the time of publication. BMT does not warrant, guarantee or make representations regarding the currency and accuracy of information contained in this map.		<div> <div>N</div> <div>01,0002,000 m</div> </div>	
Filepath: K:\001233.001-ns-BrigalowPowerStaion_SMP_Validation\GIS\Fig_Gen\Regional_FS_Figures\RegionalFS_001233_MGA2020_zn56.qgz			







**LEGEND**

Lot6 DY532

Site Boundary

Study Area

**Peak Flow Velocity (m/s)**

<= 0.10

0.10 - 0.25

0.25 - 0.50

0.50 - 0.75

0.75 - 1.00

1.00 - 2.00

> 2.00

**Model Setup**

Hydraulic Model Boundary

Title: <b>0.1% AEP Peak Flow Velocity   Regional Flood Study</b>		Figure: <b>B-7</b>	Rev: <b>A</b>
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Page 179 of 401 Filepath: K:\001233.001-ns-BrigalowPowerStaion_SMP_Validation\GIS_Fig_Gen\Regional_FS_Figures\RegionalFS_001233_MGA2020_zn56.qgz			



**LEGEND**

Lot6 DY532

Site Boundary

Study Area

**Peak Flood Hazard**

H1

H2

H3

H4

H5

H6

**Model Setup**

Hydraulic Model Boundary

Title: <b>0.1% AEP Peak Flood Hazard   Regional Flood Study</b>		Figure: <b>B-8</b>	Rev: <b>A</b>
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Page 180 of 401



**LEGEND**

Lot6 DY532

Site Boundary

Study Area

**Model Setup**

Hydraulic Model Boundary

**Peak Flood Depth (m)**

<= 1

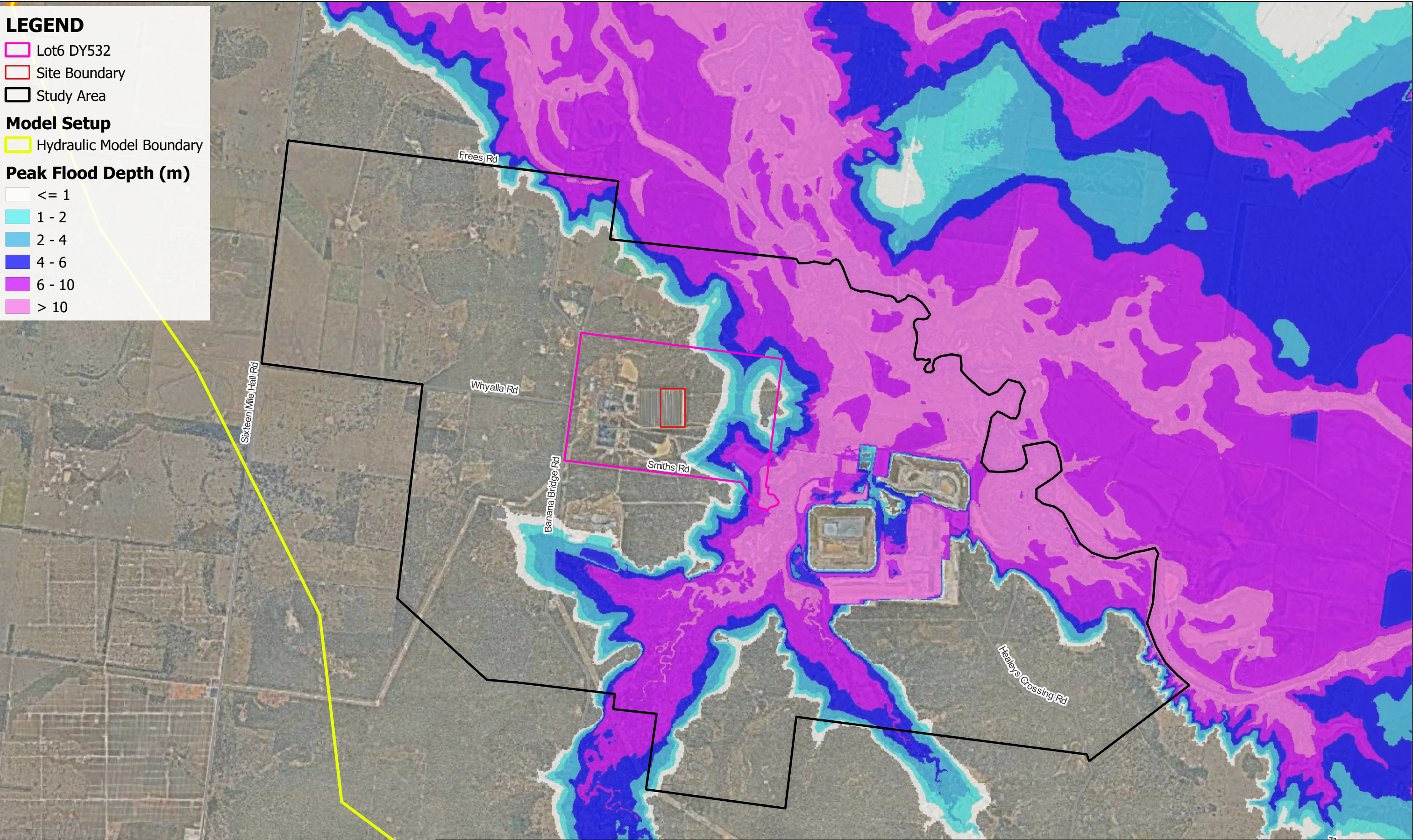
1 - 2

2 - 4

4 - 6

6 - 10

> 10



Title: **PMF Peak Flood Depth | Regional Flood Study**

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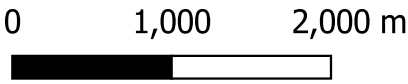
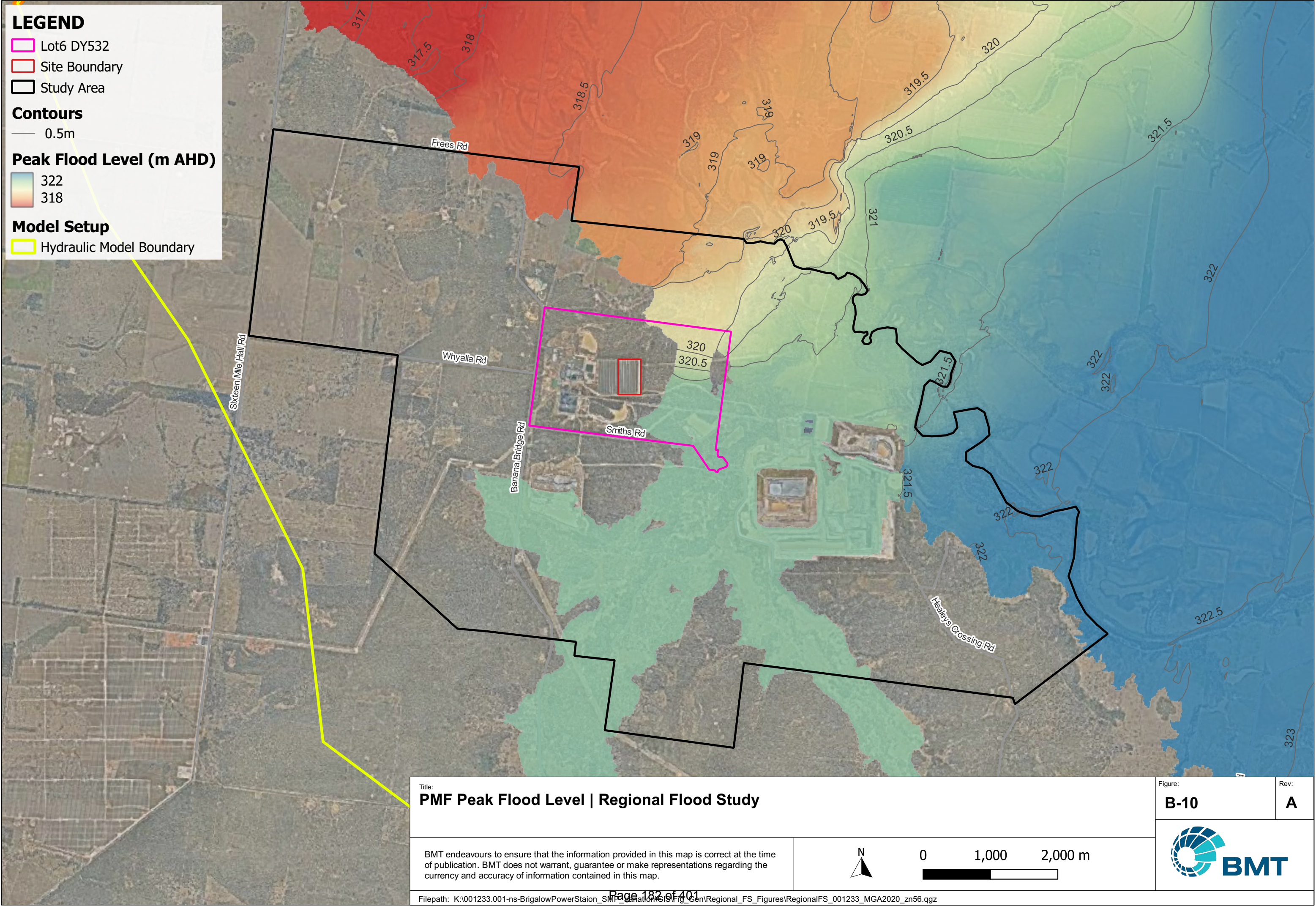


Figure:  
**B-9**

Rev:  
**A**









**LEGEND**

Lot6 DY532

Site Boundary

Study Area

**Peak Flow Velocity (m/s)**

<= 0.10

0.10 - 0.25

0.25 - 0.50

0.50 - 0.75

0.75 - 1.00

1.00 - 2.00

> 2.00

**Model Setup**

Hydraulic Model Boundary

Title: <b>PMF Peak Flow Velocity   Regional Flood Study</b>		Figure: <b>B-11</b>	Rev: <b>A</b>
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Page 183 of 401 Filepath: K:\001233.001-ns-BrigalowPowerStaion_SMP_Validation\GIS\Fig_Gen\Regional_FS_Figures\RegionalFS_001233_MGA2020_zn56.qgz			



**LEGEND**

Lot6 DY532

Site Boundary

Study Area

**Peak Flood Hazard**

H1

H2

H3

H4

H5

H6

**Model Setup**

Hydraulic Model Boundary

Title:

PMF Peak Flood Hazard | Regional Flood Study

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Figure:

B-12

Rev:

A

Page 184 of 401

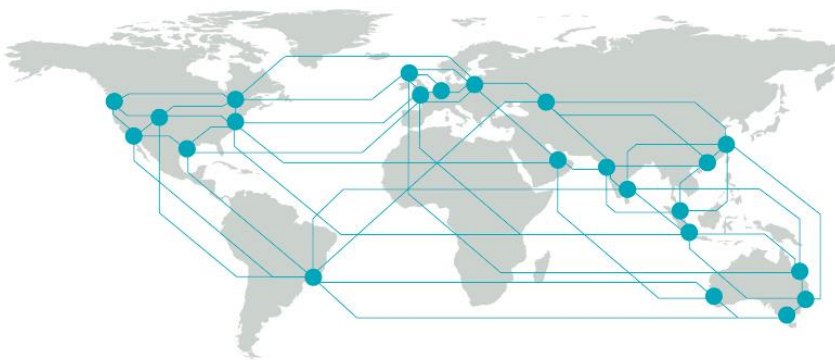
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## **Annex C Local Flooding Assessment**

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This report is being updated presently



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MARSHALL DAY  
Acoustics 

BRIGALOW PEAKING POWER PLANT  
NOISE ASSESSMENT

Rp 002 R01 20230213 | 9 September 2024



**Project:** **BRIGALOW PEAKING POWER PLANT**  
**NOISE ASSESSMENT REPORT**

**Prepared for:** **CS Energy c/- Attexo Group Ltd**  
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**Attention:** **Kate Rigg**

**Report No.:** **Rp 002 R01 20230213**

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<b>Status:</b>	<b>Rev:</b>	<b>Comments</b>	<b>Date:</b>	<b>Author:</b>	<b>Reviewer:</b>
Final	-	For information	15/08/24	LK/AD	TMM
Final	01	Updated mitigation requirement	09/09/24	LK/AD	TMM



## TABLE OF CONTENTS

1.0	INTRODUCTION.....	4
2.0	PREVIOUS NOISE ASSESSMENT.....	4
3.0	SITE DESCRIPTION .....	4
3.1	Noise sensitive receivers .....	5
4.0	EXISTING AMBIENT ENVIRONMENT .....	7
4.1	Initial site noise survey .....	7
4.1.1	Attended noise measurement results .....	9
4.1.2	Unattended noise measurement results .....	9
4.1.3	Kogan Creek Power Station operations .....	10
4.2	Additional site noise survey .....	11
5.0	ENVIRONMENTAL NOISE CRITERIA.....	12
5.1	Existing policies and guidelines .....	12
5.2	Environmental Protection (Noise) Policy 2019 .....	13
6.0	NOISE ASSESSMENT .....	14
6.1	Noise prediction method .....	14
6.1.1	Noise source data – unmitigated .....	15
6.2	Gas turbine exhaust stack mitigation.....	16
6.3	Predicted noise levels – including noise mitigation .....	16
7.0	DISCUSSION.....	17
8.0	CONCLUSION.....	17

APPENDIX A GLOSSARY OF TERMINOLOGY

APPENDIX B SITE PLAN

APPENDIX C NOISE SURVEY PHOTOS

APPENDIX D WEATHER DATA DURING SURVEYS – INITIAL SURVEY

APPENDIX E KOGAN CREEK PS OPERATING DATA

APPENDIX F ENVIRONMENTAL PROTECTION (NOISE) POLICY SUMMARY

APPENDIX G NOISE LEVEL DATA

APPENDIX H NOISE CONTOUR MAP

## 1.0 INTRODUCTION

Attexo Group Pty Ltd (Attexo), on behalf of CS Energy, has engaged Marshall Day Acoustics Pty Ltd (MDA) to conduct an environmental noise assessment for the Development Application (DA) for the proposed Brigalow peaking power plant (the project) located on Banana Bridge Road in Brigalow, Queensland.

This report summarizes the results of the two on-site noise surveys undertaken by MDA and subsequent noise modelling to predict the noise emissions from the proposed new facility.

Noise emissions from the existing nearby Kogan Creek Power Station (KCPS) have also been considered.

This assessment has been prepared to demonstrate predicted compliance with the acoustic quality objectives set out in Schedule 1 the Queensland Environmental Protection (Noise) Policy 2019 (EPP Noise) and the general amenity objectives for Rural Area zones (PO12 and PO13) set out in Section 6.2.10 of the Western Downs Planning Scheme (WDPS).

Acoustic terminology used throughout this report is defined in Appendix A.

## 2.0 PREVIOUS NOISE ASSESSMENT

Through the course of the planning process, the subject site has been relocated from its original proposed location approximately 1.5 km west of the current proposed location.

MDA prepared an assessment of the site at the original location which is detailed in Rp 001 R01 20230213 - *Brigalow Peaking Power Plant - Noise Assessment* dated 8 March 2024.

This report considers the current plant location east of the existing KCPS and supersedes the previous assessment.

## 3.0 SITE DESCRIPTION

The proposed peaking power plant will consist of twelve identical GE LM25 Xpress gas turbine (GT) packages with associated ancillaries including generators, lube oil coolers, ventilation systems, air inlet filtration equipment, and vertical exhaust stacks with silencers. Additional plant at the site includes transformers for power transmission and other equipment for processing and controlling incoming fuel, either natural gas or hydrogen.

The wider project will comprise the following key elements:

- Twelve (12) aeroderivative gas turbines arranged in two 'power blocks' of 6 turbines each, with a total generation capacity of approximately 400 MW. Turbines will be hydrogen capable from commissioning, with the proportion of hydrogen to natural gas in the fuel mix increasing over time
- Two (2) switchyards (one for each power block) each comprising 11 kV/33 kV and 33 kV/275 kV transformers and associated electrical infrastructure
- A 275kV transmission line connecting the Project to the Banana Bridge Substation (on the site frontage to Banana Bridge Road)
- A hydrogen tube trailer tie-in point and manifold for third party supply of hydrogen for commissioning purposes
- A standby diesel generator for turbine black starts in the event of a grid failure
- Storage tanks and other water management infrastructure
- Construction and maintenance laydown areas

- Ancillary site facilities and infrastructure including access tracks and an administration building comprising a small workshop, common area, bathrooms and associated car parking.

Only noise from the power plant is considered in this assessment; potential noise from the transmission line is not included.

A proposed new lateral pipeline and gas receiving station will also be required to deliver gas for the project. The gas supply infrastructure will be developed separately by a third-party entity and will be subject to separate approval processes. As a result, this associated facility does not form part of the current assessment.

The proposed site plan is provided in Appendix B.

The proposed site is located east of the existing coal-fired Kogan Creek Power Station (KCPS), and northeast of the existing Western Downs Substation.

The location of the site and surrounding area is shown in Figure 1 in Section 3.1.

### **3.1 Noise sensitive receivers**

There are several existing dwellings in the surrounding area, with the nearest ones being located to the north, northeast, northwest, and south of the site approximately 1000 – 4000 m from the site boundary.

The land between the nearest residences and the site is relatively flat, with some undulations.

There is no clear line of sight from any receiver to the proposed power plant due to dense scrub and bushland surrounding the site.

The closest noise sensitive receivers to the subject site are listed in Table 1. The noise sensitive receiver locations are also shown in Figure 1.



**Table 1: Nearest noise sensitive receivers to the subject site**

Reference	Lot Reference	Status	Orientation from subject site	Approximate distance from subject site
R01	1SP279238	Private residence	North	2800 m
R02	32SP232241	Private residence	Northwest	5000 m
R03	4RP77575	Private residence	Northeast	4000 m
R04	3RP73310	Private residence	Northeast	4000 m
R05	1RP87014	Private residence	Southeast	6700 m
R06	6RP176345	Private residence	Southwest	3200 m
R07	148LY252	Private residence	Northeast	4400 m
PL01	3RP176346	Owned by Powerlink. Confirmed demolished. Excluded from assessment.	Southwest	2700 m
CS01	29DY276	Owned by CS Energy. Excluded from assessment.	North	1000 m
CS02	2SP174068	Owned by CS Energy. Excluded from assessment.	East	2600 m
CS03	149LY635	Owned by CS Energy. Excluded from assessment.	Northeast	3300 m

**Figure 1: Aerial photo of proposed power plant site and surrounding area (Source: Nearmap)**



## 4.0 EXISTING AMBIENT ENVIRONMENT

### 4.1 Initial site noise survey

Measurements of existing ambient noise levels were performed on 18–21 May 2023 at selected locations representative of the closest receiver locations in each direction. The objective was to conduct short-term (15 min) attended measurements during the day, evening, and night periods at each receiver. Measurement locations were selected to represent the closest receiver locations and to accommodate site access restrictions.

In addition, a continuous unattended noise logger was placed on the original subject site to establish the overall noise environment over a 24-hour period when the Kogan Creek Power Station was confirmed to be in operation.

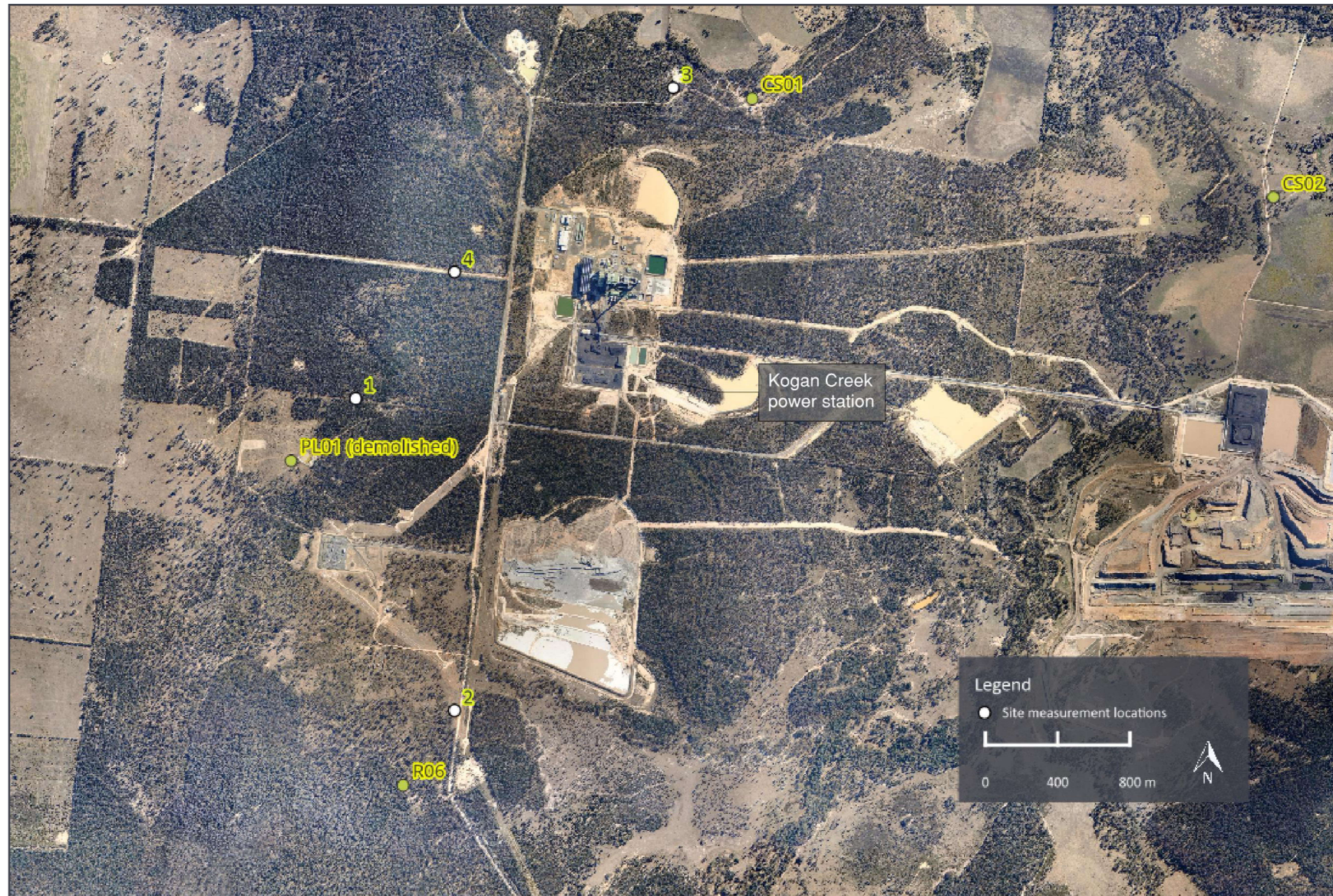
The measurement locations relative to the subject site and receiver locations are shown in Figure 2 and summarised in Table 2. Photos of the Type 1 precision noise meters installed at each measurement location are shown in Appendix C.

**Table 2: Site measurement locations ref Figure 2**

Location	Associated receiver	Description
1	PL01 (Demolished)	Hand-held attended measurements
2	R06	Hand-held attended measurement
3	CS01 (CS Energy owned)	Hand-held attended measurement
4	N/A (Original GT plant location)	24-hour logger



Figure 2: Noise survey measurement and receiver locations (background image: Nearmap)





#### 4.1.1 Attended noise measurement results

Noise from the Kogan Creek Power Station was audible at all measurement locations, especially at measurement location 3 directly north of the plant. Occasional bird, insect, wind, and distant road traffic noise was observed.

Table 3 presents the results of the attended survey showing the ambient ( $L_{Aeq}$ ) and background ( $L_{A90}$ ) noise levels at each receiver during the nominated assessment periods.

During the survey the weather conditions were fine and clear with daytime temperatures of 16–18 degrees Celsius, dropping to 2–5 degrees at night. Rain did not affect any measurements during the survey period. Appendix D provides a summary of the weather conditions during the survey based on data from the nearest Bureau of Meteorology station in Dalby, Queensland.

**Table 3: Attended noise measurement results, initial survey, dB**

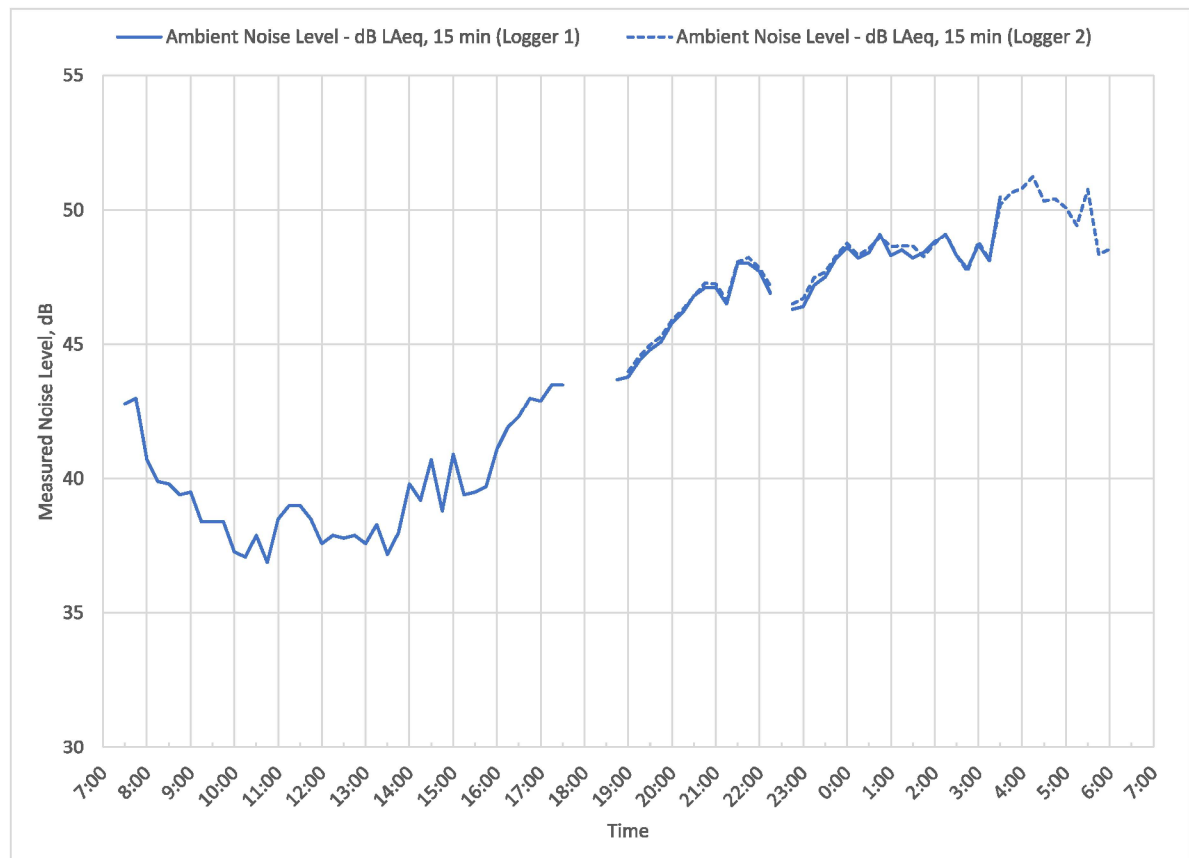
Period	Date	Time	Location 1		Location 2		Location 3 <sup>[1]</sup>	
			$L_{Aeq}$	$L_{A90}$	$L_{Aeq}$	$L_{A90}$	$L_{Aeq}$	$L_{A90}$
Day (07:00–18:00)	18 May 2023	0745–0915 hrs	39	36	34	30	40	38
Evening (18:00–22:00)	18 May 2023	1800–1900 hrs	26	23	30	26	48	47
Night (22:00–07:00)	19 May 2023	0600–0700 hrs	39	36	36	29	51	50

1 Note: Affected by noise from KCPS

#### 4.1.2 Unattended noise measurement results

The measured ambient noise levels at the subject site (location 4) are presented in Figure 3 over a 24-hour period. The results have been compiled from measurements throughout 18–20 May using a primary (logger 1) and a backup (logger 2) noise logger at the same location (the original subject site). Equipment issues resulted in some missed and repeated periods such that not all time periods were continuously recorded, but the trend over a typical day with KCPS operating are clear.

Figure 3: Unattended ambient noise logging summary



#### 4.1.3 Kogan Creek Power Station operations

As demonstrated by the attended and unattended noise measurements, relatively high noise levels were observed from KCPS, especially at night when compared to the day periods. As a result, the operation of this plant was discussed with CS Energy to provide some insight into the normal mode of operation of the power station and associated noise output.

Regarding the higher ambient noise levels during the night (>50 dB  $L_{Aeq}$ ) compared with those recorded over the day, the explanation provided by the KCPS Operator was that daytime unit loads were reduced around midday from 750 MW to 500 MW. The load then increased again to 750 MW in the afternoon. As a result, the variation in noise level is dependent on the time the noise samples were obtained. In addition, the Operator confirmed that the unit loads displayed were fairly typical of normal power station operations. The change in noise after midday as the day progresses is clear from Figure 3.

Operational data showing the unit load generation for the days of the measurements is provided in Figure 8 and Figure 9 of Appendix E. The late morning drop in load output occurred from 1100–1200 hrs on 18 May and 1100–1300 hrs on 19 May.

Details of the daily fluctuation in output from the period 22 April to 6 June 2023 are also provided in Figure 10 and Figure 11 of Appendix E, showing the KCPS power output at night regularly stays high (750 MW).

At this operational duty, average noise levels of 39 dB  $L_{Aeq}$  or more at measurement location 1, 36 dB  $L_{Aeq}$  at measurement location 2, and 51 dB  $L_{Aeq}$  at measurement location 3 were observed.

## 4.2 Additional site noise survey

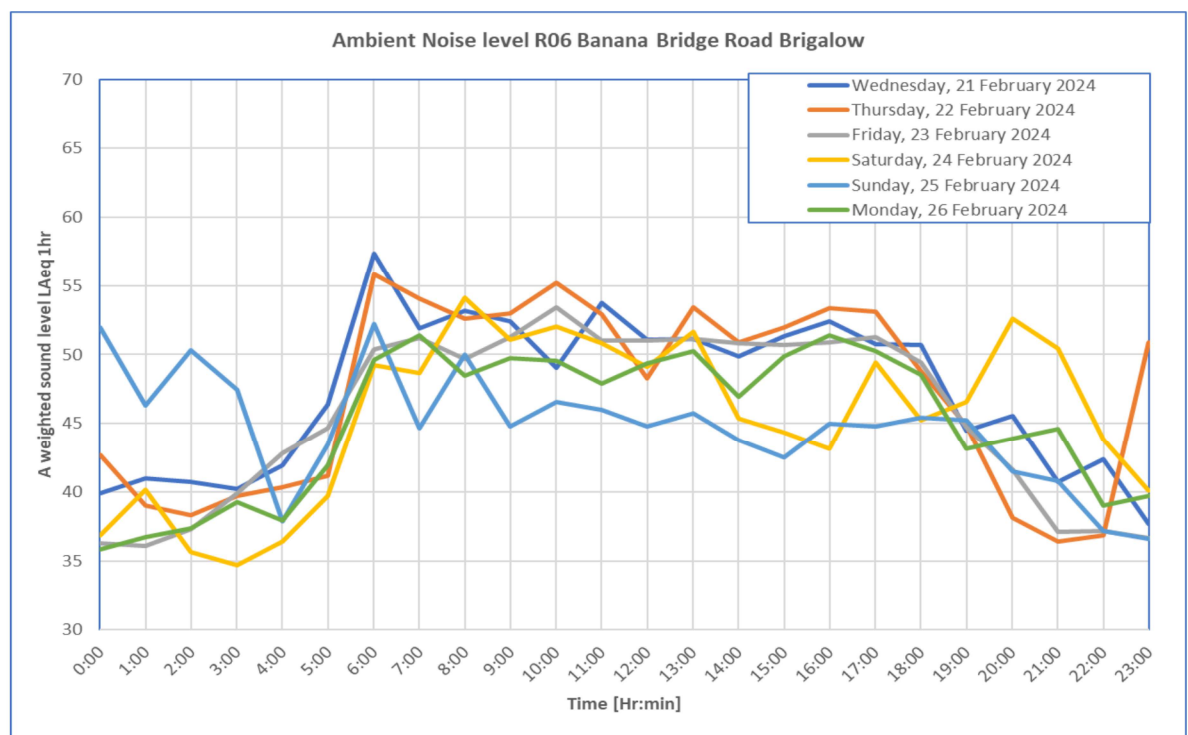
Given the results from the initial site survey, it was then decided by CS Energy to conduct further ambient noise measurements at one of the nearest assessable privately owned residences to the subject site, receiver R06.

Measurements were performed with an unattended logger between Tuesday 20 February and Monday 26 February 2024, during which time weather conditions were fine and mild with minimal rainfall.

The aim of the measurement was to obtain a fuller understanding of the ambient noise levels at R06, particularly in relation to the influence of the Kogan Creek Power Station (KCPS) which affects the ambient at some other receiver locations.

The results of the 6 days of logging are presented in Figure 4.

**Figure 4: Unattended ambient noise measurements in the vicinity of receiver R06,  $L_{Aeq}$  dB**



The results are summarized in Table 4.



**Table 4: R06 Attended noise measurement results, additional survey, dB**

Period Average	Day 0700-1800 hrs		Evening 1800-2200 hrs		Night 2200-0700 hrs	
Date	L <sub>Aeq</sub>	L <sub>A90</sub>	L <sub>Aeq</sub>	L <sub>A90</sub>	L <sub>Aeq</sub>	L <sub>A90</sub>
Wednesday 21 February	52	39	45	35	44	37
Thursday 22 February	53	39	42	35	42	37
Friday 23 February	51	34	43	31	42	35
Saturday 24 February	49	35	49	43	39	34
Sunday 25 February	45	31	43	35	46	42
Monday 26 February	50	32	45	34	39	33
Minimum average	45	31	42	31	39	33

Note: Figures represent the hourly average over each defined period

As the measured noise levels include noise from all noise sources (including potential wildlife, road and air traffic for example), the steady-state noise from the power plant when operational would be best represented by the L<sub>A90</sub> metric as opposed to the L<sub>Aeq</sub> metric.

These results show that although this location was possibly affected by KCPS at times, especially at night on Sunday 25 February, on most nights and early mornings the ambient noise levels were quite low and not significantly impacted by KCPS operations.

Note that the Power Station was operational at maximum or almost maximum capacity (750 MW) throughout the entire additional survey measurement period.

## 5.0 ENVIRONMENTAL NOISE CRITERIA

### 5.1 Existing policies and guidelines

The amenity objectives in the Western Downs Planning Scheme (WDPS) are not specific and it is understood that their intent is to require an assessment of the magnitude of the change in noise around the site from the operation of the project.

The current (2019) edition of the WDPS seems principally concerned with development in the Dalby and Chinchilla townships, but in relation to other development, Performance Outcome clauses PO12 and PO13 state:

PO12: development must not detract from the amenity of the local area having regard to:

(a) Noise and (g) Emissions

PO13: Development must take into account and seek to ameliorate any existing negative environmental impacts having regard to:

(a) Noise and (h) Emissions

Accordingly, the WPDS guideline does not set any definite noise limits, targets, or criteria for the proposed development. In such cases, the provisions of the Queensland Environmental Protection (Noise) Policy 2019 (EPP Noise) will apply.

## 5.2 Environmental Protection (Noise) Policy 2019

For the preparation of this noise assessment the requirements of the following documents have been considered:

- Environmental Protection (Noise) Policy 2019 - Queensland Subordinate Legislation 2019, No.154
- Environmental Protection (Noise) Policy 2019 - Explanatory Notes
- Noise Measurement Manual 2020 - Queensland Department of Environment and Science

In Queensland, the Environmental Protection (Noise) Policy 2019 (EPP Noise) is the standard for assessing noise emissions from industrial premises, commercial premises, and mining operations. The EPP Noise sets out a procedure where the facility can be assessed against a series of acoustic quality objectives, measured at the noise receptor.

The derivation of the outdoor design targets for this development are summarised in Appendix F, with the nominated objectives as set out below in Table 5, before taking into account the effect of background and existing (ambient) noise levels.

**Table 5: EPP Noise acoustic quality objectives – outdoors, dB**

Period	Acoustic Quality Objectives		
	$L_{Aeq,1hr}$	$L_{A10,1hr}$	$L_{A1,1hr}$
Day (0700-1800 hrs)	50	55	65
Evening (1800-2200 hrs)	50	55	65
Night (2200-0700 hrs)	(37) <sup>[1]</sup>	(42) <sup>[1]</sup>	(47) <sup>[1]</sup>

1 Derived from the night period indoor objectives in the policy, as discussed in Appendix F.

The management objective under the EPP Noise policy is that noise is to be managed such that it does not have an adverse impact on the environmental value at a receiver (as defined by the acoustic quality objectives) and so that background creep (the gradual increase in noise levels at a receiver with increasing development) is avoided.

The EPP Noise recognises that there are often situations where the existing noise levels exceed the acoustic quality objectives, as applies in the case of this project. However, residential receivers R01 - R07 are located sufficiently far away from the KCPS that extraneous industrial noise from the coal-fired power station generally does not affect the ambient level at these dwellings - as observed by reference to the existing levels at Location 2 in Table 3 and those presented in Table 4 - which are generally lower than the night period objectives at times that the power plant was in full operation.

As such, designing the new facility to meet the night-time acoustic quality objective of 37 dB  $L_{Aeq,1hr}$  is appropriate at receivers R01 - R07 as these receivers are privately owned and are sufficiently far away to mostly be unaffected by noise from the KCPS. As described above, the other receivers CS01 - CS03 and PL01 are not required to be assessed.

The objectives for the project are summarised in Table 6. The night period objective is provided as the basis of assessment as it is the most onerous.

**Table 6: Proposed project design objectives**

Location	Objective	Basis
R01 – R07	37 dB $L_{Aeq,1hr}$	Design to the EPP Noise night period objective

## 6.0 NOISE ASSESSMENT

Noise from the project has been modelled and predicted.

Two noise models were initially developed to inform the assessment of the project at the original proposed location:

- Base case model; and
- Enhanced attenuation model, incorporating required additional noise mitigation.

The noise model has been updated to reflect the change in proposed location, incorporating the newly updated noise mitigation requirements.

The following sections summarise the modelling methodology and results.

### 6.1 Noise prediction method

To calculate noise from the subject site to the nearest receivers, a digital noise model was developed using the SoundPLANnoise (v9.0) noise modelling package which allows consideration of:

- The noise generated by acoustically significant plant operating within the project site
- Topographical data to represent the subject site and surrounding area (obtained from publicly available elevation data<sup>1</sup> and data supplied by Attexo)
- Distance between the sources and receivers (i.e., distance attenuation or divergence loss)
- The presence of obstacles such as buildings, earth berms/bunds, or screens that obstruct the noise transmission path
- The presence of hard reflective surfaces that may enable additional noise paths
- The hardness of the ground between the source and receiver
- Absorption of sound by the air
- Meteorological influences such as wind or temperature gradients.

SoundPLANnoise was used to implement the noise propagation standard ISO 9613-2:1996 *Acoustics – Attenuation of sound during propagation outdoors – Part 2: General method of calculation* (ISO 9613).

This internationally recognised standard was designed to assume conditions that favour the propagation of noise from meteorological effects, described as a slight wind (1 to 5 m/s) blowing from source to receiver, or a well-developed moderate ground-based temperature inversion.

The ISO 9613 standard describes three distinct ground surface types, namely hard, porous, and mixed ground and states the following:

*Hard ground includes paving, water, ice, concrete and all other ground surfaces having a low porosity. Porous ground includes ground covered by grass, trees and other vegetation, and all other ground surfaces suitable for growth of vegetables, such as farming land. Mixed ground consists of both hard and porous ground.*

Our experience is that, in rural areas in Australia, it is generally appropriate to assume that the ground is 50% hard and 50% porous. This assumption is more conservative than using 90% or 100% porous ground, which rarely, if ever, occurs in practise in Australia.

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<sup>1</sup> Sourced online at Elvis Elevation and Depth <https://elevation.fsdf.org.au/> copyright Commonwealth of Australia (Geoscience Australia) 2021



### 6.1.1 Noise source data – unmitigated

A proposed model scenario has been developed to represent all noise sources operating at the subject site during typical activities. MDA has been advised that the noise from the GT plant when operating on hydrogen fuel is the same as for natural gas, so only one operational fuel scenario has been modelled. It is understood that the power plant may operate 24/7, with all equipment operational during a worst-case hour.

The noise source data, excluding any noise mitigation, is provided in Table 7.

The data has been derived from GE, Attexo (Aurecon), and the MDA gas turbine database, with spectral (octave band) sound data provided in Appendix G.

**Table 7: Noise source levels, unmitigated, dB L<sub>WA</sub>**

Source	Quantity	Sound Power Level
GT (Gas Turbine) Control Room Plant	12	79
GT Turbine Vent Silencer	12	97
GT Generator Lube Oil Cooler	12	97
GT Turbine Vent Fan	12	97
GT Auxiliary Skid	12	94
GT Turbine Enclosure	12	101
GT Air Filter Inlet House	12	104
GT Generator and Turbine Coupling Breakout	12	92
GT Generator and Generator Ventilation System	12	105
GT Exhaust Stack Outlet	12	116
GT Exhaust Stack Breakout	12	100
Transformer, 11kV/33kV	6	84
Transformer, 33kV/275kV	2	87
Instrument Air Package	1	76
Air Compressor	1	92
Fuel Gas Final Filter	12	76
Natural Gas Control Valves (Gas Supply)/ Hydrogen Gas Control Valves (Gas Supply) <sup>[1]</sup>	1 each	93
Instrument Air Package	1	76
Above Ground Pipe (Lagged), dB/m	Approx. 10m per turbine	85 per metre
Above Ground Pipe (Unlagged), dB/m	Approx. 10m per turbine	94 per metre
Gas Manifold, dB/m	Approx. 400m	72 per metre

1 Only 1 gas control valve is included in the modelling, as only natural gas or hydrogen will be utilised at a time.

## 6.2 Gas turbine exhaust stack mitigation

Following an initial assessment of the base case model scenario, it was decided that noise from the gas turbines exhausts need to be further mitigated via improved stack silencers and reduced breakout from the stack ductwork system. Other controls include acoustic enclosures around the turbines and if necessary lower piping noise levels through additional lagging.

The performance of the enhanced silencers and reduced stack breakout has been derived by reference to the base case modelling scenario outputs and will be specified in a separate document for the use of the plant contractors or suppliers.

The overall sound power levels for the mitigated exhaust stack noise sources are shown in Table 8 below. These sound power levels are lower than presented in Table 7.

**Table 8: Mitigated exhaust stack noise source levels – enhanced attenuation scenario, dB L<sub>WA</sub>**

Source	Sound Power Level
Gas turbine exhaust stack outlet including directivity <sup>[1]</sup>	108
Gas turbine exhaust upstream stack breakout	101
Gas turbine exhaust downstream stack breakout	90

1 The total sound power level considers the stack directivity with regard to receivers at ground level. It does not represent the total sound power level emitted in all directions (eg vertically).

The data in Table 8 has been provided by MDA, with spectral (octave band) data derived from previous LM 2500 projects and the MDA database. The spectral data is provided in Appendix G. All other noise data remains as detailed in Table 7.

## 6.3 Predicted noise levels – including noise mitigation

Based on the operations and equipment described in the previous sections, including the enhanced exhaust stack sound power levels, noise levels were predicted at each of the nearest assessable receivers. The results are shown in Table 9. The results are compared to the night period target as this period is the most stringent. The results are rounded to the nearest whole decibel.

Noise contours showing the mitigated noise levels from the GT site at each receiver location are shown in Appendix H.

**Table 9: Predicted noise levels – enhanced attenuation scenario, dB**

Location	Predicted level, L <sub>Aeq,1hr</sub>	Acoustic quality objective (night) L <sub>Aeq,1hr</sub>	Compliance?	Further mitigation for predicted compliance
R01	37	37	Yes	-
R02	31	37	Yes	-
R03	33	37	Yes	-
R04	35	37	Yes	-
R05	28	37	Yes	-
R06	35	37	Yes	-
R07	34	37	Yes	-

## 7.0 DISCUSSION

The predicted noise levels, including the additional exhaust stack mitigation, comply with the EPP Noise outdoor project acoustic quality objectives.

Noise predictions have been made on the basis of a slight wind from the source to the receivers for all source-receiver pairs. This condition is described by ISO 9613-2 as being favourable to the propagation of sound.

The modelling assumes all 12 gas turbines will operate at 100% power; this is not a given condition at all times and at other occasions the plant may operate at duties less than 100% resulting in lower noise levels.

In fact, the facility is a peak lopping (peaking) plant and is only expected to generate power during occasional periods of high demand that suit rapid build-up gas or hydrogen fired plant. Accordingly its operation will at times be intermittent or for short periods only.

The night period acoustic quality objectives set out by the EPP Noise policy are in terms of indoor noise levels. An assumed reduction of 7 dB has been adopted to approximate the acoustic reduction of an open window, which is an accepted conservative approach in Queensland. Factors such as building construction, facade orientation and local shielding will ultimately impact the level of internal noise and are likely to result in greater attenuation.

## 8.0 CONCLUSION

Noise modelling has been undertaken of the proposed Brigalow peaking power plant including enhanced mitigation of the GT exhaust stacks. The modelling predicts that the proposed site operations will meet the applicable acoustic quality objectives set by the Queensland Environmental Protection (Noise) Policy 2019 at all receivers.

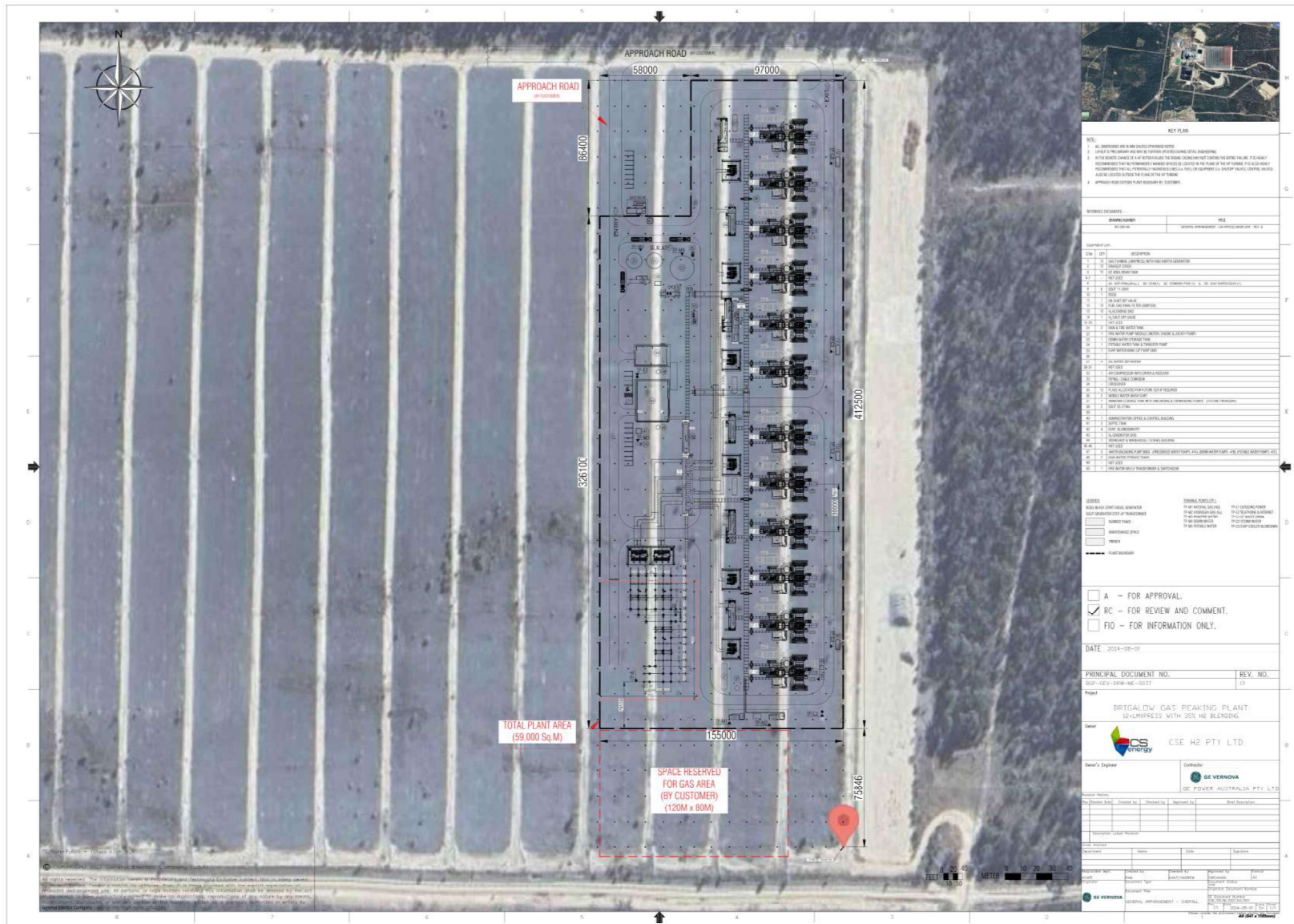
Should complaints or objections arise in relation to noise in the future, there are a number of additional measures the operator can consider for reducing noise levels to alleviate any possible community concerns. It should be noted however that the likelihood of such complaints is considered relatively low.



## APPENDIX A GLOSSARY OF TERMINOLOGY

<b>A-weighting</b>	<p>A set of frequency-dependent sound level adjustments that are used to better represent how humans hear sounds. Humans are less sensitive to low and very high frequency sounds.</p> <p>Sound levels using an “A” frequency weighting are expressed as dB <math>L_A</math>. Alternative ways of expressing A-weighted decibels are dBA or dB(A).</p>
<b>Background sound</b>	<p>The sound that is continuously present in a room or outdoor location. Often expressed as the A-weighted sound level exceeded for 90 % of a given time period i.e., <math>L_{A90}</math>.</p>
<b>dB</b>	<p>Decibel. The unit of sound level.</p>
<b>Frequency</b>	<p>Sound occurs over a range of frequencies, extending from the very low (e.g., thunder) to the very high (e.g., mosquito buzz). Measured in units of Hertz (Hz).</p> <p>Humans typically hear sounds between 20 Hz and 20 kHz. High frequency acuity naturally reduces with age most adults can hear up to 15 kHz.</p>
<b>Hertz (Hz)</b>	<p>The unit of frequency, named after Gustav Hertz (1887-1975). One hertz is one pressure cycle of sound per second.</p> <p>One thousand hertz – 1000 cycles per second – is a kilohertz (kHz).</p>
<b><math>L_{A01}</math></b>	<p>The A-weighted sound level exceeded for 1 % of the measurement period, measured in dB. Commonly referred to as the maximum noise level.</p>
<b><math>L_{A10}</math></b>	<p>The A-weighted sound level exceeded for 10 % of the measurement period, measured in dB. Commonly referred to as the average statistical noise level and frequently used for traffic noise assessment.</p>
<b><math>L_{A90}</math></b>	<p>The A-weighted sound level exceeded for 90 % of the measurement period, measured in dB. Commonly referred to as the background noise level.</p>
<b><math>L_{Aeq}</math></b>	<p>The equivalent continuous A-weighted sound level. Commonly referred to as the average sound level and is measured in dB.</p>
<b><math>L_w</math></b>	<p>Sound Power Level. The calculated level of total sound power radiated by a sound source. Usually A-weighted i.e., <math>L_{WA}</math>.</p>
<b>Octave band</b>	<p>The interval between one frequency and its double. Sound is divided into octave bands for analysis. The typical octave band centre frequencies are 63 Hz, 125 Hz, 250 Hz, 500 Hz, 1 kHz, 2 kHz, and 4 kHz.</p>

## APPENDIX B SITE PLAN





## APPENDIX C NOISE SURVEY PHOTOS

Figure 4: Measurement location 24h logger (subject site), facing south



Figure 5: Measurement location 1 (near R01), facing east





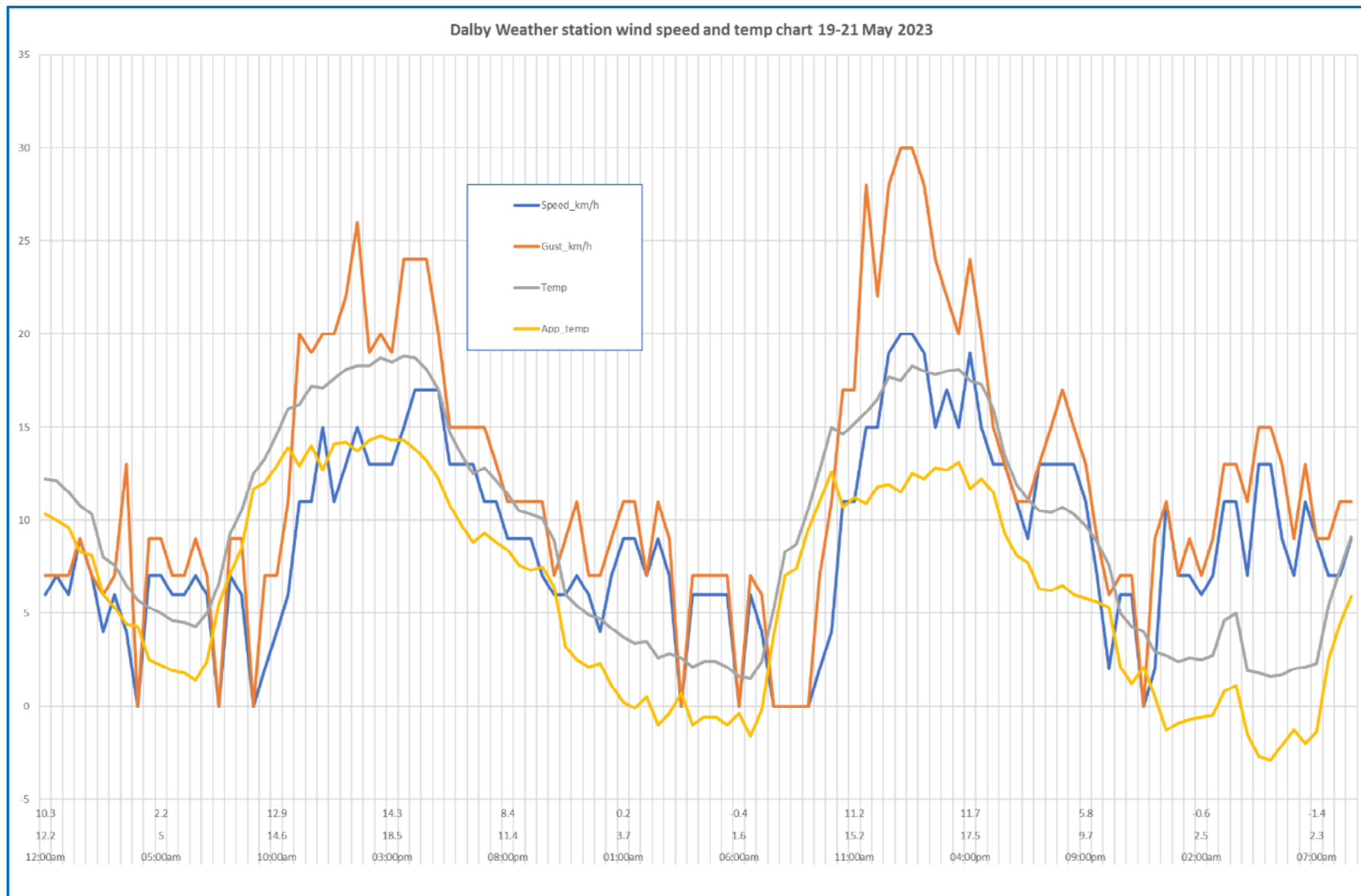
Figure 6: Measurement location 2 (near R02), facing north



Figure 7: Measurement location 3 (near CS01), facing south



## APPENDIX D WEATHER DATA DURING SURVEYS – INITIAL SURVEY



NB Rain reading = 0 mm for entire period

## APPENDIX E KOGAN CREEK PS OPERATING DATA

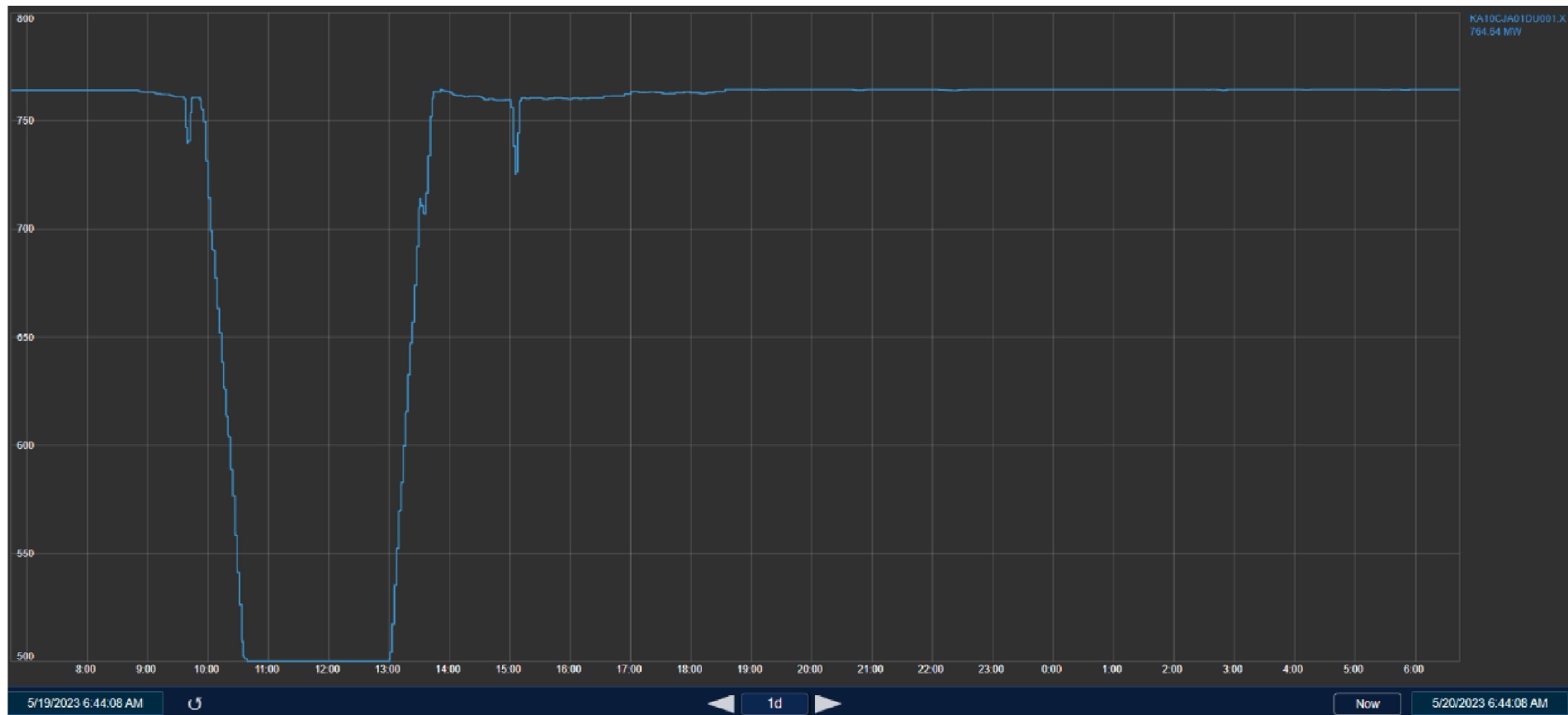
Figure 8: KCPS Megawatt output vs time, 18 May 2023



Note: Y-axis is load in MW and X-axis is time starting at 07:00 through to 06:00 the following day



Figure 9: KCPS Megawatt output vs time, 19 May 2023



Note: Y-axis is load in MW and X-axis is time starting at 07:00 through to 06:00 the following day

Figure 10: KCPS Megawatt output vs time, 22 April to 13 May 2023

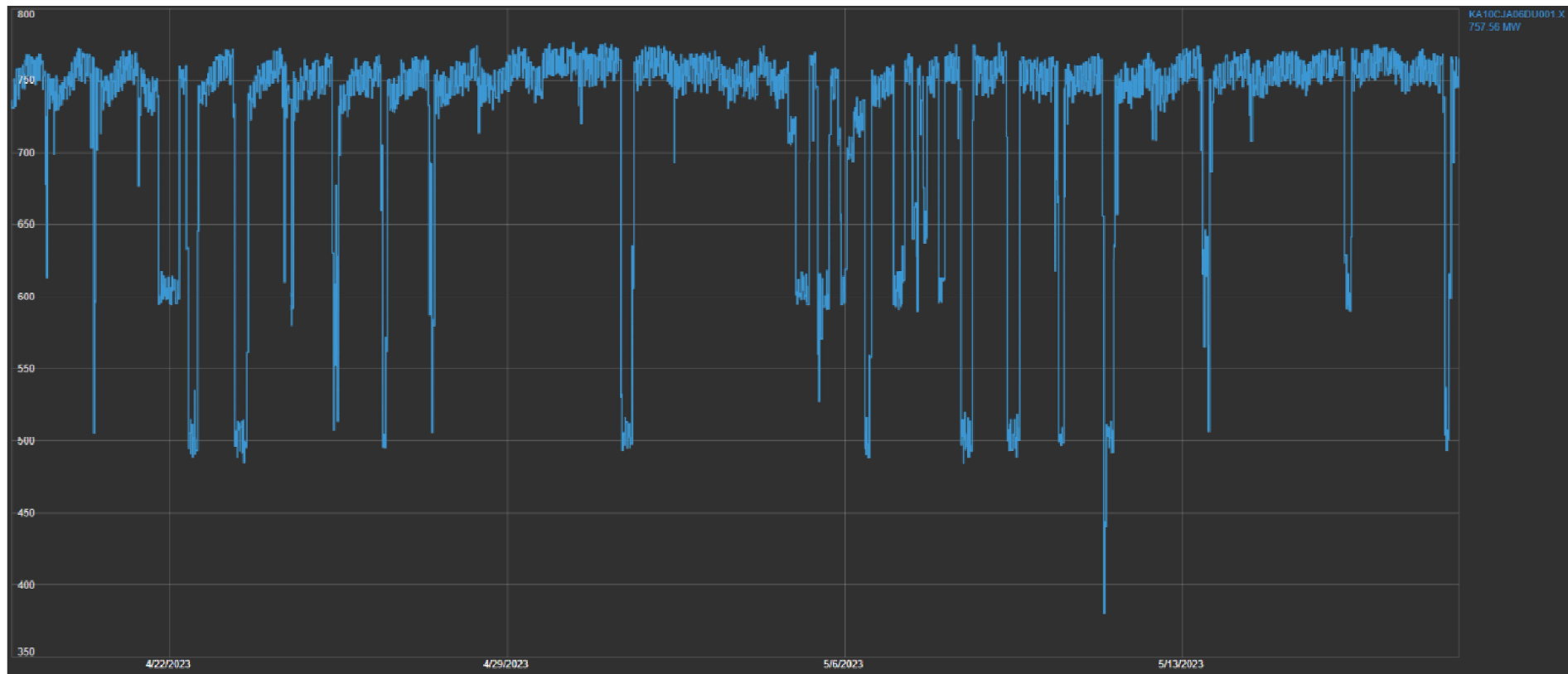
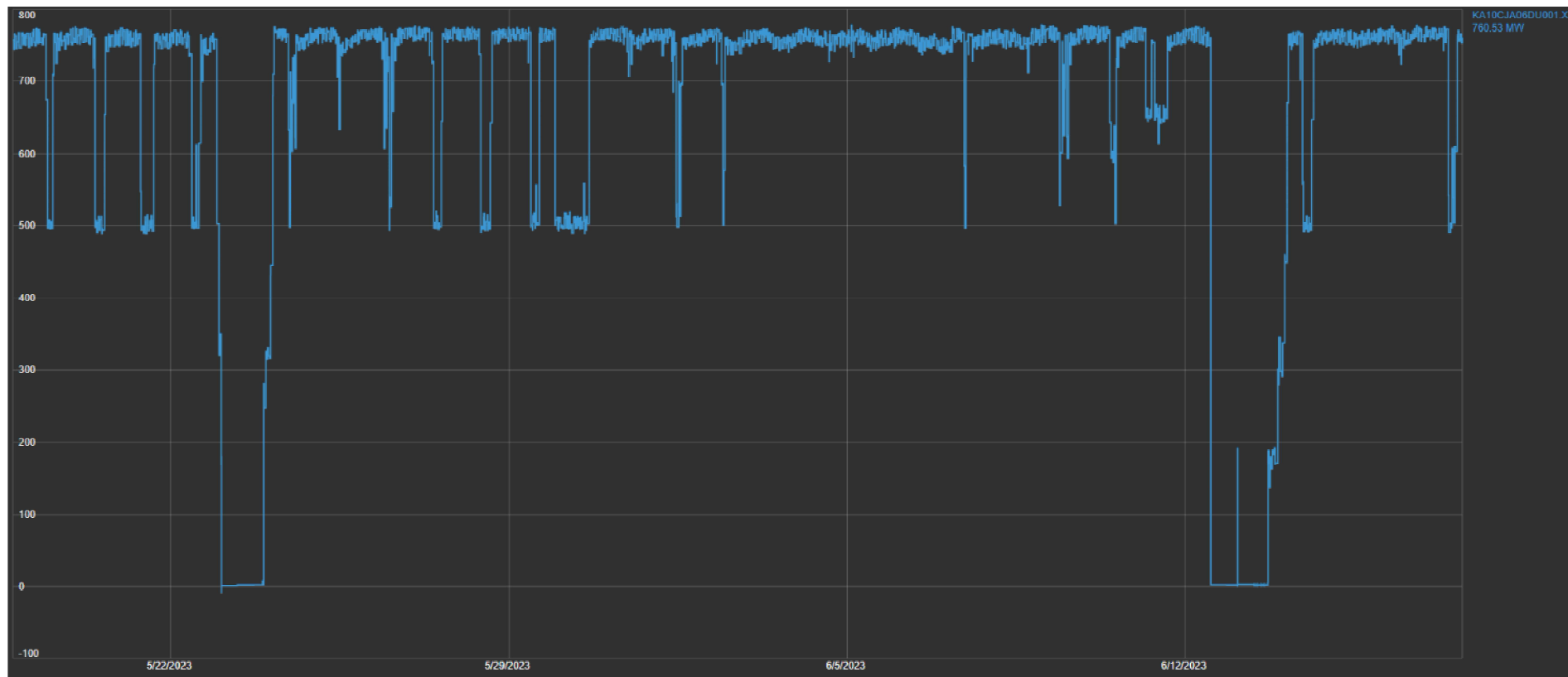


Figure 11: KCPS Megawatt output vs time, 22 May to 12 Jun 2023





## APPENDIX F ENVIRONMENTAL PROTECTION (NOISE) POLICY SUMMARY

In Queensland, noise is regulated under the EP Act and subordinate legislation including the Environmental Protection Regulation 2019 (EP Regulation), and the Environmental Protection (Noise) Policy 2019 (EPP Noise).

The guidance of the EPP Noise has been adopted for assessing environmental noise emission from the proposed CS Energy GT peaking power plant development. The EPP Noise sets Acoustic Quality Objectives derived from the WHO (World Health Organization) aspirational targets. These objectives exclude noise from transportation, safety devices, domestic, and occupational noise sources – i.e., they apply to noise from industrial/commercial/trade premises.

The acoustic quality objectives nominated in the EPP Noise are “the maximum level of noise that should be experienced in the acoustic environment of the area or place” (as defined in the Explanatory Notes for the EPP Noise) but can be “*progressively achieved... over the long term*” to the extent it is reasonable to do so.

The objectives in Schedule 1 from the EPP Noise are presented below. These objectives are relevant to consider in the assessment of environmental noise impacts from the project by providing a framework for understanding whether the environmental values of the acoustic environment are protected, but do not necessarily directly apply as noise limits themselves. The administering authority may, however, set conditions and impose project noise limits if the environmental values of the EPP Noise are not achieved.

**Table 10: Schedule 1- EP (Noise) Policy Acoustic Quality Objectives**

Sensitive Receptor	Time of Day	Acoustic Quality Objectives			Environmental Value
		L <sub>Aeq,1hr</sub>	L <sub>A10,1hr</sub>	L <sub>A1,1hr</sub>	
Residential (Outdoors)	Daytime and Evening	50	55	65	Health and wellbeing
Residential (Indoors)	Daytime and Evening	35	40	45	Health and wellbeing
Residential (Indoors)	Night-time	30	35	40	Health and wellbeing, in relation to the ability to sleep

The EPP Noise quality objectives provide objectives for both internal acoustic amenity within a residence and acoustic amenity for outdoor areas (e.g., relaxation and conversation outdoors). For this reason, no objective for external amenity is provided at night.

It is necessary to consider both the internal and external objectives since the outdoor objective is **not** the same as the “equivalent outdoor level” to the internal objective. Hence it is still possible to be exceeding the internal objectives even when the outdoor objectives are complied with.

The Department of Environment and Science Publication “*Noise and Vibration EIS Information Guideline*” states that the sound reduction of windows of typical Queensland dwellings is 7 dB(A) so the indoor objectives are generally equivalent to external objectives of 42 dB L<sub>Aeq,1hr</sub> during day/evening and 37 dB L<sub>Aeq,1hr</sub> at night. Where the actual building construction is known, site-specific façade corrections could be applied. These “equivalent external” objectives would apply at 1 m from the facade.

The Policy also does not define the actual point of assessment for the external objectives. In some jurisdictions it is within 10 m of the dwelling or at the nearest boundary, whichever is closer, but given the large scale of many rural Queensland grazing or farming properties, the general industry practise is to conduct the assessment in the vicinity of the dwelling and not at the boundary, which in many cases might be several kilometres away from the dwelling.

## APPENDIX G NOISE LEVEL DATA

The sound power levels for the base case (unmitigated) scenario are presented in Table 11.

**Table 11: Octave band sound power levels for plant equipment - base case scenario noise model, dB re 10<sup>-12</sup>W**

Source	Octave Band Centre Frequency (Hz)									
	31	63	125	250	500	1k	2k	4k	8k	A
GT Control Room Plant	94	90	88	69	73	74	72	69	61	79
GT Turbine Vent Silencer	110	109	106	94	87	94	88	78	74	97
GT Generator Lube Oil Cooler	107	104	105	100	93	91	86	79	73	97
GT Turbine Vent Fan	106	103	103	97	94	92	90	81	72	97
GT Auxiliary Skid	106	106	105	96	90	85	83	77	67	94
GT Turbine Enclosure	113	116	111	102	94	92	92	86	81	101
GT Air Filter Inlet House	109	111	115	105	99	98	91	84	77	104
GT Gen and Turbine Coupling Breakout	98	99	103	83	83	85	82	83	82	92
GT Gen and Gen Ventilation System	112	113	118	102	93	96	98	85	79	105
GT Exhaust Stack Outlet	124	127	124	121	115	93	86	95	92	116
GT Exhaust Stack Breakout	114	112	109	106	98	79	72	67	60	100
Transformer, 11kV/33kV	70	75	81	88	85	71	57	50	48	84
Transformer, 33kV/275kV	91	96	97	88	84	79	75	64	62	87
Instrument Air Package	-	76	72	66	71	72	70	63	58	76
Air Compressor	86	81	81	80	83	86	86	84	81	92
Fuel Gas Final Filter	-	76	72	66	71	72	70	63	58	76
NG/H2 Control Valves (Gas Supply)	-	75	83	81	86	85	87	86	86	93
Instrument Air Package	-	76	72	66	71	72	70	63	58	76
Above Ground Pipe (Lagged) dB/m	-	81	76	74	72	73	76	82	76	85
Above Ground Pipe (Unlagged) dB/m	-	75	80	89	90	86	87	88	80	94
Gas Manifold dB/m	-	69	73	70	70	65	65	62	61	72

The sound power levels for the mitigated scenario are presented in Table 12.

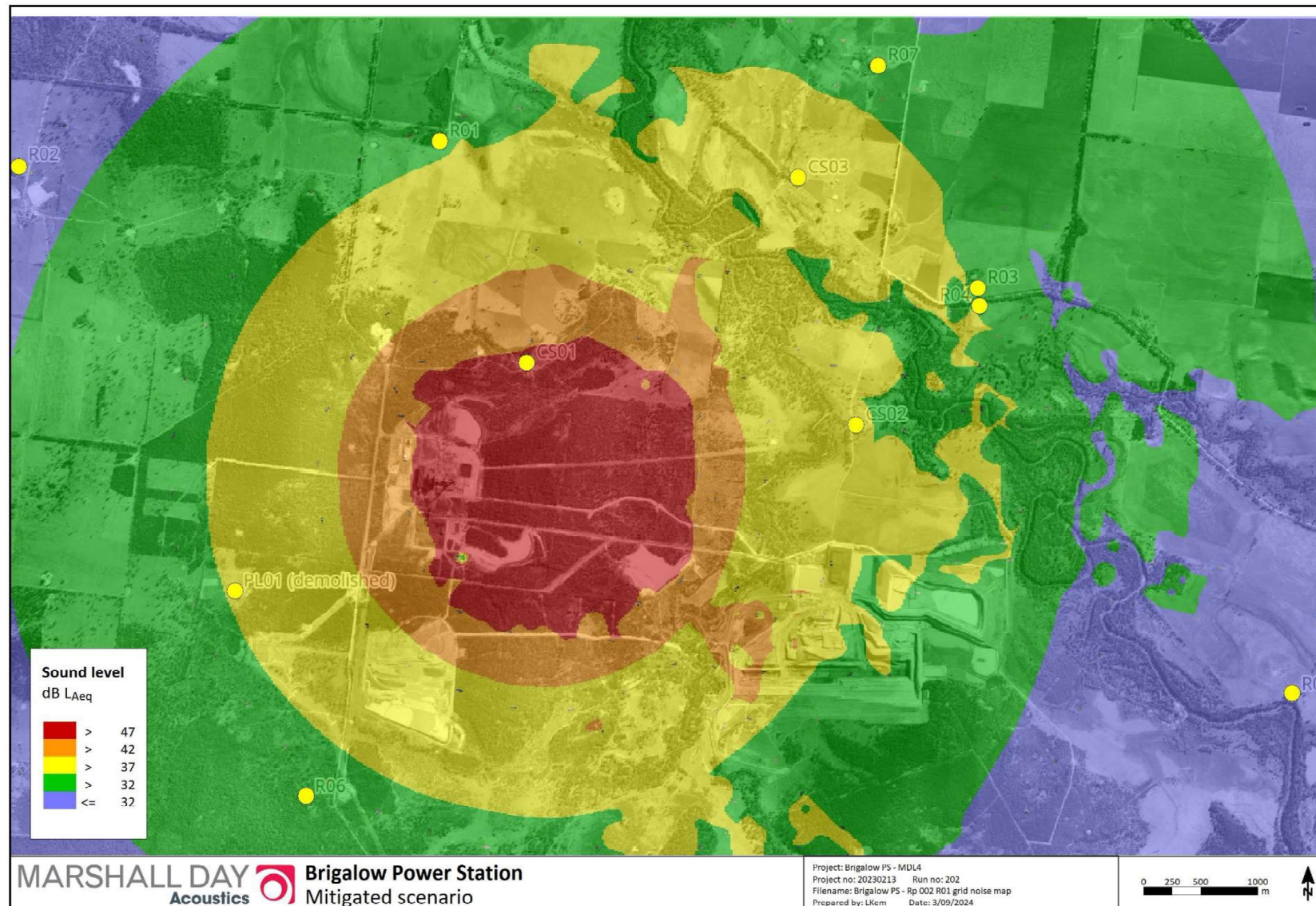
**Table 12: Octave band sound power levels for equipment – enhanced attenuation scenario, dB re  $10^{-12}$  W**

GT Exhaust Source	Octave Band Centre Frequency (Hz)									
	31	63	125	250	500	1k	2k	4k	8k	A
Stack outlet including directivity	126	127	119	112	105	77	67	69	65	108
Stack breakout downstream of silencer	105	114	97	89	84	71	67	57	54	90
Stack breakout upstream of silencer	91	106	114	104	96	61	50	60	46	101

NB: All other element sound power levels are as detailed in Table 11.



## APPENDIX H NOISE CONTOUR MAP





## **Appendix M**

# Bushfire Hazard Assessment Report



# BUSHFIRE HAZARD ASSESSMENT AND MANAGEMENT PLAN

## Brigalow Peaking Power Plant, Brigalow

PREPARED FOR  
CS ENERGY PTY LTD

August 2024



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## QUALITY STATEMENT

### PROJECT MANAGER

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Amy Adamson

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### APPROVED FOR ISSUE BY

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### PROJECT TECHNICAL LEAD

Laura Gannon

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12/08/2024

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15/08/2024

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15/08/2024

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28/08/2024

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## REVISION SCHEDULE

Rev No.	Date	Description	Prepared by	Checked by	Reviewed by	Approved by
A	1/07/2024	DRAFT REPORT	OS/LG	LG	AA	LG
B	12/08/2024	REPORT	OS/LG	LG	AA	LG
C	28/08/2024	FINAL v2	OS/LG	LG	AA	LG

FPAA NSW BPAD Accreditation No. 33131

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This report is prepared for the benefit of the named Client only. No third party may rely upon any advice or work completed by Meridian Urban in relation to the services, including this report, except to the extent expressly agreed in writing by Meridian Urban.

It is acknowledged and agreed that the site may be subject to a degree of bushfire hazard. The client acknowledges and agrees that Meridian Urban has not created or contributed to the creation or existence of this hazard and the Client indemnifies Meridian Urban for claims arising out of or resulting from a bushfire event except to the extent attributable to the negligence of Meridian Urban.

The Client agrees that the Consultant shall have no liability in respect of any damage or loss incurred as a result of bushfire.



## CS Energy Pty Ltd

### Brigalow Peaking Power Plant, Brigalow

## CONTENTS

<b>1</b>	<b>Introduction .....</b>	<b>6</b>
1.1	Summary of Site Details .....	7
<b>2</b>	<b>Site and Locality Context .....</b>	<b>8</b>
<b>3</b>	<b>Proposed Development .....</b>	<b>9</b>
<b>4</b>	<b>Understanding Bushfire Hazard.....</b>	<b>12</b>
4.1	Bushfire Attack.....	12
4.1.1	Direct Flame Contact .....	12
4.1.2	Ember and Firebrand Attack .....	13
4.1.3	Radiant Heat Flux .....	13
4.1.4	Fire Driven Wind .....	13
4.1.5	Smoke .....	14
4.2	Vegetation Communities .....	14
4.3	Topography .....	14
4.4	Landscape and Localised Fire Hazard .....	14
4.5	Fire Weather.....	15
<b>5</b>	<b>Regulatory Bushfire Assessment .....</b>	<b>16</b>
5.1	Designated Bushfire Prone Area for Building Purposes .....	16
5.2	Reliability Assessment.....	17
5.2.1	Western Downs Panning Scheme Bushfire Hazard Overlay Map .....	17
5.2.2	State-wide Bushfire Prone Areas Map .....	18
5.2.3	State Planning Policy Assessment .....	18
5.2.4	Bushfire Resilient Communities Policies .....	21
5.2.5	Overwhelming community need .....	21
5.2.6	Western Downs planning scheme Bushfire hazard overlay code .....	22
<b>6</b>	<b>Hazard Assessment.....</b>	<b>24</b>
6.1	Methodology .....	24
6.2	Fire Weather.....	24
6.3	Vegetation Communities .....	24
6.4	Effective Slope and Site Slope .....	30
6.5	Aspect .....	32
6.6	Fire History.....	32
6.6.1	Ignition Sources.....	32
<b>7</b>	<b>Bushfire Intensity and Behaviour Assessment and Extent of Hazard .....</b>	<b>33</b>
<b>8</b>	<b>Bushfire Management During Construction.....</b>	<b>40</b>
<b>9</b>	<b>Operational Bushfire Management and Mitigation .....</b>	<b>41</b>

9.1	Settlement Pattern and Urban Design.....	41
9.1.1	Asset Protection Zone .....	41
9.1.2	Building construction.....	42
9.1.3	Fire safety .....	42
9.1.4	Access and Egress .....	42
9.2	Landscaping .....	43
9.2.1	Fencing .....	44
9.3	Fire Trails and Firebreaks .....	45
9.4	Water Supply and Firefighting Infrastructure.....	45
<b>10</b>	<b>Conclusion.....</b>	<b>46</b>
Appendix A - Assessment against WDRC Bushfire Hazard Overlay Code .....		48
Appendix B - Bushfire Management Plan .....		51

## LIST OF TABLES

Table 1 - Assessment against the SPP Assessment Benchmarks .....	19
Table 2 – Vegetation communities within 150m of the proposed facility (remnant and non-remnant).....	28
Table 3 – Assessment of vegetation structure in accordance with Part 6 of the QFES Bushfire Resilient Communities Guideline .....	29
Table 4 - Characteristics of low flammability landscaping species and effect on performance in bushfire situations .....	43
Table 5 - Assessment against the Bushfire Hazard Overlay Code .....	49

## LIST OF FIGURES

Figure 1 - Site context (development extent identified in yellow) .....	7
Figure 2 - Landscape-scale context of the locality .....	8
Figure 3 Proposed Site Plan .....	11
Figure 4 – The typical phases of bushfire attack .....	12
Figure 5 – The effects of radiant heat.....	13
Figure 6 – Australian fire danger rating system.....	15
Figure 7 – Overview of the Bushfire Hazard Assessment process as per Bushfire Resilient Communities.....	16
Figure 8 – Excerpt of Western Downs Planning Scheme Bushfire hazard overlay map .....	17
Figure 9 – Excerpt of the State-wide Bushfire Prone Area mapping .....	18
Figure 10 – Excerpt of Remnant 2019 Regional Ecosystem within 150m vegetation assessment area .....	26
Figure 11 - Catalyst Fire Management System Vegetation hazard class (VHC) tiles .....	27
Figure 12: Ground truthed RE classification .....	28
Figure 13 - Effective slopes - project site.....	31
Figure 14: Effective slopes - transmission line overground option .....	31
Figure 15 - Historical fire scar mapping within the subject locality .....	32
Figure 16: Fireline intensity assessment for power plant site .....	33
Figure 17: Fireline intensity assessment for transmission line overground option .....	34
Figure 18 - APZ distance required to the north and east of the proposed facility.....	35
Figure 19 - APZ distance required to the south of the proposed facility .....	36

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Figure 20: APZ distance required on the downslope of the transmission line overground option .....	37
Figure 21: APZ distance required on the upslope of the transmission line overground option .....	38



# 1 Introduction

Meridian Urban has been commissioned by CS Energy Pty Ltd C/- Attexo to provide a bushfire hazard assessment and associated management plan for a proposed Brigalow Peaking Power Plant facility on Lot 6 DY532, located within the existing Kogan Creek Power Station at Brigalow. The project is seeking development approval under the Western Downs Regional Planning Scheme for a Material Change of Use for Special Industry. This report accompanies a Development Application (DA) that will also constitute an application for an Environmental Authority for an Environmentally Relevant Activity (ERA14 – Electricity Generation).

The project area (shown at **Figure 1**) is mapped as subject to potential bushfire hazard pursuant to the Western Downs Regional Council bushfire hazard overlay mapping as well as the State-wide bushfire prone areas mapping. This bushfire hazard assessment and management plan has been prepared in accordance with the provisions of the Western Downs Regional Council planning scheme.

This report has also been prepared in accordance with the provisions of the Natural hazards, risk and resilience (bushfire) State interest of the State Planning Policy 2017, including the compendium Bushfire Resilient Communities technical reference guide prepared by Queensland Fire and Emergency Services.

This assessment report aims to consider and where necessary, mitigate the risk to life and property from potential bushfire threat, as well as ignition risk, and the impact of bushfire attack which includes:

- Direct flame contact
- Ember and firebrand attack
- Radiant heat
- Fire-driven wind.

Building and infrastructure damage is typically associated with one or more forms of bushfire attack. Danger to human life is also associated with these forms of bushfire attack in addition to smoke emission which is a relevant consideration for firefighting services attending the site in the event of bushfire.

This assessment does not seek to remove any threat of bushfire risk, but provide detailed siting, layout, building and / or servicing information to assist the ability of the applicant(s) to manage the threat of this risk. This assessment report is prepared in accordance with best practice industry standards as applicable in Queensland and pursuant to both State and local government bushfire hazard policies and guidelines.

## 1.1 Summary of Site Details

<b>Site Address</b>	Banana Bridge Road, Brigalow QLD 4413
<b>RP Description</b>	Lot 6 DY532
<b>Area</b>	501.67 ha
<b>Local Government</b>	Western Downs Regional Council
<b>Tenure</b>	Freehold
<b>Current Land Use</b>	Kogan Creek Power Station
<b>Proposed Land Use</b>	Peaking Power Plant (critical infrastructure)
<b>Local Brigade</b>	Kogan & District Rural Fire Brigade



**Figure 1 - Site context (development extent identified in yellow)**  
(Source: Attexo, 2024)



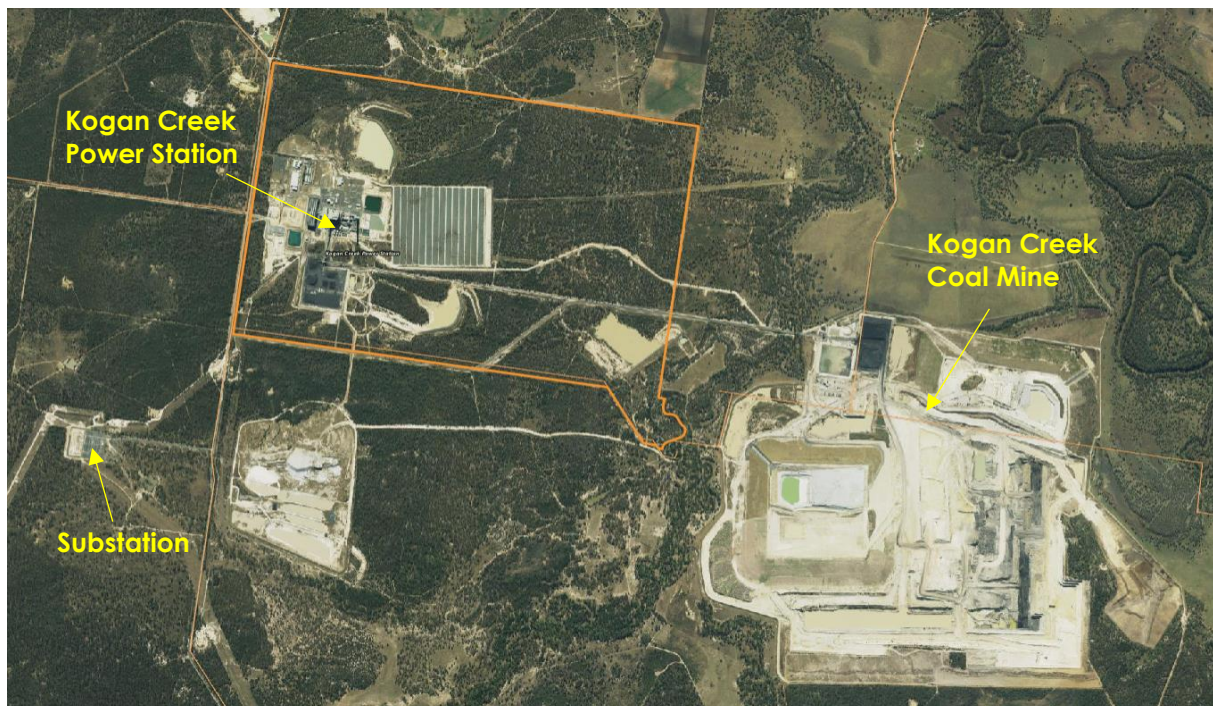
## 2 Site and Locality Context

The proposed development site is located within the locality of Brigalow, bound to the west by Banana Ridge Road and Smiths Road to the south, situated within the existing Kogan Creek Power Station. The proposed site is located on land previously cleared to facilitate the development of the Kogan Creek A Solar Boost Project, which was discontinued in 2016 following delays in construction. The development is proposed to sit adjacent and to the east of the existing power station. Beyond the facility location there is intact remnant native vegetation.

The project site is currently zoned Community Facilities and is situated within a designated Special Industry Area as per the Strategic Plan of the Western Downs Planning Scheme. The land surrounding the site supports rural, agricultural, and industrial land uses.

The property is relatively flat, though has a slight downslope towards the east of the site. Access is proposed via an internal road from Banana Bridge Road.

Refer to **Figure 2** below for the context of the proposed development.



**Figure 2 - Landscape-scale context of the locality**  
(Source: QLD Globe, 2024)



### 3 Proposed Development

CS Energy is proposing to develop the Brigalow Peaking Power Plant ('the Project') within the existing Kogan Creek Power Station at Brigalow, Queensland. The Brigalow Peaking Power Plant will operate as a peak load generation facility supplying electricity at short notice when there is a requirement in the National Electricity Market (NEM). The power plant will have a capacity of approximately 400 MW and be 'hydrogen capable' from commissioning, transitioning to 100% hydrogen fuel over time.

The Brigalow Peaking Power Plant Project involves the construction and operation of a power plant, electrical switchyards, a 275 kV transmission line and associated infrastructure. The Project will comprise the following key Project elements:

- 12 aeroderivative gas turbines arranged in two 'power blocks' of 6 turbines each, with a total generation capacity of approximately 400 MW. Turbines will be hydrogen capable from commissioning, with the proportion of hydrogen to natural gas in the fuel mix increasing over time.
- two (2) switchyards (one for each power block) each comprising 11 kV/33 kV and 33 kV/275 kV transformers and associated electrical infrastructure;
- a 275kV transmission line connecting the Project to the Banana Bridge Substation (on the site frontage to Banana Bridge Road);
- hydrogen tube trailer tie-in point and manifold for third party supply of hydrogen for commissioning purposes;
- a standby diesel generator for turbine black starts in the event of a grid failure;
- storage tanks and other water management infrastructure;
- construction and maintenance laydown areas;
- ancillary site facilities and infrastructure including access tracks and an administration building comprising a small workshop, common area, bathrooms and associated car parking; and
- a grassed swale and bioretention system adjoined to the eastern boundary of the power plant footprint.

The proposed development footprint will be located within an existing cleared area of the site. Existing cleared areas will be utilised to provide separation between the development footprint and retained vegetation.

A new lateral gas pipeline and gas receiving station will also be required to deliver gas for the Project. The gas supply infrastructure will be developed separately by a third-party entity and will be subject to separate approval processes.

At the time of reporting, CS Energy were in the decision period of selecting one of two construction options for the transmission line, being:

1. a 275 kV underground transmission line alignment or;
2. a 275 kV overhead transmission line alignment.

In the case option 1 is chosen, there will be no bushfire implications to consider. However, option 2 will need to undertake the necessary bushfire hazard assessment calculations to produce an asset protection zone along the distance of the transmission line where it intersects with the bushfire prone area.

It is noted that all overground transmission lines are required to comply with the Powerlink easement widths. A transmission line of 275 kV requires a 60m wide easement (30m either side of the line). This easement along the distance of the transmission line will be a sufficient asset protection zone, however, it is still necessary to calculate bushfire risk.

- The proposed site plan is shown in **Figure 3**.

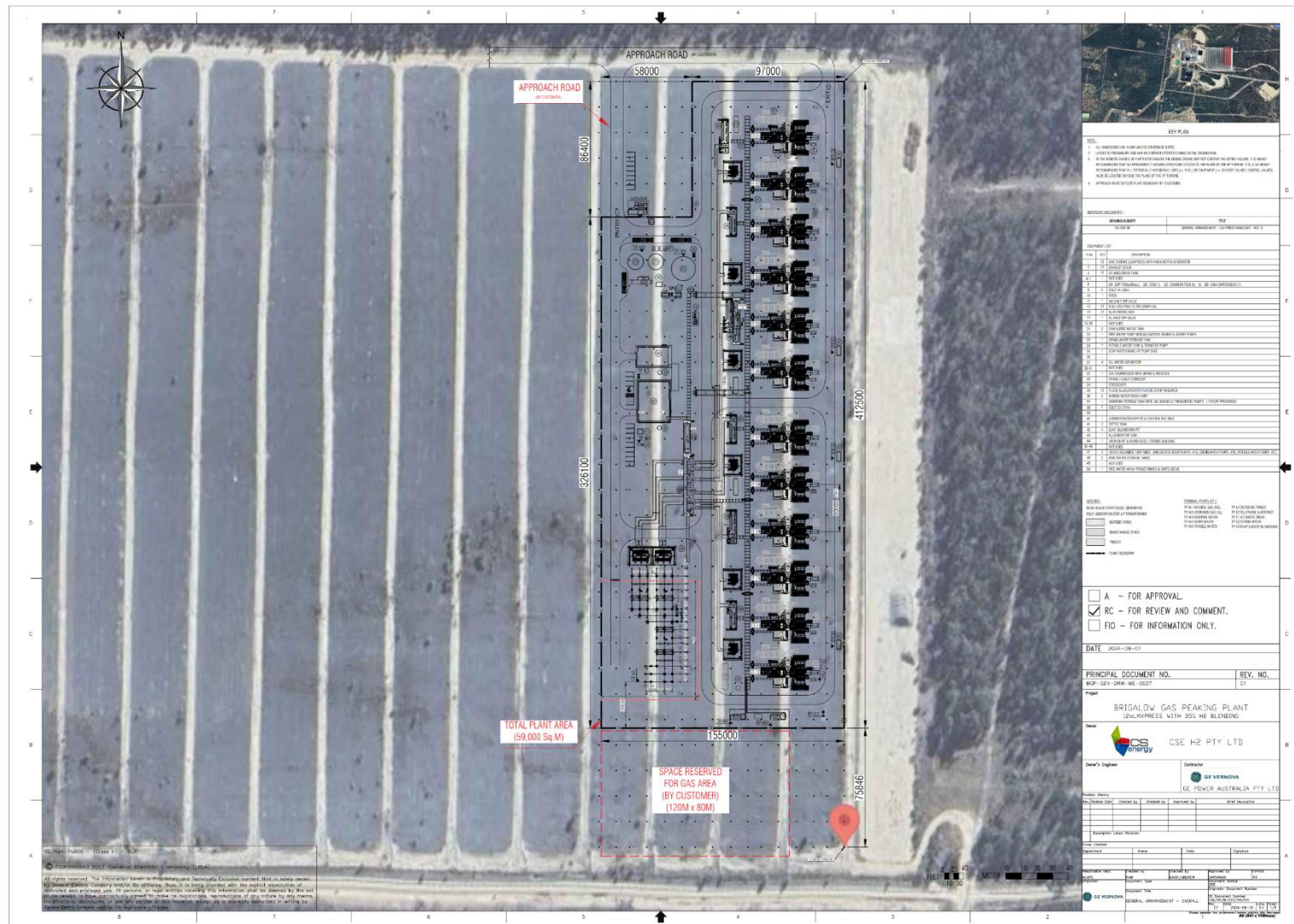


Figure 3 - Proposed Site Plan  
(Source: Attexo, 2024)



## 4 Understanding Bushfire Hazard

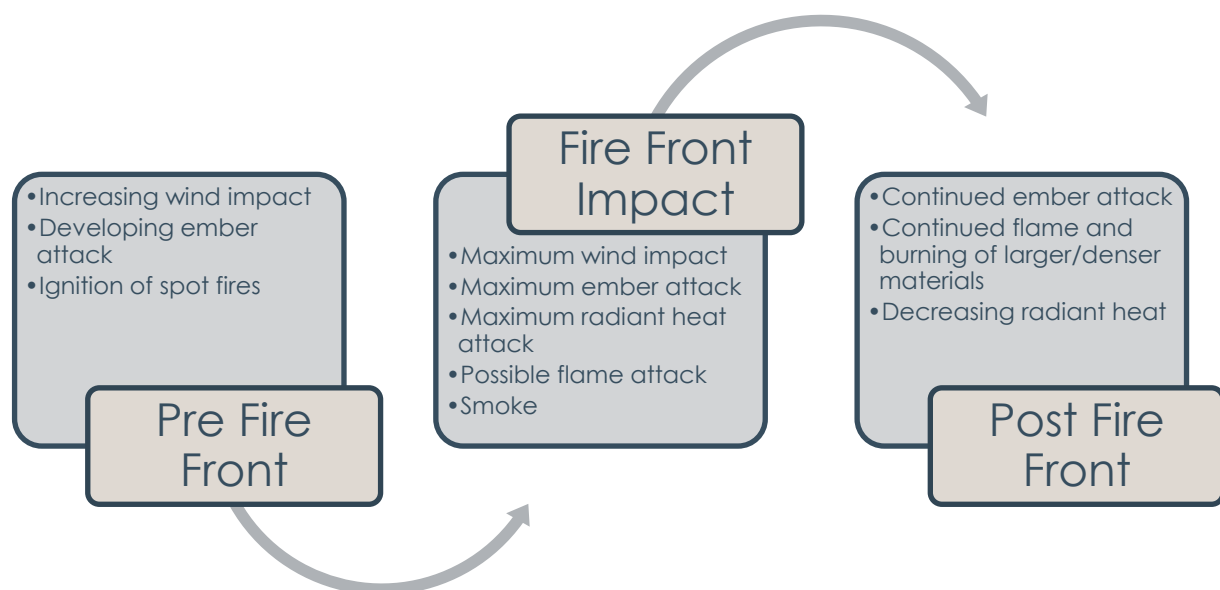
Bushfires have long remained a fundamental characteristic of the Australian bush landscape. There remains a number of common factors which are associated with bushfire events, and these include the incidence of fire weather, availability of fuel along with its type, structure and continuity or fragmentation, and development at urban / bushland interface.

### 4.1 Bushfire Attack

Bushfire attack refers to the various methods in which bushfire may impact upon life and property and principally encompasses:

- Direct flame contact
- Ember and firebrand attack
- Radiant heat flux
- Fire-driven wind
- Smoke.

During the progression of a bushfire event, these methods either exclusively or in concert interact (**Figure 4**). It is estimated that approximately 80 to 90 per cent of buildings located within 100m of the bushland interface are lost to bushfire, hence the relevance of statutory provisions and recommendations implemented across Australia which respond to various types of buildings within 100m of adjacent classifiable vegetation.



**Figure 4 – The typical phases of bushfire attack**  
(Derived from Ramsay & Rudolph, 2003)

#### 4.1.1 Direct Flame Contact

Direct flame attack refers to flame contact from the main fire front, where the flame which engulfs burning vegetation is one and the same as that which assumes contact with the building. It is estimated that only 10 to 20 per cent of buildings lost to bushfire occur as a direct result of flame attack.

## 4.1.2 Ember and Firebrand Attack

The convective forces of bushfire raise burning embers into the atmosphere on prevailing winds and deposit them to the ground ahead of the fire front. Typically, ember attack occurs approximately 30 minutes prior to the arrival of the fire front and continues during the impact of the fire front and for several hours afterwards, thus it is the longest lasting impact of bushfire attack. Firebrands occur in a very similar manner but relate to larger items of debris that may still be carried by the wind when alight, such as candle and ribbon barks.

In essence, building loss via ember attack relates largely to the vulnerabilities and peculiarities of each building, its distance from the classifiable vegetation and whether an occupant (or the like) is present to actively defend it. It is estimated by the CSIRO that approximately 80 to 90 per cent of buildings lost by bushfire are lost as a result of ember attack either in isolation or in combination with radiant heat impact.

Infrastructure is typically less vulnerable to the impact of ember attack than other land uses.

## 4.1.3 Radiant Heat Flux

Exposure to radiant heat remains one of the leading threats to infrastructure assets associated with bushfire events (**Figure 5**). Measured in kilowatts per m<sup>2</sup>, radiant heat is the heat energy released from the fire front which radiates to the surrounding environment, deteriorating rapidly over distance. Radiant heat can pre-heat materials making them more susceptible to ignition, or can cause non-piloted ignition of certain materials if the energy transmitted reaches a threshold level. Radiant heat can also damage building materials, reducing the ability for the structure or asset to withstand.

Radiant heat flux kW/m <sup>2</sup>	Observed effect
1	Maximum for indefinite skin exposure
3	Hazardous conditions, firefighters expected to operate for a short period (10 minutes)
4.7	Extreme conditions, firefighters in protective clothing will feel pain after 60 seconds of exposure
6.4	Pain after 8 seconds of skin exposure
7	Likely to be fatal to unprotected person after exposure for several minutes
10	Critical conditions, firefighters not expected to operate in these conditions although they may be encountered. Considered to be life threatening in less than 60 seconds in protective equipment. Fabrics inside a building could ignite spontaneously with long exposure.
12.5 (BAL-12.5)	Volatiles from wood may be ignited by pilot after prolonged exposure. Standard float glass could fail during the passage of a bushfire.
16	Blistering of skin after 5 seconds
19 (BAL-19)	Screened float glass could fail during the passage of a bushfire.
29 (BAL-29)	Ignition of most timbers without piloted ignition (3 minutes of exposure) during the passage of a bushfire. Toughened glass could fail.
40+	Flame zone – exposure to direct flame contact from fire front.

**Figure 5 – The effects of radiant heat**  
(Source: NSWRFs, 2006; Drysdale, 1999; CFA, 2012)

## 4.1.4 Fire Driven Wind

The convective forces of bushfire typically result in strong to gale force fire-driven winds, which in itself can lead to damage. The typical effects of fire driven wind include the conveyance of embers, damage from branches and debris hitting the assets, as well as direct damage to vulnerable components.

#### 4.1.5 Smoke

Smoke emission remains a secondary effect of bushfire and is one which is typically not addressed by bushfire hazard assessment. Irrespective, it is important to note the potentially severe impact of smoke emission on the human respiratory system. It can lead to difficulties in breathing, severe coughing, blurred or otherwise compromised vision, and can prove fatal. It is also important to note that toxic smoke can occur during bushfire, particularly where buildings or materials are ignited.

### 4.2 Vegetation Communities

Fuel load and arrangement represents a considerable component in dictating to a large degree the behaviour of fire in terms of intensity, rate of spread and flame height, and typically relates to dead plant material less than 6mm thick, and live plant material thinner than 3mm. On this basis, it stands to reason that different vegetation groups yield very different fire behaviour and intensity by virtue of their characteristics and fuel load output. The characteristics are not necessarily related to ecological values but remain a function of the propensity for certain groups of vegetation to ignite and sustain fire due to fuel load and arrangement, it can guide estimates on how quickly fire might spread and the likely fire behaviour and intensity which may occur.

Vegetation type, density and arrangement can further influence fire behaviour and intensity. Vertical and horizontal continuity is also a significant element. Thus, vegetation forms a critical element of analysis throughout this report.

### 4.3 Topography

Topography (effective slope) and to a lesser degree, aspect, are also factors which influence fire behaviour and intensity. Topography can have a drastic affect, with the rate of speed doubling for every 10 degrees of upslope and slowing by half for every 10 degrees of downslope, as a general rule. Aspect can also affect bushfire behaviour where areas with northerly and / or westerly aspects experience a higher level of solar access than those areas with a southern or eastern aspect. Notwithstanding, in times of drought and below average rainfall moisture levels in soil and vegetation in more sheltered areas with southerly and easterly aspects can also decrease substantially giving rise to significantly higher fuel abundance where the preceding fire regime has been less frequent or intense. Thus, aspect can be of less consequence.

### 4.4 Landscape and Localised Fire Hazard

Two types of risk are relevant in terms of bushfire hazard including:

- landscape risk – where large expanses of bushland over tens to hundreds of hectares are located in immediate proximity to, and may traverse, urban periphery suburbs/townships
- localised risk – which is most commonly presented by fragmented areas of vegetation larger than 1 hectare in size.

These two types of hazard present different types of fire behaviour, fire intensity and potential rate of spread characteristics.



## 4.5 Fire Weather

It remains important to understand the influence of fire weather with regard to how it can affect bushfire risk levels on a daily, weekly or seasonal basis.

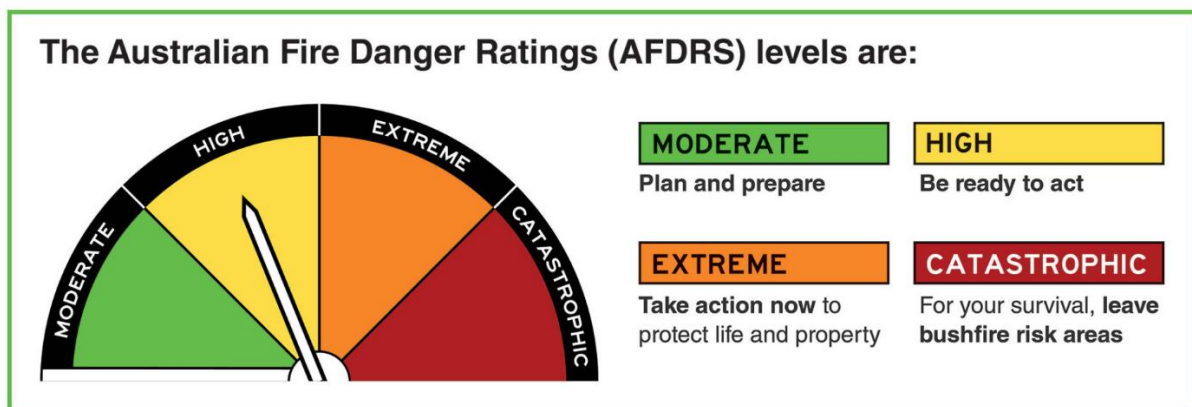
In Southern Queensland, hot-air fire wind is typically generated by west, north-west and south-westerlies and cool-air fire wind is generated by south-westerlies which are prevalent during Southern Queensland's fire season which extends from August to March, annually. In some situations however, south-easterlies can also drive bushfire behaviour on occasion.

Notwithstanding the above, it is noted bushfires do not always conform to widely-accepted characteristics. Other fire weather conditions must also be contemplated such as preceding weather conditions (such as low rainfall or drought), air temperature and relative humidity. If the area has been subject to drought or low rainfall for a period of time, vegetation health tends to deteriorate with increased leaf drop, curing and drying. This contributes to increased ground fuel loads and general ignition susceptibility. Prolonged dry periods also reduce soil moisture content.

Air temperatures of above 26 degrees Celsius are typically conducive to increased fire weather, as are extended periods of higher than average air temperatures. In conjunction, low relative humidity (i.e. low air moisture content) is also a contributing factor to increased fire weather.

In concert, all of the above factors can impact on the ability for fire to propagate, and alter behaviour and intensity characteristics and as such, fire weather is a significant component of bushfire hazard. Whilst an assessment of vegetation types, fuel loads, effective slope and other factors can be readily undertaken, fire weather can fluctuate across days, weeks and seasons and can have a significant impact on the potential for bushfire threat as well as influence bushfire behaviour and intensity.

The Forest Fire Danger Index (FFDI) is a commonly used method to readily advise the community of the likely ability of fire suppression based on fire weather, which is used to inform the Fire Danger Rating (FDR) System at **Figure 6**. It is important to maintain awareness as to the level of local fire danger during the fire season.

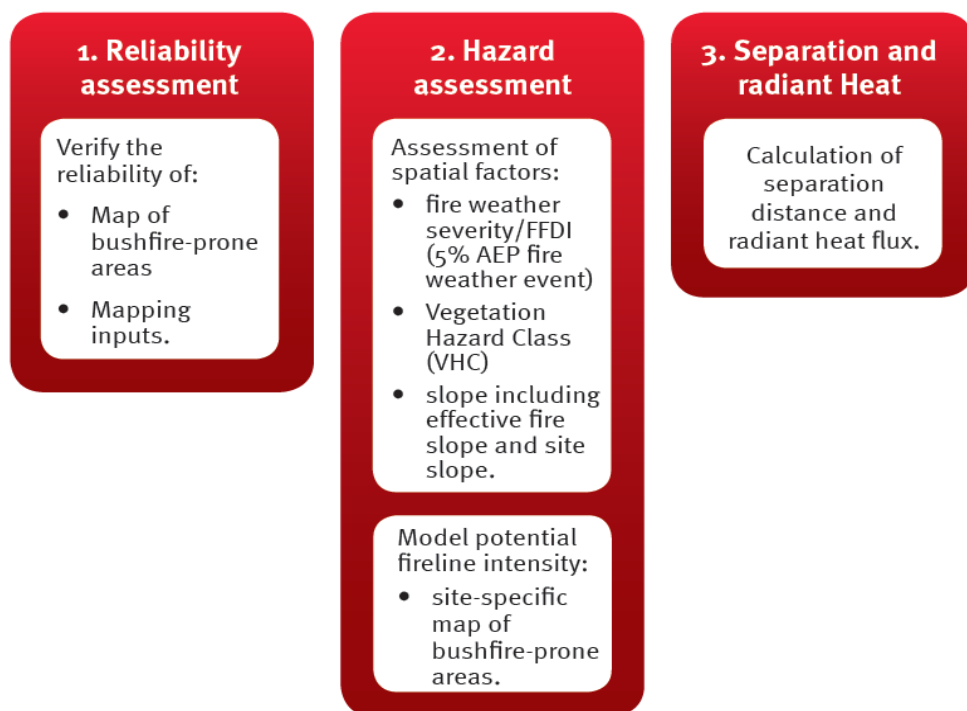


**Figure 6 – Australian fire danger rating system**  
(Source: AFAC, 2022)

## 5 Regulatory Bushfire Assessment

The following section sets out the regulatory aspects of bushfire hazard relevant to the subject site. This process is conducted in accordance with Part 5 of the Bushfire Resilient Communities guidance material supporting the implementation of the State Planning Policy, prepared by Queensland Fire and Emergency Services.

Section 5 of the Bushfire Resilient Communities non-statutory guideline articulates the process for undertaking a bushfire hazard assessment. The process includes the three stages illustrated below (**Figure 7**). The reliability assessment is provided at Section 5.2 at this report, and the hazard assessment and separation and radiant heat discussions are provided at Section 6 of this report.



**Figure 7 – Overview of the Bushfire Hazard Assessment process as per Bushfire Resilient Communities**  
(Source: Queensland Fire and Emergency Services, 2019)

### 5.1 Designated Bushfire Prone Area for Building Purposes

A bushfire hazard overlay map, which forms part of a planning scheme, may designate bushfire prone areas for the purposes of the Building Code of Australia (BCA). The BCA provisions relevant to bushfire apply to Class 1, 2, 3, 9 and 10a structures.

The Western Downs Planning Scheme 2017 does not state that it designates land as bushfire prone areas for the purposes of the BCA. Furthermore, the proposal is not a Class 1, 2, 3, 9 or 10a structure pursuant to the Building Code of Australia and as such, assessment against building provisions is not required for this development.

## 5.2 Reliability Assessment

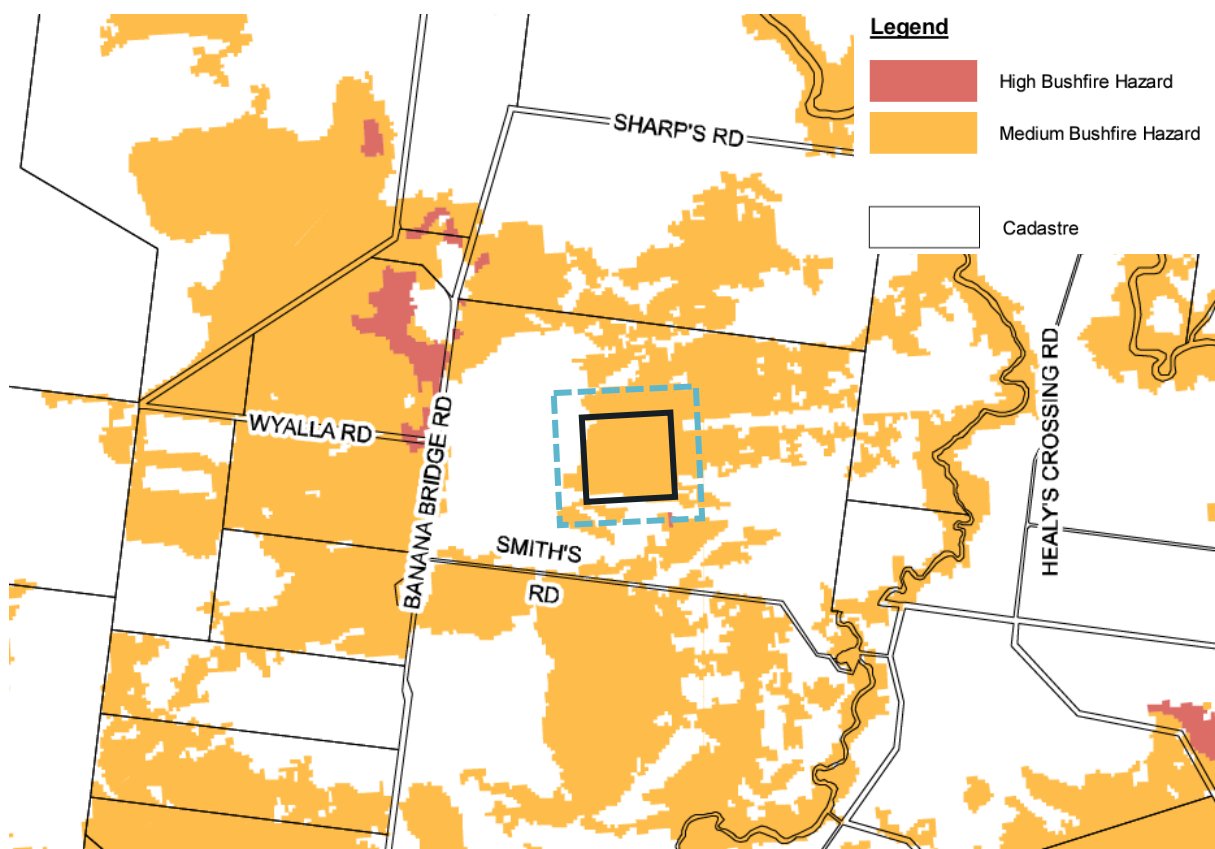
### 5.2.1 Western Downs Panning Scheme Bushfire Hazard Overlay Map

Section 8.1 of the Western Downs Planning Scheme identifies the Bushfire Hazard Overlay as an overlay map for the planning scheme.

This mapping appears to reflect the 2014 State-wide Bushfire Prone Areas mapping prepared by the Queensland Government but has been amended to reduce the number of hazard intensity categories and does not incorporate the 100m potential impact buffer that forms part of the State's bushfire prone areas mapping. The buffer extent incorporates an area that remains subject to potential bushfire attack, immediately adjoining the bushfire prone area.

**Figure 8** below is an excerpt of Council's Bushfire hazard overlay map as it pertains to the subject site and proposed development area, including the area surrounding the site out to 150m. Pursuant to this mapping, it is noted that the subject site is surrounded to the north, east and south by 'medium' potential bushfire hazard. It is further noted that clearing of the solar farm site occurred since the 2014 mapping was prepared.

Bushfire hazard is also present across the wider area. It is fragmented in areas by rural and industrial development, including the existing coal mine.



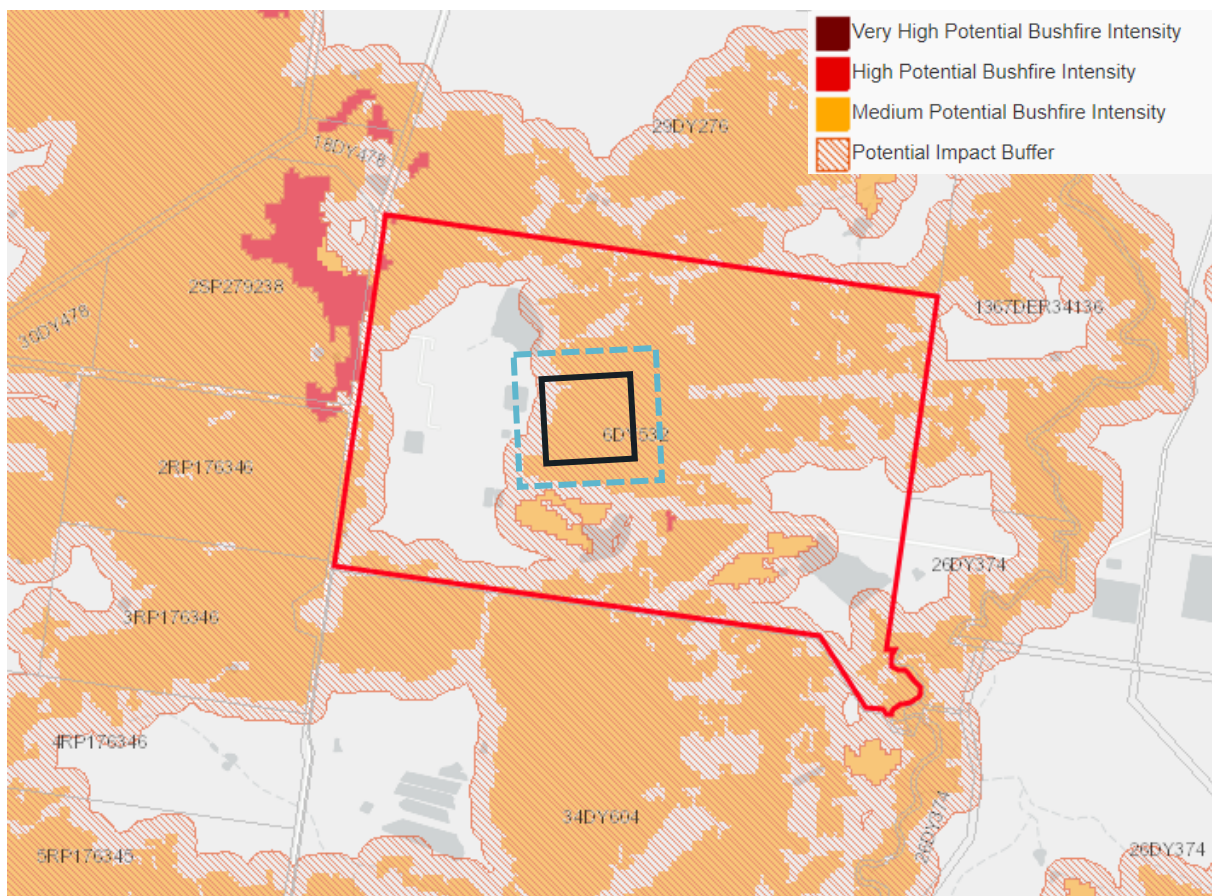
**Figure 8 – Excerpt of Western Downs Planning Scheme Bushfire hazard overlay map**  
(Source: Western Downs Regional Council, 2024)



### 5.2.2 State-wide Bushfire Prone Areas Map

The State Planning Policy (SPP) is underpinned by the State-wide bushfire prone areas mapping (**Figure 9**). It is noted that the Western Downs Regional Council appears to have adopted the 2014 version of the State-wide bushfire prone area mapping, with some level of local refinement as described above. It is of note that the 2014 SPP mapping is the latest mapping applicable to this region.

However, as noted earlier in this report, the site was previously cleared to support the Kogan Creek A Solar Boost Project.. The bushfire mapping designated below therefore does not accurately reflect the extent of vegetation on-ground, as evidenced at Figure 1. It has been determined that the development footprint is clear of vegetation and provides ample opportunities for separation from hazardous vegetation.



**Figure 9 – Excerpt of the State-wide Bushfire Prone Area mapping**  
(Source: Queensland Government, 2021)

### 5.2.3 State Planning Policy Assessment

Section 2.1 of the Western Downs Planning Scheme identifies that the State Planning Policy has been appropriately integrated for the Natural hazards, risk and resilience. However, it is not evident which version of the SPP is integrated.

Notwithstanding, for the purposes of this report, an assessment of the current version of the SPP assessment benchmarks for the Natural hazards, risk and resilience State interest is provided below.

Policy statements (4), (5) and (6) of the State interest for Natural hazards, risk and resilience include that development:

- Avoids natural hazard areas or mitigates the risks of natural hazard to an acceptable or tolerable level;
- Where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level;
- Does not unduly burden disaster management response or recovery capacity and capabilities;
- Directly, indirectly or cumulatively avoids an increase in the exposure or severity of the natural hazard and the potential for damage on the site or to other properties; and
- Community infrastructure is located and designed to maintain the required level of functionality during and immediately after a natural hazard event.

Pursuant to the above policy objectives, an assessment against the relevant assessment benchmarks contained within the SPP is included at the Table below.

**Table 1 - Assessment against the SPP Assessment Benchmarks**

SPP Natural Hazards Assessment Benchmark	Compliance Statement
<b>Assessment benchmark 1 (erosion prone areas)</b>	Not applicable
<b>Assessment benchmark 2 (erosion prone areas)</b>	Not applicable
<b>Assessment benchmark 3</b> Development avoids natural hazard areas, or where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level.	<p><b>Complies</b> - The proposed development co-locates within the existing Kogan Creek Power Station which supports the suite of infrastructure required for the operation of the proposed facility.</p> <p>Having regard to the nature and extent of surrounding bushfire hazard, this report treats the facility as 'critical infrastructure', which is necessary to locate in proximity to other existing infrastructure, and therefore applies comprehensive and conservative mitigation measures which appropriately reduce potential risk exposure to a tolerable level.</p> <p>This suite of mitigation measures include:</p> <ul style="list-style-type: none"> <li>- The provisions of 10kW/m2 radiant heat flux exposure asset protection zone – limiting radiant heat exposure to the asset.</li> <li>- The calibration of site access for fire appliances with a single vehicle accessway to the facility, enabling appliances to enter, circulate the facility and leave in a forward gear.</li> </ul>

SPP Natural Hazards Assessment Benchmark	Compliance Statement
	<ul style="list-style-type: none"> <li>- Perimeter road around the facility, enabling vehicle turnaround for fire appliances via a loop road.</li> <li>- Access connections internally and to the road network.</li> <li>- APZ landscaping treatments to ensure a low fuel condition is maintained in perpetuity.</li> <li>- Nil impact of proposed bushfire management measures on identified cultural heritage areas.</li> </ul>
<p><b>Assessment benchmark 4</b></p> <p>Development supports and does not hinder disaster management response or recovery capacity and capabilities.</p>	<p><b>Complies</b> - The fire characteristics of the proposed facility are contemplated from both a vulnerability perspective as well as from an ignition perspective.</p> <p>Having regard to the nature of the use and its critical infrastructure status, it is understood that QFES view power station facilities as subject to the 10kW/m<sup>2</sup> radiant heat threshold (measured using a flame temperature of 1,200 degrees Kelvin rather than the default 1,090 degrees Kelvin) to determine appropriate asset protection – for both the facility as well as from the facility, from an ignition management perspective. This also integrates and has regard to the likely firefighting requirements associated with these types of uses.</p> <p>An APZ which limits radiant heat flux to 10 kW/m<sup>2</sup> as well as a perimeter road will support disaster management response.</p>
<p><b>Assessment benchmark 5</b></p> <p>Development directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties.</p>	<p><b>Complies</b> - In addition to the comments made above regarding implementation of mitigation measures, the proposed development does not include any changes to the vegetation hazard class, through rehabilitation / revegetation, and therefore will not increase the severity of the natural hazard on the site or other properties.</p>
<p><b>Assessment benchmark 6</b></p> <p>Risks to public safety and the environment from the location of hazardous materials and the release of these materials as a result of a natural hazard are avoided.</p>	<p><b>Complies</b> - The proposed development does not constitute a hazardous facility. The potential for fire relating to the facility is contemplated as part of mitigation measures to limit spread of fire. Additional fire safety and workplace health and safety reporting for evacuation (to include bushfire</p>



SPP Natural Hazards Assessment Benchmark	Compliance Statement
	evacuation) will be prepared under separate cover by the applicant.
<b>Assessment benchmark 7</b>  The natural processes and the protective function of landforms and the vegetation that can mitigate risks associated with the natural hazard are maintained or enhanced.	<b>Not applicable</b> - The surrounding landforms and vegetation will not be affected by the proposal in a way that would increase risk associated with bushfire hazard.

## 5.2.4 Bushfire Resilient Communities Policies

The Bushfire Resilient Communities Guideline, which is a compendium document to the SPP guidance material, is a non-statutory document intended to guide the implementation of bushfire-related land use planning assessments in Queensland.

In addition to providing technical guidance, the document is informed by ten policy positions (section 2) which guide QFES' approach to land use planning in bushfire prone areas. Those which relate to critical infrastructure or development assessment (as opposed to the formulation of planning policy and instruments by local government) and are relevant to this application include:

- Policy 4 - Disaster management capacity and capabilities are maintained to mitigate the risks to people and property to an acceptable and tolerable level; and
- Policy 10 - Community infrastructure for essential services are not located in bushfire prone areas unless there is an overwhelming community need for the development of a new or expanded service and there is no suitable alternative location, and further, the infrastructure can be demonstrated to function effectively during and immediately after a bushfire event.

The intent of the project is to support Queensland's movement toward its renewable energy targets. As such, network need and the need to connect to existing transmission infrastructure are the principal drivers behind the selection of this site for this facility.

## 5.2.5 Overwhelming community need

Policy 10 of the Bushfire Resilient Communities Guideline provides that:

- 'Community infrastructure for essential services are not located in bushfire prone areas unless there is an **overwhelming community need** for the development of a new or expanded service, there is no suitable alternative location and further, the infrastructure can be demonstrated to function effectively during and immediately after a bushfire event'.

In addition to the above, Outcome 15a of the Example Assessment Benchmarks for Bushfire, which forms part of the State's SPP guidance material, provides that:

- 'Community infrastructure providing essential services... are not established within a bushfire prone area unless... there is an **overriding need in the public interest** for the new expanded service the development provides (for example, there are no suitable alternative locations that can deliver the required level of service or meet emergency service response times during and immediately after a bushfire event'.

### 5.2.5.1 Statement of compliance

Having regard to the applicant's assessment process conducted for site selection, relevant to operational and network needs, and in consideration of the generous asset protection zone separation that can be achieved in this case:

- A detailed and rigorous analysis to serve site selection for electricity network needs has been undertaken
- Sufficient asset protection zone separation that ensures a maximum 10kW/m radiant heat exposure level can be achieved, based on site layout.

Based on the above, overwhelming community need is driven by the need for Queensland over time to transition to renewable energy networks. The mitigating circumstances, including sufficient asset protection separation from the adjacent hazard source, further supports the selection of this particular site, in the absence of suitably feasible alternatives.

### 5.2.6 Western Downs planning scheme Bushfire hazard overlay code

As noted in section 5.2.1 of this report, the site is in the Bushfire hazard overlay of the Western Downs Planning Scheme. A material change of use in the Bushfire hazard overlay (medium and high hazard areas) is code assessable development (table 5.10.1) and requires assessment against the Bushfire hazard overlay code.

The purpose (section 8.2.3.2) of the Bushfire hazard overlay code is to *manage **development that is in bushfire hazard areas so as to ensure that the risk to life, property, community and the environment during bushfire events is minimised and to ensure that development does not increase the potential for bushfire damage.***

The purpose will be achieved through the following overall outcomes:

- (a) development in areas at risk from bushfire hazard is compatible with the nature of the hazard;**
- (b) the risk to people, property and the natural environment from bushfire hazard is minimised;**
- (c) development does not result in a material increase in the extent, duration or severity of bushfire hazard.**

An assessment of the acceptable outcomes and performance outcomes of the code is provided at **Appendix A**.

As demonstrated, the proposal complies with, or can be conditioned to comply with, the majority of the acceptable outcomes of the code. Of note:

- The proposal does not increase the number of lots in the bushfire hazard area.
- The road design is capable of providing access for firefighting and other emergency vehicles, does not have a gradient of greater than 12.5% and does not include cul-de-sacs.
- The majority of the development is within the medium bushfire hazard area and 'buffer' area.
- Mitigation measures are proposed to minimise susceptibility to bushfire, including an APZ which limits radiant heat flux to 10kW/m<sup>2</sup>.
- Additional fire safety and workplace health and safety reporting for evacuation (to include bushfire evacuation) will be prepared under separate cover by the applicant.

---

The proposal therefore complies with the overall outcomes and purpose of the code as the development is in the lowest hazard area of the site, the risk to people, property and the environment is minimised through mitigation measures and the potential for bushfire damage is not increased as the development is of a nature, scale and location that is compatible with the hazard.



## 6 Hazard Assessment

### 6.1 Methodology

The following assessment was carried out in accordance with the provisions of the Bushfire Resilient Communities Guideline published by QFES, as well as the provisions of the Western Downs Planning Scheme.

A range of instruments have been utilised to perform a desktop analysis to complement available site data. These instruments include:

- State-wide bushfire prone area mapping
- Concept plans and supporting information
- Aerial imagery (Queensland Globe)
- QFES Catalyst Fire Management System
- State Planning Policy July 2017
- Bushfire Resilient Communities Guideline
- Western Downs Planning Scheme:
  - Bushfire hazard overlay map
  - Bushfire hazard overlay code.

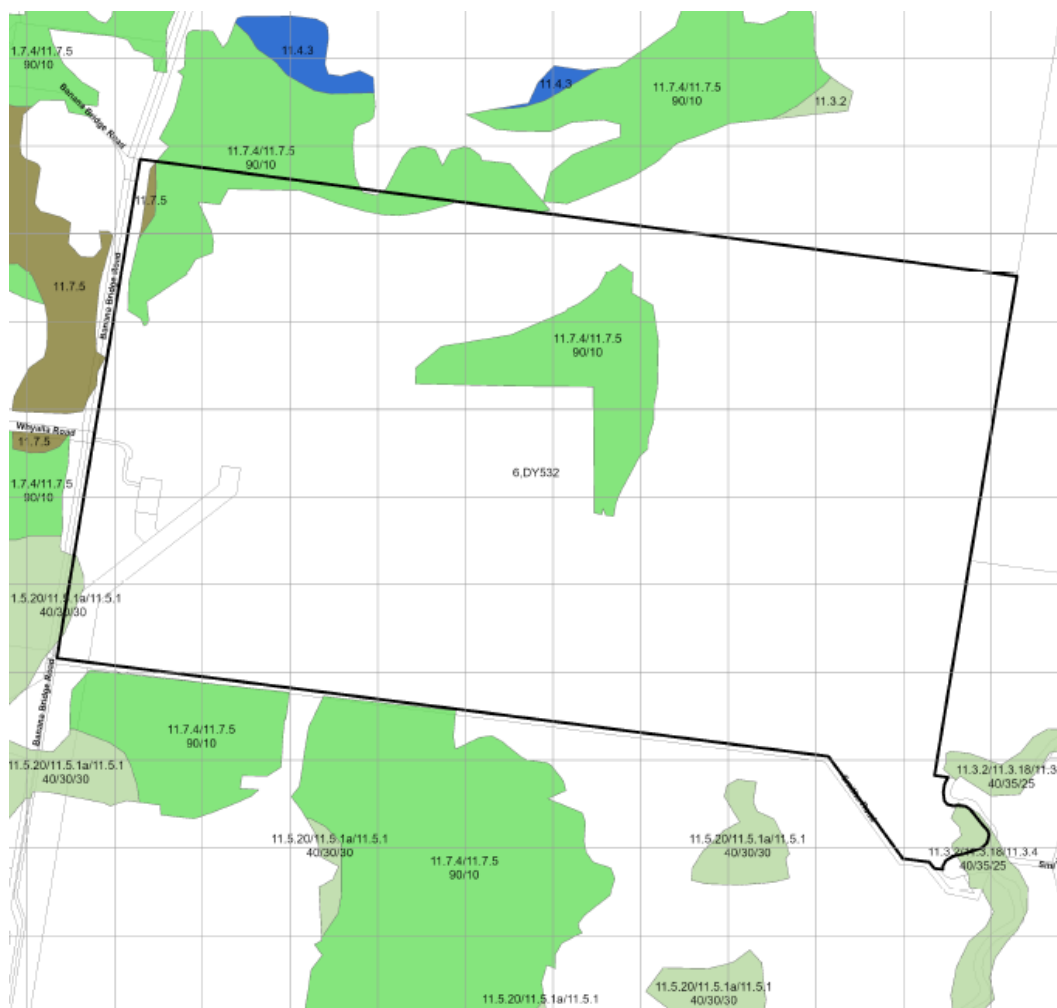
### 6.2 Fire Weather

The QFES Catalyst Fire Management System includes Forest Fire Danger Index (FFDI) mapping which is climate-adjusted for a 5 per cent annual exceedance probability (AEP) fire weather event. Catalyst identifies this area of Southern Queensland as subject to an **FFDI of 70**.

### 6.3 Vegetation Communities

Vegetation classification is important for a number of reasons, namely it indicates the level of fire intensity and fire behaviour associated with specific stands of vegetation and it also indicates the fuel loads which may exist in certain locations. The vegetation communities within 150m of the site form the basis of this assessment, as per that required by the Bushfire Resilient Communities Guideline process for undertaking a bushfire hazard assessment.

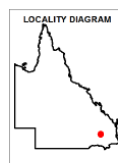
It is noted the vegetation located within and around the development footprint has been previously cleared and will be maintained as such to facilitate the proposed development. To this end, the following assessment relates to the vegetation within 150 metres of the development footprint



### Remnant 2021 Regional Ecosystems coloured by Broad Vegetation Groups

**Broad Vegetation Groups**  
BVG5M Description (BVG1M codes)

- 
- Selected Lot and Plan**
1. Rainforests and scrubs (1-7b)
  2. Wet eucalypt open forests (8-8b)
  3. Eucalypt woodlands to open forests (mainly eastern Qld) (9-15b)
  4. Eucalypt open forests to woodlands on floodplains (16-16d)
  5. Eucalypt dry woodlands on inland depositional plains (17-18d)
  6. Eucalypt low open woodlands usually with spinifex understorey (19-19d)
  7. Callitris woodland - open forests (20a)
  8. Melaleuca open woodlands on depositional plains (21-22c)
  9. *Acacia aneura* (mulga) dominated open forests, woodlands and shrublands (23-23b)
  10. Other *Acacia* dominated open forests, woodlands and shrublands (24-26a)
  11. Mixed species woodlands, open woodland - (inland bioregions) includes wooded downs (27-27c)
  12. Other coastal communities or heaths (28-29b)
  13. Tussock grasslands, forblands (30-32b)
  14. Hummock grasslands (33-33b)
  15. Wetlands (swamps and lakes) (34-34g)
  16. Mangroves and saltmarshes (35-35b)
- Non-remnant vegetation, cultivated or built environment
- Water
- Cadastral Boundaries
- 0 0.2 0.4
- LOCALITY
- N



A horizontal scale bar with tick marks at 0, 0.2, 0.4, 0.6, and 0.8 km.

This product is projected into GDA 1994 MGA Zone 56

Broad Vegetation Groups (BVG) of Queensland are applied by look up table to the regional ecosystem vegetation communities. Each polygon is coloured by the dominant BVGSM and the component regional ecosystems labelled. Where more than one regional ecosystem occurs, the percentage of each is labelled.

percentage of each is labelled.

Regional ecosystem mapping over the majority of Queensland is produced at a scale of 1:100,000. At this scale, the minimum remnant polygon area is 5 hectares or minimum remnant width of 75 metres. Regional ecosystem linework reproduced at a scale greater than 1:100,000, except in designated areas, should be used as a guide only. The precision of polygon boundaries or positional accuracy of linework is 100 metres.

Regional ecosystems are defined as vegetation communities in a bioregion that are consistently associated with a particular combination of geology, landform and soil.

The label consists of 3 components: bioregion, land zone, and vegetation community – the dominant canopy species. e.g.: RE 12.3.3. Descriptions of REs are found online. Use the search term "Regional Ecosystem Framework".

Regional ecosystem mapping at 1:100,000 map scale is derived from the following sources: 1:80,000 B&W 1960's aerial photography, Landsat TM imagery, geology, soils, land systems data, field survey and historical records.

Remnant woody vegetation is defined as vegetation that has not been cleared or vegetation that has been cleared but where the dominant canopy has >70% of the height and >50% of the cover relative to the undisturbed height and cover of that stratum and is dominated by species characteristic of the vegetation's undisturbed canopy.

characteristic of the vegetation's undisturbed canopy. Non-remnant vegetation includes regrowth and disturbed native vegetation.

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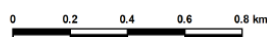
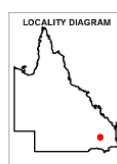
**Figure 10.**



**Remnant 2021 Regional Ecosystems coloured by Broad Vegetation Groups**

### Broad Vegetation Groups BVG5M Description (BVG1M codes)

- Selected Lot and Plan
- 1. Rainforests and scrubs (1-7b)
- 2. Wet eucalypt open forests (8-8b)
- 3. Eucalypt woodlands to open forests (mainly eastern Qld) (9-15b)
- 4. Eucalypt open forests to woodlands on floodplains (16-16d)
- 5. Eucalypt dry woodlands on inland depositional plains (17-18d)
- 6. Eucalypt low open woodlands usually with spinifex understorey (19-19d)
- 7. Callitris woodland - open forests (20a)
- 8. Melaleuca open woodlands on depositional plains (21-22c)
- 9. Acacia aneura (mulga) dominated open forests, woodlands and shrublands (23-23b)
- 10. Other acacia dominated open forests, woodlands and shrublands (24-26a)
- 11. Mixed species woodlands, open woodland - (inland bioregions) includes wooded downs (27-27c)
- 12. Other coastal communities or heaths (28-29b)
- 13. Tussock grasslands, forblands (30-32b)
- 14. Hummock grasslands (33-33b)
- 15. Wetlands (swamps and lakes) (34-34g)
- 16. Mangroves and saltmarshes (35-35b)
- Non-remnant vegetation, cultivated or built environment
- Water
- Cadastral Boundaries



This product is projected into GDA 1994 MGA Zone 56

Broad Vegetation Groups (BVG) of Queensland are applied by look up table to the regional ecosystem vegetation communities. Each polygon is coloured by the dominant BVG5M and the component regional ecosystems labelled. Where more than one regional ecosystem occurs, the percentage of each is labelled.

Regional ecosystem mapping over the majority of Queensland is produced at a scale of 1:100,000. At this scale, the minimum remnant polygon area is 5 hectares or minimum remnant width of 75 metres. Regional ecosystem linework reproduced at a scale greater than 1:100,000, except in designated areas, should be used as a guide only. The precision of polygon boundaries or positional accuracy of linework is 100 metres.

Regional ecosystems are defined as vegetation communities in a bioregion that are consistently associated with a particular combination of geology, landform and soil.

The label consists of 3 components: bioregion, land zone, and vegetation community - the dominant canopy species, e.g.: RE 12.3.3. Descriptions of REs are found online. Use the search term "Regional Ecosystem Framework".

Regional ecosystem mapping at 1:100,000 map scale is derived from the following sources: 1:80,000 B&W 1960's aerial photography, Landsat TM imagery, geology, soils, land systems data, field survey and historical records.

Remnant woody vegetation is defined as vegetation that has not been cleared or vegetation that has been cleared but where the dominant canopy has >70% of the height and >50% of the cover relative to the undisturbed height and cover of that stratum and is dominated by species characteristic of the vegetation's undisturbed canopy.

Non-remnant vegetation includes regrowth and disturbed native vegetation.

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**Figure 10 – Excerpt of Remnant 2019 Regional Ecosystem within 150m vegetation assessment area**  
(Source: Queensland Herbarium, 2019)



**Figure 11** below identifies the current extent of relevant vegetation communities, illustrated via VHC tiles mapping pursuant to the QFES Catalyst Fire Management System.

However, as mentioned previously, the site was cleared to support the Kogan Creek A Solar Boost Project. The below vegetation mapping therefore does not accurately reflect what is present on site. The project footprint is clear of vegetation and will be maintained as such.



**Figure 11 - Catalyst Fire Management System Vegetation hazard class (VHC) tiles**  
(Source: QFES, 2022)

It is noted that ground surveys undertaken by the project ecologists, and supplied by Attexo, determined that relevant Regional Ecosystem in this location is 11.5.1.

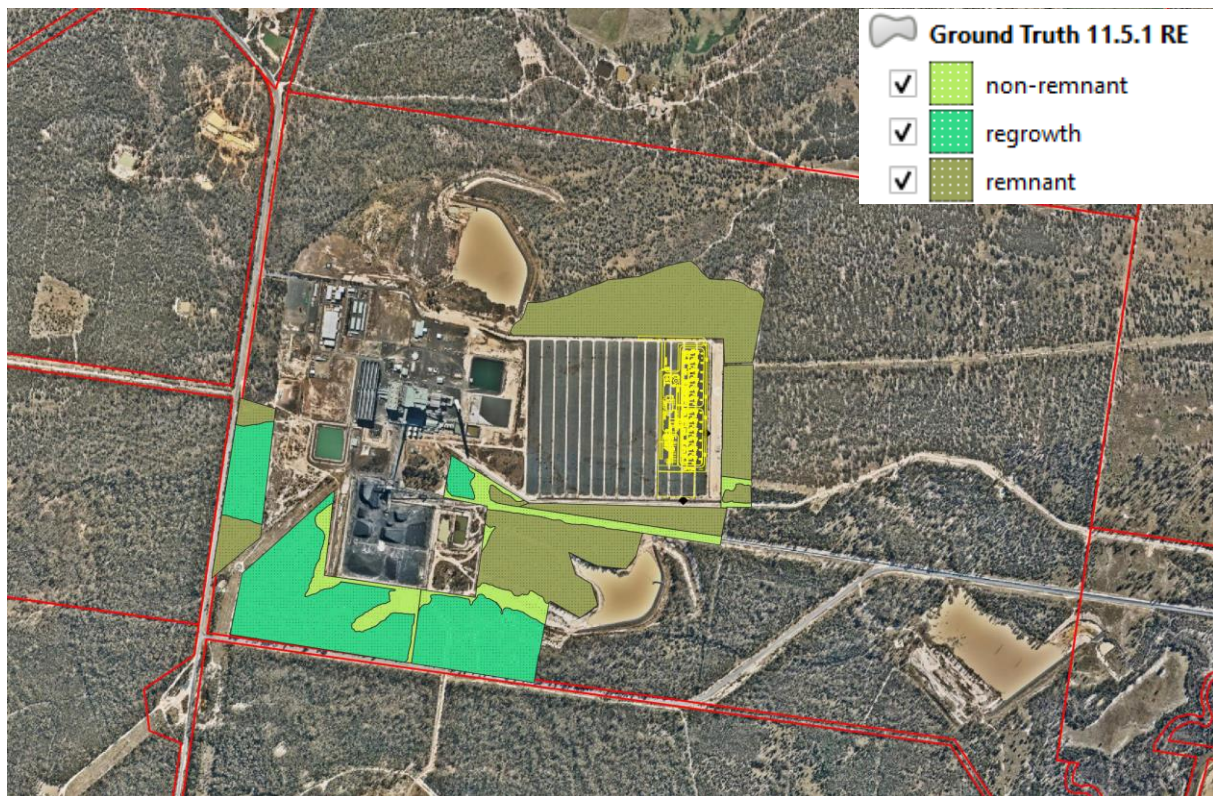


Figure 12: Ground truthed RE classification

(Source: Attexo, 2024)

A Vegetation hazard class (VHC) conversion and associated potential fuel loads are set out in the table below, pursuant to Part 6 of the Bushfire Resilient Communities Technical Reference Guide published by QFES.

Areas of non-remnant vegetation which have not yet reached maturity as assessed as mature communities, accounting for the future hazard profile of lands within 150m of the area of development (including the transmission line) within the site.

Verified Regional Ecosystem data for the site provided by the project ecology teams is outlined below **Table 2**.

Table 2 – Vegetation communities within 150m of the proposed facility (remnant and non-remnant)

RE	RE Description	VHC	VHC Description	Potential Fuel Load (t/ha)
11.5.1*	Eucalyptus crebra and/or E. populnea, Callitris glaucophylla, Angophora leiocarpa, Allocasuarina luehmannii woodland on Cainozoic sand plains/remnant surfaces	18.2	Dry eucalypt woodlands on sand or depositional plains	11.0
11.7.4	Eucalyptus decorticans and/or Eucalyptus spp., Corymbia spp., Acacia spp., Lysicarpus	12.2	Dry eucalypt woodlands on	17.4

RE	RE Description	VHC	VHC Description	Potential Fuel Load (t/ha)
	angustifolius woodland on Cainozoic lateritic duricrust		sandstone and shallow soils	
<b>11.7.5</b>	Shrubland on natural scalds on deeply weathered coarse-grained sedimentary rocks	<b>29.3</b>	Heathlands and associated scrubs and shrublands	20.1

\*Verified by the project ecologist

The vegetation which potentially constitutes a hazard within 150m of the proposed development area is confirmed to be dominated by remnant vegetation, with a small area of non-remnant vegetation (predominantly Eucalypts).

The highest fuel load observed within 150 metres of the development area of the site is 11.0t/ha and this fuel load is adopted for the purposes of all mitigation calculations to inform the bushfire management plan.

Pursuant to the vegetation structural classes assessment of Part 6 of the Bushfire Resilient Communities Guideline, the vegetation within 150m of the development areas of the subject land is characterised broadly as Woodland, as follows:

**Table 3 – Assessment of vegetation structure in accordance with Part 6 of the QFES Bushfire Resilient Communities Guideline**

VHC	Vegetation structure class	Dominant life form	Density
<b>12.2</b>	Trees sparse – very sparse	Trees	Medium
<b>18.2*</b>	Trees sparse – very sparse	Trees	Medium
<b>29.3</b>	Trees sparse – very sparse	Trees	Very sparse

\*Verified by the project ecologist



## 6.4 Effective Slope and Site Slope

Effective slope relates to the topography of vegetation beneath classified vegetation, as this influences fire speed and rate of spread – namely, that the speed of fire doubles for every 10 degrees incline.

An effective slope assessment has been conducted based on contour data supplied by Queensland Globe, for a distance of 150m from the development footprint.

As evidenced below, the steepest slopes (rounded up to nearest whole degree) surrounding the development footprint are to the north and east:

- **North and east:** 2.0 degree downslope
- **South:** Flat
- **West:** Upslope
- **Transmission line overground option:** 1.0 degree downslope

The maximum slope of the development footprint (south to north) is approximately 1.0 degree.

Based on the current location of the proposed power plant facility, a **2 degree downslope** fall to the north and east is identified, representing the steepest extent of the fall as required by effective slope assessment procedure. The transmission line also encompasses a 1 degree downslope to the south.

Land to the south and west where the land is relatively flat with a steady rise is subsequently identified as upslope.

Figure 13 includes the slope analysis relative to the proposed facility location.

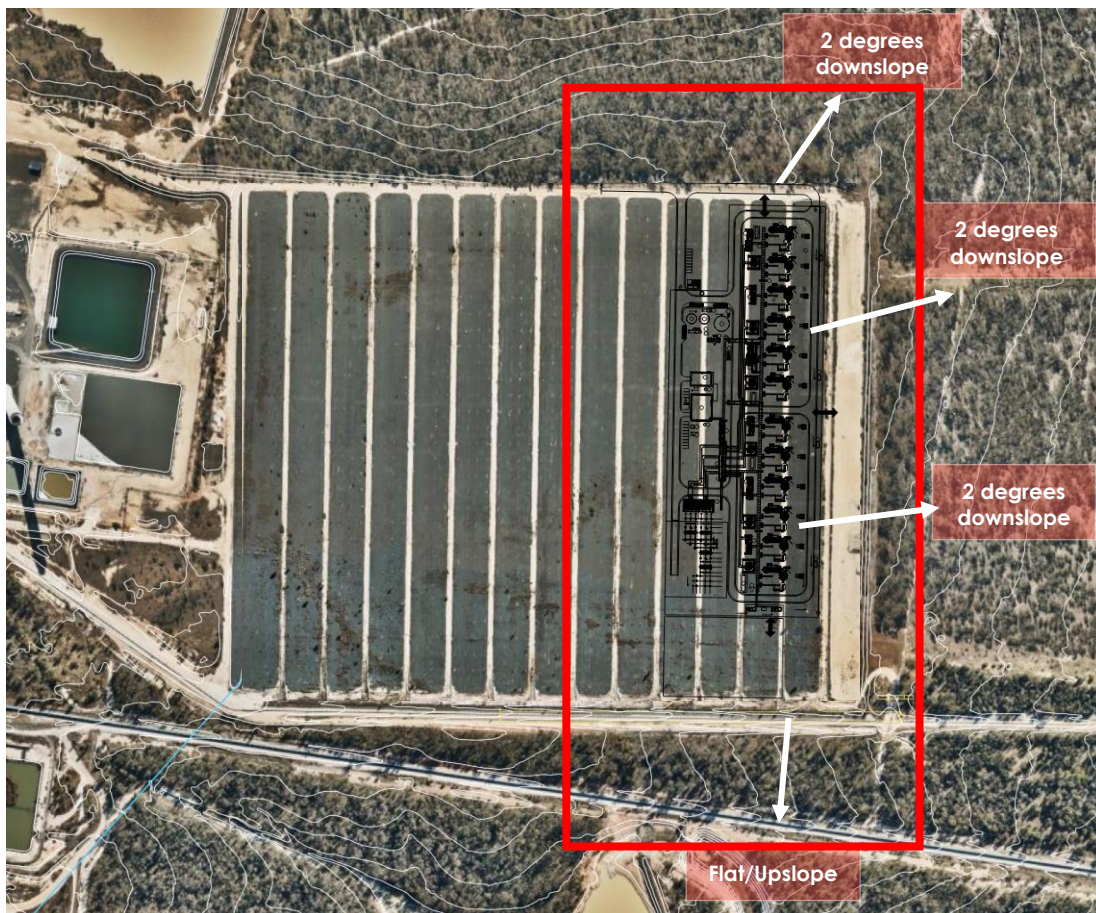


Figure 13 - Effective slopes - project site



Figure 14: Effective slopes - transmission line overground option



## 6.5 Aspect

Aspect can affect bushfire behaviour where slopes with northerly and/or westerly aspects experience a higher level of solar access than those areas with a southern or eastern aspect. This generally translates to drier fuels with lower moisture content and increased dead/drying/curing material.

Notwithstanding, in times of drought and below average rainfall, moisture levels in soil and vegetation in more sheltered areas with southerly and easterly aspects can also decrease substantially giving rise to significantly higher fuel abundance where the preceding fire regime has been less frequent or intense. Thus, aspect is of only partial consequence in this respect and this is reflected by the current SPP mapping methodology and information made publicly available by QFES.

## 6.6 Fire History

In relation to historical fire activity in the area, ignitions do occur in the general region.

A review of fire scar mapping using the QFES Catalyst platform does not identify any wildfire or hazard reduction burns in the immediate area based on the records contained within Catalyst however fire scars are recorded across the broader area, underscoring the potential for bushfire threat in the area.

The Kogan and District Rural Fire Brigade is highly active in the area.

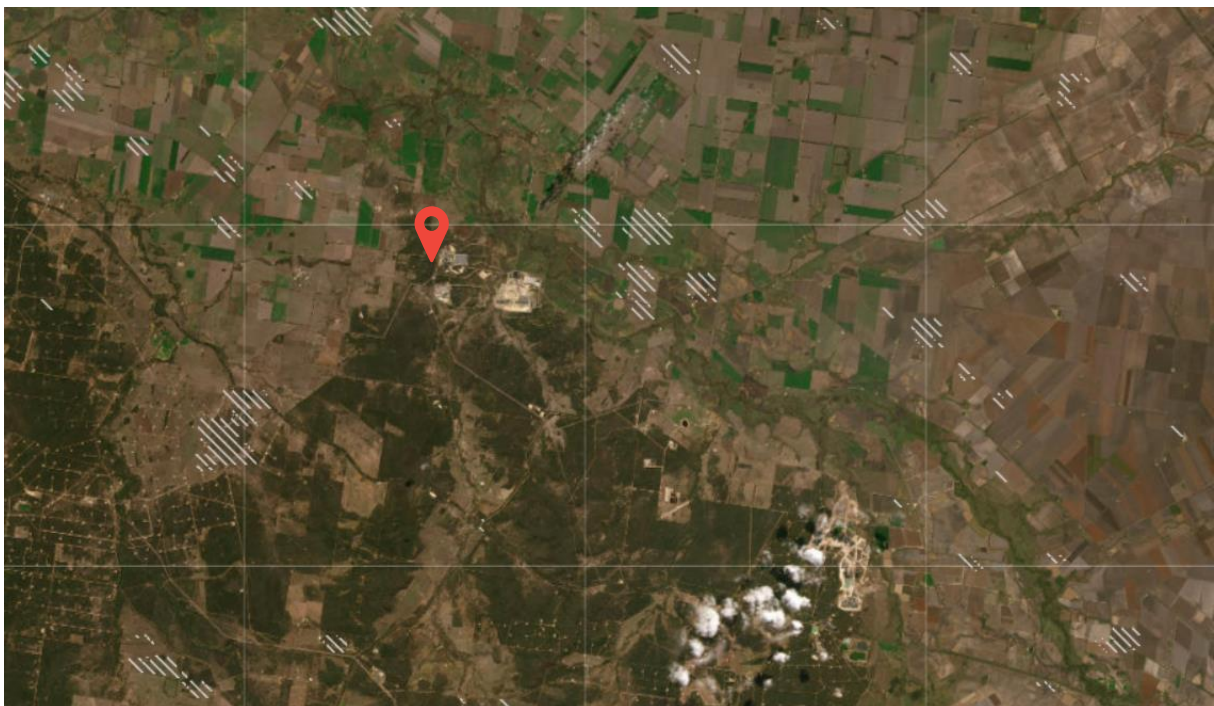


Figure 15 - Historical fire scar mapping within the subject locality

(Source: QFES, 2023)

### 6.6.1 Ignition Sources

Likely ignition sources in the area include accidental ignition from agricultural and other machinery and equipment, sparking, roadside ignition (potentially caused by cigarette butts thrown from vehicles), arcing powerlines and other industrial activities.



## 7 Bushfire Intensity and Behaviour Assessment and Extent of Hazard

Taking into consideration the vegetation communities, slope, aspects and fire history of the area, the subject site is exposed to a level of bushfire hazard which appears to be of medium intensity.

An assessment of Fireline intensity is provided below (Figure 14), using a calculator prepared by the CSIRO and QFES. Having regard to the Regional Ecosystem, vegetation hazard class, fuel load, fire weather and maximum downslope inputs, the Fireline intensity expected in immediate proximity (100m) of the development site is below 6,028 kW/m.

Pursuant to the above, the potential hazard severity relevant to the proposed facility is identified as 'Medium', being over 4,000kW/m but below 20,000kW/m. This is largely consistent with the current bushfire mapping, both local and the State-wide Bushfire Prone Areas mapping in proximity to the subject site. The highest fuel load Regional Ecosystem occurring within 150m of the site underpins this analysis.

The hazard source in this case is fragmented across the broader landscape to accommodate existing developments such as the Kogan Creek Substation and the Kogan Creel Coal Mine. Within the broader north, east and west areas, the land is encompassed by cleared agricultural lands, however towards the south the vegetation is more intact. It is therefore more likely that the threat of potential bushfire would come from the southern region.

RE code	RE Label	Vegetation Hazard Class	Potential Fuel Load (t/ha)	Fire Weather Severity (FFDI)	Maximum Landscape Slope (degrees)	Potential Fireline Intensity (kW/m) *	Potential Bushfire Intensity *
11.5.1	Eucalyptus crebra and/or E. populnea, Callitris glaucophylla, Angophora leiocarpa, Allocasuarina luehmannii woodland on Cainozoic sand plains and/or remnant surfaces	18.2	11	70	2	6,028	Medium
Cells in yellow can be modified							
* From: Leonard, J., Newnham, G., Opie, K., and Blanche, R. (2014) A new methodology for state-wide mapping of bushfire prone areas in Queensland. CSIRO, Australia.							
For further information or advice on the use of this tool contact sdu@qfes.qld.gov.au							

Figure 16: Fireline intensity assessment for power plant site

RE code	RE Label	Vegetation Hazard Class	Potential Fuel Load (t/ha)	Fire Weather Severity (FFDI)	Maximum Landscape Slope (degrees)	Potential Fireline Intensity (kw/m) *	Potential Bushfire Intensity *
11.5.1	Eucalyptus crebra and/or E. populnea, Callitris glaucophylla, Angophora leiocarpa, Allocasuarina luehmannii woodland on Cainozoic sand plains and/or remnant surfaces	18.2	11	70	1	5,627	Medium
Cells in yellow can be modified							
* From: Leonard, J., Newnham, G., Opie, K., and Blanche, R. (2014) A new methodology for state-wide mapping of bushfire prone areas in Queensland. CSIRO, Australia.							
For further information or advice on the use of this tool contact sdu@qfes.qld.gov.au							

**Figure 17: Fireline intensity assessment for transmission line overground option**

Additionally, Stage 3 of the Bushfire Resilient Communities Technical Reference Guide for undertaking a bushfire hazard assessment requires an assessment of radiant heat exposure and required separation, or asset protection, to mitigate the use from potential bushfire hazard threat.

To this end, it is appropriate to consider the potential fireline intensity of vegetation within 150m of the development area, adopting the highest of the three fuel loads within the immediate assessment area. This provides the required asset protection zone (APZ) distances required in order to comply with the State's provisions for bushfire protection for critical infrastructure assets.

These calculations, as per the FLAMESOL calculator, are set out below. The inputs are adjusted to those required by QFES, rather than the default standard inputs. This includes the use of a flame temperature of 1,200 degrees Kelvin rather than 1,090 degrees Kelvin.

The first provides the APZ extent required to the north and east. The second provides the APZ extent required to the south.

The below distances are measured from the outmost extent of the perimeter road around the proposed facility. This is the extent of low fuel APZ required.



Calculated June 12, 2024, 5:25 pm (MDc v.4.9)

**Kogan APZ RE 11.5.1**

Minimum Distance Calculator - AS3959-2018 (Method 2)			
Inputs		Outputs	
Fire Danger Index	70	Rate of spread	0.68 km/h
Vegetation classification	Woodland	Flame length	5.77 m
Understorey fuel load	7.1 t/ha	Flame angle	67 °, 74 °, 79 °, 83 °, 84 ° & 87 °
Total fuel load	11 t/ha	Elevation of receiver	2.53 m, 2.6 m, 2.58 m, 2.49 m, 2.42 m & 1.68 m
Vegetation height	n/a	Fire intensity	3,891 kW/m
Effective slope	2 °	Transmissivity	0.885, 0.874, 0.857, 0.837, 0.825 & 0.757
Site slope	1 °	Viewfactor	0.4034, 0.2952, 0.198, 0.1336, 0.1082 & 0.0295
Flame width	100 m	Minimum distance to < 40 kW/m <sup>2</sup>	7 m
Windspeed	n/a	Minimum distance to < 29 kW/m <sup>2</sup>	9.6 m
Heat of combustion	18,600 kJ/kg	Minimum distance to < 19 kW/m <sup>2</sup>	14.3 m
Flame temperature	1,200 K	Minimum distance to < 12.5 kW/m <sup>2</sup>	21 m
		Minimum distance to < 10 kW/m <sup>2</sup>	25.5 m

Rate of Spread - Mearthur, 1973 & Noble et al., 1980

Flame length - NSW Rural Fire Service, 2001 & Noble et al., 1980

Elevation of receiver - Douglas & Tan, 2005

Flame angle - Douglas & Tan, 2005

Radiant heat flux - Drysdale, 1999, Sullivan et al., 2003, Douglas & Tan, 2005

**Figure 18 - APZ distance required to the north and east of the proposed facility**





Calculated July 1, 2024, 12:10 pm (MDc v.4.9)

**Kogan APZ RE 11.5.1 upslope**

Minimum Distance Calculator - AS3959-2018 (Method 2)			
Inputs		Outputs	
Fire Danger Index	70	Rate of spread	0.59 km/h
Vegetation classification	Woodland	Flame length	5.19 m
Understorey fuel load	7.1 t/ha	Flame angle	67 °, 74 °, 79 °, 83 °, 84 ° & 87 °
Total fuel load	11 t/ha	Elevation of receiver	2.28 m, 2.34 m, 2.32 m, 2.24 m, 2.17 m & 1.47 m
Vegetation height	n/a	Fire intensity	3,389 kW/m
Effective slope	0 °	Transmissivity	0.887, 0.877, 0.861, 0.842, 0.83 & 0.761
Site slope	1 °	Viewfactor	0.4031, 0.2933, 0.1964, 0.1323, 0.1076 & 0.0293
Flame width	100 m	Minimum distance to < 40 kW/m <sup>2</sup>	6.3 m
Windspeed	n/a	Minimum distance to < 29 kW/m <sup>2</sup>	8.699999999999999 m
Heat of combustion	18,600 kJ/kg	Minimum distance to < 19 kW/m <sup>2</sup>	13 m
Flame temperature	1,200 K	Minimum distance to < 12.5 kW/m <sup>2</sup>	19.2 m
		Minimum distance to < 10 kW/m <sup>2</sup>	23.3 m

Rate of Spread - McArthur, 1973 & Noble et al., 1980

Flame length - NSW Rural Fire Service, 2001 & Noble et al., 1980

Elevation of receiver - Douglas & Tan, 2005

Flame angle - Douglas & Tan, 2005

Radiant heat flux - Drysdale, 1999, Sullivan et al., 2003, Douglas & Tan, 2005

**Figure 19 - APZ distance required to the south of the proposed facility**



Calculated July 8, 2024, 4:31 pm (MDc v.4.9)

**Kogan APZ transmission line - downslope**

Minimum Distance Calculator - AS3959-2018 (Method 2)			
Inputs		Outputs	
Fire Danger Index	70	Rate of spread	0.63 km/h
Vegetation classification	Woodland	Flame length	5.47 m
Understorey fuel load	7.1 t/ha	Flame angle	67 °, 74 °, 79 °, 83 °, 84 ° & 87 °
Total fuel load	11 t/ha	Elevation of receiver	2.4 m, 2.47 m, 2.44 m, 2.36 m, 2.29 m & 1.57 m
Vegetation height	n/a	Fire intensity	3,631 kW/m
Effective slope	1 °	Transmissivity	0.886, 0.876, 0.859, 0.839, 0.827 & 0.759
Site slope	1 °	Viewfactor	0.3996, 0.2954, 0.1976, 0.1328, 0.1077 & 0.0294
Flame width	100 m	Minimum distance to < 40 kW/m <sup>2</sup>	6.7 m
Windspeed	n/a	Minimum distance to < 29 kW/m <sup>2</sup>	9.1 m
Heat of combustion	18,600 kJ/kg	Minimum distance to < 19 kW/m <sup>2</sup>	13.6 m
Flame temperature	1,200 K	Minimum distance to < 12.5 kW/m <sup>2</sup>	20.1 m
		Minimum distance to < 10 kW/m <sup>2</sup>	24.4 m

Rate of Spread - Mcarthur, 1973 & Noble et al., 1980

Flame length - NSW Rural Fire Service, 2001 & Noble et al., 1980

Elevation of receiver - Douglas & Tan, 2005

Flame angle - Douglas & Tan, 2005

Radiant heat flux - Drysdale, 1999, Sullivan et al., 2003, Douglas & Tan, 2005

**Figure 20: APZ distance required on the downslope of the transmission line overground option**



Calculated July 8, 2024, 4:28 pm (MDC v.4.9)

**Kogan APZ transmission line - upslope**

Minimum Distance Calculator - AS3959-2018 (Method 2)			
Inputs		Outputs	
Fire Danger Index	70	Rate of spread	0.59 km/h
Vegetation classification	Woodland	Flame length	5.19 m
Understorey fuel load	7.1 t/ha	Flame angle	67 °, 74 °, 79 °, 83 °, 84 ° & 87 °
Total fuel load	11 t/ha	Elevation of receiver	2.28 m, 2.34 m, 2.32 m, 2.24 m, 2.17 m & 1.47 m
Vegetation height	n/a	Fire intensity	3,389 kW/m
Effective slope	0 °	Transmissivity	0.887, 0.877, 0.861, 0.842, 0.83 & 0.761
Site slope	1 °	Viewfactor	0.4031, 0.2933, 0.1964, 0.1323, 0.1076 & 0.0293
Flame width	100 m	Minimum distance to < 40 kW/m <sup>2</sup>	6.3 m
Windspeed	n/a	Minimum distance to < 29 kW/m <sup>2</sup>	8.699999999999999 m
Heat of combustion	18,600 kJ/kg	Minimum distance to < 19 kW/m <sup>2</sup>	13 m
Flame temperature	1,200 K	Minimum distance to < 12.5 kW/m <sup>2</sup>	19.2 m
		Minimum distance to < 10 kW/m <sup>2</sup>	23.3 m

Rate of Spread - Mearthur, 1973 & Noble et al., 1980

Flame length - NSW Rural Fire Service, 2001 & Noble et al., 1980

Elevation of receiver - Douglas & Tan, 2005

Flame angle - Douglas & Tan, 2005

Radiant heat flux - Drysdale, 1999, Sullivan et al., 2003, Douglas & Tan, 2005

**Figure 21: APZ distance required on the upslope of the transmission line overground option**



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Overall, fire may advance toward the power plant from any direction, noting that to the west is mostly infrastructure of the power station and an existing coal mine located to the south east. Despite this, there are multiple opportunities for suppression control lines, and it is further noted that an operational bushfire management plan exists for the Kogan Creek Power Station, prepared by Fireland Consultancy, for the application of prescribed fire, fuel breaks and access tracks for the proactive management of fire in the immediate area.

## 8 Bushfire Management During Construction

Separate bushfire measures apply for the construction period of the project. The next section of this report outlines the ongoing operational management and mitigation specifications that apply in perpetuity. Adoption of the measures provided below are expected to reduce, to a tolerable level, both the risk of bushfire ignition by construction and the threat that bushfires in the wider area pose to the site and people during the construction phase.

The main bushfire protection measures that are relevant to construction of the project include:

- Areas of vegetation surrounding the development site is to continue to be managed by the land holder pursuant to its obligations under the Fire and Emergency Services Act 1990.
- The identified APZ (covered in Sections 7 and 9 of this report) is to be cleared at the outset of the construction phase. The APZ will provide a buffer between the surrounding bushfire hazard and the facility under construction. This APZ complies with QFES APZ requirements for a 10kW/m<sup>2</sup> radiant heat upper limit of exposure, using a moderated flame temperature of 1,200 degrees Kelvin.
- Vegetation removal is to occur across the identified APZ and within the proposed facility development site to reduce opportunities for a fire entering the site and for a fire being ignited by machinery and equipment or from electric infrastructure within and escaping from the site.
- A temporary construction laydown area, likely with buildings, has been proposed directly west of the project footprint. The laydown area will be of sufficient distance from hazardous vegetation and will be in proximity to internal access roads and therefore limiting the exposure of potential radiant heat from surrounding bushland and aiding effective evacuation.
- Temporary buildings for construction should be located as close as possible to the internal access road within the site where it meets Whyalla Road, limiting exposure of potential radiant heat from surrounding bushland and aiding efficient evacuation.
- Construction of the access road within the site must be to a standard capability of facilitating efficient site egress and access, including for emergency services personnel and appliances for the entire construction phase and the operational phase, in perpetuity.
- Access to water for fire suppression and / or protection of structures or equipment located on the site must be provided.
- The use of machinery and tools that could throw sparks or generate heat should be ideally avoided in proximity to hazardous vegetation.

The above provisions and emergency responses to bushfire must be addressed with other hazards as part of the operator's construction emergency management planning activities.

Evacuation of the site during construction should include an assembly point at a nominated location outside of the mapped bushfire prone area.

## 9 Operational Bushfire Management and Mitigation

There are a number of options available to address and mitigate the risk to and from the proposed facility and these are closely aligned with opportunities to:

- reduce the likelihood of potential for bushfire on the subject site
- provide compensatory measures that target the vulnerability and ignition potential of the proposed use.

This section articulates the combined range of bushfire protection and management measures relevant to the site and proposed facility for consideration to address risk.

### 9.1 Settlement Pattern and Urban Design

Urban design and settlement pattern approaches to bushfire protection provide the strongest opportunities to achieve bushfire resilient communities. Urban design approaches allow the highest risk locations to be avoided by development, and enable the full suite of mitigation measures to be implemented. This starts with separation distance, provided as asset protection zones (APZs) or defensible space, a resilient road network which also supports separation from hazard but also seeks to directly facilitate emergency access and egress (evacuation). These elements are discussed as follows in relation to proposed power plant facility.

#### 9.1.1 Asset Protection Zone

The purpose of an asset protection zone (APZ) is to provide sufficient separation between bushfire hazard and built form / infrastructure. It:

- limits radiant heat exposure, the transmissivity of which diminishes over distance
- avoids flame contact
- in some cases, can provide working areas for firefighting and defence around facilities by reducing impact of radiant heat
- provides access around facilities
- can mitigate risk of ignition from the proposed facility.

All activities forming part of the proposed power plant are not to occur within the APZ, including fuel, water, and materials storage. Vehicle parking and the proposed swale and bioretention system are acceptable within the APZ.

The Bushfire Resilient Communities technical reference guide establishes a 10kW/m<sup>2</sup> radiant heat threshold / APZ provision for vulnerable uses which is understood to also extend to critical infrastructure assets. This is particularly relevant to energy facilities which are vulnerable to radiant heat as well as potential sources of ignition. This is based on a 1,200 degree Kelvin flame temperature input.

The FLAMESOL calculations outlined above require the following APZ distances to be achieved based on the current footprint of the proposed facility:

**North and East: 25.5m**

**South: 23.3m**

**Transmission line overground option: 24.4m**



If an underground transmission line option is selected, its relevance for bushfire hazard is limited. If an aboveground option is selected, it is understood the minimum high voltage easement casing must measure a minimum of 60m, which is sufficient to accommodate the APZ without any additional clearing requirement (based on fuels and slopes in the area). Thus, irrespective of alignment, the minimum easement width is sufficient from a bushfire hazard protection perspective in this case.

These APZ distances are a function of:

- fire weather
- fuel loads
- topography.

The 2 degree downslope to the north and east is the principal slope that is informing the APZ assessment.

It has been noted throughout this report that the development footprint and area beyond was previously cleared to accommodate the Kogan Creek A Solar Boost Project that was discontinued in 2016. The area has been maintained to be clear of vegetation and the APZs proposed above are within the cleared area and therefore do not require further vegetation clearing. This assures there is ample existing cleared area available to provide the required separation from the site to hazardous vegetation.

In terms of treatments within the APZ:

- the understorey is to be completely removed and managed as mown grass, rock cover or bare earth. Tree specimens can be retained, provided canopies are separated at maturity. Landscaping can be accommodated provided the species selected comply with the specifications outlined in this report.
  - the above is also excepted to the extent required to avoid identified cultural heritages areas.
- no new tree specimens are planted within the APZ.
- vehicle access across the APZ is required, linking back with the perimeter road.

The Bushfire Management Plan is included at **Appendix C**, and the FLAMESOL calculation for the APZ is included at Section 7.

### 9.1.2 Building construction

At the time of building approvals, any office buildings / control buildings where persons may work should ideally be constructed to a minimum BAL-12.5 standard, in accordance with AS3959 however this is not a mandate of this report noting building requirements cannot be assessed or conditioned by Council at DA stage.

### 9.1.3 Fire safety

Fire safety more broadly, beyond bushfire, is to be addressed by several additional reports. This report is limited to bushfire hazard, other forms of fire associated with the facility must be addressed separately.

### 9.1.4 Access and Egress

Access and egress is significant in terms of a range of aspects of bushfire prevention and ability for firefighting. Road design must cater for emergency access and egress in times of potential bushfire emergency events.

It is noted that the project area is well connected to the local road network Banana Bridge Road. The proposed facility location is to be constructed in close proximity to this access point, further enhancing accessibility.

As outlined in the APZ provisions, vehicle access across the areas of the APZ is required. This can be accommodated informally, noting it is required for maintenance as well as for emergency services.

## 9.2 Landscaping

The following rationale for ant landscaping within the boundaries of the subject site is identified to ensure fire risk is not inadvertently introduced, including:

- limiting potential for fuel accumulation on the site;
- breaking opportunities for propagation of fire;
- ensuring separation distance / defendable space is implemented and maintained in perpetuity; and
- landscape design which does not inadvertently increase bushfire attack risk to the subject site or adjoining land uses.

Any landscaping approach should adopt principles and species selection in accordance with the provisions set out at Section 8 of the Bushfire Resilient Communities technical reference guide prepared by QFES, as a minimum. These principles include the following elements:

- low threat (flammability) species are adopted
- tree specimens are smooth-barked species only and are not within the APZ of the proposed facility
- the use of organic mulches in garden beds should be avoided
- landscaping design and plant selection accords with Section 8 of the Bushfire Resilient Communities technical reference guide.

**Table 4 - Characteristics of low flammability landscaping species and effect on performance in bushfire situations**

(Source: QFES, 2019 and Ramsay and Rudolph, 2003)

Plant attribute	Effect	Design measure
<b>Foliage moisture content</b>	Leaves with higher moisture content retard ignition and slow the rate of combustion	Select species with high leaf moisture content (e.g. rainforest species, succulents and semi-succulents)
<b>Foliage volatile oil content</b>	Foliage with higher volatile oil content ignite more readily and enhance ignition of surrounding vegetation, even though volatile oils themselves do not contribute significantly to total radiant heat	Select species with lower volatile oil content
<b>Foliage mineral content</b>	Foliage with higher mineral content tend to be less flammable (e.g. Amyema spp mistletoes)	Species selection should favour species with higher leaf mineral content
<b>Leaf fineness</b>	The ratio of area-to-volume of leaves is one of the main factors affecting ease of ignition and intensity of burning. Finer leaves (greater area to volume ratio) tend	Species selection should favour broad-leaved species

	to ignite and burn more easily than broader leaves	
<b>Density of foliage and continuity of plant form</b>	Species with continuous, denser foliage can act as a barrier to wind-borne embers and radiant heat; however, increased density can increase flammability. Species with open branching and low foliage density are less effective as a barrier, though can be less flammable	Select species on a case-by-case basis
<b>Height of lowest foliage</b>	Shrub and tree species with persistent low height foliage are more likely to be ignited by surface fires, allowing the spread of fires into the canopy above	Species selection should favour species which can be maintained or pruned to reduce persistent, near-ground foliage
<b>Size of plant (volume and spread)</b>	The effect of plant size varies according to volume or spread. Species with a greater spread tend to be more effective as a barrier to the diffusion of radiant heat than narrower trees with the same volume. Species with a greater volume can result in increased ember attack, radiation and flame if ignited. For example, narrow columnar trees are less effective as a barrier than wider trees with the same overall volume	Species selection should ensure plant size (volume and spread) does not increase ignition likelihood
<b>Dead foliage on plant</b>	Persistent dead leaves and woody twigs increase flammability	Species selection should favour species which have a low volume of persistent dead leaves and woody material or can be maintained or pruned to reduce persistent, dead leaves and woody material
<b>Bark texture</b>	Loose, flaky, stringy, papery or ribbon-like bark contribute to ladder fuels which: <ul style="list-style-type: none"> <li>• can contribute to destructive crown fires</li> <li>• act as a potential source of flame, radiant heat and ember attack</li> </ul>	Avoid species with persistent loose, flaky, stringy, papery or ribbon-like bark. Species selection should favour smooth-barked and tightly-held bark species
<b>Potential available surface fuel</b>	The availability of surface fuel is a function of volume (quantity) and fineness. The fireline intensity increases in proportion to available fine fuel quantity. Fine fuel includes dead fallen material such as leaves, bark, twigs and branches up to 6mm in diameter (forest) and grass greater than 5cm in height (grasslands). Coarse fuel ignites less readily but may burn for longer	Species selection should favour species which do not contribute significantly to persistent, fine ground fuel

## 9.2.1 Fencing

Fencing materials can have a considerable impact on the propagation of fire. Likewise, some fencing materials can alleviate exposure to radiant heat.



Any fencing or barriers must not be constructed from timber. Instead, fencing and barrier materials must be fire resistant.

In addition, any retaining walls required should be constructed of fire resistant or fire retardant material such as concrete, stone, masonry or the like and not constructed from timber.

### **9.3 Fire Trails and Firebreaks**

The provision of fire trails or firebreaks may be contemplated across the wider parcel but particularly, vehicle access across the APZ around the proposed facility is required.

### **9.4 Water Supply and Firefighting Infrastructure**

Firefighting tanks are proposed to be provided within the top left of the facility to service the proposed facility in accordance with industrial firefighting requirements. These are located a sufficient distance from potential hazard as reasonably practicable whilst allowing emergency access.

As per the Bushfire Resilient Communities technical reference guide, for industrial, commercial and other buildings, a volume specified in AS 2304–2011 Water storage tanks for fire protection systems is required. The volume of water supply for this activity must be identified through engineering specification, including the provisions of this Section for bushfire water supply access.

Camlock fittings and pump housing should be provided for the tanks to support rural fire brigades who may tend to the site. Ideally, such facilities are not to be constructed of any material which may fail when exposed to excessive heat however, will need to also satisfy industrial fire safety requirements first and foremost. A 50mm male camlock fitting for emergency fire service use (or as otherwise instructed by QFES) is required.

Access around the entire perimeter of each structure within the facility should be maintained and any hoses and equipment should likewise be capable of reaching all external areas of the facility.

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## 10 Conclusion

This report considers the bushfire hazard profile and mitigation measures required for the proposed Brigalow Peaking Power Plant over land at Banana Bridge Road Road, Brigalow on Lot 6 DY532. Based upon this detailed analysis, it is considered that the proposed site offers the ability to achieve a tolerable level of risk.

Based on this assessment, a range of mitigation measures have been derived, having regard to those established at a higher level by the State Planning Policy.

Despite the above, bushfire remains endemic to the Australian bush and it remains the responsibility of the land holder and site operators to implement all relevant emergency protocols, and manage and maintain the site to limit the threat of potential bushfire attack.



## APPENDICES



## Appendix A - Assessment against WDRC Bushfire Hazard Overlay Code

Table 5 - Assessment against the Bushfire Hazard Overlay Code

Performance Outcomes	Acceptable Outcomes	Response
<b>For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)</b>		
<b>PO1</b> (a) Development does not increase the number of persons living or working on land subject to High Bushfire Hazard identified on Bushfire hazard overlay maps (OM-003) unless it is demonstrated that: the subject land is a Medium Bushfire Hazard (or lesser); or (b) development is for community Infrastructure and facilities are located and designed to minimise susceptibility to bushfire events; and (c) a Bushfire Emergency Management Plan is prepared by suitably qualified person(s) and appropriately mitigates risks to life and property.	<b>AO1.1</b> Development does not increase the number of lots in areas of High Bushfire Hazard as identified on Bushfire hazard overlay maps (OM-003).	<b>Not applicable</b> - The proposed development is not for subdivision of land.
	<b>AO1.2</b> Uses within the following Activity groups are located outside of a High Bushfire Hazard identified on Bushfire hazard overlay maps (OM 003): (a) Accommodation activities group; (b) Business activities group; (c) Community activities group; and (d) Entertainment activities group.	<b>Complies with AO1.2 -</b> <p>The majority of the development is within the mapped medium bushfire hazard area and within the bushfire 'buffer'. However, the majority of the vegetation within this area has been previously cleared from the Project site to facilitate the development of the Kogan Creek A Solar Boost Project and has been maintained as such. Therefore, the mapping does not accurately reflect the extent of vegetation on the ground.</p> <p>Mitigation measures are proposed to minimise susceptibility to bushfire, including an APZ which limits radiant heat flux to 10kW/m<sup>2</sup>.</p> <p>Additional fire safety and workplace health and safety reporting for evacuation (to include bushfire evacuation) will be prepared under separate cover by the applicant.</p>
<b>PO2</b> In Medium Bushfire Hazard Areas as identified on Bushfire hazard overlay maps (OM 003), vehicular access is designed to mitigate against bushfire hazard by: (a) ensuring adequate access for firefighting and other emergency vehicles; (b) ensuring adequate access for the evacuation of residents and emergency personnel in an emergency situation, including alternative safe access routes (should access in one direction be blocked in the event of a fire); (c) providing for the separation of developed areas and adjacent bushland.	<b>AO2.1</b> The road design is capable of providing access for firefighting and other emergency vehicles, in accordance with SC6.2 Planning Scheme Policy 1 – Design and Construction Standards.	<b>Complies with AO2.1 -</b> The proposal has direct access to Banana Bridge Road, which are is an adequate standard to accommodate firefighting and other emergency vehicles.
	<b>AO2.2</b> In areas of Medium Bushfire Hazard as identified on Bushfire hazard overlay maps (OM-003), roads are provided in accordance with the following: (a) Roads are designed and constructed with a maximum gradient of 12.5%; (b) Cul-de-sacs are not used except where: i. a perimeter road designed in accordance with AO3.3 isolates the development from	<b>Complies with AO2.2 -</b> The proposal will rely on the existing road network for access, which does not include gradients of greater than 12.5%. Access to the site from Banana Bridge Road is generally flat and unencumbered. <p>Cul-de-sacs are not proposed.</p>

Performance Outcomes	Acceptable Outcomes	Response
<p>Note - Where it is not practicable to provide firebreaks in accordance with A03.1 Fire Maintenance Trails are provided in accordance with the following:</p> <ul style="list-style-type: none"> <li>i. located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation;</li> <li>ii. the minimum cleared width not less than 6 metres;</li> <li>iii. the formed width is not less than 2.5 metres;</li> <li>iv. the formed gradient is not greater than 15%;</li> <li>v. vehicular access is provided at both ends;</li> <li>vi. passing bays and turning areas are provided for fire fighting appliances either located on public land or in an access easement that is granted in favour of the Local Government and QFRS.</li> </ul>	<p>hazardous vegetation; and</p> <ul style="list-style-type: none"> <li>ii. the cul-de-sac are provided with alternative access linking the cul-de-sac to other through roads; and</li> <li>iii. the maximum length of the cul-de- sac is 200 metres.</li> </ul> <p><b>A03.3</b> In areas of Medium Bushfire Hazard as identified on Bushfire hazard overlay maps (OM-003) and development is for the purpose of Reconfiguring a Lot, the design incorporates a perimeter road firebreak that:</p> <ul style="list-style-type: none"> <li>(a) is located between the boundary of the lots and stands of native vegetation;</li> <li>(b) has a minimum cleared width of 20 metres;</li> <li>(c) has a constructed road width of six metres; and</li> <li>(d) is constructed to an all weather standard.</li> </ul>	<p></p> <p><b>Not applicable</b> - The proposal is not for reconfiguring a lot.</p>

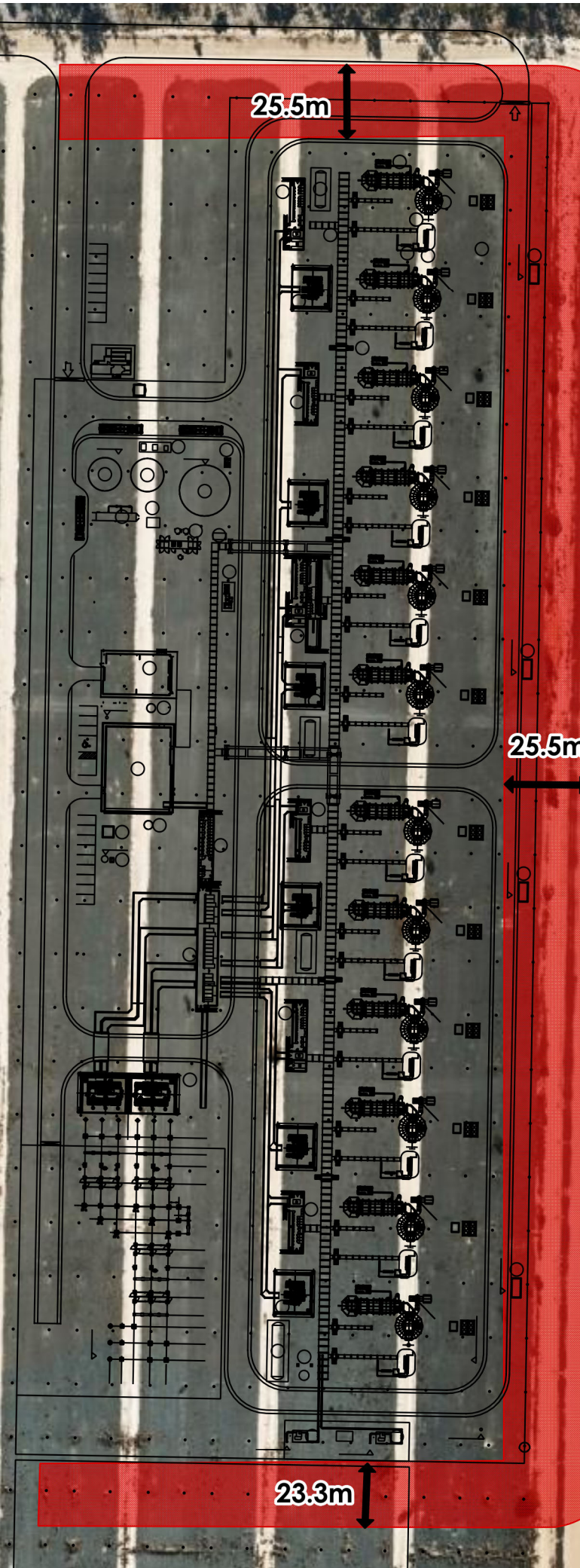


## Appendix B - Bushfire Management Plan



#### NOTES:

- This plan is to be read in conjunction with the Bushfire Hazard Assessment report prepared by Meridian Urban dated August 2024.
- This Bushfire Management Plan is prepared in accordance with the Bushfire Hazard Assessment report and management provisions contained therein, for the purposes of a critical infrastructure asset.
- This Bushfire Management Plan sets out the detailed bushfire asset protection requirements relating to the development of this site, including a 10 Kw/m<sup>2</sup> APZ.
- This Bushfire Management Plan is prepared in accordance with the Bushfire Resilient Communities technical reference guide dated December 2019 authored by Queensland Fire and Emergency Services.
- The APZ is to be maintained in a low fuel condition in perpetuity. Trees and shrubs are isolated from other specimens, groundcovers and shrubs are not within the dripline of any tree. The APZ is to be maintained largely in low fuel condition with grass height not exceeding 100mm. The only exceptions to this are where the APZ intersects with the green buffer and identified cultural heritage areas. Vegetation within these areas can remain in situ but new plantings cannot occur.
- The radiant heat / APZ contour displayed on this plan are based on information regarding vegetation clearing and retention as at August 2023. This detail may be subject to change pending additional detail relating to earthworks, etc.

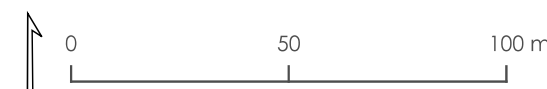


## BUSHFIRE MANAGEMENT PLAN

### BRIGALOW POWER STATION

#### LEGEND

- Asset Protection Zone (10kW/m<sup>2</sup>)
- Proposed Power Station Facility



Project No: 23-020 Map No: 1 of 1



Coordinate System: GDA 2020 MGA Zone 54  
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SARA reference: 2411-43477 SRA  
Council reference: A12436 & LG7.6.1  
Applicant reference: CSE-002

20 May 2025

Chief Executive Officer  
Western Downs Regional Council  
PO Box 551  
DALBY QLD 4405  
info@wdrc.qld.gov.au

Attention: Kym Bannerman

Dear Ms Bannerman

## SARA referral agency response—1039 Banana Bridge Road, Brigalow

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 18 November 2024.

### Response

Outcome:	Referral agency response - No requirements Under section 56(1)(a) of the <i>Planning Act 2016</i> , SARA advises it has no requirements relating to the application.
Date of response:	20 May 2025
Advice:	Advice to the applicant is in <b>Attachment 1</b>
Reasons:	The reasons for the referral agency response are in <b>Attachment 2</b>

### Development details

Description:	Development permit	Material change of use for Special Industry (Peaking Power Plant), Major Electricity Infrastructure (Transmission Line), Substation (Extension to Existing Substation) and Environmentally Relevant Activity 14 (Electricity Generation)
SARA role:	Referral agency	
SARA trigger:	Schedule 10, part 5, division 4, table 2, item 1 (Planning Regulation 2017) -	

## Environmentally relevant activity

SARA reference: 2411-43477 SRA

Assessment manager: Western Downs Regional Council

Street address: 1039 Banana Bridge Road, Brigalow

Real property description: Lot 6 on DY532

Applicant name: CSE H2 Pty Ltd

Applicant contact details: Level 4, TC Beirne Building, 315 Brunswick St  
Fortitude Valley QLD 4006  
meggan.bain@attexo.com.au

Environmental Authority: This referral included an application for an environmental authority under section 115 of the *Environmental Protection Act 1994*. Below are the details of the decision:

- Approved
- Reference: P-EA-100831099
- Effective date: 19 May 2025
- Prescribed environmentally relevant activity (ERA): ERA 14 – Electricity generation

If you are seeking further information on the environmental authority, the Department of Environment, Tourism, Science and Innovation's website includes a register. This can be found at: <https://www.detsi.qld.gov.au/>

*Human Rights Act 2019* considerations: A consideration of the 23 fundamental human rights protected under the *Human Right Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

## Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (section 30 Development Assessment Rules).

Copies of the relevant provisions are in **Attachment 3**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Malcolm McDowell, Planning Officer, on (07) 3452 6897 or via email [ToowoombaSARA@dasilgp.qld.gov.au](mailto:ToowoombaSARA@dasilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely



Paul Gleeson  
A/Manager

enc     Attachment 1 - Advice to the applicant  
           Attachment 2 - Reasons for referral agency response  
           Attachment 3 - Representations about a referral agency response provisions

cc CSE H2 Pty Ltd, meggan.bain@attexo.com.au



## Attachment 1—Advice to the applicant

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General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP), (version 3.1). If a word remains undefined it has its ordinary meaning.

## Attachment 2—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

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### The reasons for SARA's decision are:

The development complies with State Code 22: Environmentally relevant activities of the SDAP.

Specifically, the development:

- are located and designed to avoid or mitigate environmental harm on environmental values of the natural environment, adjacent sensitive land uses and sensitive receptors
- are designed and located to avoid impacts or, where the matters of state environmental significance cannot be reasonably avoided, impacts are reasonably minimised and mitigated
- does not result in a significant residual impact on a matter of state environmental significance unless the significant residual impact is acceptable, and an offset is provided.

### Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP, version 3.1, as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- Section 58 of the *Human Rights Act 2019*.

## **Attachment 3— Representations about a referral agency response provisions**

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# Permit

## Environmental Protection Act 1994

### Environmental authority P-EA-100831099

*This environmental authority is issued by the administering authority under Chapter 5 of the Environmental Protection Act 1994.*

#### Environmental authority number: P-EA-100831099

**Environmental authority takes effect on** the date that your related development approval 2411-43477 takes effect. This is the take effect date.

Within 5 business days of the environmental authority taking effect, the administering authority must be given written notice of the occurrence. Prior to the commencement of the activity, the administering authority must be given written notice of the proposed date of commencement.

The first annual fee is payable within 20 business days of the take effect date.

The anniversary date of this environmental authority is the same day each year as the take effect date. The payment of the annual fee will be due each year on this day.

#### Environmental authority holder

Name	Registered address
CSE H2 Pty Ltd	Level 12, 31 Duncan Street, FORTITUDE VALLEY QLD 4006

#### Environmentally relevant activity and location details

Environmentally relevant activity	Locations
ERA 14 – Electricity generation (1) Generating electricity by using gas at a rated capacity of 10 megawatts electrical or more.	1039 Banana Bridge Road, HOPELAND QLD 4413 (Lot 6/DY532)

#### Additional information for applicants

##### Environmentally relevant activities

The description of any environmentally relevant activity (ERA) for which an environmental authority (EA) is issued is a restatement of the ERA as defined by legislation at the time the EA is issued. Where there is any inconsistency between that description of an ERA and the conditions stated by an EA as to the scale, intensity or manner of carrying out an ERA, the conditions prevail to the extent of the inconsistency.

An EA authorises the carrying out of an ERA and does not authorise any environmental harm unless a condition stated by the EA specifically authorises environmental harm.

A person carrying out an ERA must also be a registered suitable operator under the *Environmental Protection Act 1994* (EP Act).

#### Mobile and temporary activities

If you operate a mobile and temporary environmentally relevant activity (ERA), other than regulated waste transport, you are required to maintain a work diary. You must:

- use the approved form for a work diary (ESR/2015/1696);
- keep the work diary records for 2 years after the last entry;
- inform the administering authority within 7 days of the work diary being lost or stolen;
- record the information required in the work diary for each location within 1 day of leaving the location.

#### Contaminated land

It is a requirement of the EP Act that an owner or occupier of land give written notice to the administering authority if they become aware of the following:

- the presence of, or happening of an event involving, a hazardous contaminant on the land that is causing, or is reasonably likely to cause, serious or material environmental harm (notice must be given within 24 hours); or
- if the land is contaminated land – a change in the condition of the land that is causing, or is reasonably likely to cause, serious or material environmental harm (notice must be given within 24 hours); or
- a notifiable activity (as defined in Schedule 3) having been carried out, or is being carried out, on the land (notice must be given within 20 business days).

For further information, including the form for giving written notice, refer to the Queensland Government website [www.qld.gov.au](http://www.qld.gov.au), using the search term 'duty to notify'.

#### Take effect

Please note that, in accordance with section 200 of the EP Act, an EA has effect:

- a) if the authority is for a prescribed ERA and it states that it takes effect on the day nominated by the holder of the authority in a written notice given to the administering authority – on the nominated day; or
- b) if the authority states a day or an event for it to take effect – on the stated day or when the stated event happens; or
- c) otherwise – on the day the authority is issued.

However, if the EA is authorising an activity that requires an additional authorisation (a relevant tenure for a resource activity, a development permit under the *Planning Act 2016* or an SDA Approval under the *State Development and Public Works Organisation Act 1971*), this EA will not take effect until the additional authorisation has taken effect.

If this EA takes effect when the additional authorisation takes effect, you must provide the administering authority written notice within 5 business days of receiving notification of the related additional authorisation taking effect.

The anniversary day of this environmental authority is the same day each year as the effective date. The payment of the annual fee will be due each year on this day.

If you have incorrectly claimed that an additional authorisation is not required, carrying out the ERA without the additional authorisation is not legal and could result in your prosecution for providing false or misleading

information or operating without a valid environmental authority.



Signature

19/5/2025

Date

Hannah Stevens  
Manager  
Department of the Environment, Tourism, Science  
and Innovation  
Delegate of the administering authority  
*Environmental Protection Act 1994*

**Enquiries:**  
Energy and Extractive Resources Business Centre  
GPO Box 2454, BRISBANE QLD 4001  
P: (07) 3330 5715  
E: [EnergyandExtractive@des.qld.gov.au](mailto:EnergyandExtractive@des.qld.gov.au)



**Obligations under the *Environmental Protection Act 1994***

In addition to the requirements found in the conditions of this environmental authority, the holder must also meet their obligations under the EP Act, and the regulations made under the EP Act. For example, the holder must comply with the following provisions of the Act:

- general environmental duty (section 319)
- duty to notify environmental harm (section 320-320G)
- offence of causing serious or material environmental harm (sections 437-439)
- offence of causing environmental nuisance (section 440)
- offence of depositing prescribed water contaminants in waters and related matters (section 440ZG)
- offence to place contaminant where environmental harm or nuisance may be caused (section 443)

**Other permits required**

This permit only provides an approval under the *Environmental Protection Act 1994*. In order to lawfully operate you may also require permits / approvals from your local government authority, other business units within the department and other State Government agencies prior to commencing any activity at the site. For example, this may include permits / approvals with your local Council (for planning approval), the Department of Transport and Main Roads (to access State controlled roads), the Department of Resources (to clear vegetation), and the Department of Agriculture and Fisheries (to clear marine plants or to obtain a quarry material allocation).

**Development Approval**

This permit is not a development approval under the *Planning Act 2016*. The conditions of this environmental authority are separate, and in addition to, any conditions that may be on the development approval. If a copy of this environmental authority is attached to a development approval, it is for information only and may not be current. Please contact the Department of Environment, Tourism, Science and Innovation to ensure that you have the most current version of the environmental authority relating to this site.

**Conditions of environmental authority**

Agency interest: General	
Condition Number	Condition
G1	Activities under this environmental authority must be conducted in accordance with the following limitations: <ul style="list-style-type: none"> <li>a) This environmental authority authorises the installation and operation of twelve (12) 34Mwe GE LM2500XPRESS gas turbine generators.</li> <li>b) The total capacity of the generators must not exceed 411MWe.</li> <li>c) The activity must take place within the area described in <i>Appendix 1: Site Layout</i>.</li> </ul>
G2	All reasonable and practicable measures must be taken to prevent or minimise environmental harm caused, or likely to be caused, by the activities.
G3	Unless specifically authorised by a condition of this environmental authority, this environmental authority does not authorise a relevant act which is: <ul style="list-style-type: none"> <li>a) An act that causes serious or material environmental harm or an environmental nuisance; or</li> <li>b) An act that contravenes a noise standard; or</li> <li>c) A deposit of a contaminant, or release of stormwater run-off, mentioned in section 440ZG of the <i>Environmental Protection Act 1994</i>.</li> </ul>
G4	Unless specifically authorised by a condition of this environmental authority, details of any contravention of a condition of this environmental authority must: <ul style="list-style-type: none"> <li>a) Be reported to the administering authority within 24 hours of becoming aware of the contravention; and</li> <li>b) Include the nature and circumstances of the contravention and any immediate actions taken.</li> </ul>
G5	As soon as reasonably practicable but no later than 20 business days of a report made under condition G4 (or a longer period agreed to in writing by the administering authority), an investigation must be undertaken to determine: <ul style="list-style-type: none"> <li>a) The potential circumstances and actions that may have contributed to the contravention; and</li> <li>b) Reasonable and practicable measures that will be implemented to address the cause of the contravention to prevent future contraventions of this nature.</li> </ul>
G6	As soon as reasonably practicable but no later than 20 business days of investigating a contravention under condition G5 (or a longer period agreed to in writing by the administering authority), the reasonable and practicable measures identified in the investigation must be implemented.
G7	The outcome of the investigation carried out under condition G5 and the reasonable and practicable measures implemented under condition G6 must be recorded.
G8	The following details must be recorded for all complaints received and provided to the administering authority upon request: <ul style="list-style-type: none"> <li>a) Date and time the complaint was received; and</li> <li>b) If authorised by the person making the complaint, their name and contact details; and</li> <li>c) Nature and details of the complaint.</li> </ul>
G9	As soon as reasonably practicable but no later than 5 business days of receiving a complaint (or a longer period agreed to in writing by the administering authority), an investigation must be commenced to determine: <ul style="list-style-type: none"> <li>a) The potential circumstances and actions on site that may have contributed to the basis of the complaint; and</li> <li>b) Reasonable and practicable measures that will be implemented to address the complaint.</li> </ul>

G10	Following the completion of an investigation of a complaint under condition G9, any measures identified in the investigation required to address the matter must be implemented, and the administering authority advised of the expected timeframe by which those measures will have been completed.						
G11	The outcome of the investigation carried out under condition G9 and the reasonable and practicable measures implemented under condition G10 must be recorded.						
G12	Written procedures must be developed and implemented by an appropriately qualified person that ensure: <ul style="list-style-type: none"> <li>a) All potential risks to the environment from the carrying out of the activity are identified and assessed, including:               <ul style="list-style-type: none"> <li>i. During routine operations; and</li> <li>ii. Outside routine operations (e.g., maintenance, start up and shut down); and</li> <li>iii. During preparation, rehabilitation, and closure; and</li> <li>iv. In an emergency (e.g., fire, flood or other natural disaster); and</li> </ul> </li> <li>b) For each potential risk identified, any necessary measures to prevent or minimise the potential for environmental harm are implemented; and</li> <li>c) Staff understand their obligations under this environmental authority and the <i>Environmental Protection Act 1994</i>; and</li> <li>d) Environmental risk management procedures are annually reviewed and improved, based on a reasonable risk-management approach.</li> </ul>						
G13	An appropriately qualified person must install, operate, calibrate, and maintain the plant and equipment required to carry out the activity (including monitoring devices) in a proper and effective manner.						
G14	Records of installation, calibration and maintenance carried out under condition G13 must be kept.						
G15	Unless otherwise specified by a condition of this environmental authority, records must be: <ul style="list-style-type: none"> <li>a) Kept for the period outlined in <i>Table – Record keeping requirements</i>; and</li> <li>b) Provided to the administering authority upon request and in the format requested.</li> </ul> <div style="text-align: center;"> <p><i>Table – Record keeping requirements</i></p> <table border="1"> <thead> <tr> <th>Description of records</th><th>Retention requirement</th></tr> </thead> <tbody> <tr> <td>Monitoring results</td><td>Retain for 15 years</td></tr> <tr> <td>All other records</td><td>Retain for 5 years</td></tr> </tbody> </table> </div>	Description of records	Retention requirement	Monitoring results	Retain for 15 years	All other records	Retain for 5 years
Description of records	Retention requirement						
Monitoring results	Retain for 15 years						
All other records	Retain for 5 years						
G16	Chemicals and fuels in containers of greater than 15 litres must be stored within a secondary containment system.						
G17	All monitoring and sampling required by the conditions of this environmental authority must be carried out, interpreted, and recorded by an appropriately qualified person.						
G18	Unless otherwise authorised in writing by the administering authority, all laboratory analyses required under this environmental authority must be carried out by a laboratory that has National Association of Testing Authorities (NATA) accreditation for such analyses.						
G19	Lighting and aesthetic amenity resulting from the activity must not cause environmental nuisance at any sensitive or commercial place.						
G20	When requested by the administering authority, light monitoring must be undertaken within a reasonable and practicable timeframe nominated by the administering authority to investigate any complaint (which is neither frivolous nor vexatious nor based on mistaken belief in the opinion of the authorised officer) of environmental nuisance at any sensitive or commercial place, and the results must be notified within fourteen (14) days of the administering authority following completion of monitoring.						



G21	<p>If monitoring indicates condition G19 is not being met, then the environmental authority holder must:</p> <p>a) Address the complaint using dispute resolution if required; and</p> <p>b) Immediately implement lighting abatement measures so that emissions of light from the activity does not result in further environmental nuisance.</p>										
Agency interest: Air											
Condition Number	Condition										
A1	<p>Point source emissions of contaminants must only be released to air in accordance with the parameters listed in <i>Table – Point source air release limits</i>.</p> <p style="text-align: center;"><i>Table – Point source air release limits</i></p> <table><tr><th>Release Point</th><th>Minimum release height above ground (metres)</th><th>Minimum velocity (m/sec) (see Note 1)</th><th>Maximum concentration of oxides of nitrogen when running on 100% natural gas (see Note 2)</th><th>Maximum concentration of oxides of nitrogen when running on a combination of natural gas and hydrogen</th></tr><tr><td>R1 – R12 (Turbine stacks)</td><td>18</td><td>25</td><td>50 mg/Nm3 (dry) at 15% O2</td><td>90 mg/Nm3 (dry) at 15% O2</td></tr></table> <p>Note 1: Minimum release velocity applies when engines are operating at maximum output.</p> <p>Note 2: The NOx release limit is applicable during all timings except start-up and shut-down. The start-up duration is allowed up to 30 minutes.</p>	Release Point	Minimum release height above ground (metres)	Minimum velocity (m/sec) (see Note 1)	Maximum concentration of oxides of nitrogen when running on 100% natural gas (see Note 2)	Maximum concentration of oxides of nitrogen when running on a combination of natural gas and hydrogen	R1 – R12 (Turbine stacks)	18	25	50 mg/Nm3 (dry) at 15% O2	90 mg/Nm3 (dry) at 15% O2
Release Point	Minimum release height above ground (metres)	Minimum velocity (m/sec) (see Note 1)	Maximum concentration of oxides of nitrogen when running on 100% natural gas (see Note 2)	Maximum concentration of oxides of nitrogen when running on a combination of natural gas and hydrogen							
R1 – R12 (Turbine stacks)	18	25	50 mg/Nm3 (dry) at 15% O2	90 mg/Nm3 (dry) at 15% O2							
A2	The release of contaminants from all point sources in condition A1 must be directed vertically upwards without any impedance or hindrance.										
A3	<p>Monitoring of emissions of oxides of nitrogen from each of the release points identified in condition A1 must be undertaken:</p> <p>a) Within three months of the associated turbine being commissioned and operating on natural gas.</p> <p>b) Annually thereafter regardless of fuel type.</p> <p>c) When the associated turbine is operating on a natural gas and hydrogen blend for the first time.</p>										
A4	<p>Monitoring must be undertaken under condition A3:</p> <p>a) When the turbine emitting through the release point is operating at maximum output.</p> <p>b) By a competent person or body which holds current National Association of Testing authorities (NATA) accreditation.</p> <p>c) At sampling points that comply with the latest edition of the Australian Standard AS 4323.1 Stationary source emissions, Method 1: Selection of sampling positions and measurements of velocity in stacks.</p>										
A5	Emissions of oxides of nitrogen must be determined using a TM-11 test method approved in the latest version of the NSW EPA <i>Approved methods for the sampling and analysis of air pollutants in NSW</i> .										
A6	The only fuel permitted to be burnt in the turbine engines associated with the release points in condition A1 is natural gas or a blend of natural gas and hydrogen with a maximum concentration of 35% hydrogen.										
A7	<p>The following must be recorded for each sample collected in accordance with condition A3:</p> <p>a) Gas velocity and volume flow rate; and</p> <p>b) Temperature and oxygen content; and</p>										

	<ul style="list-style-type: none"> <li>c) Water vapour concentration; and</li> <li>d) Power generation rate at the time of sampling; and</li> <li>e) Any factors that may influence air pollutant emissions; and</li> <li>f) Reference to the actual test methods and accuracy.</li> </ul>
A8	All monitoring devices must be effectively calibrated and maintained in accordance with the manufacturer's instructions and Australian and international standards.
A9	Odours or airborne contaminants which are noxious or offensive must not cause nuisance to any sensitive place or commercial place.
A10	The release of dust and/or particulate matter resulting from the activity must not cause an environmental nuisance at any sensitive or commercial place.
A12	Dust monitoring will be undertaken at the source of the complaint or a location representative of the source of the complaint.
A13	<p>The environmental authority holder is not in contravention of condition A9 if dust monitoring demonstrates the relevant activities are below the following limits at any sensitive place or commercial place:</p> <ul style="list-style-type: none"> <li>a) Dust deposition of 120 milligrams per square metre per day, averaged over 30 days, when monitored in accordance with the latest edition of Australian Standard AS/NZS 3580.10.1 <i>Methods for sampling and analysis of ambient air, Method 10.1: Determination of particulate matter – Deposited matter – Gravimetric method</i>; or</li> <li>b) A concentration of particulate matter with an aerodynamic diameter of less than ten (10) micrometre (µm) (PM<sub>10</sub>) suspended in the atmosphere of 50 micrograms per cubic metre over a twenty (24) hour averaging time, at a sensitive or commercial place in accordance with Australian Standard AS 3580.9.6 (or more recent editions) or any other method approved by the administering authority.</li> </ul>
A14	<p>If monitoring indicates exceedance of the relevant limits in condition A12, then the environmental authority holder must:</p> <ul style="list-style-type: none"> <li>a) Address the complaint, including the use of appropriate dispute resolution if required; and</li> <li>b) Immediately implement dust abatement measures so that emissions of dust from the activity do not result in further environmental nuisance.</li> </ul>
<b>Agency interest: Greenhouse Gas</b>	
<b>Condition Number</b>	<b>Condition</b>
GHG1	A program for monitoring greenhouse gas emissions must be developed and implemented.
GHG2	The results of monitoring required under condition GHG1 must be made publicly available.
GHG3	An appropriately qualified person must undertake a review of relevant abatement technologies every 5 years to determine reasonably practicable measures that could be implemented to further reduce emissions and improve energy efficiency.
GHG4	The measures identified in condition GHG3 must be implemented within 12 months after undertaking the review, unless otherwise agreed to in writing by the administering authority.
GHG5	The review undertaken under condition GHG3 must be provided to the administering authority upon request.
GHG6	A Leak Detection and Repair (LDAR) plan must be developed and implemented to ensure that fugitive leaks from the power station infrastructure are located and repaired.
<b>Agency interest: Land</b>	
<b>Condition Number</b>	<b>Condition</b>
L1	Contaminants must not be released to land.
L2	Land that has been disturbed for activities conducted under this environmental authority must be rehabilitated in a manner such that:

	<div>a) The potential for erosion and sedimentation is minimised; and</div> <div>b) The potential for environmental nuisance caused by dust is prevented; and</div> <div>c) Land and water do not contain contaminants capable of causing environmental harm; and</div> <div>d) The landform is in stable condition; and</div> <div>e) The top layer of the soil profile is re-instated consistent with surrounding soils; and</div> <div>f) The land is re-profiled to original contours and established drainage lines; and</div> <div>g) The land is vegetated with groundcover that is established, actively growing, self-sustaining and is not a declared pest species.</div>																																																													
L3	Rehabilitation works of disturbed areas must be substantially commenced within 12 months of the area becoming no longer required for the activities conducted under this environmental authority.																																																													
L4	Impacts to prescribed environmental matters are not authorised.																																																													
Agency interest: Noise																																																														
Condition Number	Condition																																																													
N1	<div>Noise from the activity must not include substantial low frequency noise components and must not exceed the levels identified in <i>Table – Noise limits</i> at any sensitive place or commercial place.</div> <div>Table – Noise limits</div> <table><tr><th colspan="7">Sensitive Place</th></tr><tr><th rowspan="2">Noise level dBA measured as:</th><th colspan="3">Monday to Saturday</th><th colspan="3">Sundays and public holidays</th></tr><tr><th>7am–6pm</th><th>6pm–10pm</th><th>10pm–7am</th><th>9am–6pm</th><th>6pm–10pm</th><th>10pm–9am</th></tr><tr><td>L<sub>Aeq,adj,1hr</sub></td><td>36</td><td>36</td><td>36</td><td>36</td><td>36</td><td>36</td></tr><tr><td>L<sub>A1,adj,1hr</sub></td><td>51</td><td>51</td><td>46</td><td>51</td><td>51</td><td>46</td></tr></table> <table><tr><th colspan="7">Commercial Place</th></tr><tr><th rowspan="2">Noise level dBA measured as:</th><th colspan="3">Monday to Saturday</th><th colspan="3">Sundays and public holidays</th></tr><tr><th>7am–6pm</th><th>6pm–10pm</th><th>10pm–7am</th><th>7am–6pm</th><th>6pm–10pm</th><th>10pm–7am</th></tr><tr><td>L<sub>Aeq,adj,1hr</sub></td><td>45</td><td>45</td><td>45</td><td>45</td><td>45</td><td>45</td></tr></table> <div>Note: All noise limits are measured as external.</div>	Sensitive Place							Noise level dBA measured as:	Monday to Saturday			Sundays and public holidays			7am–6pm	6pm–10pm	10pm–7am	9am–6pm	6pm–10pm	10pm–9am	L <sub>Aeq,adj,1hr</sub>	36	36	36	36	36	36	L <sub>A1,adj,1hr</sub>	51	51	46	51	51	46	Commercial Place							Noise level dBA measured as:	Monday to Saturday			Sundays and public holidays			7am–6pm	6pm–10pm	10pm–7am	7am–6pm	6pm–10pm	10pm–7am	L <sub>Aeq,adj,1hr</sub>	45	45	45	45	45	45
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L <sub>Aeq,adj,1hr</sub>	45	45	45	45	45	45																																																								
N2	All monitoring of noise emissions from the activity must be undertaken when the activity is in operation.																																																													
N3	<div>The following must be recorded when undertaking monitoring of noise emissions from the activity:</div> <div>a) All equipment in operation at the time of the noise measurement; and</div> <div>b) The mode of operation at the time of the noise measurement.</div> <div>Note: results and monitoring reports are records that must be kept in accordance with condition G15.</div>																																																													
N4	Noise measurements must be taken using a class 1 sound level meter as classified under AS/NZS IEC 61672.1.																																																													
N5	All monitoring of noise emissions from the activity must be undertaken in accordance with the latest edition of the <i>Noise measurement manual</i> (available on the Queensland government website), the relevant Australian Standard and the Environmental Protection Regulation 2019 (Chapter 5, Part 4).																																																													
Agency interest: Waste																																																														
Condition Number	Condition																																																													



W1	All waste must be lawfully reused, recycled or removed to a facility that can lawfully accept the waste.
<b>Agency interest: Water</b>	
<b>Condition Number</b>	<b>Condition</b>
WT1	Contaminants must not be released to any waters unless in accordance with condition WT3.
WT2	Contaminants must not be released to groundwater.
WT3	Stormwater must be managed to: <ul style="list-style-type: none"><li>a) Prevent stormwater from being contaminated by the activity; or</li><li>b) Direct stormwater that is contaminated by the activity to the Kogan Creek Power Station (KCPS) Southern Stormwater Dam (SSD).</li></ul>

## Definitions

Key terms and/or phrases used in this document are defined in this section. Where a term is not defined, the definition in the *Environmental Protection Act 1994*, its regulations or environmental protection policies must be used. If a word remains undefined it has its ordinary meaning.

**Activity** means the environmentally relevant activities, whether resource activities or prescribed activities, to which the environmental authority relates.

**Administering authority** means the Department of Environment, Tourism, Science and Innovation, or its successor or predecessors.

**Appropriately qualified person(s)** means a person or persons who has professional qualifications, training, skills or experience relevant to the EA requirement and can give authoritative assessment, advice and analysis in relation to the EA requirements using the relevant protocols, standards, methods or literature.

**Commercial place** means a place, or part of a place, used as a workplace, an office or for business or commercial purposes.

**Declared pest species** means species listed as:

- a) 'Prohibited matter' or 'restricted matter' species under the *Biosecurity Act 2014*; or
- b) 'Weeds of National Significance' under the Australian Weeds Strategy 2017–2027.

**Defining bank** is the bank which confines the seasonal flows but may be inundated by flooding from time to time. This can be either:

- a) The bank or terrace that confines the water before the point of flooding, or
- b) Where there is no bank the seasonal high water line which represents the point of flooding.

**Disturbed areas** means areas disturbed by the carrying out of the activity including areas:

- a) That are susceptible to erosion; and/or
- b) That are contaminated by the activity; and/or
- c) upon which stockpiles of soil or other materials are located.

**Environmental nuisance** as defined in Chapter 1 of the *Environmental Protection Act 1994*.

**Groundwater** means water that occurs naturally in, or is introduced artificially into, an aquifer.

**Land** means any land, whether above or below the ordinary high-water mark at spring tides (i.e. includes tidal land).

**$L_{Aeq\ adj, 1\ hr}$**  means an A-weighted sound pressure level of a continuous steady sound, adjusted for tonal character, that within a 1-hour period has the same mean square sound pressure of a sound that varies with time.

**Measures** has the broadest interpretation and includes:

- a) Procedural measures such as standard operating procedures for dredging operations, environmental risk assessment, management actions, departmental direction and competency expectations under relevant guidelines;
- b) Physical measures such as plant, equipment, physical objects (such as bunding, containment systems etc.), ecosystem monitoring and bathymetric surveys.

**Monitoring results** includes analysis results (laboratory and in situ) and monitoring reports.

**NATA** means National Association of Testing Authorities.

**Prescribed environmental matters** has the meaning in section 10 of the *Environmental Offsets Act 2014*, limited to the matters of State environmental significant listed in schedule 2 of the Environmental Offsets Regulation 2014.

**Records** include any written procedures, plans, monitoring results, and monitoring programs required under a condition of this environmental authority.

**Relevant act** as defined in section 493A of the *Environmental Protection Act 1994*.

**Secondary containment system** means a system designed, installed and operated to prevent any release of contaminants from the system, or containers within the system.

**Sensitive place** is any part of the following:

- a) A dwelling, residential allotment, mobile home or caravan park, residential marina or other residential premises; or
- b) A motel, hotel or hostel; or
- c) A kindergarten, school, university or other educational institution; or
- d) A medical centre or hospital; or
- e) A protected area under the *Nature Conservation Act 1992*, the *Marine Parks Act 2004* or a World Heritage Area; or
- f) A public park or garden; or
- g) For noise, a place defined as a sensitive receptor for the purposes of the Environmental Protection (Noise) Policy 2019.

**Significant residual impact** as defined in section 8 of the *Environmental Offsets Act 2014*.

**Stormwater treatment and retention measures** include stormwater dams/ponds and sediment dams/ponds.

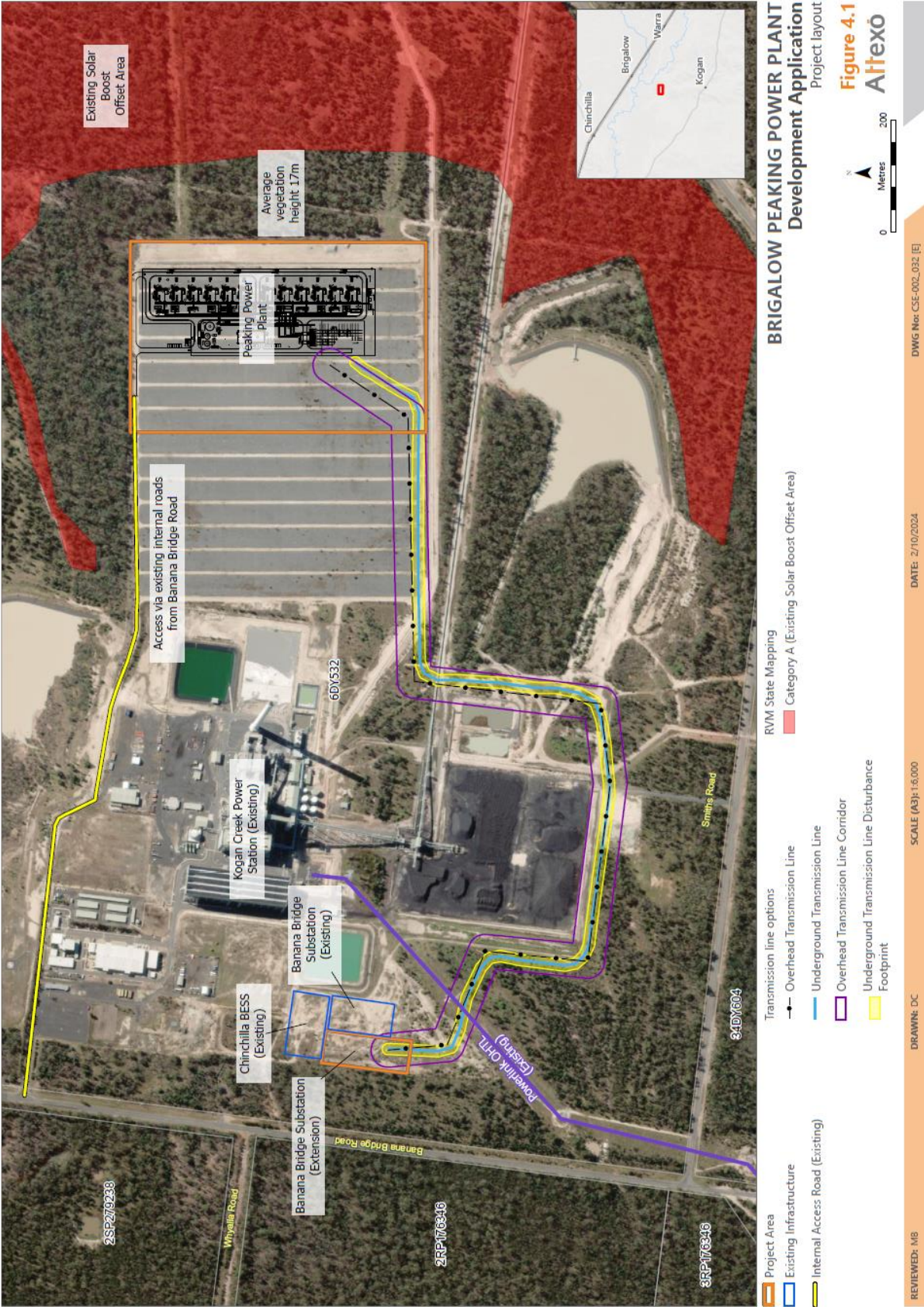
**Substantial low frequency noise** means a noise emission that has an unbalanced frequency spectrum shown in a one-third octave band measurements, with a predominant component within the frequency range 10 to 200 Hz. It includes any noise emission likely to cause an overall sound pressure level at a noise sensitive place exceeding 55 dB(Z).

**Waters** includes a river, stream, lake, lagoon, pond, swamp, wetland, unconfined surface water, unconfined water, natural or artificial watercourse, bed and bank of any waters, dams, non-tidal or tidal waters (including the sea), stormwater channel, stormwater drain, roadside gutter, stormwater run-off, and groundwater and any part thereof.

**You** means the holder of the environmental authority.



Appendices  
Appendix 1: Site Layout



END OF ENVIRONMENTAL AUTHORITY



Our Ref. DA6033  
MSLink/s: 187385  
Council Ref: 030.2024.690.001

12 December 2024

Western Downs Regional Council  
PO Box 551  
DALBY QLD 4405

Attention: Kym Bannerman  
Via Email: [kym.bannerman@wdrc.qld.gov.au](mailto:kym.bannerman@wdrc.qld.gov.au)

CSE H2 Pty Ltd  
C/- Attexo Group Pty Ltd  
PO Box 617  
FORTITUDE VALLEY QLD 4006

Attention: Bridget Moodley  
Via Email: [kate.rigg@attexo.com.au](mailto:kate.rigg@attexo.com.au)

Dear Bridget & Kym,

### Referral Agency Response (Advice)

(Given under Section 9.2 of the Development Assessment Rules)

Transmission Infrastructure Impacted	
Transmission Corridor	Kogan Creek Substation, Kogan Creek PS Braemar 2 275kV Transmission Line Corridor
Easement ID	Easement Q on SP179326 (Dealing No. 709299156)
Location Details	
Street address	1039 Banana Bridge Road, BRIGALOW
Real property description	Lot 6 on DY532
Local government area	Western Downs Regional Council
Application Details	
Proposed development:	Special Industry (Peaking Power Plant), Major Electricity Infrastructure (Transmission Line), Substation (Extension to Existing Substation) and Environmentally Relevant Activity 14 (Electricity Generation)
Approval sought	Development Permit

We refer to the above referenced development application which has been referred to Powerlink Queensland in accordance with Section 54 of the *Planning Act 2016*.

In accordance with its jurisdiction under Schedule 10 Part 9 Division 2 of the *Planning Regulation 2017*, Powerlink Queensland is a Referral Agency (Advice) for the above development application.

Specifically, the application has been triggered for assessment by Powerlink Queensland because:

1. For **material change of use** – all of part of the premises are within 100m of a transmission substation site (Table 2 1a)
2. For **material change of use** – all or part of the premises are subject to a transmission entity easement which is part of the transmission supply network (Table 2 1b)

#### PLANS AND REPORTS ASSESSED

The following plans and reports have been reviewed by Powerlink Queensland and form the basis of our assessment. Any variation to these plans and reports may require amendment of our advice.

**Table 1: Plans and Reports upon which the assessment is based**

Drawing / Report Title	Prepared by	Dated	Reference No.	Version / Issue
Brigalow Peaking Power Plant – Development Application Site Layout	Attexo	01/10/2024	CSE-002_033	A
Section through the Power Plant				

Powerlink Queensland, acting as a Referral Agency (Advice) under the Planning Regulation 2017 provides its response to the application as attached (**Attachment 1**).

Please treat this response as a properly made submission for the purposes of Powerlink being an eligible advice agency in accordance with the *Planning Act 2016*.

For further information please contact the Property Management Team on (07) 3898 4090 or via email [property@powerlink.com.au](mailto:property@powerlink.com.au) who will be pleased to assist.

Yours sincerely,



for:

Laura Donaldson

**Property Management Team Leader**



## ATTACHMENT 1 – REFERRAL AGENCY (ADVICE) RESPONSE

Powerlink Queensland **supports** this application subject to the inclusion of the following conditions in the Assessment Manager's Decision Notice.

No.	Condition	Timing	Reason
1	The development must be carried out generally in accordance with the reviewed plans detailed in Table 1.	At all times.	To ensure that the development is carried out generally in accordance with the plans of development submitted with the application.
2	The statutory clearances set out in the <i>Electrical Safety Regulation 2013</i> must be maintained during construction and operation. No encroachment within the statutory clearances is permitted.	At all times.	To ensure that the purpose of the <i>Electrical Safety Act 2002</i> is achieved and electrical safety requirements are met.
3	Compliance with the terms and conditions of the easement dealing no. shown in the heading of this letter.	At all times.	To ensure that the existing rights contained in the registered easement dealings are maintained.
4	Compliance with the generic requirements in respect to proposed works in the vicinity of Powerlink Queensland infrastructure as detailed in the enclosed Annexure "A".	At all times.	To ensure that the purpose of the <i>Electrical Safety Act 2002</i> is achieved and electrical safety requirements are met.  To ensure the integrity of the easement is maintained.
5	The extension of the Banana Bridge Substation and corridor for the transmission lines (underground / overhead 275kV transmission line) that connect to the new Brigalow Peaking Power Plant requires an easement/s to be created in favour of Powerlink at no cost to Powerlink. Powerlink's easement terms and conditions will apply.	Prior to Construction.	To ensure that Powerlink's rights are protected by a registered easement.

### Advice to Council and the Applicant

1. Powerlink and CS Energy Pty Ltd are currently negotiating a network connection for the Brigalow Peaking Power Plant. This correspondence does not constitute approval for connection which remains the subject of ongoing technical assessment and commercial negotiations. The exact location of connecting infrastructure is also part of ongoing negotiations.
2. While Powerlink has no objection in principle to the proposed works described in the application, Powerlink cannot consent to any works on its easement until;

- Detailed submissions of all proposed on easement works (including but not limited to earthworks, drainage and detention basins; road construction or improvement; underground and overhead service installation) have been received, assessed and consented to by Powerlink. Any such proposed works may require changes, repositioning or re-alignment to accommodate access and necessary clearances.
- In relation to any proposed on easement works, if Powerlink requirements cannot be met, then consent will not be provided.

Consequently this response does not constitute consent to commence any works within the easement. Future consent will be subject to Powerlink having had the opportunity to fully assess the proposed works, and provide consent in writing to the proposed on easement activities.

3. In order for Powerlink to maintain and operate a safe and reliable supply of electricity, we require unrestricted 24-hour access to our corridors and infrastructure.

We will require practical access (typically by 4WD vehicle – but to standard no less than existing) to the Powerlink structures.

If it is envisaged that there will be any interference or alteration to our current access arrangements prior, during or after the completion of your works, we require that the applicant contacts our Works Control Manager Easements (Mr Ehren Wittmer – ph 0418 233 916) to formalise unrestricted 24-hour access arrangements.

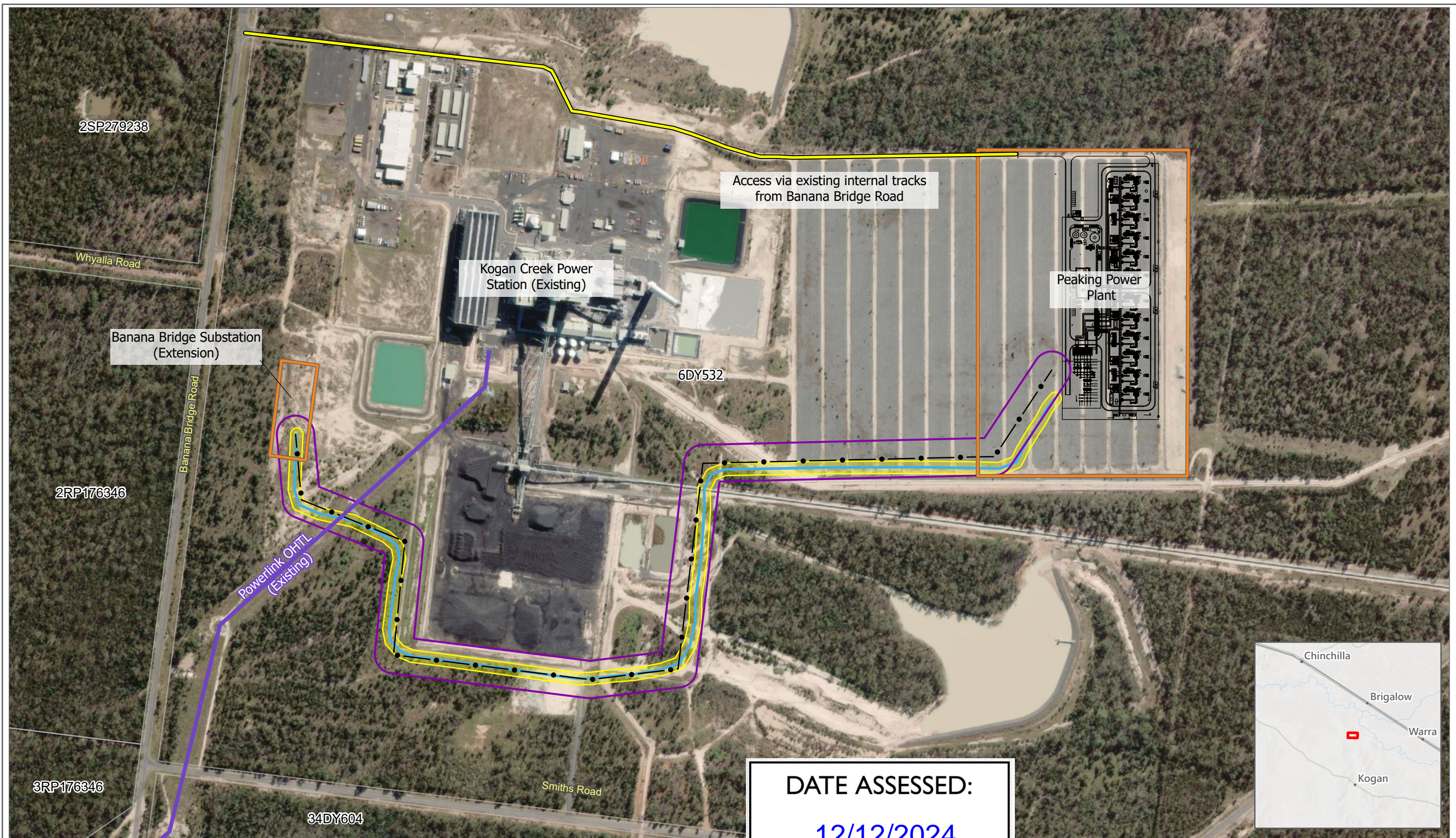
4. Compliance with the Electrical Safety Act 2002 including any Code of Practice under the Act and the Electrical Safety Regulation 2013 including any safety exclusion zones defined in the Regulation.

In respect of this application, the exclusion zone for untrained persons and for operating plant operated by untrained persons is **six (6) metres** from the **275,000-volt** wires and exposed electrical parts.

If works have the potential to come within the prescribed clearance to the conductors and electrical infrastructure, then the applicant must seek advice from Powerlink by completing the attached Application for Safety Advice – Form and submitting to [property@powerlink.com.au](mailto:property@powerlink.com.au)

## **ATTACHMENT 2 – ASSESSED PLANS**





DATE ASSESSED:

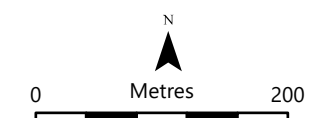
12/12/2024



# BRIGALOW PEAKING POWER PLANT Development Application

Site layout

- Project Area
- Internal Access Track (Existing)
- Transmission line options
  - Overhead Transmission Line
  - Underground Transmission Line
  - Overhead Transmission Line Corridor
  - Underground Transmission Line Disturbance Footprint



Attexo

REVIEWED: MB

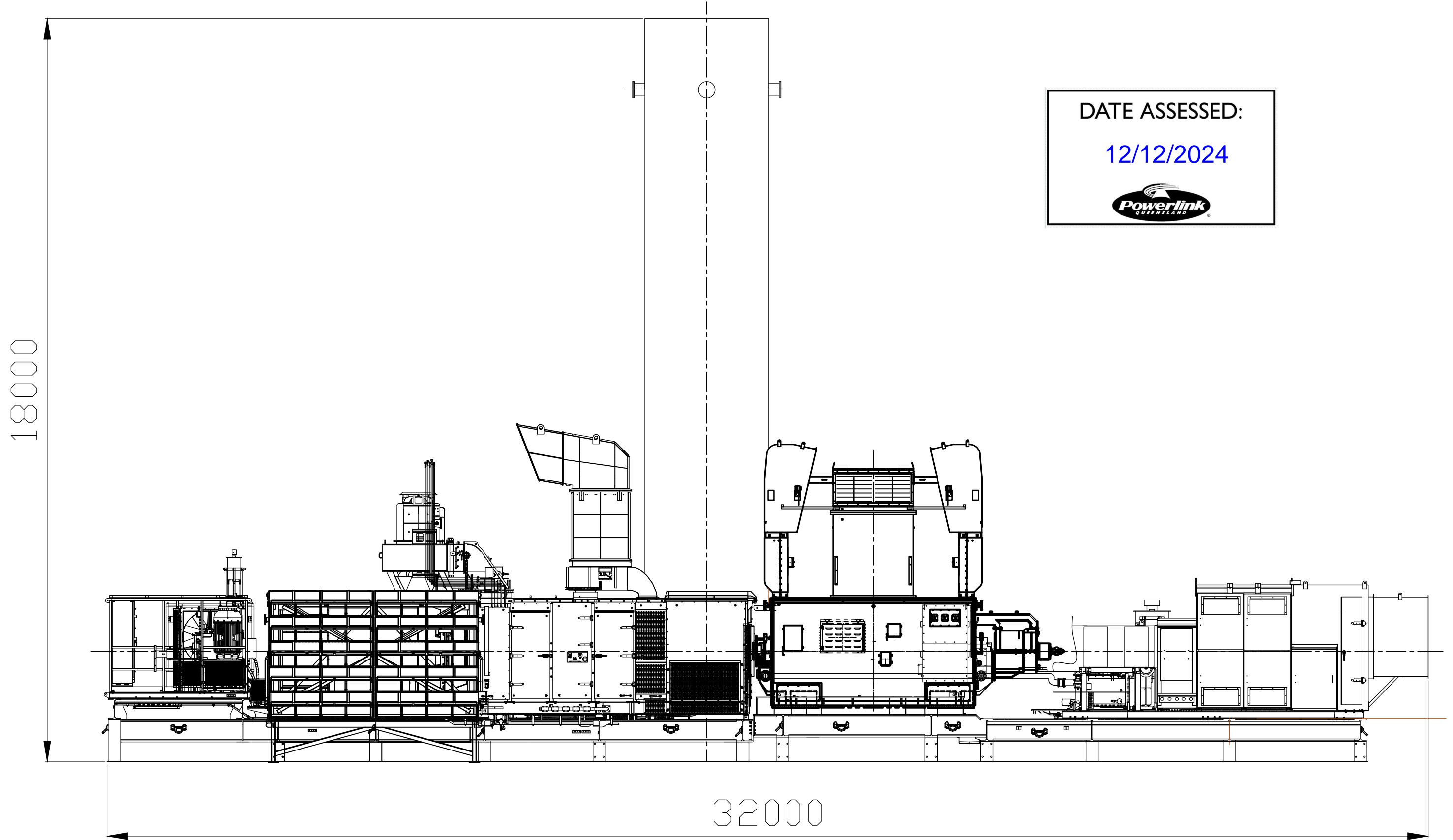
DRAWN: DC

SCALE (A3): 1:6,000

DATE: 1/10/2024

DWG No: CSE-002\_033 [A]





**ANNEXURE A – GENERIC REQUIREMENTS**

The conditions contained in this Annexure have been compiled to assist persons (the applicant) intending to undertake work within the vicinity of high-voltage electrical installations and infrastructure owned or operated by Powerlink. The conditions are supplementary to the provisions of the Electrical Safety Act 2002, Electrical Safety Regulation 2013 and the Terms and Conditions of Registered Easements and other forms of Occupational Agreements hereinafter collectively referred to as the “Easement”. Where any inconsistency exists between this Annexure and the Easement, the Easement shall take precedence.

**1. POWERLINK INFRASTRUCTURE**

You may not do any act or thing which jeopardises the foundations, ground anchorages, supports, towers or poles, including (without limitation) inundate or place, excavate or remove any soil, sand or gravel within a distance of twenty (20) metres surrounding the base of any tower, pole, foundation, ground anchorage or support.

**2. STRUCTURES**

No structures should be placed within twenty (20) metres of any part of a tower or structure foundation or within 5m of the conductor shadow area. Any structures on the easement require prior written consent from Powerlink.

**3. EXCLUSION ZONES**

Exclusion zones for operating plant are defined in Schedule 2 of the Electrical Safety Regulation 2013 for Untrained Persons. All Powerlink infrastructure should be regarded as “electrically live” and therefore potentially dangerous at all times.

In particular your attention is drawn to Schedule 2 of the Electrical Safety Regulation 2013 which defines exclusion zones for untrained persons in charge of operating plant or equipment in the vicinity of electrical facilities. If any doubt exists in meeting the prescribed clearance distances from the conductors, the applicant is obliged under this Act to seek advice from Powerlink.

**4. ACCESS AND EGRESS**

Powerlink shall at all times retain the right to unobstructed access to and egress from its infrastructure. Typically, access shall be by 4WD vehicle.

**5. APPROVALS (ADDITIONAL)**

Powerlink's consent to the proposal does not relieve the applicant from obtaining statutory, landowner or shire/local authority approvals.

**6. MACHINERY**

All mechanical equipment proposed for use within the easement must not infringe the exclusion zones prescribed in Schedule 2 of the Electrical Safety Regulation 2013. All operators of machinery, plant or equipment within the easement must be made aware of the presence of live high-voltage overhead wires. It is recommended that all persons entering the Easement be advised of the presence of the conductors as part of on site workplace safety inductions. The use of warning signs is also recommended.

**7. EASEMENTS**

All terms and conditions of the easement are to be observed. Note that the easement takes precedence over all subsequent registered easement documents. Copies of the easement together with the plan of the Easement can be purchased from the Department of Environment & Resource Management.

**8. EXPENDITURE AND COST RECOVERY**

Should Powerlink incur costs as a result of the applicant's proposal, all costs shall be recovered from the applicant.

Where Powerlink expects such costs to be in excess of \$10 000.00, advanced payments may be requested.

**9. EXPLOSIVES**

Blasting within the vicinity (500 metres) of Powerlink infrastructure must comply with AS 2187. Proposed blasting within 100 metres of Powerlink infrastructure must be referred to Powerlink for a detailed assessment.

**10. BURNING OFF OR THE LIGHTING OF FIRES**

We strongly recommend that fires not be lit or permitted to burn within the transmission line corridor and in the vicinity of any electrical infrastructure placed on the land. Due to safety risks Powerlink's written approval should be sought.

**11. GROUND LEVEL VARIATIONS****Overhead Conductors**

Changes in ground level must not reduce statutory ground to conductor clearance distances as prescribed by the Electrical Safety Act 2002 and the Electrical Safety Regulation 2013.

**Underground Cables**

Any change to the ground level above installed underground cable is not permitted without express written agreement of Powerlink.

**12. VEGETATION**

Vegetation planted within an easement must not exceed 3.5 metres in height when fully matured. Powerlink reserves the right to remove vegetation to ensure the safe operation of the transmission line and, where necessary, to maintain access to infrastructure.

**13. INDEMNITY**

Any use of the Easement by the applicant in a way which is not permitted under the easement and which is not strictly in accordance with Powerlink's prior written approval is an unauthorised use. Powerlink is not liable for personal injury or death or for property loss or damage resulting from unauthorized use. If other parties make damage claims against Powerlink as a result of unauthorized use then Powerlink reserves the right to recover those damages from the applicant.



**14. INTERFERENCE**

The applicant's attention is drawn to s.230 of the Electricity Act 1994 (the "Act"), which provides that a person must not wilfully, and unlawfully interfere with an electricity entity's works. "Works" are defined in s.12 (1) of the Act. The maximum penalty for breach of s.230 of the Act is a fine equal to 40 penalty units or up to 6 months imprisonment.

**15. REMEDIAL ACTION**

Should remedial action be necessary by Powerlink as a result of the proposal, the applicant will be liable for all costs incurred.

**16. OWNERS USE OF LAND**

The owner may use the easement land for any lawful purpose consistent with the terms of the registered easement; the conditions contained herein, the Electrical Safety Act 2002 and the Electrical Safety Regulation 2013.

**17. ELECTRIC AND MAGNETIC FIELDS**

Electric and Magnetic Fields (EMF) occur everywhere electricity is used (e.g. in homes and offices) as well as where electricity is transported (electricity networks).

Powerlink recognises that there is community interest about Electric and Magnetic Fields. We rely on expert advice on this matter from recognised health authorities in Australia and around the world. In Australia, the Federal Government agency charged with responsibility for regulation of EMFs is the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA). ARPANSA's *Fact Sheet – Magnetic and Electric Fields from Power Lines*, concludes:

*"On balance, the scientific evidence does not indicate that exposure to 50Hz EMF's found around the home, the office or near powerlines is a hazard to human health."*

Whilst there is no scientifically proven causal link between EMF and human health, Powerlink nevertheless follows an approach of "*prudent avoidance*" in the design and siting of new powerlines. This includes seeking to locate new powerline easements away from houses, schools and other buildings, where it is practical to do so and the added cost is modest.

The level of EMF decreases rapidly with distance from the source. EMF readings at the edge of a typical Powerlink easement are generally similar to those encountered by people in their daily activities at home or at work. And in the case of most Powerlink lines, at about 100 metres from the line, the EMF level is so small that it cannot be measured.

Powerlink is a member of the ENA's EMF Committee that monitors and compiles up-to-date information about EMF on behalf of all electricity network businesses in Australia. This includes subscribing to an international monitoring service that keeps the industry informed about any new developments regarding EMF such as new research studies, literature and research reviews, publications, and conferences.

We encourage community members with an interest in EMF to visit ARPANSA's website: [www.arpansa.gov.au](http://www.arpansa.gov.au) Information on EMF is also available on the ENA's website: [www.ena.asn.au](http://www.ena.asn.au)

<b>Title</b>	<b>Executive Services Report: Preparation of Management Plans for Thomas Jack Park</b>
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<b>Date</b>	9 June 2025
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<b>Responsible Manager</b>	<b>David Fahl, General Counsel</b>
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## Summary

The purpose of this report is to approve the land management plans which have been prepared for Lot 2 SP 294272 and Lot 3 on SP294272, which form part of Thomas Jack Park. Thomas Jack Park consists of land predominantly held by the Council as trustee for specific community related purposes. The *Land Act 1994* requires that the use of trust land for any purpose that is inconsistent with the trust purpose requires the preparation of a management plan in relation to that use. The proposed development of the Dalby Cultural Centre involves use of parts of Thomas Jack Park for purposes which are arguably inconsistent with the purpose of the grant of trust.

This report:

- (1) outlines the statutory regime that applies to Council's actions;
- (2) identifies the nature and extent of the inconsistency; and
- (3) discusses the ways in which the draft management plans address the statutory and practical requirements.

## Link to Corporate Plan

*Strategic Priority: Strong Diverse Economy*

- *We proactively advance our region as a tourism destination.*

*Strategic Priority: Active Vibrant Community*

- *Our parks, open spaces, and community facilities are alive with activities and connect our communities.*

*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 focus on proactive, sustainable planning for the future.*
- *Our effective asset management ensures that we responsibly maintain our community assets.*

The preparation of land management plans for Thomas Jack Park will facilitate the development of the proposed Dalby Cultural Centre, providing numerous cultural and educational opportunities for the resident and tourist populations and enhanced recreational and leisure activities for users of the park.

## Material Personal Interest/Conflict of Interest

The author of this report is not aware of any material personal interest or potential or actual conflict of interest in relation to the subject matter of this report.

## Officer's Recommendation

That Council resolves that the draft management plans comprising Attachment One and Attachment Two to this report, prepared respectively in relation to Lot 2 RP294272 and Lot 3 RP294272, are Council's approved management plans for taking inconsistent actions in respect of that land for the purposes of s52AB of the *Land Act 1994*.

## Background Information

Thomas Jack Park is an important and valuable community facility situated in central Dalby. The predominant land parcels that comprise the park are:

- (1) Lot 2 SP294272, which has an area of 1,482 square metres, is held by Council as trustee for the purpose of 'Tourist Information Centre'; and
- (2) Lot 3 SP294272, which has an area of 1.833 hectares, is held by Council as trustee for the purpose of 'Park and Recreation'.

This report will collectively refer to these parcels as the 'Land'. Where individually referred to, the respective parcels will be referred to as 'Lot 2' and 'Lot 3'. Attachment One to this report depicts the Land at figure 10.2 (page 10).

Council has previously resolved to proceed with the choice of Thomas Jack Park as the site of the proposed Dalby Cultural Centre (cultural centre) and to proceed with the detailed design of the project. The development application for the project has been approved.

Council's trusteeship of the land in question is subject to the provisions of the *Land Act 1994*. The use of the part of the Land for purposes of components of the cultural centre, arguably involves actions that, while local government and community motivated, may be inconsistent with the trust purpose of the land. This report describes and discusses the statutory mechanism for undertaking these actions. It also outlines the principal information contained in the draft management plans.

## Report

### The 'Inconsistent' Actions

The cultural centre project design involves the construction of a new building on Lot 2, which will incorporate a new tourist/visitor information centre. Also proposed within the building are a cinema and spaces for hosting performances or functions (refer Attachment One, pages 11 and 12). Given that these latter uses are not typically uses found in an information centre, the better view is they are probably uses that are inconsistent with the stated purpose. It is relevant to note that the entire built footprint in this area is 635 square metres, out of an area of 1,482 square metres, with no significant vegetation being removed (refer Attachment One, page 4).

The cultural centre project design also involves the construction of a roofed pavilion, which will form a free standing connection between the two active components of the cultural centre. The pavilion is a large structure but is open in design and facilitates interaction with the surrounding parkland. While it is obviously recreation related, its scale and style are arguably such that they are not consistent with the park and recreation use, in the typical sense. It is relevant to note that the entire built footprint in this area is 505 square metres, out of any area of 1.833 hectares, with no significant vegetation being impacted (refer discussion at Attachment Two, page 4).

### Requirements of the *Land Act*

For reasons which will be explained, the proposal to carry out the inconsistent uses/actions outlined above is not prohibited by law. The *Land Act* has, for many years, contained provisions for such uses to be undertaken, given the underlying presumption that Council will carry out its activities on trust held land in a way that is in the public interest.

Until recently, a mechanism existed for the preparation of a plan to manage the inconsistent use. Such a plan required the approval of the Department of Resources, which also encouraged public notification and submissions in relation to any such plan. The Minister/Department had the power to refuse the approval, based upon broad discretionary criteria.

In April 2024, amendments were made to the *Land Act* which affected this requirement. Sections 52 and 52AB now relevantly provide:

## **52 General powers of trustee**

- (1) *The trustee of trust land may take all action necessary for the maintenance and management of the land.*
- (2) *However, the action must be consistent with—*
  - (a) *the purpose for which the land is dedicated as a reserve or granted in trust; and*
  - (b) *this Act; and*
  - (c) *any conditions of appointment of the trustee.*
- (3) *Subsection (2)(a) applies subject to sections 52AA and 52AB.*

## **52AB Inconsistent actions by particular trustees**

- (1) *This section applies if the trustee of trust land is the State or a statutory body.*
- (2) *Despite section 52(2)(a), the trustee of the trust land may take an action under section 52(1) that is inconsistent with the purpose for which the land is dedicated as a reserve or granted in trust if—*
  - (a) *the trustee has prepared a management plan for the land that states how the action would not—*
    - (i) *diminish the purpose; or*
    - (ii) *adversely affect the public interest; and*
  - (b) *the action complies with the management plan.*

The state government has released some guidelines about issues relating to management plans. In short, it is important to note that the recently introduced provisions remove the necessity to seek state approval of the management plan.

### Draft Management Plans

Planning consultants engaged by Council have prepared a draft management plan in relation to the proposed inconsistent actions identified above. These comprise Attachment One (regarding Lot 2) and Attachment Two (regarding Lot 3). While these documents are provided for Council's consideration and speak for themselves, it is useful to briefly overview these documents. Each of the draft plans:

- (1) sets out the details of the subject land, including its stated purpose;
- (2) describes the relevant use context, including that the actions form part of the proposed cultural centre development;
- (3) describes the nature and extent of the proposed use;
- (4) confirms that no significant vegetation will be affected (a matter specifically directed by Council in its approval of the project concept);
- (5) describes how the use will not materially diminish the primary purpose for which the Land is dedicated;
- (6) describes how the use will not adversely affect the public interest; and
- (7) outlines the nature of community consultation which has occurred relating to the cultural centre project.

The outcome statement for each plan concludes that the use, given its nature and extent, will not diminish the ability of the Land to be used for its primary purpose and that there will not be an adverse impact upon the public interest. Thomas Jack Park will not lose any significant vegetation and the development will not adversely impact upon how the community enjoys and interacts with the park.

The plans conclude with a brief strategy statement (Section 7), which essentially requires that the Council ensures conformity with the design plans and its compliance with conditions of approval. State guidelines acknowledge that this is one acceptable strategy approach. It is recommended that the plans be reviewed every two years to ensure compliance is maintained (as required by subsection 52AB(2)(b)).



### Consultation (Internal/External)

Internal consultation has involved a discussion of the requirements among the Cultural Centre/Thomas Jack Park project control group chaired by the General Manager Community and Liveability and the Communities Manager. The instruction from the project control group has been to prepare a conforming plan for Council's review and approval.

Given the extent of community consultation on this project, no additional community consultation has taken place in relation to these draft plans. The composition, location, and design of the cultural centre, together with its location within Thomas Jack Park, have been reviewed in public forums and also at a community committee level. This has also been outlined in the draft management plans.

### Legal/Policy Implications (Justification if applicable)

The preparation and approval of the management plans is an action consistent with the above requirements of the *Land Act*. Provided that the Council complies with these plans, the actions in question can be carried out.

General Counsel has reviewed these plans from a legal compliance perspective. While it is always a matter of professional opinion, the content and approach of the draft plans appears to conform with the statutory purpose. Furthermore, the plans appear to adequately demonstrate how the actions will not diminish the trust purpose nor will they adversely affect the public interest.

### Budget/Financial Implications

The resulting implications for the project budget are:

- (1) the consultant's fees related to the preparation of the management plans. These fees have been accommodated within the budgetary allowance for consultancy fees for the overall project; and
- (2) the ongoing cost of review of the plans every two years (as recommended). This can be undertaken internally, within existing resources allocations.

### 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*'. The human rights implications of the proposed resolution have been considered and the decision would not adversely affect any individual or group, such as to unfairly or unreasonably limit or impact upon the rights identified in the *Human Rights Act*.

### **Conclusion**

The adoption of land management plans for Thomas Jack Park will facilitate the development of the proposed Dalby Cultural Centre, providing numerous cultural and educational opportunities for the resident and tourist populations and enhanced recreational and leisure activities for users of the park. Consequently, it is recommended that the two plans, provided in Attachment One and Attachment Two, be approved.

### **Attachments**

Attachment 1: Draft Management Plan, Lot 2.

Attachment 2: Draft Management Plan, Lot 3.

**Authored by:** David Fahl, General Counsel



## **LAND MANAGEMENT PLAN THOMAS JACK PARK (part)**

Reserve RES 24471  
Lot 2 SP294272  
Drayton and Condamine St, Dalby

June 2025

## 1.0 INTRODUCTION

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This Land Management Plan (“**Plan**”) has been prepared for the purposes of s52AB of the *Land Act 1994* (“**Act**”).

This Plan:

- a) relates to Reserve RES 24471m Lot 2 on SP294272 (“**Land**”), which comprises part of the land known as Thomas Jack Park, Dalby, Queensland.
- b) identifies an action proposed to be taken by the Western Downs Regional Council which is inconsistent with the purpose for which the Land is dedicated.
- c) states how the action would not:
  - i. diminish the purpose; or
  - ii. adversely affect the public interest.
- d) how the outcomes established by the Plan will be monitored and reported.

Uses include:

- Primary use for the ongoing operation of the Dalby Visitor Information Centre.
- Primary use as access into Thomas Jack Park.
- Proposed secondary use for establishment of the proposed Dalby Culture Centre which will include a new Visitor Information Centre and Cinema.

In the preparation of this management plan regard has been had to the associated guidelines set down by Guideline for State, Statutory Body and Local Government Trustees dated 24 April 2024.

**Subject Land:** Lot 2 on SP294272

**Duration:** Ongoing

**Review:** Review of the land management plan will occur:

- Every two (2) years for compliance; or
- Earlier as required by the Minister, subject to three (3) months’ notice being given to the trustee of a requirement for review from the Minister in accordance with the *Land Act 1994*.

## 1.1 Background

The Land was originally gazetted as reserve RES 24471 on 28 November 1987, then described as Lot 2 on CPAG4184 with an area of 1520m<sup>2</sup>.

The Dalby Visitor Information centre was built on the Land and opened to the public in 1988.

On 23 May 2018 the Land was subdivided into Lot 2 on SP294272 and an area dedicated to public road. The amended plan for the lot was lodged on 29 May 2018 with an area of 1482m<sup>2</sup>. This Land comprises part of the land known as Thomas Jack Park, Dalby, Queensland.

As a consequence, the overall area known as Thomas Jack Park comprises:

- The Land
- The other reserve land, being Lot 3SP294272, for the purpose of “park and recreation”.
- Land held in freehold by the Council.

See appendix 10.2 for an aerial photo-based plan showing the respective land components of Thomas Jack Park.

## 2.0 TRUSTEE DETAILS

<b>Trustee's Name</b>	Western Downs Regional Council
<b>Trustee's Address</b>	PO Box 551, Dalby, Queensland 4405
<b>Phone Number</b>	(07) 4694000
<b>Email</b>	info@wdrc.qld.gov.au

## 3.0 EXISTING TENURE OF THE LAND

<b>Reserve Number</b>	RES 24471
<b>Lot on Plan</b>	Lot 2 on SP294272
<b>Locality</b>	Dalby
<b>Local Government</b>	Western Downs Regional Council
<b>Area of land (in m2)</b>	1482.00 m2
<b>Conditions of Tenure</b>	Purpose: Local Government
	Sub-purpose: Tourist information centre-Community
<b>Local name</b>	Dalby Tourist/ Community Information Centre

## 4.0 EXISTING USES

### 4.1 Existing Uses

The Land is primarily used for:

1. Operations of the Dalby Visitor Information Centre from a single level brick building in the eastern corner of the Land. The centre provides various community services and facilities, such as:
  - a. An accredited Tourist information centre.



- b. Sale of souvenirs, and locally handmade good such as preserves and honey.

The centre is run by volunteers and attracts visitors such as tourists to the Western Downs Region, day visitor drop-ins, visitors to Thomas Jack Park and community group members.

2. Public recreation purposes with associated public infrastructure.
3. Pedestrian pathways connect the information centre to the corner Drayton Street/ Warrego highway and Condamine Street. A secondary path adjoining the Centre continues onwards into Thomas Jack Park.
4. A sewer manhole is located within the eastern corner of the Land, which is connected to the existing sewer network that runs within the adjoining park.
5. Environmental features: Aerial imagery indicates that along with small shrubbery, six mature trees have been planted towards the perimeter of the Land. Three palm trees have been recently planted along the boundary facing Condamine St.

The above uses are catered for adequately by the Land and associated infrastructure. On street vehicle parking is located adjacent to the reserve, along Condamine Street.

#### 4.2 Existing Interests

Western Downs Regional Council is Trustee of the Reserve- Gazetted on 28/11/1987.

The Land is used for the purpose of Local Government- *Tourist information centre-Community*, - namely the facility known as Dalby Visitor Information Centre.

There are no other easements or encumbrances.

#### 4.3 Existing Infrastructure

Existing built infrastructure within the reserve land includes the following;

- Single level building in the eastern corner of the Land that contains the Dalby Visitor Information Centre.
- Signage for Centre facing the corner of Drayton Street/ Warrego highway and Condamine Street.
- Signage for Thomas Jack Memorial Park, facing Drayton Street.
- Park benches and picnic table with benches.
- Multiple fixed bins.
- Sculpture in concrete with an approximately 3m hexagonal base. 2.4m in height. 3m wide concrete path around the sculpture.
- Concrete Pedestrian pathways lead to the information centre (4m wide) and into Thomas Jack Park (1.8m wide).
- Outdoor recessed LED floor lights.

## 5.0 PROPOSED USES OF THE LAND

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### 5.1 Proposed Use of the Land

#### 5.1.1 Consistent Use

The longstanding an existing use of the Land (as described above) is entirely consistent with its dedicated purpose.

#### 5.1.2 Proposed Action (Consistent Use)

After extensive and ongoing public consultation, Council has resolved to proceed to detailed design and to sought the approval for a new Dalby Cultural Centre (“DCC”). The intended development proposes the establishment of a new visitor information centre on the Land that will remain consistent with the reserves use *Local Government Purposes (Tourist information centre)*.

#### 5.1.3 Proposed Action (Inconsistent Use)

The intended development on the Land also includes the establishment of a new cinema and ancillary spaces.

The DCC is envisaged as an integrated community and cultural hub housing key community assets including library, art gallery and visitor information centre. The inclusion of a cinema component of the DCC is in response to the public consultation process and will complement the uses within the DCC.

As depicted in Appendix 10.3, the visitor information centre and cinema is strategically located on the Land, at the junction of Drayton Street/ Warrego highway and Condamine Street. The location helps minimise noise impacts to residents further down Condamine Street, whilst maximising visibility for the visitor information centre. The total footprint of these built elements on the Land is approximately **635m<sup>2</sup>**, designed to make efficient use of the site while conserving trees that are of significant value to the community.

The proposed layout for the building on the Land, aims to enhance functionality by clearly separating the activities associated with the Visitor Information Centre and those of the cinema. To support the separation of functions within the building, a secondary entrance has been proposed at the ground level, providing direct access to the cinema's circulation core. This leads to a first-floor lobby that serves as the primary entry point to both the multimedia room and the cinema foyer. The foyer functions as the main access point to the cinema and includes ancillary facilities such as a candy bar and ticket booth. In compliance with fire safety regulations, a secondary egress route has been incorporated, by providing an external staircase from the first floor to the ground level.

Provided with full height to maintain a visual connection to the adjacent park, the ground floor foyer is designed as an extension of the Visitor Information Centre. This allows for the foyer to function as a flexible space that can support a diverse range of community events and other activities. In doing so, it enhances the reserve's use for ‘Local Government Purposes’.

Detailed concept plans are attached to this Land Management Plan. The concept plans attached indicate the proposed facility, on completion, are intended to include;

- A two storey building with a maximum building height (at the roof ridge) of 11.0m.

- Foyer space, visitor information centre, kitchenette, candy bar/ ticket booth, cinema and supporting service rooms, toilet and bathroom amenities.

## 5.2 Review of the Inconsistent Use

The action proposed, that is, the location for the cinema component of the DCC on the Land an inconsistent use because it provides a use that is different to the visitor information centre. However, it must be observed that the primary use will be retained and enhanced through the establishment of a new visitor information centre.

Section 52AB of the Act provides to the effect that a trustee may take an action which is inconsistent with the purpose for which the land is dedicated if it prepares a management plan that states how the action would not diminish the purpose or adversely affect the public interest. Each issue will be addressed in turn.

### 5.2.1 Diminution of the Purpose

- The DCC preserves and improves the core functions of the visitor information centre, including customer service counters, administrative offices, and shared amenities.
- The enlarged ground floor foyer offers the visitor information centre additional space for exhibitions, displays, and the sale of locally crafted merchandise.
- The proposed separation of uses across two levels, each with their own dedicated entry, ensures that activities and circulation associated with the cinema and multimedia spaces on do not adversely impact the functionality or operations of the Visitor Information Centre.
- Services and amenities for the cinema and multimedia spaces have also been separated from those associated with the visitor information centre, thereby enhancing the primary use's amenities.
- The cinema and multimedia spaces serve as complementary elements that will increase visitor engagement with the Dalby Visitor Information Centre.
- The proposed cinema is designed with a multifunctional approach to encourage and support local community activities that complement the reserve's primary use.

For the above reasons, the development of the DCC will not diminish the purpose for which the Land was dedicated.

### 5.2.2 The Public Interest

The public interest is a broad but fundamental consideration. It imports consideration whether the interests of the wider community will be either be enhanced or adversely affected by a proposed action. In the context land held in trust for public purposes, it is important to assess whether in all the circumstances some legitimate expectation or right is being removed or compromised by the action.

The matters stated under the above heading are relevant to this issue. In addition, the following further matters are relevant to this consideration:

- The DCC significantly enhances the town's cultural and entertainment offerings, providing a valuable social and recreational space for residents.
- The inclusion of a cinema in the DCC was the most requested facility in both the survey and in-person community consultations, highlighting strong community interest and demand.

- C. The community expressed that Dalby lacks entertainment options, especially for youth, making the cinema a highly sought-after addition to the town's amenities.
- D. The cinema is considered a crucial entertainment venue, particularly for teenagers, offering a local option and reducing the need to travel to other towns.
- E. The cinema is viewed as a social hub where residents can gather, spend time together, and share experiences.

Recorded in Section 6.0 is an overview of the Community Consultation process that was undertaken for the proposed development of the DCC.

For the reasons stated above and provided that recorded management measures are implemented, the proposed action will not adversely affect the public interest.

## 6.0 COMMUNITY CONSULTATION

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In 2022, the Western Downs community lost MyALL 107 which initiated a discussion about the development of a new Cultural Centre. In Early 2023, the Council established a Community Advisory Panel (CAP), which included community members from many groups around town and represented participants in Arts and Cultural activities, the Library and other social or community groups.

Throughout 2023, workshops occurred with the CAP and the broader community to better understand what a future Cultural Centre would feature and include as well as its potential locations. The community ideas were presented back to the CAP and a resolution was made to Council in September 2023 selecting Thomas Jack Park Precinct as a location to explore further for the new Cultural Centre.

Following the local government elections in 2024, the new Council sought to review the site options for the Cultural Centre and ensure future community engagement would occur. A new CAP was established with 15 members chosen through a rigorous assessment process. In May 2024, three sites were considered for the Cultural Centre including a location within Thomas Jack Park Precinct. These sites were considered by community as well as the CAP and the Youth Advisory Panel. A recommendation based on the feedback received was made to the Council to proceed with part of Thomas Jack Park as the site for the new DCC.

In June 2024, Council agreed with the recommendation and for the concept planning to commence that would include a new visitor information centre, library, cinema, and art gallery. Council approved a maximum development footprint of 2500m<sup>2</sup> for the new cultural facilities.

The community has also been involved in the review of the Concept Design which included opportunity for feedback gathered between 4 October and 1 November 2024. This feedback has shaped the final concept design which is included in the Appendix.

Given the proposed uses, the Dalby Cultural Centre is also subject to assessment under the *Western Downs Planning Scheme Amendment 1* and a development application has been approved.



## 7.0 MANAGEMENT OF THE INCONSISTENT USE

---

This section of the Plan contains a statement of the strategy to be undertaken to manage the inconsistent use to achieve the outcomes required by Section 52AB of the Act.

This is to be read and applied in conjunction with the entirety of this document.

The Council adopts the following management actions and strategies:

- i. The Council requires that the development of the use is in accordance with the approved plans for the development of the DCC, in terms of both location, layout and built form.
- ii. Conditions of approval have been issued and must be complied with prior to commencement and during operation of the use.
- iii. Subsequent applications securing approvals for works on the Land may also be required and subject to further conditions that will also need to be adhered to at all times.
- iv. No additional uses for the Land will be permitted, other than those approved.
- v. The use and operation of the DCC must be carried out in such a manner that the purpose of the Reserve for Local Government and sub-purpose as Tourism Information Centre are maintained at all times.
- vi. Council will continue to inspect, manage and maintain the Land in accordance with its current operational requirements.
- vii. Council will continue to exercise its powers in relation to the use of the Land including ongoing application and enforcement of its Local Laws.

## 8.0 REVIEW OF THIS MANAGEMENT PLAN

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This Plan should reviewed every two years to:

- i. Confirm compliance with the statutory outcomes sought by the Plan; and
- ii. Make such amendments (if any) as is considered necessary to give effect to its intent and achieve its desired outcomes.

## 9.0 CONCLUSION

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This Land Management Plan for Thomas Jack Park (Reserve RES 24471) on Lot 2 SP294272 provides a framework for the sustainable use and enhancement of this significant public reserve. The plan supports the park's ongoing role in providing open space for recreation while accommodating the development of key community infrastructure, including the new Dalby Cultural Centre housing the Visitor Information Centre and Theatre use.

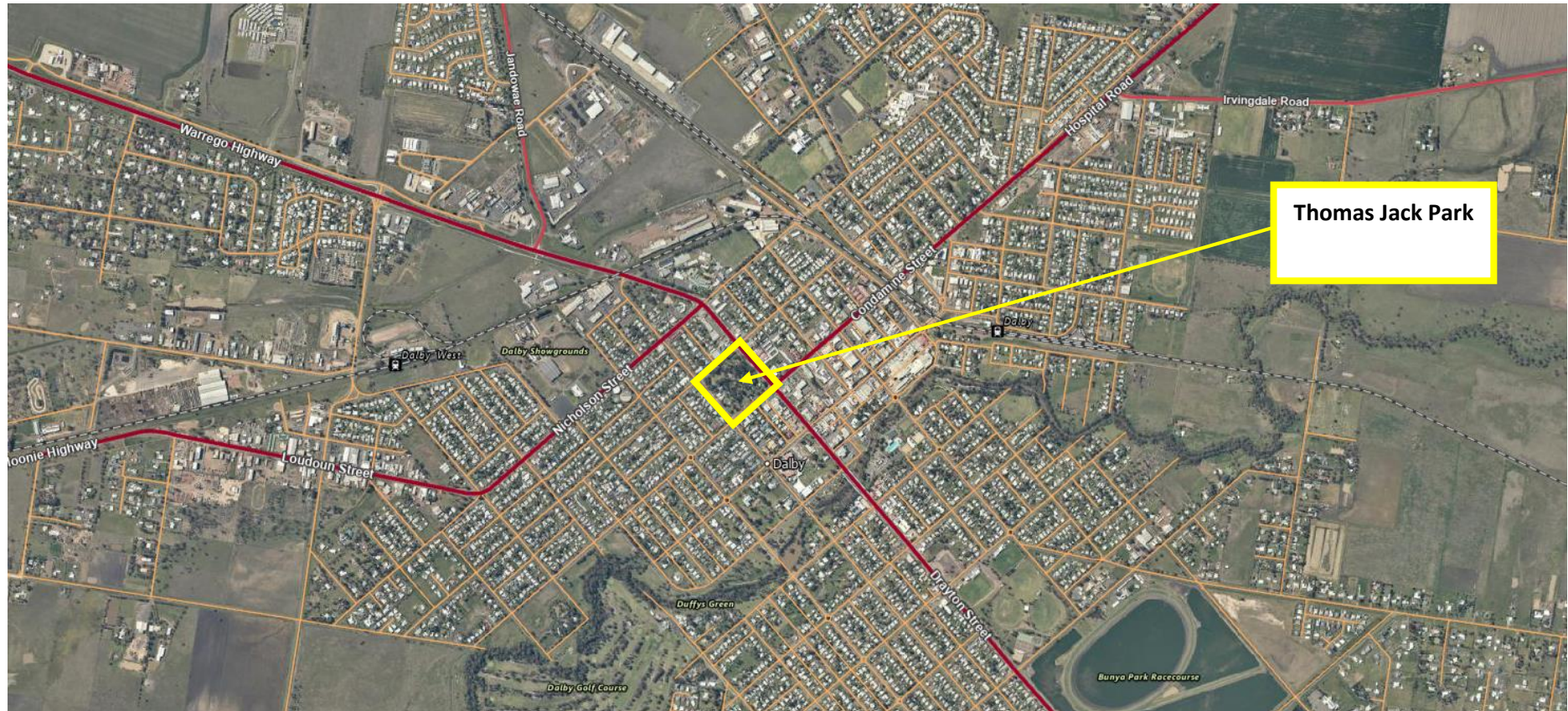
By balancing cultural, environmental, and recreational values, this plan ensures that the reserve continues to serve the diverse needs of the Dalby community and visitors alike. All proposed developments and land uses are consistent with the purpose of the reserve and relevant local and state planning policies. Measures outlined in this plan—such as vegetation management, access control, and community engagement—will support the long-term health, accessibility, and cultural significance of the site.

Ongoing monitoring and regular reviews will be undertaken to ensure that land use remains appropriate and responsive to changing community needs, while protecting the environmental integrity and public value of Thomas Jack Park.

## 10.0 APPENDICES

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## 10.1 Locality Map



Source: Queensland Globe



10.2 Aerial Photograph showing location of trust land and surrounding parcels



Source: Nearmap

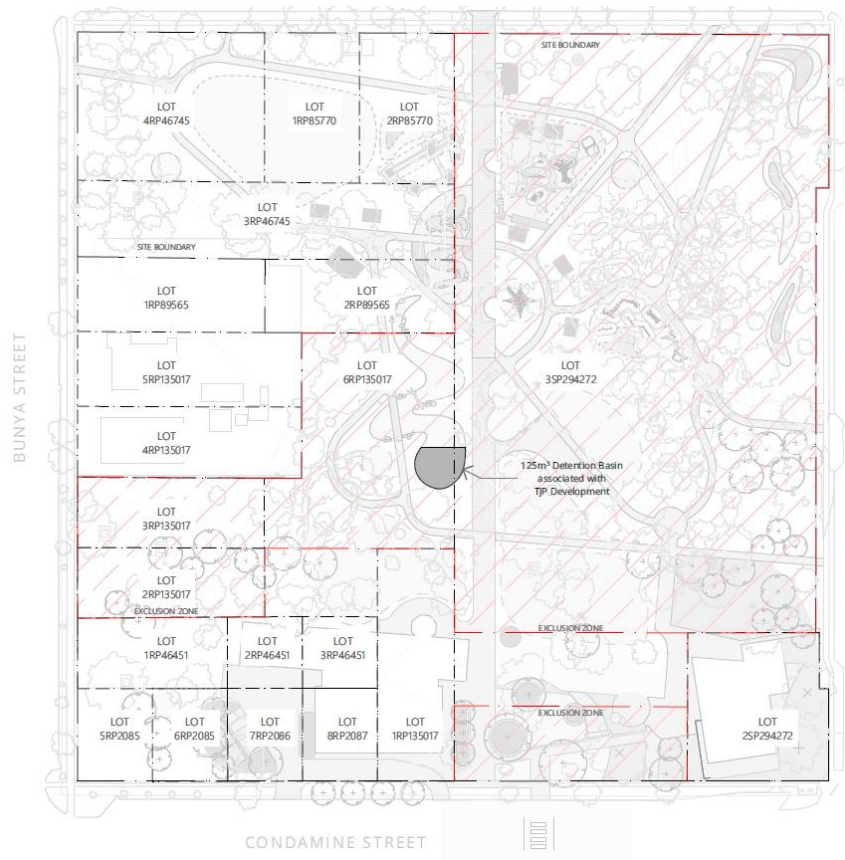


### 10.3 Overall Dalby Cultural Centre context map

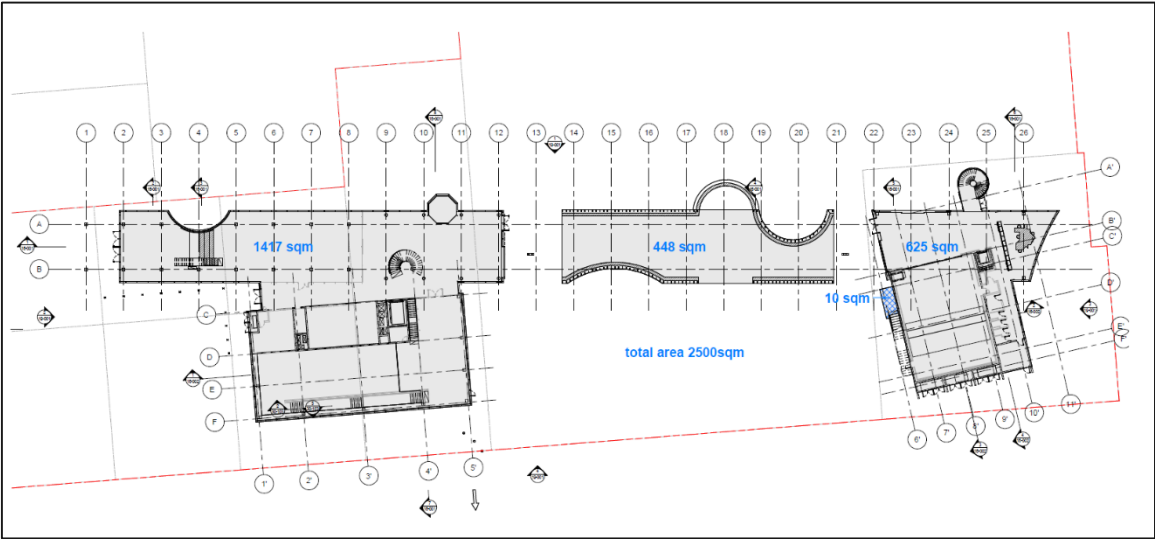


Source: Nearmap and OMA

10.4 Proposed Dalby Cultural Centre



Source: OMA



Source: OMA









# **LAND MANAGEMENT PLAN THOMAS JACK PARK (part)**

Reserve RES 8508  
Lot 3 Survey Plan 294272  
Condamine St, Dalby

June 2025

## 1.0 INTRODUCTION

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This is Land Management Plan (“**Plan**”) prepared for the purposes of s52AB of the Land Act 1994 (“**Act**”).

This Plan:

- a) relates to Reserve RES 8508 Lot 3 on SP294272 (“**Land**”), which comprises part of the land known as Thomas Jack Park, Dalby, Queensland.
- b) identifies an action proposed to be taken by the Western Downs Regional Council which is inconsistent with the purpose for which the Land is dedicated.
- c) states how the action would not:
  - i. diminish the purpose; or
  - ii. adversely affects the public interest.
- d) how the outcomes established by the Plan will be monitored and reported.

Uses include:

- Primary use as Thomas Jack Park
- Proposed secondary use for the establishment of a park pavilion and foyer extensions from adjoining facilities that are a part of the proposed Dalby Cultural Centre.

In the preparation of this Plan, regard has been had to the associated guidelines set down by Guideline for State, Statutory Body and Local Government Trustees dated 24 April 2024.

**Subject Land:** Lot 3 on SP294272

**Duration:** Ongoing

**Review:** Review of the land management plan will occur:

- Every two (2) years for compliance; or
- Earlier as required by the Minister, subject to three (3) months’ notice being given to the trustee of a requirement for review from the Minister in accordance with the *Land Act 1994*.

### 1.1 Background

The Land was originally gazetted as reserve on 02 December 1950. The park was used as a football club and to host travelling shows and circuses. In 1951, Mayor Thomas Jack designated the Land as a community space for ‘park and recreation’. In 1952, following his passing the then Dalby Town Council changed the park’s name to Thomas Jack Memorial Park. In 1955, the Dalby Rotary Club installed the park’s first playground which was redeveloped in 1962. Then described as Lot 3 on CPAG4184 with an area of 1.874Ha was gazetted as reserve RES 8508 on 28 November 1987.

In 1996 a landscape masterplan was prepared to guide future development up to 2026. On 23 May 2018 the land was subdivided into Lot 3 on SP294272 and an area dedicated to public road development. The amended plan for the lot was lodged on 29 May 2018 with an area of 1.833Ha.

As a consequence, the overall area known as Thomas Jack Park comprises:

- The Land

- The other reserve land, being Lot 2 SP294272, for the purpose of a visitor information centre.
- Land held in freehold by the Council.

See Appendix 10.2 for an aerial photo-based plan showing the respective land components of Thomas Jack Park.

## 2.0 TRUSTEE DETAILS

<b>Trustee's Name</b>	Western Downs Regional Council
<b>Trustee's Address</b>	PO Box 551, Dalby, Queensland 4405
<b>Phone Number</b>	(07) 4694000
<b>Email</b>	info@wdrc.qld.gov.au

## 3.0 EXISTING TENURE OF THE SUBJECT LAND

<b>Reserve Number</b>	RES 8508
<b>Lot on Plan</b>	Lot 3 on SP294272
<b>Locality</b>	Dalby
<b>Local Government</b>	Western Downs Regional Council
<b>Area of land (in m2)</b>	1.833Ha
<b>Conditions of Tenure</b>	Purpose: Park and Recreation

## 4.0 EXISTING USES

### 4.1 Existing Uses

The Land is primarily used for:

1. Recreation and open space with community services and facilities, such as:
  - a. Landscaped Gardens
  - b. Water features- Water fall and lily pond
  - c. Picnic seating and barbeque facilities.
  - d. Associated public infrastructure.

The park is connected to the existing Dalby Visitor Information Centre located on Lot 2 on SP294272.

2. A pedestrian pathway network across the park links Drayton St, Condamine St, Pratten St, and Bunya St.
3. An existing sewer network does service the park, with a route passing through the Land with one manhole to the adjoining lot of the Dalby Visitor Information Centre.
4. Environmental features: The Land contains large tree clusters towards the centre. Mature trees have been planted along the perimeter of Condamine St.

The above uses are catered for adequately by the Land and associated infrastructure. On street vehicle parking is located adjacent to the reserve, along adjacent streets- Condamine St, Bunya St and Pratten St.

## 4.2 Existing Interests

Western Downs Regional Council is Trustee of the Reserve- Gazetted on 02/12/1987. This is used for the purpose of as a recreation and open space- namely the park and recreation facility known as Thomas Jack Park.

There are no other easements or encumbrances.

## 4.3 Existing Infrastructure

Existing built infrastructure within the reserve land includes the following;

- Kids playground.
- Rotunda with concrete floor.
- Picnic tables with Shelters.
- Park benches.
- Barbeque facilities.
- Water feature adjacent to Drayton Sr
- Concrete Pedestrian walkway network- 1.8m wide
- Multiple fixed bins.
- Signages
- Outdoor recessed LED floor lights.

## 5.0 PROPOSED USE OF THE LAND

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### 5.1 Proposed Use of the Land

#### 5.1.1 Consistent Use

The longstanding an existing use of the Land (as described above is entirely consistent with its dedicated purpose.

The predominant area of the Land will remain used for its primary purpose of park and recreation.

#### 5.1.2 Proposed Action (Inconsistent Use)

After extensive and ongoing public consultation, Council has resolved to undertake detailed design and sought the approval for a new Dalby Cultural Centre (“DCC”)

The intended development proposes the establishment of a park pavilion through the Land that will be constructed between two new buildings that will be located on adjoining land (refer to Appendix 10.3).

As depicted in Appendix 10.3, the pavilion and other components of the DCC will be partially located on the Land, with a built footprint on the Land limited towards a parcel along Condamine Street to reduce adversely impacting existing vegetation on the Land. The total footprint of these built elements on the Land is approximately 505 m<sup>2</sup>.

The DCC is envisaged as an integrated community and cultural hub. The DCC library, art gallery, new visitor information centre and supporting services to facilitate their programmatic requirements.

The proposed pavilion is intended to be the main point of entry into Thomas Jack Park from Condamine Street. As a covered outdoor space, the pavilion will also serve as a weather protected meeting and gathering place for visitors to the park and the new DCC. The form of the pavilion is



shaped to accommodate the continued growth of existing trees which have been identified as significant. The pavilion also integrates pedestrian pathway connections that will continue onward into Thomas Jack Park.

The pavilion opens into a south-western foyer that provides access to adjoining community facilities, including an art gallery and a library. The internal planning of the foyer considers the potential future inclusion of a café to serve these community uses.

To the north-east the pavilion is connected to a foyer that serves as an extension to the proposed visitor information centre, on the adjoining lot at the corner of Drayton St and Condamine St. Both the foyers are proposed as double-height spaces with perimeter glazing to retain visual and physical connections to the park, whilst being able for a wide range of community activities.

The sequence of spaces from Condamine Street, the pavilion, and foyers will emphasise connections to Thomas Jack Park while providing additional complementary amenities to the park's visitors, thereby enhancing the reserves use for 'Park and Recreation Purpose'. Detailed plans are attached to this Land Management Plan.

## **5.2 Identification of the Inconsistent Use**

The action proposed, that is, the use of a small component of the Land for the location of constructed elements of the DCC, evidently an inconsistent use. However, it must be observed that this proposed use is itself a public recreational purpose, albeit that it necessarily involves construction of part of a built structure over an area of the Land.

Section 52AB of the Act provides to the effect that a trustee may take an action which is inconsistent with the purpose for which the land is dedicated if it prepares a management plan that states how the action would not diminish the purpose or adversely affect the public interest. Each issue will be addressed in turn.

### **5.2.1 Diminution of the Purpose**

- A. The building will occupy approximately **2.85%** of the Land. Approximately **505m<sup>2</sup>** (pavilion-448m<sup>2</sup> and the south-western foyer projection-57.0m<sup>2</sup>) of open space will be taken up and no change will occur to the balance of the Land.
- B. The building will not in any way impact upon the functional elements of the park (including the playground area). As a separate project, Council is undertaking the refurbishment of park facilities as part of an overall renewal of Thomas Jack Park.
- C. Significant vegetation, which is an important component of park enjoyment, will not be removed.
- D. The balance of the Land contains nearly all of the spatial and built elements of the Park and this will not be reduced for use to any significant degree.
- E. The DCC development will not prevent or inhibit public use of the Land for recreational purposes. The pavilion will, in its hours of operation, be available for access by all members of the public. An incidental benefit will be the provision of shelter in times of inclement or extreme weather including the protection provided by the Park Pavillion.
- F. The DCC development will facilitate the use of the Land for diverse forms of recreation consistent with its overall purpose and will serve to enhance the overall recreational experience of the Park.
- G. The DCC design is sympathetic and complementary to the park location and will enhance and increase the occupation and participation in the wider park precinct.

For the above reasons, the development of the DCC will not diminish the purpose for which the Land was dedicated.

### **5.2.2 The Public Interest**

The public interest is a broad but fundamental consideration. It imports consideration whether the interest of the wide community will be enhanced or will be adversely affected by the proposed action. In the context land held in trust for public purposes, it is important to assess whether in all the circumstances some legitimate expectation or right is being removed or compromised by the action.

The matters stated under the above heading are relevant to this issue. In addition, the following further matters are relevant to this consideration:

- A. The legitimate and important expectation is that occupants and visitors to the town of Dalby have access to good quality and accessible recreation spaces and facilities. Thomas Jack Park will not lose any function as a public park and the loss of land for park purposes is minor.
- B. The DCC is intended to enhance and broaden the recreational experience of visitors to the park, with the result being that there is no loss of, or limitation of opportunity for visitors to access and use the park.
- C. Overall, the DCC development will enhance the public interest by providing diverse and well researched opportunities for users to recreate.
- D. The environmental function of Thomas Jack Park will not be diminished or compromised.
- E. The social function of Thomas Jack Park will be maintained but will also be enhanced.
- F. The proposed use and location has been subject to extensive community consultation. Recorded in Section 6.0 is an overview of the Community Consultation process that was undertaken for the proposed development of the DCC.

For the reasons stated above and provided that recorded management measures are implemented, the proposed action will not adversely affect the public interest. It is considered that it will enhance the community experience of Thomas Jack Park.

## 6.0 COMMUNITY CONSULTATION

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In 2022, the Western Downs community lost MyALL 107 which initiated a discussion about the development of a new Cultural Centre. In Early 2023, the Council established a Community Advisory Panel (CAP), which included community members from many groups around town and represented participants in Arts and Cultural activities, the Library and other social or community groups.

Throughout 2023, workshops occurred with the CAP and the broader community to better understand what a future Cultural Centre would feature and include as well as its potential locations. The community ideas were presented back to the CAP and a resolution was made to Council in September 2023 selecting Thomas Jack Park Precinct as a location to explore further for the new Cultural Centre.

Following the local government elections in 2024, the new Council sought to review the site options for the Cultural Centre and ensure future community engagement would occur. A new CAP was established with 15 members chosen through a rigorous assessment process. In May 2024, three sites were considered for the Cultural Centre including a location within Thomas Jack Park Precinct. These sites were considered by community as well as the CAP and the Youth Advisory Panel. A recommendation based on the feedback received was made to the Council to proceed with part of Thomas Jack Park as the site for the new DCC. In June 2024, Council agreed with the recommendation and for the concept planning to commence that would include a new visitor information centre, library, cinema, and art gallery. Council approved a maximum development footprint of 2500m<sup>2</sup> for new cultural facilities.

The community has also been involved in the review of the Concept Design which included opportunity for feedback gathered between 4 October and 1 November 2024. This feedback has shaped the final concept design which is included in the Appendix.

Given the proposed uses, the Dalby Cultural Centre is also subject to assessment under the *Western Downs Planning Scheme Amendment 1* and a development application required.

## 7.0 MANAGEMENT OF THE INCONSISTENT USE

---

This section of the Plan contains a statement of the strategy to be undertaken to manage the inconsistent use to achieve the outcomes required by Section 52AB of the Act.

This is to be read and applied in conjunction with the entirety of this document.

The Council adopts the following management actions and strategies:

- i. The Council requires that the development of the use is in accordance with the approved plans for the development of the DCC, in terms of both location, layout and built form.
- ii. Conditions of approval have been issued and must be complied with prior to commencement and during operation of the use.
- iii. Subsequent applications securing approvals for works on the Land may also be required and subject to further conditions that will also need to be adhered to at all times.
- iv. No additional uses for the Land will be permitted, other than those approved.
- v. The use and operation of the DCC must be carried out in such a manner as not to interfere with, or prevent, the use of the park and recreation facilities in Thomas Jack Park.
- vi. Council will continue to inspect, manage and maintain the Land in accordance with its current operational requirements.
- vii. Council will continue to exercise its powers in relation to the use of the Land including ongoing application and enforcement of its Local Laws.

## 8.0 REVIEW OF THIS MANAGEMENT PLAN

---

This Plan should be reviewed every two years to:

- i. Confirm compliance with the statutory outcomes sought by the Plan; and
- ii. Make such amendments (if any) as is considered necessary to give effect to its intent and achieve its desired outcomes.



## 9.0 CONCLUSION

---

This Land Management Plan for Thomas Jack Park (RES 8508) on Lot 3 SP294272 provides a framework for the sustainable use and enhancement of this significant public reserve. The plan supports the park's ongoing role in providing open space for recreation while accommodating the development of key community infrastructure, including the new Dalby Cultural Centre housing the Library and Gallery uses as well as a Park Pavillion.

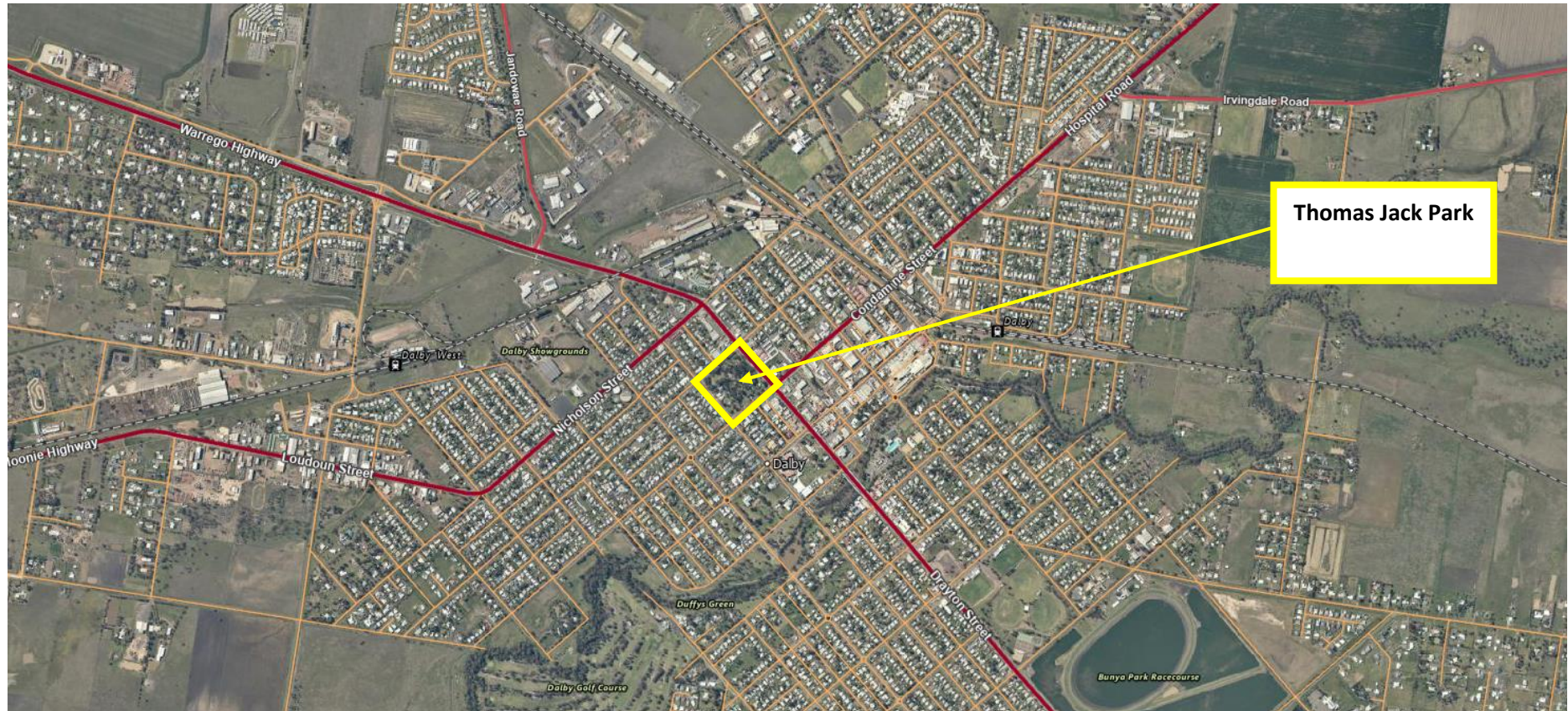
By balancing cultural, environmental, and recreational values, this plan ensures that the reserve continues to serve the diverse needs of the Dalby community and visitors alike. All proposed developments and land uses are consistent with the purpose of the reserve and relevant local and state planning policies. Measures outlined in this plan—such as development compliance, ongoing review and community engagement—will support the long-term sustainability and significance of the site.

Ongoing monitoring and regular reviews will be undertaken to ensure that land use remains appropriate and responsive to changing community needs, while protecting the environmental integrity and public value of Thomas Jack Park.

## 10.0 APPENDICES

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## 10.1 Locality Map



Source: Queensland Globe



## 10.2 Aerial Photograph showing location of trust land and surrounding parcels



Source: Nearmap

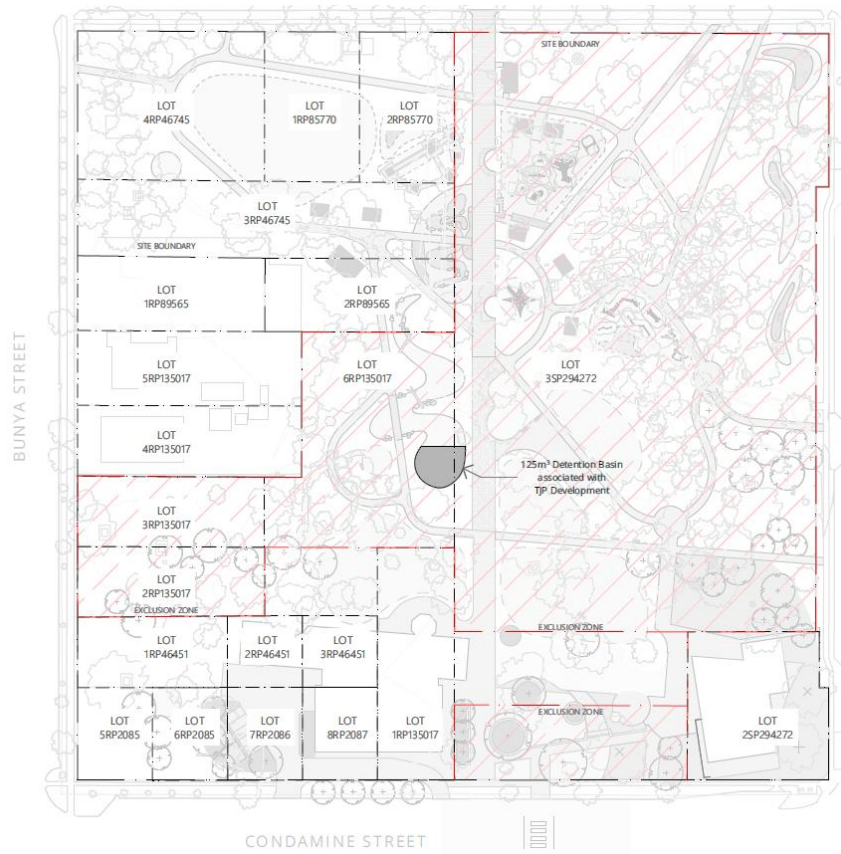


### 10.3 Overall Dalby Cultural Centre context map



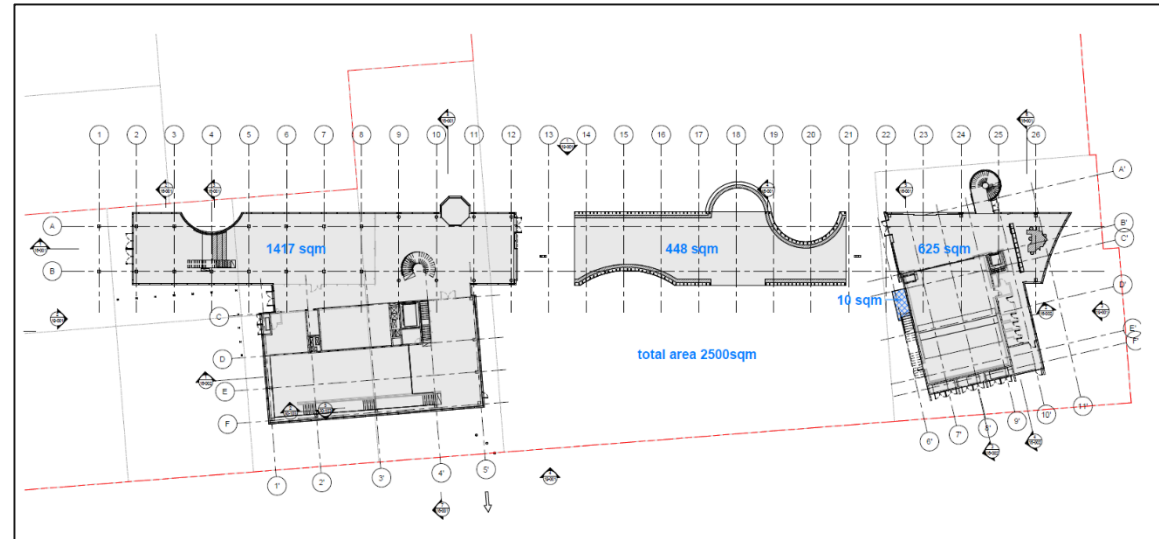
Source: Nearmap and OMA

### 10.4 Proposed Dalby Cultural Centre



Site Context Plan

Source: OMA



Plan- Built Footprint

Source: OMA





**Title** **Executive Services Report Outstanding Actions May 2025**

**Date** 12 June 2025

**Responsible Manager** B. Bacon, ACTING CHIEF EXECUTIVE OFFICER

**Summary**

The purpose of this report is to provide Council with an update on the status of outstanding Council Meeting Action Items.

**Link to Corporate Plan**

*Strategic Priority: Sustainable Organisation*

*- Our agile and responsive business model enables us to align our capacity with service delivery .*

The monthly outstanding actions report provides an update on the implementation of Council decisions, providing transparency and accountability to Council's service delivery.

**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 resolves to receive the Outstanding Actions Report for June 2025.

**Background Information**

Each month, Council is presented with a report which provides an update with respect to the progress of implementing actions arising from its meeting resolutions. The report only refers to actions which have not been completed.

**Report**

Attachment One contains details of the actions which are outstanding and the progress which has occurred since the last Council meeting.

**Deputations (as at 15 May 2025)**

Meeting date	Name	Council Resolution/Task	Comments	Responsible Division

Consultation (Internal/External)

This report has been prepared in consultation with the following personnel:

- (1) Chief Executive Officer;
- (2) General Manager Community and Liveability;
- (3) General Manager Corporate Services;
- (4) General Manager Infrastructure Services; and
- (5) relevant managers, co-ordinators, and officers.

Legal/Policy Implications (Justification if applicable)

There are no legal nor policy implications associated with the consideration of this report.



#### Budget/Financial Implications

There are no budget nor financial implications associated with the consideration of this report.

#### 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 the consideration of this report.

#### **Conclusion**

This report provides an update on the progress of actions which arise from resolutions of Council and which have not yet been completed.

#### **Attachments**

1. Outstanding Actions Report Attachment

**Authored by:** A. Lewis, Executive Services Administration Officer

# Attachment 1. Outstanding Council Meeting Action List - As at 20 May 2025

Meeting date	Item description	File No.	Council Resolution/Task	Responsible Division and current Status
19/09/2024	Executive Services Confidential Report Proposed Disposal of Two Properties: 1 & 2 RP5565137 Day Street, Tara and Lot 6 RP184124 Retreat Road, Kowguran	AD6.6.2	That this report be received, and that Council resolve to: <ul style="list-style-type: none"> <li>a. offer 1 &amp; 2 RP5565137 Day Street, Tara and Lot 6 RP184124 Retreat Road, Kowguran, for sale by auction; and</li> <li>b. delegate authority to the Chief Executive Officer to finalise and sign all necessary documents to affect the aforementioned disposal by auction.</li> </ul>	<b>Executive Services</b> Kowguran listed for auction 24 June 2025.  Day Street pending.
17/10/2024	Executive Services Confidential Report Disposal of Land Parcels Lots 7-10 RP75401 and part of Lot 2 RP186292 Myall Street, Dalby	AD6.6.2	That Council resolves to accept the tender of Campervan and Motorhome Club of Australia Limited (CMCA) pursuant to section 228(10) of the Local Government Regulation, subject to the following: <ul style="list-style-type: none"> <li>a) delegating to the Chief Executive Officer the power to negotiate and execute an agreement for lease with CMCA on terms substantially in accordance with the attached draft agreement; and</li> <li>b) fulfilment of the conditions contained in the agreement for lease, delegate to the Chief Executive Officer the negotiation, execution, and registration of a lease including the following conditions: <ul style="list-style-type: none"> <li>i. an annual rent of \$3,000 (plus goods and services tax), which reflects the range of the market rent assessment received by Council;</li> <li>ii. annual increase of rent in accordance with the terms of the lease;</li> <li>iii. a term of ten (10) years; and</li> <li>iv. otherwise substantially in accordance with the attached draft lease.</li> </ul> </li> <li>c) updating landholders in the vicinity of the subject land of this decision and informing them of the expected timing of any actions to be taken pursuant to Council's decision.</li> </ul>	<b>Executive Services</b> a) completed b) applicant has lodged a request for a negotiated decision notice, which is currently being considered

Meeting date	Item description	File No.	Council Resolution/Task	Responsible Division and current Status
21/11/2024	Executive Services Report Proposed Disposal of Lot 27 SP159192 Windeyer Road, Wandoan	AD6.6.2	That Council resolves to: a. offer Lot 27 SP159192 Windeyer Road, Wandoan for sale by auction; and b. delegate authority to the Chief Executive Officer to finalise and sign all necessary documents to affect the aforementioned disposal by auction.	<b>Executive Services</b> Included in the Sale of Land Auction scheduled for 24 June 2025.
21/11/2024	Executive Services Confidential Report Disposal of Part Lot 220 SP209293, Haddock Place, Tara	AD6.6.2	That Council resolves: (a) that the exception provided in s236(1)(b) of the <i>Local Government Regulation</i> 2012 applies to the disposal of a valuable non-current asset of Council and accordingly, disposal by way of tender or auction is not required; (b) to reconfigure and dispose of part of Lot 220 SP209293 (having an approximate area of 6000 square metres) to the St Vincent de Paul Society for housing purposes; (c) (c) to delegate to the Chief Executive Officer the power to enter into a contract with the St Vincent de Paul Society at a cost of \$1.00 and to negotiate such terms as are necessary to achieve delivery of the housing project in accordance with an approved business plan prior to transfer and subject to the project being fully developed and operational within five years of this resolution	<b>Executive Services</b> St Vincent De Paul proposed amendments to the contract (correspondence received in the week of 2 June 2025), which are currently being reviewed.
21/11/2024	Executive Services Confidential Report - Proposed Request for Expressions of Interest for Lot 1 and part of Lot 2 on SP173901 Dalby-Apunyal Road for High Impact Industry Development	AD6.6.2	That Council resolves that it is in the public interest, pursuant to section 228(3)(a) and (b) of the <i>Local Government Regulation</i> 2012 (Qld) to invite Expressions of Interest ('EOI') to dispose of Lot 1 on SP173901 and part of Lot 2 on SP173901 Dalby-Apunyal Road, Dalby, for High Impact Industry development for the following reasons: 1. disposing of the land is expected to result in the Land reaching its full potential by offering land to obtain further development opportunities and employment to the region; 2. it will allow all interested parties to submit detailed proposals stating their interest in acquiring the Land. Council will then	<b>Executive Services</b> Expressions of Interest currently being assessed

Meeting date	Item description	File No.	Council Resolution/Task	Responsible Division and current Status
			<p>assess the best proposed use of the Land for the benefit of the community and assess the suitability of the applicant;</p> <p>3. it will allow Council to invite tenders from a smaller class of submissions that are considered to be in the best interests of the community and to filter out proposals that are not considered to be appropriate; and</p> <p>4. it will require vendors to provide Returnable Schedules which align to Council's <i>Economic Development Strategy 2023-2028</i> and <i>Communities Partnering Framework</i>. The returnable schedule requires vendors to provide measurable outcomes of the project.</p>	
05/12/2024	Executive Services Confidential Report Potential Lease Agreement at the Tara Aerodrome	AD6.6.2	<p>That Council receives this report and resolves:</p> <p>1. that the exception in section 236(1)(b)(i) of the <i>Local Government Regulation 2012</i> (Qld) applies in relation to the lease and the easement, such that the disposal is not required to be by way of tender or auction;</p> <p>2. to offer Rural Fire Service a 30 year lease over the portion of the land surveyed as Lease A, within lot 2 RP96955, for a peppercorn rental amount of \$1.00 exclusive of GST and is not subject to CPI increases; and</p> <p>3. to grant an easement which burdens that part of lot 2 RP96955 described as Easement B (servient tenement) for the benefit of Lease A (dominant tenement) pursuant to section 82 of the <i>Land Title Act 1994</i> (Qld);</p>	<p><b>Executive Services</b></p> <p>Currently awaiting a response from the Public Trustee (acting on behalf of Rural Fire Service)</p>
05/12/2024	Executive Services Confidential Report Potential Lease Agreement Chinchilla Aerodrome for the Installation of Self-serve JetA1 Fuel Facility	AD6.6.2	<p>That Council resolves:</p> <p>1. that the exception contained within section 236(1)(c)(vii) of the <i>Local Government Regulation 2012</i> (Qld) applies to the proposed lease;</p> <p>2. to offer IOR Aviation Pty Ltd a 30 year lease over a portion of the land of approximately 300 square metres to be determined by a survey plan, within lot 185 LY920, for the</p>	<p><b>Executive Services</b></p> <p>Draft lease is currently with IOR Aviation Pty Ltd for review.</p>



Meeting date	Item description	File No.	Council Resolution/Task	Responsible Division and current Status
			<p>purpose of installing and maintaining a self-serve fixed JetA1 fuel facility, to include the following conditions:</p> <ol style="list-style-type: none"> <li>a. a market rental amount to be determined by a registered valuer;</li> <li>b. conditions must include ensuring the facility is operated in accordance with all applicable standards and all approvals required by law;</li> <li>c. the lessee to meet all applicable costs of establishing the lease, including survey, valuation and registrations costs;</li> <li>d. such other commercially prudent conditions as may be considered in Council's interests.</li> </ol> <ol style="list-style-type: none"> <li>3. to delegate authority to the Chief Executive Officer to negotiate commercially appropriate terms and to sign all necessary documents to enter into the lease.</li> </ol>	

**Title** **Executive Services Chief Executive Officer Report May 2025**

**Date** 2 June 2025

**Responsible Manager** D. Fletcher, A/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 and Acting Chief Executive Officer during the month of May 2025.

## 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 and Acting Chief Executive Officer during the month of May 2025.

### CEO J. Taylor

Date	Who/Where	Details
1 May 2025	<ul style="list-style-type: none"> <li>• Councillor Budget Sessions</li> <li>• Meeting with Developer</li> </ul>	Dalby Dalby
6 May 2025	<ul style="list-style-type: none"> <li>• Councillor Information Sessions</li> <li>• Interview - Detective Inspector Position for South West District</li> </ul>	Dalby Teams Meeting
7 May 2025	<ul style="list-style-type: none"> <li>• Interviews - Detective Inspector Position for South West District</li> <li>• Queensland Waste Strategy Webinar</li> </ul>	Dalby Teams Meeting

A/CEO D. Fletcher

Date	Who/Where	Details
12 May 2025	<ul style="list-style-type: none"> <li>Meeting with Australian Local Government Association: Developer Rating Scheme</li> </ul>	Teams Meeting
13 May 2025	<ul style="list-style-type: none"> <li>Pre-Agenda Meeting</li> <li>Meeting with Equis</li> </ul>	Dalby Teams Meeting
14 May 2025	<ul style="list-style-type: none"> <li>Moonie Council Connect</li> </ul>	Moonie
15 May 2025	<ul style="list-style-type: none"> <li>Ordinary Meeting of Council</li> <li>Darling Downs and South West Queensland Council of Mayors - Dinner</li> </ul>	Tara Roma
16 May 2025	<ul style="list-style-type: none"> <li>Darling Downs and South West Queensland Council of Mayors - Session 2</li> </ul>	Roma
19 May 2025	<ul style="list-style-type: none"> <li>Meeting with My Bella Casa</li> <li>Meeting with Omega Oil and Gas</li> <li>Meeting with Queensland Treasury and the Office of the Coordinator- General</li> <li>Toowoomba Surat Basin Enterprise - Enterprise Evening</li> </ul>	Brisbane Brisbane Brisbane  Brisbane
20 May 2025	<ul style="list-style-type: none"> <li>Meeting with Welcoming Australia</li> </ul>	Teams Meeting
21 May 2025	<ul style="list-style-type: none"> <li>Development Assessment Panel Meeting</li> <li>Meeting with Stantec</li> <li>Meeting with Goombi Renewable Energy</li> </ul>	Dalby Dalby Teams Meeting
22 May 2025	<ul style="list-style-type: none"> <li>Meeting with Vestas</li> <li>Local Government Managers Australia Awards</li> </ul>	Teams Meeting Brisbane
23 May 2025	<ul style="list-style-type: none"> <li>Local Government Managers Australia Board Meeting</li> <li>Meeting with Department of Local Government, Water and Volunteers</li> </ul>	Brisbane  Phone Call
26 May 2025	<ul style="list-style-type: none"> <li>Energy Producers Conference 1/4</li> </ul>	Brisbane
27 May 2025	<ul style="list-style-type: none"> <li>Energy Producers Conference 2/4</li> </ul>	Brisbane
28 May 2025	<ul style="list-style-type: none"> <li>Energy Producers Conference 3/4 <ul style="list-style-type: none"> <li>Arrow Energy: Landholder matters and limitation of overnight stay</li> </ul> </li> </ul>	Brisbane
29 May 2025	<ul style="list-style-type: none"> <li>Energy Producers Conference 4/4 <ul style="list-style-type: none"> <li>NT Government (C/o Co-existence)</li> </ul> </li> </ul>	Brisbane

#### 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 and Acting Chief Executive Officer during the month of May 2025.

**Attachments**

Nil.

**Authored by:** A. Lewis, EXECUTIVE SERVICES ADMINISTRATION OFFICER



**Title** **CS Additional Water Concession Due to a Concealed Leak – 2 Bell Street, Chinchilla**

**Date** 21 May 2025

**Responsible Manager** **T. Skillington, CHIEF FINANCIAL OFFICER**

## Summary

The purpose of this report is to consider a request for charges relief associated with a concealed leak. Council's *Water Meters Policy* provides for relief of up to twenty-five (25) per cent of the consumption charge actually levied and the request is for an amount greater than this percentage.

## Link to Corporate Plan

*Strategic Priority: Quality Lifestyle*

- Our residents are provided with modern infrastructure and quality essential services across our region.

*Strategic Priority: Sustainable Organisation*

- We are recognised as a financially intelligent and responsible Council.

The *Water Meters – Council Policy* enables Council to continue to be recognised as a financially intelligent and responsible Council whilst ensuring that the region remains an affordable place for families to live, work, play, and prosper. Moreover, it supports ongoing efforts to enhance residents' quality of life by ensuring continued access to essential services.

## 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 with regards to a request for charges relief associated with a concealed leak at 2 Bell Street, Chinchilla, Council resolves to grant further water charge relief of \$2,865.21 (in addition to the \$1,000.01 already granted), based on deemed average water consumption charges issued for this property of \$134.81 per half-year.

## Background Information

The property described as 2 Bell Street, Chinchilla, is a residential property occupied by a pensioner. On 28 May 2024, the property owner was issued with a water consumption notice for the period 9 November 2023 to 23 May 2024 for 1,191 kilolitres of water consumption, resulting in charges of \$4,000.03. On 2 July 2024, the property owner applied to Council for partial relief of water consumption charges. The application was approved in accordance with the *Water Meters Policy*, resulting in a reduction of \$1,000.01, being twenty-five (25) per cent of the consumption charge actually levied.

## Report

Council may resolve to remit part of the water consumption levied back to the ratepayer by way of concession under Section 120(c) of the *Local Government Regulation 2012*, which allows Council to grant a concession if it is satisfied '*the payment of rates or charges will cause hardship to the land owner*'. The property owner has been granted a concession in accordance with the provisions of the adopted *Water Meters - Council Policy*. Any further reduction requires a Council resolution to remit part of the water consumption levied back to the ratepayer by way of concession under Section 120(c) of the *Local Government Regulation 2012*, which allows Council to grant a concession if it is satisfied '*the payment of rates or charges will cause hardship to the landowner*'.

The high-water consumption charge for the above period was the result of a major plumbing failure that occurred at the property due to a fallen tree. The leak was a result of work undertaken by contractors on behalf of Ergon Energy associated with tree lopping maintenance near power lines in the area to ensure safe and reliable electricity supply to residents. The owner contacted Council thereafter and reported a water leak for investigation. Council plumbers identified that the leak was on private infrastructure and assisted the property

owner to engage a private plumber to investigate and conduct repairs. Subsequently, in the course of scheduled water meter readings, Council officers identified the excess usage and issued a high-water consumption notice to the property owner on 23 May 2024.

The concealed leak has occurred in one consumption period and the property owner immediately rectified the matter, initiating the work prior to the high-water consumption letter being issued. The consumption clearly exceeds the average water consumption for the property by some margin.

The soil structure in Chinchilla is such that water does not naturally pond. The sandy loam absorbs the moisture content and water tends to drain through it. Consequently, whilst the concealed leak resulted in a considerable loss of water, it would not have been apparent within the general vicinity. An associate of the ratepayer visited the property and noticed a sodden patch in the yard after the ongoing leak and the ratepayer promptly called Council to investigate the cause of the leak.

Whilst grateful for the concession already granted, the property owners has requested a further decrease in charges on compassionate grounds. It has been contended that the amended account issued is still extremely high and beyond her capacity to pay. As an aged pensioner, the financial burden of the charges is causing her extreme distress personally and financially. With respect to residential ratepayers, Council has several options, including:

- (1) grant a further concession of \$1,000.01, being a reduction of twenty-five (25) per cent of the gross water consumption charges, in addition to the \$1,000.01 partial relief previously granted in accordance with the *Water Meters - Council Policy*, with an interest free period of twelve (12) months. This would equate to a total concession of \$2,000.02 or fifty (50) per cent;
- (2) grant a further concession of \$2,865.21, in addition to the \$1,000.01 previously granted, bringing the total concession amount to \$3,865.22, based on average water consumption charges issued for this property of \$134.81 per half-year; or
- (3) not provide any further concession for the water consumption charges.

As stated in the background, the high-water consumption was the result of vegetation maintenance being undertaken for Ergon Energy within the vicinity of the property. The leak was not immediately apparent due to the soil structure and the owner's reduced mobility, which limits her ability to spend time in the yard. It was only when an associate of the ratepayer visited the property that the potential issue was identified. Council officers have not pursued this matter with Ergon Energy and it is unknown if the resident has. Council's interest would be limited to the lost revenue from the water leak, which unfortunately sits with the resident. There is no lawful ability to redirect that invoice to Ergon Energy. And even if there was, there is no guarantee that Ergon Energy would not dispute the cause. In such an event, an equal amount in wages could easily be spent in futile pursuit of the invoice.

Given the circumstances, there is little to be gained from insisting that the resident pay the water bill (less the twenty-five per cent provided for by the policy) and leaving her to pursue Ergon Energy for restitution. Given the circumstances, option two, as outlined above is supported.

#### Consultation (Internal/External)

Consultation has occurred with Rates and Revenue Co-ordinator and Utilities staff.

#### Legal/Policy Implications (Justification if applicable)

The granting of a concession in this instance is consistent with section 120 (c) and (d) of the *Local Government Regulation 2012*.

#### Budget/Financial Implications

There will no material impact on Council's budget, however, rates revenue will reduce by the amount (if any) of additional concession provided by Council.

#### 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**

This ratepayer has lost a large amount of water due to a damaged pipeline in the ratepayer's yard due to a fallen tree. Council has the capacity to grant a further concession, that is in addition to the twenty-five (25) per cent also provided, under section 120(c) of the *Local Government Regulation 2012*. Given the circumstances identified in the body of the report, that is recommended.

**Attachments**

Nil

**Authored by:** Lesley Zeller, Revenue Supervisor- Utilities, Receivables & Debt Recovery

<b>Title</b>	<b>Corporate Services Financial Report May 2025</b>
<b>Date</b>	5 June 2025
<b>Responsible Manager</b>	T. Skillington, CHIEF FINANCIAL OFFICER

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## Summary

The purpose of this report is to provide Council with the Financial Report for the period ending 31 May 2025, seek approval for amendments to the 2024-25 capital works programme and approve the inclusion of a new fee to the 2024-25 fees and charges register.

## 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 2024-25 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 resolves to receive the May 2025 Financial Report and approve:

- (1) the proposed amendments to the 2024-25 Capital Works Programme as stated in attachment two;
- (2) the inclusion of one (1) new fee to the 2024-25 fees and charges register for a Bookable Experience Guided Tour Fee, to be effective from 19 June 2025; and
- (3) note the 2023-24 Carry Forward Programme update as listed in attachment three of this report.

## 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.

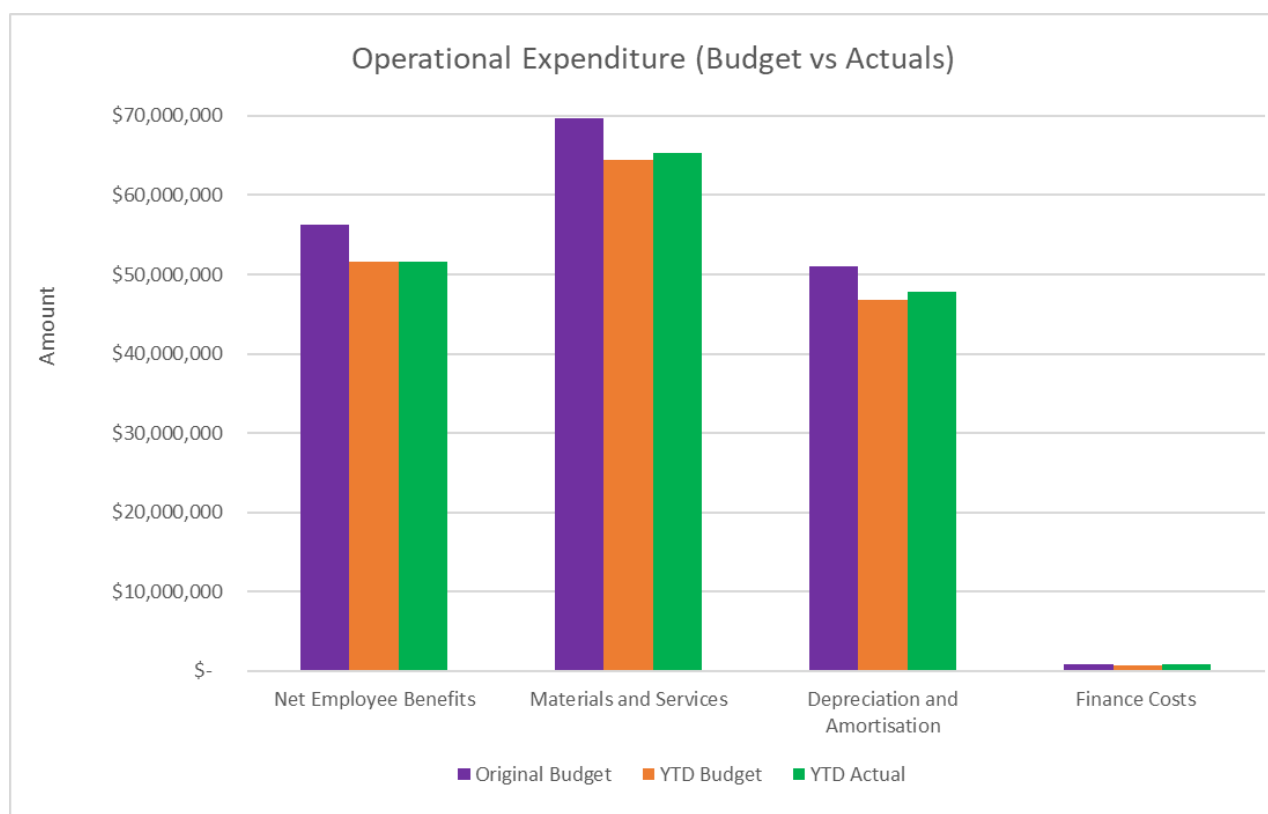
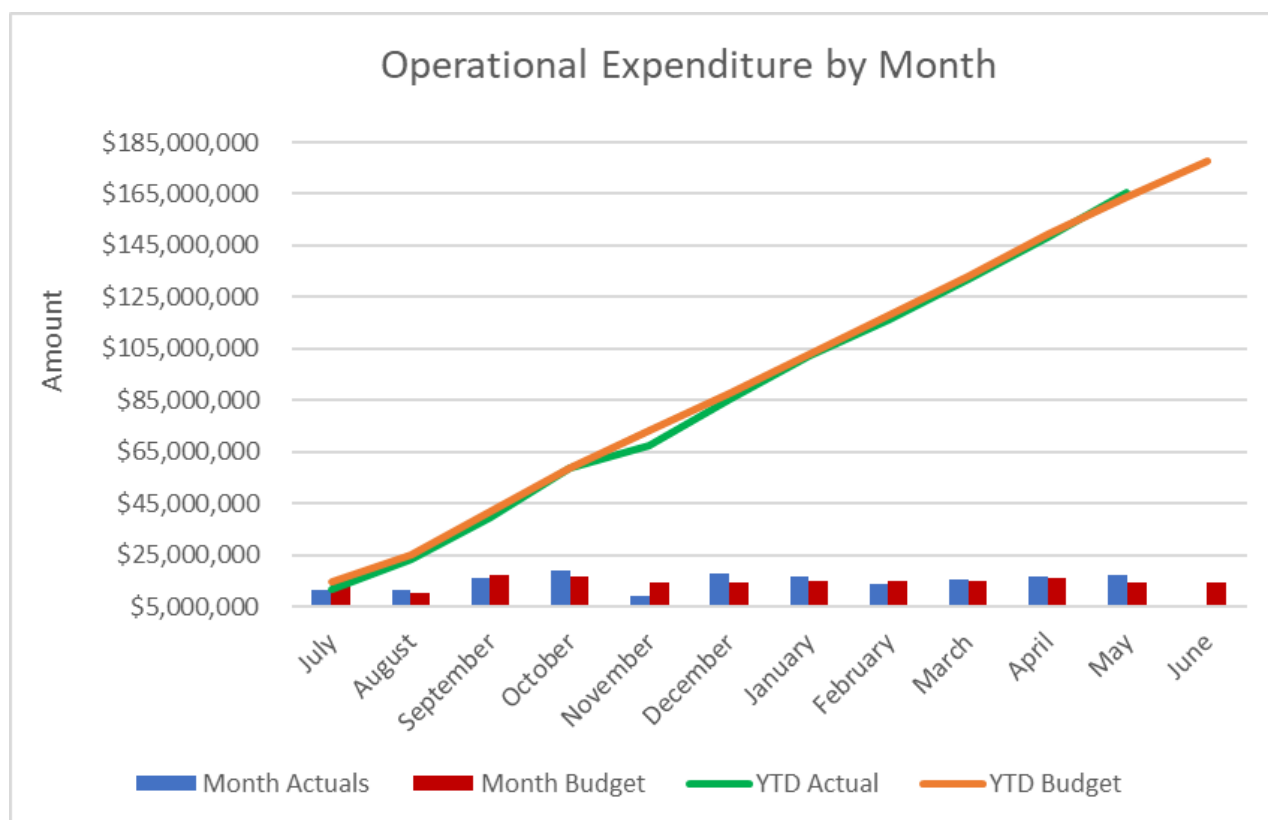
## Report

### 1. Operating Result

The operating position as of 31 May 2025 is a \$12,617,203 surplus, compared to a budgeted surplus of \$8,155,404 which is \$4,461,799 ahead of budget. The operating surplus ratio as of 31 May 2025 is 7.08 per cent, which exceeds Council's target of 1.0 per cent. The operating surplus has surpassed target due to the final rates levy (council's major revenue stream) for the financial year being levied. This percentage will decrease as expenditure starts to accelerate with the end of financial year nearing.

Graphs and a summary of major variances for revenue and expenses are listed below:

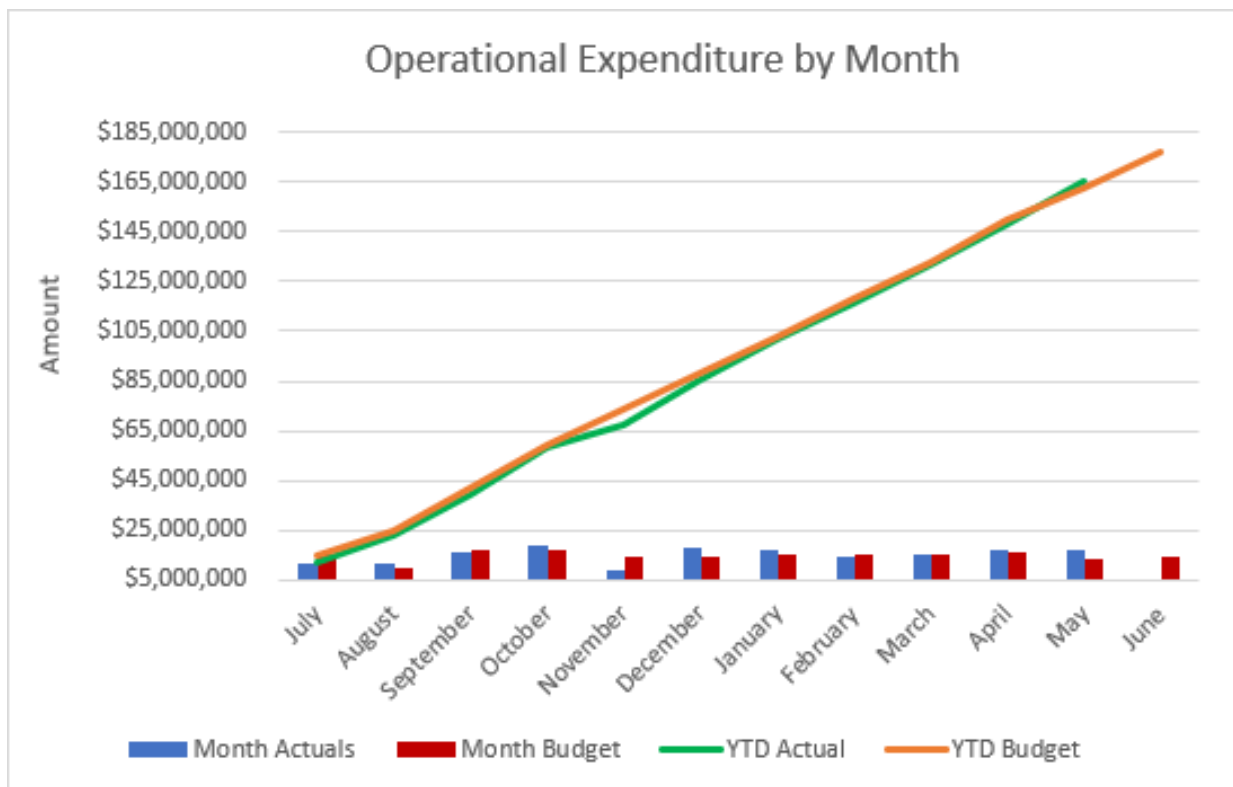
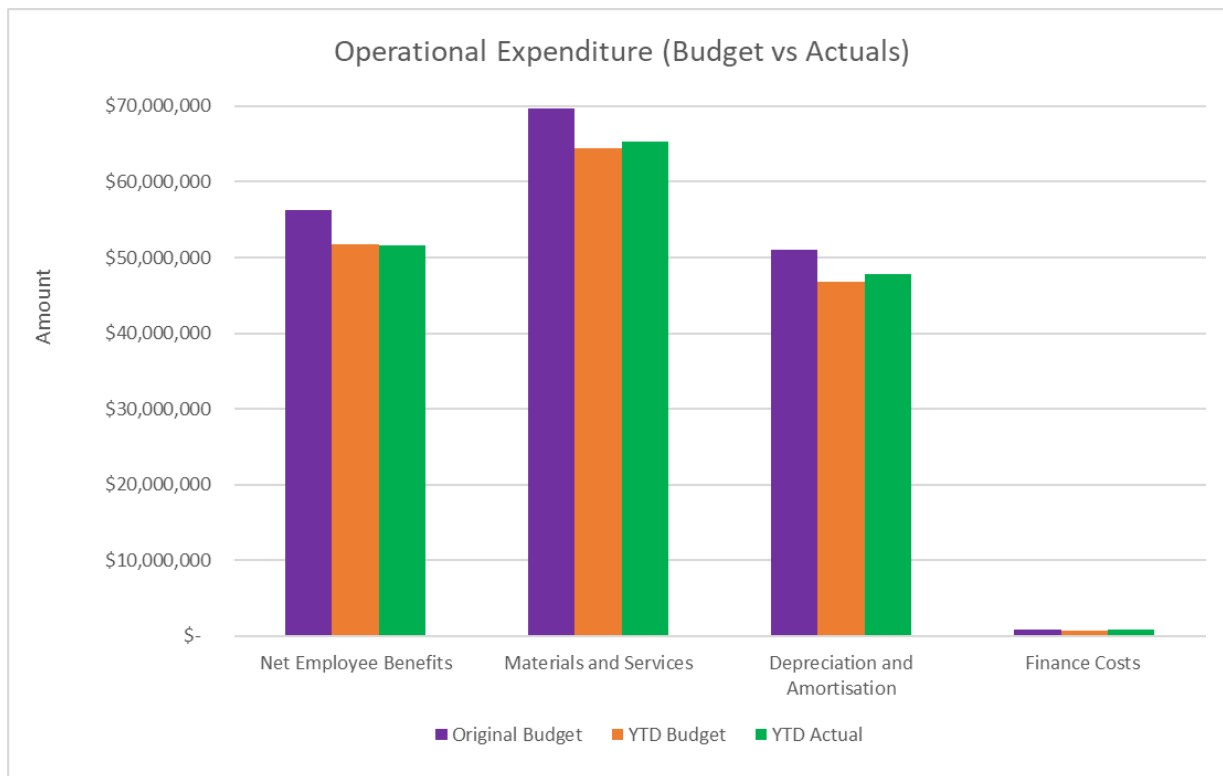




Operational Revenue is ahead of budget as of 31 May 2025, due to:

↑ Net Rates and Utility Charges is ahead of budget due to greater rates revenue received from:

- (a) Windfarm, Power Hub, and Solar Farm leases being registered and now rated. There are still more leases to be registered this financial year and revenue will increase due to this. This revenue was not included in the budget due to the uncertainty as to when these projects would be registered and valued;
  - (b) an audit was undertaken for the transmission/substation sites rating categories with a review of the output capacity. From this audit it was found that some rate payers output capacity was higher than the category they were in and thus they were moved to the correct category which resulted in a higher rate being charged and more revenue received;
  - (c) an increase in the Intensive Industries category with leases being valued and registered;
  - (d) there have also been multiple category changes across residential, commercial and industrial, and rural to rural residential. This also includes new properties coming online;
  - (e) water volumetric (consumption) is behind budget due to less water being levied in the first levy due to numerous rain events causing reduced consumption. There is a risk that the second water levy could also fall short of budget due to the continued wet weather; and
  - (f) rates revenue will reduce by around \$1,000,000, with the payment to the state for the fire levy to be made at the end of June.
- ↓ Fees and Charges income is essentially in line with budget. Fees and charges at the Dalby Washdown Bay will fall short of budget due to the closure of the facility for capital repairs;
- ↑ Rental and Levies income is ahead of budget, due to additional revenue received for Community housing. When forming the 2024-25 budget there were no budget inclusions (revenue or expenditure) for Community housing due to the handover date being delayed until 30 September 2024. Moving forward this revenue will not be budgeted or received. It is expected that Rental and Levies will remain ahead of budget for the year;
- ↓ Sales of Major Services is behind budget. Quarry sales are lagging due to a timing issue of processing sales and Commercial Work sales are behind due to a lag in invoice submissions for the month. Sales of Major Services is expected to exceed budget for the year due to additional commercial works being awarded and higher throughput at the Saleyards;
- ↑ Operating Grants and Subsidies is ahead of budget and will remain this way due to additional grants and contributions being received which were not budgeted. The major grant received was a Queensland Reconstruction Authority (QRA) grant for Natural Disaster reimbursements relating to the 2023-24 financial year;
- ↓ Interest Revenue is behind budget due to the Queensland Investment Corporation (QIC) fair value movement (value of the shares) reducing and falling short of budget. The distribution portion of the investment is ahead of budget. There is a risk that this investment will fall short of budget for the year, due to the market fluctuations. Queensland Treasury Corporation (QTC) is also behind budget due to a reduced cash balance; and
- ↑ Other Income is ahead of budget due to additional miscellaneous reimbursements being received.



Operational Expenditure is ahead of budget as of 31 May 2025 due to:

- ↓ Net Employee Benefits is behind budget due to staff vacancies;
- ↑ Materials and Services is ahead of budget due to an increased use of contractors due to staff vacancies; additional Commercial Works being performed (revenue will also be higher due to this) and increased costs for swimming pool contract management and waste transfer site management. Council officers

are also currently working through capital expenses sitting in the work in progress (WIP) account (balance sheet item) and reviewing the nature of the spend. Any items deemed to be operational in nature are being reclassified and moved to the operational budget, which will increase materials and services. This does not affect cash as the cash has already been spent, it is just amending the accounting treatment of the expense;

- ↑ Depreciation and Amortisation is greater than budget due to higher than projected valuations of council assets (increase in the value of council assets). Most of the large increases were in site improvement (swimming pool) assets. Depreciation will exceed budget for the year due to this; and
- ↑ Finance Costs are greater than budget and are expected to exceed budget, due to bank fees being higher than originally budgeted.

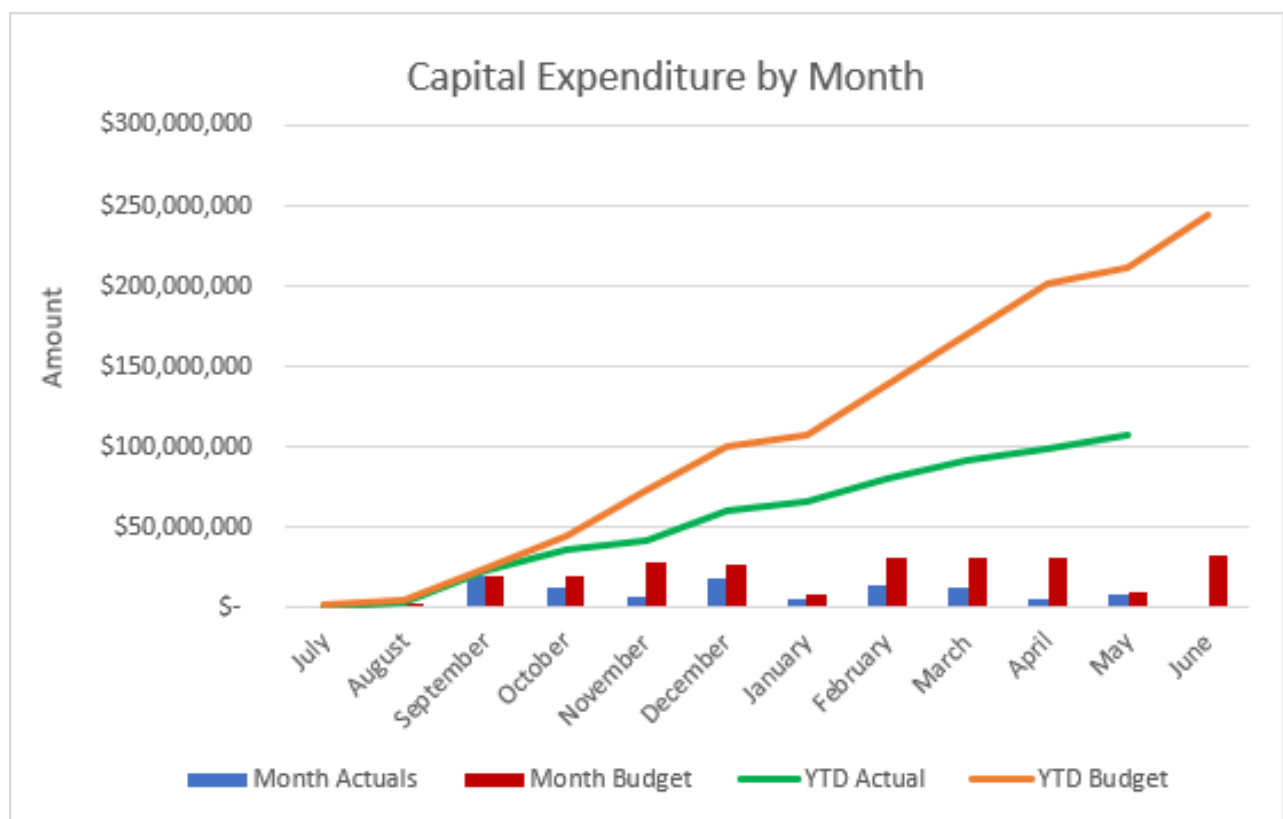
## 2. Capital Revenue and Expenditure

### Capital Revenue

- ↓ Capital Revenue is behind budget due to flood works revenue being behind budget. When the flood revenue budget was formed, it was calculated using the Queensland Reconstruction Authority (QRA) approved unit rates for Council, however the actual costs incurred delivering the Flood Recovery Programme are less than this estimate. As the Disaster Recovery Funding Arrangements (DRFA) reimburse for the actual cost of the reconstruction works, Council's revenue is reduced in line with reduced expenditure;

### Capital Expenditure

- ↓ Capital Expenditure is behind budget as of 31 May 2025 with \$107,082,178 spent year to date. A majority of this underspend relates to the Flood programme.





Below is a summary of the capital works program broken up by budget type.

<b>By Budget Type</b>				
<b>Division</b>	<b>Total Approved Budget</b>	<b>YTD Budget</b>	<b>YTD Actuals</b>	<b>Variance (YTD Budget less YTD Actuals)</b>
<b>Total Council</b>	<b>223,501,400</b>	<b>211,327,066</b>	<b>107,082,178</b>	<b>104,244,888</b>
<b>General</b>	<b>86,815,672</b>	<b>75,424,109</b>	<b>54,817,162</b>	<b>20,606,947</b>
<b>Flood</b>	<b>130,757,814</b>	<b>130,757,818</b>	<b>48,489,256</b>	<b>82,268,562</b>
<b>Carry-Over</b>	<b>5,927,914</b>	<b>5,145,139</b>	<b>3,775,760</b>	<b>1,369,379</b>

- (1) Council's general programme is behind budget due to delays in contractors commencing works and delays in receiving progress claims (timing issue). Project owners are indicating that around \$21 million will need to be carried forward into future financial years. These carryovers relate to the Dalby Cultural Precinct, Thomas Jack Playground, Dalby Water Supply projects, Condamine Weir Raising, Chinchilla Water Security Development, various roads projects, Mary Street and Maldouf/Warrego Highway stormwater projects;
- (2) Council's flood programme is behind budget, with the budget based on the estimated value of approved works. The actual costs incurred in delivery of this programme have been less than these estimates. Per the Disaster Recovery Funding Arrangements (DRFA), Council will be reimbursed the actual costs of delivering the flood recovery session, meaning revenue will be reduced proportionate to the reduction in expenditure. . A majority of the flood programme was completed in May 2025. Around \$51 million will be spent this financial year, for flood works. It has been indicated that around \$6 million will need to be carried forward into 2025-26 for completion of the programme; and
- (3) Council's carry-over programme (projects carried over from 2023-24 to 2024-25) is behind budget due to delays in receiving progress claims (timing issue). It has been indicated that the Regional Road Resilience and Mary Street Stormwater (2023-24 allocation) projects will need to be carried over to 2025-26.

Please see attachment two (2024-25 Carry Forward Programme update) which lists a summary of the carry-over programme and multi-year projects included in the general programme with a carry-over component from 2023-24. The flood programme has been excluded from this report.

### 3. Capital Budget Adjustments

Capital adjustments are required to the 2024-25 capital works programme as listed in attachment two (2) of this report (2024-25 Capital Works Budget Adjustments). Additional details on the under and overspends on the road and footpath projects are discussed in the Infrastructure Services 2024-25 Transport Infrastructure Capital Project Budget Variances Report. Council approval is required as per the 2024-25 Budget Policy. Additional budget is required for multiple projects within the 2024-25 capital works programme due predominantly to increased costs or complexities on projects which were not originally factored into their budgets. Projected overspends total \$3,124,342 and underspends in the program total \$3,127,618. Additional budget is not required as a whole, however Council approval is required for the overspend which is funded by underspends across the programme.

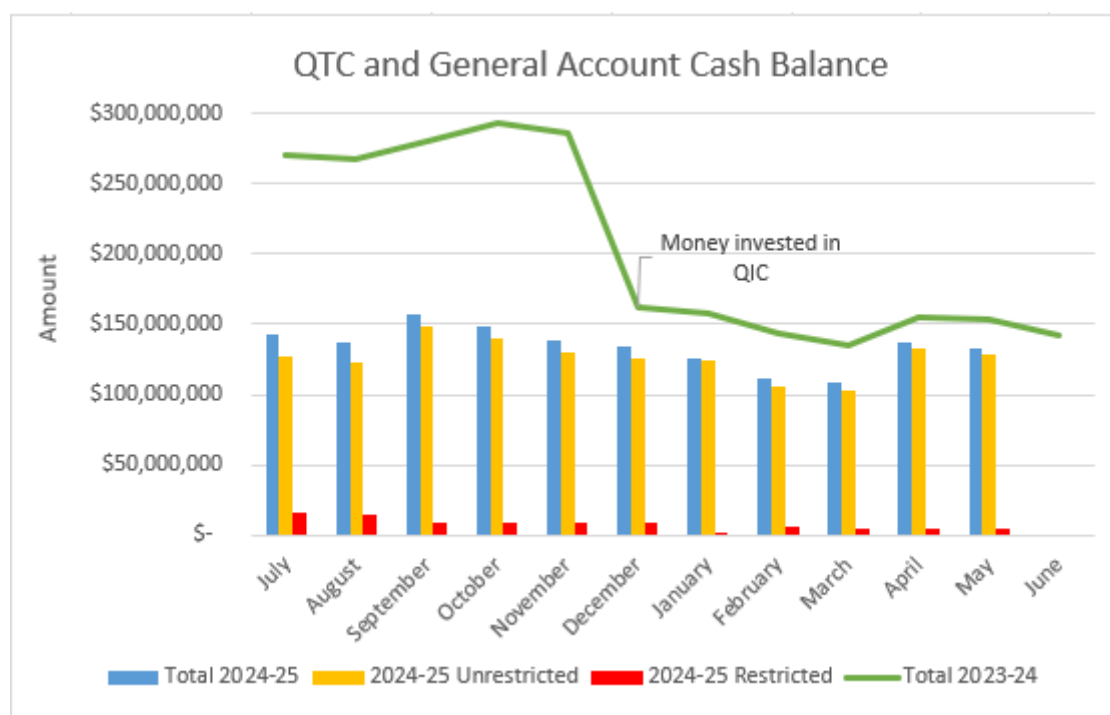
## Cash and Investments

Council's Cash and Investments as of 31 May 2025 totalled \$256,115,975. Council's cash is made up of:

- (1) \$132,288,937 QTC Cash Fund and General Bank Account (as of 31 May 2025); and
- (2) \$123,827,037 QIC Investment Fund (as of 31 May 2025).

### (a) Queensland Treasury Corporation Cash Fund and General bank account

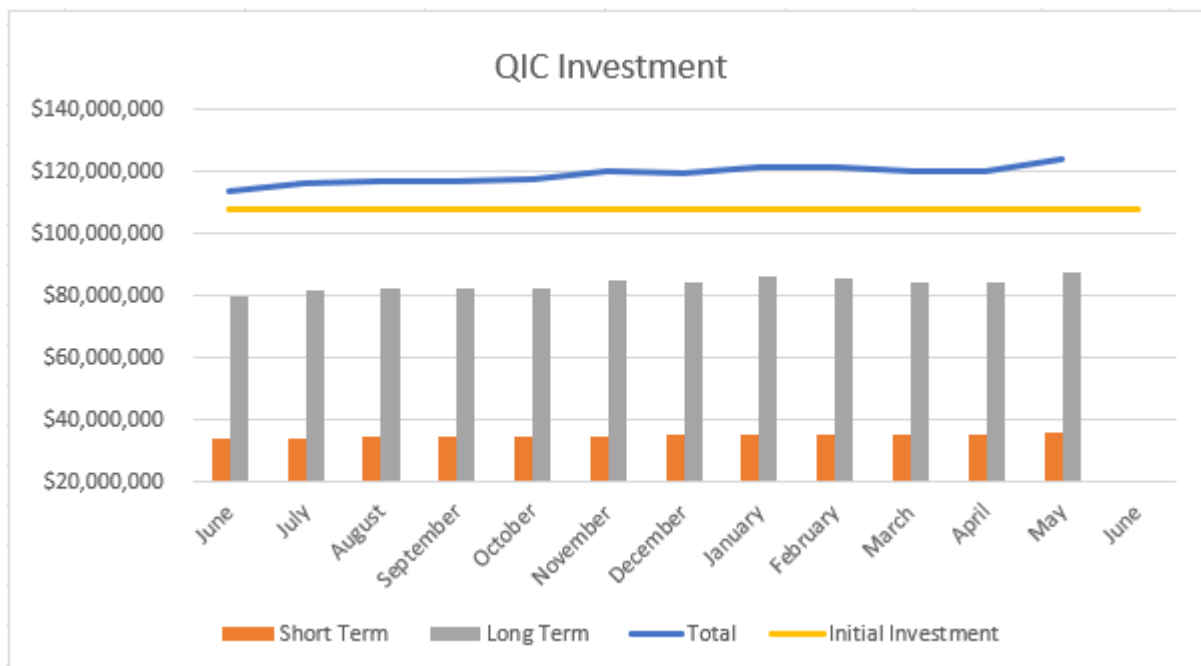
The balance in the Queensland Treasury Corporation (QTC) cash fund and general bank account at 31 May 2025 totalled \$132,288,937 of which \$4,008,199 is considered restricted in nature, leaving the unrestricted balance at \$128,280,738 which represents 12.15 months of operating expenses, excluding depreciation, in which Council could sustain itself without receiving any forms of income. This position exceeds the legislative and Council's target of four (4) months. The interest rate received for the Queensland Treasury Corporation Cash fund as of 31 May 2025 was 4.73 per cent.



### (b) Queensland Investment Corporation Investments

The balance in the Queensland Investment Corporation's (QIC) investment accounts at 31 May 2025 totalled \$123,827,037. Distributions (interest received) received for these accounts are reinvested back into the investments as units. Changes in balances also occur from the change in the unit value. Changes in balance are recognised monthly, where the distributions are recognised quarterly, Council can at any point call upon these funds. Each investment is listed below:

- (i) \$35,980,112 Queensland Investment Corporation's Short-Term Income Fund; and
- (ii) \$87,846,925 Queensland Investment Corporation's Long-Term Diversified Fund.



#### 4. Amendments to the 2024-25 Fees and Charges Register

Section 98 of the *Local Government Act 2009* requires Council to maintain a register of its cost recovery fees and charges. 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 added to the 2024-25 fees and charges register to be effective 19 June 2025.

Fee Name	Year 2024/25 Fee (including GST)	GST	Justification
Bookable Experience Guided Tour Fee	\$10.00	Y	Due to Council offering guided tours, which are becoming increasingly popular, it is recommended that this new fee to be added to the Fees and Charges Register ensuring Council is supporting local tourism delivery.

#### 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 2025 Financial Year Original Budget on 20 June 2024. The attached one-page report details the position for the period ending 31 May 2025. Council's position remains healthy with council's position expected to remain in line with the adopted budget.

#### Human Rights Considerations

Section 4(b) of the *Human Rights Act 2019* 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 with no budget concerns at this stage. It is recommended that Council approves the inclusion of the new fee to the fees and charges register and approve the amendments to the capital works programme.

#### **Attachments**

1. One Page Report May 2025;
2. 2024-25 Capital Works Budget Adjustments; and
3. 2024-25 Carry Forward Program Update.

**Authored by:** C. Prain, FINANCIAL PLANNING & ANALYSIS SUPERVISOR





Western Downs Regional Council  
One Page Result  
Period Ending: 31 May 2025

	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
<b>Operating Revenue</b>												
Rates and Utility Charges	(114,866,848)	(114,866,847)	(120,974,988)	(6,108,141)	(91,105,482)	(91,105,482)	(97,364,930)	(6,259,448)	-	-	-	-
Volumetric	(7,950,664)	(3,975,332)	(3,397,944)	577,388	-	-	-	-	-	-	-	-
Less: Discounts & Pensioner Remissions	6,142,028	6,142,029	6,092,088	(49,941)	4,659,181	4,659,182	4,918,595	259,413	-	-	-	-
Net Rates and Utility Charges	(116,675,483)	(112,700,150)	(118,280,844)	(5,580,694)	(86,446,301)	(86,446,300)	(92,446,335)	(6,000,035)	-	-	-	-
Fees and Charges	(8,629,980)	(7,809,246)	(7,795,199)	14,047	(4,347,949)	(3,884,051)	(3,994,367)	(110,316)	-	-	-	-
Rental and Levies	(663,866)	(608,544)	(669,386)	(60,842)	(568,866)	(521,461)	(591,932)	(70,471)	-	-	-	-
Sales of Major Services	(20,943,884)	(18,456,831)	(17,845,269)	611,562	-	-	-	-	(6,227,066)	(5,708,144)	(5,515,834)	192,310
Operating Grants & Subsidies	(17,541,832)	(17,541,832)	(18,897,713)	(1,355,881)	(17,541,832)	(17,541,832)	(18,897,713)	(1,355,881)	-	-	-	-
Interest and Investment Revenue	(14,426,500)	(12,910,455)	(12,510,899)	399,556	(14,319,062)	(12,811,971)	(12,426,410)	385,561	-	-	-	-
Other Income	(1,533,735)	(1,831,640)	(2,227,157)	(395,517)	(1,348,735)	(1,662,057)	(2,056,374)	(394,317)	-	-	-	-
<b>Total Operating Revenue</b>	<b>(180,415,280)</b>	<b>(171,858,698)</b>	<b>(178,226,467)</b>	<b>(6,367,769)</b>	<b>(124,572,745)</b>	<b>(122,867,672)</b>	<b>(130,413,131)</b>	<b>(7,545,459)</b>	<b>(6,227,066)</b>	<b>(5,708,144)</b>	<b>(5,515,834)</b>	<b>192,310</b>
<b>Operating Expenses</b>												
Employee Benefits	62,787,875	57,674,910	57,319,015	(355,895)	50,254,781	46,184,796	48,427,161	2,242,365	1,349,790	1,237,307	1,611,608	374,301
Less Capitalised Employee Benefits	(6,579,287)	(5,953,307)	(5,757,494)	195,813	(6,191,181)	(5,595,875)	(5,721,223)	(125,348)	-	-	-	-
Net Employee Benefits	56,208,588	51,721,603	51,561,521	(160,082)	44,063,600	40,588,921	42,705,938	2,117,017	1,349,790	1,237,307	1,611,608	374,301
Materials and Services	69,717,316	64,449,074	65,349,951	900,877	41,230,143	38,528,228	35,069,998	(3,458,230)	4,308,906	3,949,831	8,636,130	4,686,299
Depreciation and Amortisation	51,071,854	46,815,866	47,802,363	986,497	40,657,892	37,269,734	38,272,808	1,003,074	-	-	-	-
Finance Costs	781,910	716,751	895,429	178,678	781,910	716,751	895,429	178,678	-	-	-	-
Corporate Overhead	-	-	-	-	(3,843,340)	(3,523,062)	(3,523,062)	-	442,106	405,263	405,263	-
<b>Total Operating Expenses</b>	<b>177,779,668</b>	<b>163,703,295</b>	<b>165,609,264</b>	<b>1,905,969</b>	<b>122,890,205</b>	<b>113,580,573</b>	<b>113,421,111</b>	<b>(159,461)</b>	<b>6,100,802</b>	<b>5,592,401</b>	<b>10,653,001</b>	<b>5,060,600</b>
<b>Operating (surplus)/deficit</b>	<b>(2,635,613)</b>	<b>(8,155,404)</b>	<b>(12,617,203)</b>	<b>(4,461,799)</b>	<b>(1,682,540)</b>	<b>(9,287,099)</b>	<b>(16,992,020)</b>	<b>(7,704,920)</b>	<b>(126,265)</b>	<b>(115,743)</b>	<b>5,137,167</b>	<b>5,252,910</b>
<b>Capital Revenue</b>												
Capital Grants & Subsidies	(123,727,690)	(84,120,376)	(51,123,853)	32,996,523	(123,535,365)	(84,120,376)	(49,040,426)	35,079,950	-	-	-	-
Contributions	(3,573,659)	(3,573,659)	(3,864,805)	(291,146)	(3,573,659)	(3,573,659)	(3,864,805)	(291,146)	-	-	-	-
Contributions - Contributed Assets	(100,000)	(100,000)	(1,943,610)	(1,843,610)	(100,000)	(100,000)	(1,943,610)	(1,843,610)	-	-	-	-
Contributions from Developers - Cash	(300,000)	(300,000)	(978,092)	(678,092)	(300,000)	(300,000)	(826,120)	(526,120)	-	-	-	-
Disposal of Non-Current Assets	(100,000)	-	-	-	(100,000)	-	-	-	-	-	-	-
<b>Total Capital Revenue</b>	<b>(127,801,349)</b>	<b>(88,094,035)</b>	<b>(57,910,360)</b>	<b>30,183,675</b>	<b>(127,609,024)</b>	<b>(88,094,035)</b>	<b>(55,674,961)</b>	<b>32,419,074</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Capital Expenses</b>												
Loss of Revaluation of Inventory	-	-	-	-	-	-	-	-	-	-	-	-
Restoration of Land Provision	-	-	-	-	-	-	-	-	-	-	-	-
Capital Expense Write-Off	10,000,000	-	-	-	10,000,000	-	-	-	-	-	-	-
<b>Total Capital Expenses</b>	<b>10,000,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>10,000,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Result (surplus)/deficit</b>	<b>(120,436,962)</b>	<b>(96,249,439)</b>	<b>(70,527,563)</b>	<b>25,721,876</b>	<b>(119,291,564)</b>	<b>(97,381,134)</b>	<b>(72,666,981)</b>	<b>24,714,154</b>	<b>(126,265)</b>	<b>(115,743)</b>	<b>5,137,167</b>	<b>5,252,910</b>
<b>Capital Funding Applications</b>												
Capital Expenditure - New Assets	30,296,094	23,205,574	9,974,753	(13,230,821)	13,833,818	8,945,716	5,440,339	(3,505,377)	-	-	-	-
Capital Expenditure - Upgrade Assets	8,677,017	8,261,964	4,084,345	(4,177,619)	8,572,017	8,171,964	4,033,814	(4,138,150)	-	-	-	-
Capital Expenditure - Replacement Assets	184,528,289	179,859,528	93,023,080	(86,836,448)	171,658,307	167,948,313	81,983,919	(85,964,394)	-	-	-	-
<b>Total Capital Funding Applications</b>	<b>223,501,400</b>	<b>211,327,066</b>	<b>107,082,178</b>	<b>(104,244,888)</b>	<b>194,064,142</b>	<b>185,065,993</b>	<b>91,458,072</b>	<b>(93,607,921)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>



Western Downs Regional Council  
One Page Result  
Period Ending: 31 May 2025

	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
<b>Operating Revenue</b>												
Rates and Utility Charges	-	-	-	-	(6,839,917)	(6,839,917)	(6,801,371)	38,546	(10,369,888)	(10,369,888)	(10,230,425)	139,463
Volumetric	-	-	-	-	(7,950,664)	(3,975,332)	(3,397,944)	577,388	-	-	-	-
Less: Discounts & Pensioner Remissions	-	-	47,184	47,184	691,691	691,691	407,064	(284,627)	484,843	484,843	444,398	(40,445)
Net Rates and Utility Charges	-	-	47,184	47,184	(14,098,890)	(10,123,558)	(9,792,251)	331,307	(9,885,045)	(9,885,045)	(9,786,027)	99,018
Fees and Charges	(32,000)	(20,167)	(21,278)	(1,111)	(1,333,000)	(1,231,083)	(1,158,709)	72,374	-	-	(54,462)	(54,462)
Rental and Levies	-	-	-	-	(95,000)	(87,083)	(77,454)	9,629	-	-	-	-
Sales of Major Services	(3,761,708)	(2,706,504)	(2,528,344)	178,160	(35,000)	(32,083)	(3,852)	28,231	(11,000)	(10,083)	(1,494)	8,589
Operating Grants & Subsidies	-	-	-	-	-	-	-	-	-	-	-	-
Interest and Investment Revenue	-	-	-	-	(44,025)	(40,356)	(46,085)	(5,729)	(35,000)	(32,083)	(19,037)	13,046
Other Income	-	-	-	-	-	-	(1,248)	(1,248)	-	-	-	-
<b>Total Operating Revenue</b>	<b>(3,793,708)</b>	<b>(2,726,671)</b>	<b>(2,502,438)</b>	<b>224,233</b>	<b>(15,605,915)</b>	<b>(11,514,163)</b>	<b>(11,079,599)</b>	<b>434,564</b>	<b>(9,931,045)</b>	<b>(9,927,211)</b>	<b>(9,861,020)</b>	<b>66,191</b>
<b>Operating Expenses</b>												
Employee Benefits	274,645	251,758	192,587	(59,171)	5,677,166	5,204,069	3,648,154	(1,555,915)	2,296,558	2,105,178	1,330,913	(774,265)
Less Capitalised Employee Benefits	-	-	-	-	-	-	(709)	(709)	-	-	(1,179)	(1,179)
Net Employee Benefits	274,645	251,758	192,587	(59,171)	5,677,166	5,204,069	3,647,445	(1,556,624)	2,296,558	2,105,178	1,329,734	(775,444)
Materials and Services	1,606,740	1,472,870	987,973	(484,897)	4,455,620	4,005,783	5,132,397	1,126,614	1,825,350	1,641,545	2,371,684	730,139
Depreciation and Amortisation	327,571	300,273	287,726	(12,547)	5,898,555	5,407,009	5,448,429	41,420	2,983,585	2,734,953	2,665,989	(68,964)
Finance Costs	-	-	-	-	-	-	-	-	-	-	-	-
Corporate Overhead	250,534	229,656	229,656	-	1,475,413	1,352,462	1,352,462	-	828,497	759,456	759,456	-
<b>Total Operating Expenses</b>	<b>2,459,490</b>	<b>2,254,558</b>	<b>1,697,942</b>	<b>(556,615)</b>	<b>17,506,754</b>	<b>15,969,323</b>	<b>15,580,733</b>	<b>(388,590)</b>	<b>7,933,990</b>	<b>7,241,132</b>	<b>7,126,863</b>	<b>(114,269)</b>
<b>Operating (surplus)/deficit</b>	<b>(1,334,218)</b>	<b>(472,114)</b>	<b>(804,496)</b>	<b>(332,382)</b>	<b>1,900,839</b>	<b>4,455,160</b>	<b>4,501,134</b>	<b>45,974</b>	<b>(1,997,055)</b>	<b>(2,686,080)</b>	<b>(2,734,157)</b>	<b>(48,078)</b>
<b>Capital Revenue</b>												
Capital Grants & Subsidies	-	-	-	-	-	-	(2,083,427)	(2,083,427)	-	-	-	-
Contributions	-	-	-	-	-	-	-	-	-	-	-	-
Contributions - Contributed Assets	-	-	-	-	-	-	-	-	-	-	-	-
Contributions from Developers - Cash	-	-	-	-	-	-	-	-	-	-	(151,972)	(151,972)
Disposal of Non-Current Assets	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Capital Revenue</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(2,083,427)</b>	<b>(2,083,427)</b>	<b>-</b>	<b>-</b>	<b>(151,972)</b>	<b>(151,972)</b>
<b>Capital Expenses</b>												
Loss of Revaluation of Inventory	-	-	-	-	-	-	-	-	-	-	-	-
Restoration of Land Provision	-	-	-	-	-	-	-	-	-	-	-	-
Capital Expense Write-Off	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Capital Expenses</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Result (surplus)/deficit</b>	<b>(1,334,218)</b>	<b>(472,114)</b>	<b>(804,496)</b>	<b>(332,382)</b>	<b>1,900,839</b>	<b>4,455,160</b>	<b>2,417,707</b>	<b>(2,037,453)</b>	<b>(1,997,055)</b>	<b>(2,686,080)</b>	<b>(2,886,129)</b>	<b>(200,050)</b>
<b>Capital Funding Applications</b>												
Capital Expenditure - New Assets	-	-	-	-	14,724,825	13,002,832	3,344,214	(9,658,618)	-	-	-	-
Capital Expenditure - Upgrade Assets	-	-	-	-	90,000	75,000	50,531	(24,469)	-	-	-	-
Capital Expenditure - Replacement Assets	-	-	-	-	10,257,218	9,480,900	9,022,007	(458,893)	1,400,000	1,400,000	1,490,912	90,912
<b>Total Capital Funding Applications</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>25,072,043</b>	<b>22,558,732</b>	<b>12,416,752</b>	<b>(10,141,980)</b>	<b>1,400,000</b>	<b>1,400,000</b>	<b>1,490,912</b>	<b>90,912</b>



Western Downs Regional Council  
One Page Result  
Period Ending: 31 May 2025

	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
<b>Operating Revenue</b>																
Rates and Utility Charges	-	-	-	-	(6,551,561)	(6,551,560)	(6,578,262)	(26,702)	-	-	-	-	-	-	-	-
Volumetric	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less: Discounts & Pensioner Remissions	-	-	-	-	306,313	306,313	274,847	(31,466)	-	-	-	-	-	-	-	-
Net Rates and Utility Charges	-	-	-	-	(6,245,248)	(6,245,247)	(6,303,415)	(58,168)	-	-	-	-	-	-	-	-
Fees and Charges	-	-	(98)	(98)	(2,007,031)	(1,839,778)	(1,820,842)	18,936	-	-	-	-	(910,000)	(834,167)	(745,443)	88,724
Rental and Levies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sales of Major Services	(7,792,606)	(7,143,222)	(6,167,215)	976,007	-	-	-	-	(3,116,504)	(2,856,795)	(3,628,530)	(771,735)	-	-	-	-
Operating Grants & Subsidies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest and Investment Revenue	-	-	-	-	(28,413)	(26,045)	(19,367)	6,678	-	-	-	-	-	-	-	-
Other Income	-	-	-	-	(185,000)	(169,583)	(169,535)	48	-	-	-	-	-	-	-	-
<b>Total Operating Revenue</b>	<b>(7,792,606)</b>	<b>(7,143,222)</b>	<b>(6,167,313)</b>	<b>975,909</b>	<b>(8,465,692)</b>	<b>(8,280,653)</b>	<b>(8,313,159)</b>	<b>(32,506)</b>	<b>(3,116,504)</b>	<b>(2,856,795)</b>	<b>(3,628,530)</b>	<b>(771,735)</b>	<b>(910,000)</b>	<b>(834,167)</b>	<b>(745,443)</b>	<b>88,724</b>
<b>Operating Expenses</b>																
Employee Benefits	1,246,309	1,144,665	933,710	(210,955)	759,223	695,732	509,356	(186,376)	782,399	716,651	552,755	(163,896)	147,004	134,754	112,771	(21,983)
Less Capitalised Employee Benefits	(345,446)	(318,874)	-	318,874	-	-	-	-	(42,660)	(38,558)	(34,383)	4,175	-	-	-	-
Net Employee Benefits	900,863	825,791	933,710	107,919	759,223	695,732	509,356	(186,376)	739,739	678,093	518,372	(159,721)	147,004	134,754	112,771	(21,983)
Materials and Services	4,978,492	4,563,961	4,287,842	(276,119)	9,399,660	8,606,231	7,417,035	(1,189,196)	1,358,926	1,246,602	1,164,366	(82,236)	553,479	434,023	282,526	(151,497)
Depreciation and Amortisation	23,036	21,116	19,508	(1,608)	617,275	565,835	549,417	(16,418)	512,181	469,499	492,217	22,718	51,759	47,446	66,269	18,823
Finance Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Corporate Overhead	330,323	302,796	302,796	-	272,697	249,972	249,972	-	188,051	172,380	172,380	-	55,720	51,077	51,077	-
<b>Total Operating Expenses</b>	<b>6,232,714</b>	<b>5,713,665</b>	<b>5,543,856</b>	<b>(169,809)</b>	<b>11,048,855</b>	<b>10,117,771</b>	<b>8,725,780</b>	<b>(1,391,990)</b>	<b>2,798,897</b>	<b>2,566,574</b>	<b>2,347,335</b>	<b>(219,239)</b>	<b>807,962</b>	<b>667,299</b>	<b>512,643</b>	<b>(154,657)</b>
<b>Operating (surplus)/deficit</b>	<b>(1,559,892)</b>	<b>(1,429,557)</b>	<b>(623,457)</b>	<b>806,100</b>	<b>2,583,162</b>	<b>1,837,118</b>	<b>412,621</b>	<b>(1,424,496)</b>	<b>(317,608)</b>	<b>(290,221)</b>	<b>(1,281,195)</b>	<b>(990,974)</b>	<b>(102,038)</b>	<b>(166,868)</b>	<b>(232,800)</b>	<b>(65,933)</b>
<b>Capital Revenue</b>																
Capital Grants & Subsidies	-	-	-	-	(192,325)	-	-	-	-	-	-	-	-	-	-	-
Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Contributions - Contributed Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Contributions from Developers - Cash	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Disposal of Non-Current Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Capital Revenue</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(192,325)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Capital Expenses</b>																
Loss of Revaluation of Inventory	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Restoration of Land Provision	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Expense Write-Off	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Capital Expenses</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Result (surplus)/deficit</b>	<b>(1,559,892)</b>	<b>(1,429,557)</b>	<b>(623,457)</b>	<b>806,100</b>	<b>2,390,837</b>	<b>1,837,118</b>	<b>412,621</b>	<b>(1,424,496)</b>	<b>(317,608)</b>	<b>(290,221)</b>	<b>(1,281,195)</b>	<b>(990,974)</b>	<b>(102,038)</b>	<b>(166,868)</b>	<b>(232,800)</b>	<b>(65,933)</b>
<b>Capital Funding Applications</b>																
Capital Expenditure - New Assets	-	-	-	-	1,426,786	986,026	1,093,915	107,889	220,665	181,000	20,986	(160,014)	90,000	90,000	75,299	(14,701)
Capital Expenditure - Upgrade Assets	-	-	-	-	-	-	-	-	-	-	-	-	15,000	15,000	-	(15,000)
Capital Expenditure - Replacement Assets	-	-	-	-	-	-	-	-	507,328	498,530	256,585	(241,945)	705,436	531,785	269,657	(262,128)
<b>Total Capital Funding Applications</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,426,786</b>	<b>986,026</b>	<b>1,093,915</b>	<b>107,889</b>	<b>727,993</b>	<b>679,530</b>	<b>277,571</b>	<b>(401,959)</b>	<b>810,436</b>	<b>636,785</b>	<b>344,956</b>	<b>(291,829)</b>

2024-25 Capital Works Programme

Project	Region	Original Budget	Amended Budget	Variance	Comment
Projects with Overspends					
Works					
Stillier St ( Weldon to North St) - Footpath	Wandoan	24,300	45,458	21,158	Due to wet weather, construction delays, unsuitable subgrade, cultural heritage requirements, vegetation clearing, construction water and gravel source location and availability, project variances have occurred for individual projects. In addition to the standard civil construction project variances, the Works department experienced new variances which includes service relocation price increases and time delays due to contractor availability which is at the asset owner's discretion.  An average uniform rate for gravel Resheeting is approximately \$50,000 - \$55,000 per kilometres. Based on this rate a total of 100 kilometres should be resheeted within the \$5.5 million budget this financial year (2024-25).
Willacy St (Longford St to Weldon St) - Footpath	Wandoan	15,660	24,343	8,683	
Thorne St footpath (Hall to Raff St) - Footpath	Dalby	32,400	40,462	8,062	
Leichhardt St (Gormley Rd to Heeney St) LHS - Footpath	Chinchilla	137,700	153,000	15,300	
Reseal Prep - Regional	Regional	750,000	887,440	137,440	
Roche Creek RD (15.76 - 17.21) - Reconstruct	Wandoan	383,040	444,336	61,296	
Regional Resheet Budget	Regional	4,000,000	5,600,000	1,600,000	
Old Rosevale Rd (17.0 -18.7) - Reconstruction	Dalby	380,800	464,944	84,144	
Little St- Park to Wamba (0 - 0.162) - Reconstruct	Chinchilla	182,250	359,997	177,747	
Burra Burri - Darr Creek Rd (8.5 - 10.0) Reconstruct	Chinchilla	312,000	447,650	135,650	
Burke Street - (0.31 - 0.46) Reconstruct	Dalby	34,563	131,482	96,919	
Brigalow Street (230 - 290) Reconstruct to Urban Access	Dalby	13,800	31,557	17,757	
Brigalow Street (370 - 460) Reconstruct to Urban Access	Dalby	20,160	60,606	40,446	
Coxen St (1.153 - 1.354) Bitumen Upgrade to Urban Access	Dalby	48,240	68,413	20,173	
Jandowae Pool Access (344 - 500) Reconstruct to Urban Access	Dalby	34,944	85,120	50,176	
Wambo Street ( 0.36 - 0.481) - Dust Suppression Extension	Dalby	27,104	120,000	92,896	
Wambo Street (00- 0.16) - Dust Suppression Extension	Dalby	35,840	160,000	124,160	
Bundi Road, Wandoan (39 - 44) - LRCI Phase 4 (inc 2023/24 Carry-Overs)	Wandoan	1,185,100	1,400,000	214,900	
Castle St (0-0.221) Reconstruct 2023/24	Chinchilla	8,286	43,741	35,455	
Spray Unit - 3686	Regional	15,000	18,891	3,891	Increase in manufacturing costs
Spray Unit - 3997	Regional	15,000	18,891	3,891	Increase in manufacturing costs
John Deere D130 Ride on Mower - 2989	Regional	35,000	48,159	13,159	Increase in manufacturing costs
John Deere 997 Mower Miles - 3155	Regional	35,000	48,159	13,159	Increase in manufacturing costs
Parks and Recreation					
Boundary Fence Replacement Central Park Jandowae	Jandowae	52,300	71,560	19,260	Due to Dalby State High School unable to commit to the project involvement. This project is indicating an overspend as the project will now be completed by a contractor. This overspend has been funded by the underspend in the parks and recreation replacement programme.
Facilities					
Bell Ensor Park Amenities Upgrade	Bell	262,539	314,380	51,841	Due to a redesign to ensure amenities are compliant, the project is indicating an overspend.
Wandoan Recreation Reserve Power Pole Replacement	Wandoan	98,260	132,387	34,127	Due to additional poles needing replacing, this project will go over budget.
Dalby Showgrounds Main Carpark Renewal	Dalby	75,333	84,595	9,262	Due to the conditions of the carpark a second bitumen seal is required, thus indicating an overspend.
Utilities					
Waste Water Regional Asset Replacement	Regional	200,000	233,389	33,389	Project is indicating overspends as identified emergent works required replacement.
Total Capital Works Programme Overspends					
		8,414,619	11,538,961	3,124,342	
Projects with Underspends					
Works					
Robinson St Footpath (Best St to Lytton St) upgrade (100166)	Dalby	58,800	40,543	- 18,257	Footpath built in conjunction with Thorne Street, resulting in overall savings
Sandalwood Avenue (New Footpath) - LRCI Phase 4 (100168) (inc 23/24 Carry-Overs)	Dalby	720,000	515,370	- 204,630	Project under budget due to competitive market and more quotes obtained
Slessar Street - New Footpath (LRCI Part A) (100270) (inc 23/24 Carry-Overs)	Chinchilla	370,000	188,613	- 181,387	Project under budget due to competitive market and more quotes obtained
Dorney St (0 - 0.473) Reconstruct (100653) (inc 23/24 Carry-Overs)	Chinchilla	528,507	420,699	- 107,808	Projects with underspends did not incur delays of any sort. This combined with a competitive market meant projects were able to be completed under budget. The same principles apply with an average uniform rate for gravel Resheeting is approximately \$50,000 - \$55,000 per kilometres. Projects with underspends would border on the lower end of the scale of \$50,000 per kilometres.
Redmarley Rd (0.0 - 3.00) - Reconstruct (100707)	Miles	672,000	539,555	- 132,445	
Woollett's Rd (1.5 - 2.0) - Reconstruct (100353)	Dalby	112,000	92,000	- 20,000	
Kupunn Duleen Rd (0.0 - 2.30) - Reconstruct (100679)	Dalby	515,200	475,000	- 40,200	
Burra Burri Creek Rd (27.8 - 30.2) Reconstruct (100600)	Chinchilla	480,000	405,606	- 74,394	
Brigalow - Canaga Rd (5.03 - 8.50) - Reconstruct (100399)	Chinchilla	777,280	753,508	- 23,772	
Regional Reseal Budget (100770)	Regional	3,700,000	3,428,238	- 271,762	
Springvale Rd (13.0 to 13.8) - Reconstruction (100274)	Dalby	224,000	150,000	- 74,000	
Turner St (0 - 0.091) - Reconstruct (100190)	Chinchilla	34,563	3,175	- 31,388	
Windmill Rd (0 - 0.623) - Reconstruct (100249)	Chinchilla	994,125	990,000	- 4,125	
Cambridge Crossing Rd (26.2 - 27.4) - Reconstruct (100601)	Tara	288,000	216,858	- 71,142	
Upper Humbug Road (0.00 - 0.00) (Resource Funded - QGC) (inc 2023/24 Carry-Overs)	Tara	1,663,515	1,516,740	- 146,775	
McCaskers Road (0.00 - 0.00) (Resource Funded - QGC)	Tara	732,160	347,320	- 384,840	
Surcingle Rd (2640 - 2840) Bitumen Dust Suppression (100276)	Chinchilla	44,800	27,473	- 17,327	
Girrahween Design and Construction Project (Arrow Energy Funded) (100460)	Miles	871,129	825,877	- 45,252	
2059 - Superior 6ft Slasher T139 (100363)	Regional	30,000	14,995	- 15,005	Quotes obtained returned under budget, when compared with creating the original budget
3000 - Superior LCT84 Slasher (100554)	Regional	30,000	14,995	- 15,005	Quotes obtained returned under budget, when compared with creating the original budget
2406 - 6' Superior Slasher (100544)	Regional	30,000	14,995	- 15,005	Quotes obtained returned under budget, when compared with creating the original budget
3327 Bobcat Saleyards Skid Steer (100565)	Regional	130,000	75,000	- 55,000	Quotes obtained returned under budget, when compared with creating the original budget
Regional Depot Fencing Replacement (100721)	Regional	125,000	87,325	- 37,675	Quotes received were less than estimated budget
Planning and Environment					
New Office, Toilet Facility and Replacement of Cold Room at the Chinchilla Washdown Facility	Chinchilla	90,000	75,299	- 14,701	Project complete with savings made due to competitive quote.
Parks and Recreation					
Parks & Open Spaces Replacement Program (100886)	Regional	210,000	154,142	- 55,858	All identified replacement projects have been completed under budget, leaving unutilised budget for 2024-25.
Cemetery Fixtures Replacement Program (100406)	Regional	109,000	68,740	- 40,260	All identified replacement projects have been completed under budget, leaving unutilised budget for 2024-25
Anzac Park Footpath Renewal - FACILITIES MANAGING (100387)	Dalby	96,500	89,783	- 6,717	Works complete under budget.
Facilities					
Public Conveniences Renewal Program (100505)	Regional	86,192	48,770	- 37,422	Project indicating under budget due to packaging of projects within amenities replacement contracts
Commercial Properties Renewal Program (100623)	Regional	25,333	-	- 25,333	No Projects have been identified requiring use of the contingency funds
Civic Centres Renewal Program	Regional	396,006	355,199	- 40,807	All identified projects have been completed, with overall funds indicating under budget as a lower than anticipated volume of quotes were received
Community Halls Renewal Program	Regional	25,333	-	- 25,333	No Projects have been identified requiring use of the contingency funds
Council Housing Renewal Program	Regional	25,333	-	- 25,333	No Projects have been identified requiring use of the contingency funds
Cultural Facilities Renewal Program (100430)	Regional	11,470	-	- 11,470	No Projects have been identified requiring use of the contingency funds
Disaster Management Renewal Program (100652)	Regional	25,333	-	- 25,333	No Projects have been identified requiring use of the contingency funds
VIC Facilities Renewal Program (100842)	Regional	25,333	-	- 25,333	No Projects have been identified requiring use of the contingency funds
Chinchilla Aquatic Centre Detailed Design and Site Preparation (100408)	Chinchilla	849,345	650,000	- 199,345	Detailed design is indicating an underspend. All work will be completed under original budget
Saleyards Renewal Program	Dalby	507,328	414,670	- 92,658	All identified projects have been completed, with overall funds indicating under budget as a lower than anticipated volume of quotes were received
Dalby Saleyards Electronic Lot Identification Panel Scanners (101016)	Dalby	220,665	22,698	- 197,967	Stage 1 was completed and operating with efficiency, resulting in not all of stage 2 funds being required to complete the project



Aerodromes Renewal Program (100877)	Regional	25,333	-	-	<b>25,333</b>	No Projects have been identified requiring use of the contingency funds
Chinchilla Aerodrome Driveway Carpark & Bus Zone WORKS MANAGING (100605)	Chinchilla	145,333	15,533	-	<b>129,800</b>	Significant scope reduction due to the Chinchilla Aerodrome no longer being utilised as a commercial aerodrome
<b>Information, Communication &amp; Technology</b>						
Office Photocopier/Printer Replacement (100960)	Regional	50,000	24,912	-	<b>25,088</b>	Underspend in project due a reduced amount of copiers being replaced.
UPS Replacement Server Room Dalby (100289)	Dalby	60,000	31,866	-	<b>28,134</b>	Hardware purchased was cheaper than originally budgeted.
Committee and Meeting Room AV Replacement (100961)	Regional	139,000	126,496	-	<b>12,504</b>	Equipment purchased and installed was cheaper than originally budgeted.
Upgrade and Improvement of the CCTV Network (100191)	Regional	49,000	32,303	-	<b>16,697</b>	Equipment purchased and installed was cheaper than originally budgeted.
<b>Utilities</b>						
Regional Asset replacement (100718)	Regional	435,000	356,000	-	<b>79,000</b>	Lower spend than planned, limited resourcing, additional pre-execution investigations required.
<b>Total Capital Works Programme Underspends</b>		<b>16,737,916</b>	<b>13,610,298</b>	-	<b>3,127,618</b>	
<b>Net Position</b>				-	<b>3,276</b>	



Western Downs Regional Council  
Capital Status Update  
May-25  
Financial Information

Project Details		Projects Status					Financial Information											
			Populate	Populate	Populate												Populate	
Project Description	Budget Type	District	Project Complete	Project Issues Budget/ Delivery	Project Start	Project End	2024-25 Approved Budget	2023-24 Carry Over	Multi Year Project	YTD Budget	YTD Actuals	YTD Variance (YTD Budget less YTD Actuals)	Estimated Final Spend	Remaining Spend (estimated spend less actuals)	Project Variance (Under Budget) /Over Budget	Project Variance %	Comments	
Tara Landfill Weighbridge	Carry-Over	Tara	Yes		Sep-24	Jun-25	620,383	361,258		620,383	481,509	138,874	620,162	138,653	(221)	-0.04%	Major site works have been completed at both sites with signage, training and integrating into the waste software underway by internal staff. Some final invoices yet to be paid as well as final grant applications yet to be lodged.	
Wandoan Landfill Weighbridge	Carry-Over	Wandoan	Yes		Sep-24	Jun-25	770,303	318,418		329,543	579,349	(249,806)	670,952	91,603	(99,351)	-12.90%	Major site works have been completed at both sites with signage, training and integrating into the waste software underway by internal staff. Some final invoices yet to be paid as well as final grant applications yet to be lodged.	
New Office, Toilet Facility and Replacement of Cold Room at the Chinchilla Washdown Facility	Carry-Over	Chinchilla	Yes		Sep-24	Sep-24	90,000	90,000		90,000	75,299	14,701	75,299	-	(14,701)	-16.33%	Project completed	
Dalby Washdown Facility Mitigation Works	Carry-Over	Dalby			Jan-25	Apr-25	690,436	516,785		516,785	269,657	247,128	690,436	420,779	-	0.00%	Thomas Mannhardt (superintendent) overseeing project. MFE have raised Tax Invoice for Progress Claim No 1 \$46,452.86. Expected closure of facility and works to commence is January 2025. Update: Previously MFE were targeting 5 February 2025 for Practical Completion (PC). The latest forecast for PC is 30 April 2025 due to the extended ~18 week lead time in the arrival of the RAS and WAS pumps. MFE have submitted an EOT	
Wind Turbine Blade Installation at Bell	Carry-Over	Bell	Yes	Budget	Mar-23	Oct-24	57,367	57,367		57,367	57,398	(31)	57,398	-	31	0.05%	WORKS COMPLETE Project completed in October.	
Regional Sculpture Trail/Public Art - "Tara Lagoon Mural" - (2023-24 Project)	Carry-Over	Regional	Yes		Oct-24	Nov-24	48,810	48,810		48,810	20,370	28,440	20,370	-	(28,440)	-58.27%	WORKS COMPLETE: The relocation of the project to Tara Lagoon, and the painting of the mural on a newly constructed wall will be done by end October, with 2 weeks paint curing time before we can put an "anti-graffiti" coating over the mural.	
Dalby Cunningham St (Main St) Redevelopment Design	Carry-Over	Dalby		Delivery	Sep-24	Dec-24	224,933	224,933		62,893	(25,068)	87,961	-	25,068	-	0.00%	Project has been pushed out indefinite with costs journaled to operational	
Regional Park Signage (100724) (inc 2023/24 Carry-Overs)	General	Regional			Dec-24	May-25	58,119	18,119	Yes	58,119	48,863	9,256	58,119	9,256	-	0.00%	Receipted all signage - install commenced on track for delivery in Q4. Final costings re installation still pending however budget known to be sufficient.	
Upgrade of Waterloo Plains Environmental Park Wandoan	Carry-Over	Wandoan			Jan-25	Jun-25	421,726	421,726		421,726	88,211	333,515	421,726	333,515	-	0.00%	Project Delivery Team (IS) TO DELIVER Shelter and platform construction is complete Playground construction scheduled to commence 16/6 and to be completed by 30/6	
Boundary Fence Replacement Central Park Jandowae	Carry-Over	Jandowae		Budget	Sep-23	Apr-25	52,300	52,300		52,300	71,073	(18,773)	71,560	487	19,260	36.83%	Works Awarded -PO:00012565 - \$72,875 (Privacy Fencing) & \$5841.28 Unique Laser. Community consultation has been undertkane and minor amendments to design. Additional budget has been approved by Council (utilising remainder of P&R replacement budget). Fencing contractor start date 12 May following weather delays.	
Wandoan War Memorial, Racing and Recreation Reserve JG Willacy Pavilion Re-Stumping 2023/24	Carry-Over	Wandoan	Yes		Sep-24	Sep-24	71,890	71,890		71,890	71,890	-	71,890	-	-	0.00%	WORKS COMPLETE	
Wandoan Recreation Reserve Power Poles Replacement	Carry-Over	Wandoan			Feb-25	Jun-25	98,260	98,260		98,260	4,703	93,557	132,387	127,684	34,127	34.73%	Contractor scheduled to start work mid June, Overspend to be managed through the unders/overs within this asset class. Approved by GMCS.	
Miles Aquatic Filter Replacement 2023/24	Carry-Over	Miles	Yes	Budget	2023	Sep-24	136,850	136,850		136,850	149,854	(13,004)	149,854	-	13,004	9.50%	WORKS COMPLETE Variance due to technical consultant inspection required during the works, approval to use underspends in the same asset class	
Regional Power Pole Renewal (Sport & Recreation Grounds Renewal Program) 2023/24 (100273)	Carry-Over	Regional		Delivery	Feb-25	Jun-25	83,487	83,487		83,487	14,878	68,609	96,090	81,212	12,603	15.10%	Miles Tennis Club and Chinchilla Rec Grounds complete. Remaining sites are underway. Due to there being 7 different locations, this work program will take us right up to end of June. Overspend to be managed through the unders/overs within this asset class. Approved by GMCS.	
4B Moore St Wandoan Interior Painting & AC Replacement (Council Housing Renewal Program) 2023/24	Carry-Over	Wandoan	Yes			Oct/24	15,000	15,000		15,000	(981)	15,981	(981)	-	(15,981)	-106.54%	WORKS COMPLETE	
Extend Leasing Space at Dalby Aerodrome 2023/24	Carry-Over	Dalby	Yes		Mar-24	Sep-24	374,998	374,998		374,998	353,129	21,869	356,470	3,341	(18,528)	-4.94%	WORKS COMPLETE Awaiting final invoice and working through defects	
SCADA Firewall Architecture Changes Phase 1 (100170)	Carry-Over	Regional	Yes		Jul-24	Nov/24	49,523	49,523		49,523	49,523	0	49,523	0	-	0.00%	All hardware has been purchased and received. Installation of hardware is funded by operational budget.	
Dalby Water Supply Upgrade - Treatment Development (100650) (inc 2023/24 Carry-Overs)	General	Dalby		Budget		Jun/25	10,751,732	313,732	Yes	9,151,732	502,155	8,649,577	502,155	-	-	0.00%	Carry-over due to Evap Ponds Tender still under evaluation. Early indication tenders exceeding budget.	
Water Regional Mains Replacement (inc 2023/24 Carry-Overs)	General	Regional				Jun/25	3,050,000	99,012	Yes	2,480,000	2,385,589	94,411	3,050,000	664,411	-	0.00%	90% complete. Tara Tower connection planning. All work to be completed and inv pre June.	
Dalby Water Supply Upgrade - Pipeline Corridor (100443) (inc 2023/24 Carry-Overs)	General	Dalby				Jun/25	9,260,311	7,273,311	Yes	9,087,000	8,896,090	190,910	9,260,311	364,221	-	0.00%	Stage 1 - planning Edward street resivior fill procedure Stage 2 - 95% complete, commissioing phase	
Install Solar Panelling @ Dalby CSC Car Park (100468) 2021/22	Carry-Over	Dalby				Dec-24	146,324	146,324		140,000	9	139,991	133,625	133,616	(12,699)	-8.68%	site work 98% completed, site meeting to finalise contractual issues.	
3267 Hino Crane Truck Replacement 2023/24	Carry-Over	Regional	Yes		Jul/24	Sep-24	200,000	200,000		200,000	174,336	25,664	174,336	-	(25,664)	-12.83%	Project completed	
3491 Fuso Canter 815 Crew Truck Replacement 2023/24	Carry-Over	Regional	Yes	Budget	Jul/24	Sep-24	140,000	140,000		140,000	172,031	(32,031)	172,031	-	32,031	22.88%	Project completed	
2023/24 White Fleet Replacement Program 2023/24	Carry-Over	Regional	Yes		Jul/24	Sep-24	231,314	231,314		231,314	-	231,314	-	-	(231,314)	-100.00%	Project completed. Actuals sitting on 2024/25 White Fleet Program	
2532 Isuzu Water Truck Replacement 2023/24	Carry-Over	Regional	Yes		Jul/24	Oct-24	301,222	301,222		301,222	301,222	-	301,222	-	-	0.00%	Project completed	
Emergency Management Trailers x2 - Disaster Resilience Project (Shell/QGC) 2023/24	Carry-Over	Regional	Yes	Budget	Jul/24	Oct-24	50,000	50,000		50,000	54,695	(4,695)	54,695	-	4,695	9.39%	Project completed	
Sandalwood Avenue (New Footpath) - LRCI Phase 4 (100168) (inc 23/24 Carry-Overs)	General	Dalby			Jan/24	Jun/25	720,000	20,000	Yes	720,000	217,740	502,260	515,370	297,630	(204,630)	-28.42%	Works in progress due for completion mid to late May	
Slessar Street - New Footpath (LRCI Part A) (100270) (inc 23/24 Carry-Overs)	General	Chinchilla	Yes		Dec-24	Jun/25	370,000	20,000	Yes	370,000	188,613	181,387	200,000	11,387	(170,000)	-45.95%	WORKS COMPLETE	
Wheeler St (0 - 0.424) - Reconstruct (100350) (inc 23/24 Carry-Overs)	General	Chinchilla	Yes		Sep-24	Dec-24	472,422	374,727	Yes	472,422	485,973	(13,551)	485,973	-	13,551	2.87%	Works Complete - Awaiting Final Invoices - this project had issues with stormwater, wet weather and power pole relocation.	
Dorney St (0 - 0.473) Reconstruct (100653) (inc 23/24 Carry-Overs)	General	Chinchilla	Yes		Sep-24	Nov-24	528,507	419,522	Yes	528,507	420,699	107,808	470,000	49,301	(58,507)	-11.07%	Works Complete - Awaiting final invoices	
Markham's Hill Rd (2592m to 5041m) - Upgrade (100687) (inc 2023/24 Carry-Overs)	General	Dalby		Delivery	Jun-25	Jul-25	744,891	142,994	Yes	662,994	-	662,994	-	-	-	0.00%	Land acquisition awaiting legal services Carry over into 25/26 fy	
Upper Humbug Road (0.00 - 0.00) (Resource Funded - QGC) (inc 2023/24 Carry-Overs)	General	Tara	Yes		Jul/24	Oct-24	1,663,515	1,253,894	Yes	1,663,515	1,516,740	146,775	1,516,740	-	(146,775)	-8.82%	WORKS COMPLETE	
McCaskers Road (0.00 - 0.00) (Resource Funded - QGC)	General	Tara	Yes		Jul/24	Sep-24	732,160	(267,840)	Yes	732,160	347,320	384,840	347,320	-	(384,840)	-52.56%	WORKS COMPLETE	
Clifford Rd, Wandoan (3.0 - 13.75) - LRCI Phase 4 (100418) (inc 2023/24 Carry-Overs)	General	Wandoan		Budget	Apr-25	Jun/25	2,070,500	70,500	Yes	1,590,500	595,125	995,375	800,000	204,875	-	0.00%	Works in Progress, Scope of works will carry over due to the large scope of the project . Design estimate coming in over budget.	
Glenern Rd, Glenmorgan (20.5 - 30.00) - LRCI Phase 4 (100664) (inc 2023/24 Carry-Overs)	General	Tara			Oct-24	May-25	2,373,900	73,900	Yes	2,373,900	1,962,345	411,555	2,373,900	411,555	-	0.00%	Stage 1 completed Stage 2 in progress wet weather and seal delays	
Bundi Road, Wandoan (39 - 44) - LRCI Phase 4 (100597) (inc 2023/24 Carry-Overs)	General	Wandoan		Budget	Oct-24	May-25	1,185,100	285,100	Yes	1,185,100	975,074	210,026	975,074	-	(210,026)	-17.72%	Works in Progress . Wet weather and flooding issues caused rework of pavements	
Girrahween Design and Construction Project (Arrow Energy Funded) (100460)	General	Miles	Yes		May-24	Mar-25	871,129	(48,764)	Yes	871,129	825,877	45,252	825,877	-	(45,252)	-5.19%	WORKS COMPLETE	
Lawson Street - Burke to Leichhardt (0-0.155) Reconstruct 2023/24 (100680)	Carry-Over	Dalby	Yes	Budget	Jul-24	Jul-24	80,374	80,374		80,374	84,450	(4,076)	84,450	-	4,076	5.07%	WORKS COMPLETE	
Castle St (0-0.221) Reconstruct 2023/24 (100405)	Carry-Over	Chinchilla	Yes	Budget	Jul-24	Jul-24	8,286	8,286		8,286	43,741	(35,455)	43,741	-	35,455	427.88%	WORKS COMPLETE Installation of footpath, pram ramps and concrete spoon drain	
Regional Road Resilience 2023/24 (100758)	Carry-Over	Regional			Nov-24	Jun-25	819,242	819,242		819,242	677,682	141,560	819,242	141,560	-	0.00%		

Project Description	Budget Type	District	Project Complete	Project Issues Budget/ Delivery	Project Start	Project End	2024-25 Approved Budget	2023-24 Carry Over	Multi Year Project	YTD Budget	YTD Actuals	YTD Variance (YTD Budget less YTD Actuals)	Estimated Final Spend	Remaining Spend (estimated spend less actuals)	Project Variance (Under Budget) /Over Budget	Project Variance %	Comments
Mary Street area Dalby (Stage 3) (100484) (inc 2023/24 Carry-Overs)	General	Dalby		Delivery	Apr-25	Jun-25	1,080,991	750,284	Yes	1,080,991	-	1,080,991	400,000	400,000	-	0.00%	Awarding but project will not be completed prior to eofy Carry-over flagged due to project scheduling.
Mary Street Stormwater Upgrade 2022/23 (101022)	Carry-Over	Dalby		Delivery	Apr-25	Jun-25	135,622	135,622		135,622	-	135,622	135,622	135,622	-	0.00%	Quotes Received revaluation in progress. Project on track.
Wandoan Washdown Bay 2022/23 (100178)	Carry-Over	Wandoan	Yes		Jul-24	Sep-24	9,264	9,264		9,264	6,800	2,464	6,800	-	(2,464)	-26.60%	Works Complete
							223,501,400	146,599,558		211,327,066	107,082,178	104,244,888	121,579,149	14,496,971	(798,632)		

<b>Title</b>	<b>IS Report - Dalby Archibald Street Public Carpark Temporary Closure For Tower Maintenance</b>
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<b>Date</b>	12 June 2025
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<b>Responsible Manager</b>	<b>Brianna Barnett, SENIOR WORKS MANAGER</b>
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## Summary

The purpose of this report is to seek Council's approval to temporarily close the Public Carpark off Archibald Street, Dalby to provide a clear zone for external planned maintenance work on the telecommunications tower.

## Link to Corporate Plan

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.
- We attract families to live, work, prosper, and play in our region.

Strategic Priority: Sustainable Organisation

- 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 that:

1. Council approves the temporary closure of the public carpark, off Archibald Street Dalby, to ensure a clear zone is established for the externally arranged planned maintenance to the telecommunications tower at the Dalby Exchange, for a two-week period, commencing 16 June 2025.

## Background Information

Council has a public carpark off Archibald Street, Dalby that connects to the private carpark that services Dalby Foodworks. This public carpark provides all day parking as well as secondary access to businesses in the vicinity.

## Report

Council has received a request on the 12 May 2025 to temporarily close a section of the public car park off Archibald Street, Dalby as part of an exclusion zone for planned maintenance works on the Telstra tower located at the Dalby Telstra exchange, 130 Cunningham Street, Dalby.

A 30m radius 'exclusion drop zone' is required to be implemented as part of the safety measures to complete the work. This exclusion zone is established to prevent access within this 'drop zone' on the chance that if any item is dropped and bounces off the tower that the area below is clear of general public.

Works are currently programmed to occur for approximately 2 weeks commencing 16 June - 30 June.



Traffic management will be in place.

Consultation (Internal/External)

**Internal**

Council's Road Corridor Department has issued a permit for 'work in Council Road corridor'.

A briefing note was sent prior to the works occurring to notify Councillors, advising a Council report would be presented retrospectively at the next Council meeting.

Legal/Policy Implications (Justification if applicable)

In accordance with Local Law, Council approval is required for the temporary closure.

Budget/Financial Implications

N/A

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**

It is recommended that Council retrospectively approves the temporary closure of the public carpark, off Archibald Street Dalby, to enable the externally arranged planned maintenance to the telecommunications tower at the Dalby Exchange, for a two-week period, commencing 16 June 2025.

**Attachments**

Attachment 1 - Map of Affected Area

**Authored by: Brianna Barnett, Senior Works Manager**

**Diagram 1 : Public Carpark Location off Archibald Street, Dalby - clear zone temporary closure**



<b>Title</b>	<b>Infrastructure Services 2024-25 Transport Infrastructure Capital Project Budget Variances</b>
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<b>Date</b>	5 June 2025
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<b>Responsible Manager</b>	B. Barnett, SENIOR WORKS MANAGER CONSTRUCTION
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### Summary

The purpose of this report is to inform council of budget variances in the works 2024-25 capital programme and seek Council approval for the cost variances greater than ten per cent.

### Link to Corporate Plan

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.

Strategic Priority: Sustainable Organisation

- We are recognised as a financially intelligent and responsible Council.

### Material Personal Interest/Conflict of Interest

Nil

### Officer's Recommendation

That this report be received.

### Background Information

Council adopted the 2024/25 Capital Budget on 20 June 2024.

The Transport Asset Capital budget, which includes roads, footpaths, bridges and stormwater, is developed from Council's internal average actual unit rates. These rates are reviewed quarterly and utilised annually to set the ten-year program.

These average unit rates do not include a nominated 'contingency' as these rates include the actual construction costs which typically have experienced the conditions in which contingency is planned for items as wet weather, construction delays, unsuitable subgrade, cultural heritage requirements, vegetation clearing, construction water and gravel source location and availability, etcetera. The budget is developed at the time of an initial project inspection completed by the Works - Strategic Planning department but prior to a more thorough site inspection to fully scope the project and detailed civil design.

By default, that means that projects will be delivered with over and under spends to achieve the average result.

### Report

The Works Department are in the process of finalising the delivery of the transport infrastructure projects that form part of Council's approved 2024-25 capital program. As part of this process, it has been identified that some projects have exceeded budget by greater than ten (10) per cent, which then requires Council approval as per the budget policy.

There are also projects with underspends within the entire capital program which can offset the overspends on the works projects.

The monthly capital report is updated to include the estimated final construction costs which is updated to encompass the cost estimate following the detailed civil design once completed, as well as projected construction cost updates once construction has commenced. Therefore, it is expected that there will be project budget variances for each individual project once construction is completed based on numerous site-specific factors, resulting in either under or over expenditure compared to the budget average actual unit rates. In addition to the standard civil construction project variances, in the 2024-25 financial year, the Works department experienced new variances which includes service relocation price increases and time delays due to contractor availability which are at the various asset owner's discretion.

Also, in 2023-24 and 2024-25 Council has delivered the substantial 2021-22 Flood Damage Restoration Program to restore the road network back to the pre-existing condition. As part of the delivery of the Flood Damage Restoration Program Council completed complementary works such as incorporating additional gravel from the approved DRFA scope as well as additional segments of work to achieve a consistent, logical and practical outcomes to Council's local road network for the community. Majority of this work was completed using contractors in conjunction with the flood damage program which was difficult to monitor the actual costs through the Regional (Gravel) Resheeting Program. Council was successful in obtaining cost efficiencies through economies of scale through this delivery method compared to completing this additional necessary work separately to the flood damage restoration works later. During the 2024-25 financial year substantial gravel resheeting projects were completed on Council's unsealed gravel road network, these included:

1. Old Moonie Road, approx. 32.9km of gravel Resheeting;
2. Butlers Road, approx. 9.35km of gravel Resheeting;
3. Dalby North Resheet Package approx. 12 km of Resheeting;
4. Bundi Road, Bundi approx. 5kms of Resheeting;
5. Starks Road, St Ruth approx. 4.5kms of Resheeting;
6. Gorrings, Engine and Red Hill Road, Chinchilla approx. 8kms of Resheeting; and
7. Machanese, Staines and Kytes Road, Tara Resheets approx. 15.8 km of Resheeting.

The 2024/25 capital budget for Gravel Resheeting was decreased to \$4million due to the significant increase in gravel resheeting funded by DRFA and limited gravel availability. It was estimated that this would achieve approximately 89km of Council Gravel resheeting on the gravel road network.

The extension of time provided by the QRA to allow DRFA works to be completed past the original completion date meant that additional complementary gravel resheeting could occur, as the extension of time allowed for more gravel to be manufactured and available for use.

It is estimated that an extra \$1.6million will be required to fund the resheeting completed as complementary works with the Flood Damage restoration. Using Councils average unit rate, this would normally achieve approximately 35km of additional gravel resheeting or a total length of 124km for the 2024/25 year

This year to date over 142 kilometres has been gravel resheeted or an extra 18km completed at zero cost to Council, due to the efficiency gains of delivering the work as complementary resheeting with the flood damage restoration program. The estimated saving to Council if it had to perform that work separate from the DRFA works is \$810,000.

## **1. Capital Budget Adjustments**

Capital adjustments are required to the 2024-25 capital works programme as listed in the below table. Council approval is required for projects which have exceeded budget by ten (10) per cent as per the budget policy. Amounts included below are exclusive of goods and services tax.



**TABLE 1: PROJECTS WITH OVER 10% OVERSPENDS - Council approval required**

Project Name	2024-25 Approved Budget	Estimated Final Spend	Project Variance (Under Budget) / Over Budget	Project Variance %
Stiller St ( Weldon to North St) (100177)	24,300	45,458	21,158	87%
Willacy St (Longford St to Weldon St) (100351)	15,660	24,343	8,683	55%
Thorne St footpath (Hall to Raff St) (100287)	32,400	40,462	8,062	25%
Leichhardt St (Gormley Rd to Heeney St) LHS (100478)	137,700	153,000	15,300	11%
Reseal Prep - Regional (100783)	750,000	887,440	137,440	18%
Roche Creek RD (15.76 - 17.21) - Reconstruct (100167)	383,040	444,336	61,296	16%
Regional Resheet Budget (100773)	4,000,000	5,600,000	1,600,000	40%
Old Rosevale Rd (17.0 -18.7) - Reconstruction (100700)	380,800	464,944	84,144	22%
Little St- Park to Wamba (0 - 0.162) - Reconstruct (100682)	182,250	359,997	177,747	98%
Burra Burri - Darr Creek Rd (8.5 - 10.0) Reconstruct (100599)	312,000	447,650	135,650	43%
Burke Street - (0.31 - 0.46) Reconstruct (100402)	34,563	131,482	96,919	280%
Brigalow Street (230 - 290) Reconstruct to Urban Access (100400)	13,800	31,557	17,757	129%
Brigalow Street (370 - 460) Reconstruct to Urban Access (100593)	20,160	60,606	40,446	201%
Coxen St (1.153 - 1.354) Bitumen Upgrade to Urban Access (100425)	48,240	68,413	20,173	42%
Jandowae Pool Access (344 - 500) Reconstruct to Urban Access (100675)	34,944	85,120	50,176	144%
Wambo Street ( 0.36 - 0.481) - Dust Suppression Extension (100196)	27,104	120,000	92,896	343%
Wambo Street (00- 0.16) - Dust Suppression Extension (100291)	35,840	160,000	124,160	346%
Bundi Road, Wandoan (39 - 44) - LRCI Phase 4 (100597) (inc 2023/24 Carry-Overs)	1,185,100	1,400,000	214,900	18%
Castle St (0-0.221) Reconstruct 2023/24 (100405)	8,286	43,741	35,455	428%

**TABLE 2: PROJECTS WITH LARGE UNDERSPENDS - For council information**

Project Name	2024-25 Approved Budget	Estimated Final Spend	Project Variance (Under Budget) / Over Budget	Project Variance %
Robinson St Footpath (Best St to Lytton St) upgrade (100166)	58,800	40,543	- 18,257	-31%
Sandalwood Avenue (New Footpath) - LRCI Phase 4 (100168) (inc 23/24 Carry-Overs)	720,000	515,370	- 204,630	-28%
Slessar Street - New Footpath (LRCI Part A) (100270) (inc 23/24 Carry-Overs)	370,000	188,613	- 181,387	-49%
Dorney St (0 - 0.473) Reconstruct (100653) (inc 23/24 Carry-Overs)	528,507	420,699	- 107,808	-20%
Redmarley Rd (0.0 - 3.00) - Reconstruct (100707)	672,000	539,555	- 132,445	-20%
Woollett's Rd (1.5 - 2.0) - Reconstruct (100353)	112,000	92,000	- 20,000	-18%
BurraBurri Creek Rd (27.8 - 30.2) Reconstruct (100600)	480,000	405,606	- 74,394	-15%
Springvale Rd (13.0 to 13.8) - Reconstruction (100274)	224,000	150,000	- 74,000	-33%
Turner St (0 - 0.091) - Reconstruct (100190)	34,563	3,175	- 31,388	-91%
Cambridge Crossing Rd (26.2 - 27.4) - Reconstruct (100601)	288,000	216,858	- 71,142	-25%
McCaskers Road (0.00 - 0.00) (Resource Funded - QGC)	732,160	347,320	- 384,840	-53%
Surcingle Rd (2640 - 2840) Bitumen Dust Suppression (100276)	44,800	27,473	- 17,327	-39%

The over and underspends on projects in the 2024/25 Capital program that can be attributed to average costs resulted in an overall underspend of around \$500,000.

However, the additional funding of \$1,600,000 required to deliver the complementary resheeting with the DRFA works will result in an estimated total overspend of \$1,129,034.

Council could decrease capital spend on gravel resheeting in 2025/26 to offset the additional expenditure undertaken this financial year. However, it is recommended that the expenditure on gravel resheeting proposed in the 2025/26 capital budget be maintained.

#### Consultation (Internal/External)

The Works department also provides a Council report each month providing a progress update to the Transport Infrastructure Capital Projects. This overspend has also been discussed with the Finance department and the Executive Leadership Team.

#### Legal/Policy Implications (Justification if applicable)

Council's Budget Policy - implications provided in the above section.

#### Budget/Financial Implications

The Transport Infrastructure actual capital project expenditure exceeds the approved 2024-25 Capital Works Budget by \$1,129,034.00.

This overspend does not have an impact on cash due to other projects in the capital works programme coming under budget as discussed in the May Finance report, which was a previous agenda item.

#### 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**

Council's approval is sought, in accordance with Council's Budget Policy, for the construction projects' actual cost variances greater than ten per cent (10%) of the approved project capital budget for the 2024/25 Capital Works Budget.

Most of the cost over expenditure related to significant wet weather and Telstra/NBN cost escalation and location delays excluding the additional expenditure that was undertaken as complementary works with the DRFA program. That expenditure achieved an addition 18km of gravel resheeting or an additional \$810,000 in works to be delivered at zero cost to Council.

This recommended that Council approve the Infrastructure Services 2024-25 Transport Infrastructure Capital Budget Variances with overspends above 10% as listed in this report

## **Attachments**

Nil

**Authored by:** Brianna Barnett, SENIOR WORKS MANAGER and Debbie Dibley, WORKS MANAGER - CONSTRUCTION

<b>Title</b>	<b>Infrastructure Services Report May 2024/25 Capital Works Progress Update</b>
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<b>Date</b>	5 June 2025
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<b>Responsible Manager</b>	D. Dibley, WORKS MANAGER CONSTRUCTION
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## Summary

The purpose of this Report is for the Works Department to provide an update to Council regarding the 2024/25 Capital Works Program for the month of May 2025.

## 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 people are skilled and values driven to make a real difference.
- 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.

## Background Information

On 20th June 2024, in a Special Meeting Council adopted the 2024/25 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. Old Moonie Road, Moonie - Gravel Resheet inc Flood Damage Restoration;
2. Butlers Road, Miles - Gravel Resheet inc Flood Damage Restoration;
3. Kupuun Duleen Road, Kupuun - (0.07-2.30) Road Reconstruction;
4. Grosmont Road, Grosmont (10.200 to 10.400) Bitumen Dust Suppression;
5. Grosmont Road, Grosmont (7.395 to 7.600) Bitumen Dust Suppression;



6. Grosmont Road, Grosmont (9.300 - 9.500) Bitumen Dust Suppression; and
7. L Road, Grosmont (4.00 -4.600) Bitumen Dust Suppression.

### **PROJECTS IN PROGRESS**

- 1 Glenern Road, Glenmorgan (20551-29988) Road Upgrade to Bitumen Seal;
- 2 Bundi Road, Bundi (39.37-44.04) Road Upgrade to Bitumen Seal;
- 3 Windmill Road, Chinchilla (0.00-0.623) Road Reconstruction inc Kerb & Channel upgrade;
- 4 Woollett's Road, Diamondy - (1.5 - 2.0) - Road Reconstruction;
- 5 Sandalwood Ave, Dalby - Construct new concrete footpath;
- 6 Clifford Road, Bundi - Road Upgrade to Bitumen Seal;
- 7 Works Depot Fence Replacements; Wandoan, Meandarra and Dalby;
- 8 Woollett's Road, Diamondy - (3.486 - 7.799) Road Upgrade to Bitumen Seal;
- 9 Southwood Road, Southwood - (17.0 - 22.20) - Road Reconstruction and Widening;
- 10 Cuddihy St, Brigalow - (0.00-0.287) Road Upgrade to Bitumen Seal;
- 11 Zeller St, Brigalow - (0.0-0.156) Road Upgrade to Bitumen Seal; and
- 12 Springvale Road, Springvale - (13-13.8) Road Reconstruction;

### **UPCOMING PROJECTS**

- 1 Wambo Street, Dalby ( 0.36 - 0.481) - Road Upgrade to Bitumen;
- 2 Wambo Street, Dalby (00- 0.16; ) - Road Upgrade to Bitumen;
- 3 Wandoan Parks and Gardens Depot Gravel Road Upgrade; and
- 4 Evans Street, Chinchilla (0.010 - 0.590) Road Reconstruction inc Kerb and Channel upgrade.

### **COMMERCIAL WORKS**

#### **RECENTLY COMPLETED PROJECTS**

1. 24/25 DTMR Reseal Prior Works Program (Roma-Taroom Road pavement repairs);
2. Resheeting - Warra Canaga Creek Road;
3. 25H Emergent Works Repairs – DTMR Network Dec/Jan Storm Event (\$750K);
4. Regional Drainage Maintenance Program.

#### **PROJECTS IN PROGRESS**

1. 2024/25 RMPC;
2. 25O Emergent Works Repairs – DTMR Network March 2025 Event;
2. 24/25 DTMR Reseal Prior Works Program (Culvert works in Bell).

#### **UPCOMING PROJECTS**

1. 24/25 DTMR Reseal Prior Works Program (Culvert works in Bell);
2. 25/26 RMPC (currently tendering).

### **FLOOD DAMAGE RESTORATION**

#### **RECENTLY COMPLETED PROJECTS**

1. QRA REPA Flood Damage Restoration 2021/22 Package Seal 08 (Dalby / Blaxland / St Ruth / Springvale).
2. QRA REPA Flood Damage Restoration 2021/22 Package 39 (Yulabilla / Drillham South / Condamine / The Gums / Tara);
3. QRA REPA Flood Damage Restoration 2021/22 Package 41 (Jandowae / Tuckerang / Warra / Jimbour West / Macalister / Pirrinuan / Dalby);
4. QRA REPA Flood Damage Restoration 2021/22 Package Drainage 02 (Various locations around Chinchilla / Brigalow / Montrose / Condamine and in the south-west of the Region, between Weranga / Glenmorgan / Coomrith / Westmar / Moonie);
5. QRA REPA Flood Damage Restoration 2021/22 Package Drainage 03 (Various locations in the north-east of the Region, between Dalby / Warra / Jinghi / Diamondy / Bunya Mountains / Kaimkillenbun); and

6. QRA REPA Flood Damage Restoration 2021/22 Package Seal 06 (Numerous locations surrounding Chinchilla, to Kogan / Condamine / Miles / Hookswamp / Blackswamp / Burncluith / Langlands / Tuckerang / Brigalow).

#### **PROJECTS IN PROGRESS**

1. QRA REPA Flood Damage Restoration 2021/22 Betterment Package 3 (Sundown Rd / Gurulmundi Road) concrete floodway reconstructions

#### **UPCOMING PROJECTS**

1. Betterment Program
  1. Wilds Road
  2. Sandalwood Avenue West
  3. Springvale Road (on hold, subject to additional funding)

#### **24/25 PROJECTS DESIGN STATUS UPDATE**

Design Program is 98% completed (57/58):

- a. 97% - Roadworks Design Program (37/38) projects Issued for Construction (IFC);
- b. 100% - Footpath Design Program (10/10) projects Issued for Construction.
- c. 100% - Dust Suppressions (10/10)

Remaining Projects Status -

Hayden Street (95%) (deferred to later years)

#### **25/26 PROJECTS DESIGN STATUS UPDATE**

Design Program is (29%) completed (12/42)

- a. 4% - Roadworks Design Program (1/25) projects Issued for Construction (IFC)
  - 6 projects at 33%
  - 2 projects at 50%
  - 4 projects at 80%
- b. 60% - Footpath Design Program (6/10) projects Issued for Construction.
- c. 100% - Dust Suppressions (5/5)

#### **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**

Separate report to follow

#### **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**

The program is experiencing delays due to ongoing interruptions from adverse weather conditions, bitumen seal contractor availability, service relocation contractor availability, and environmental, cultural heritage and tree clear approvals.

**Attachments**

Nil

**Authored by:** Debbie Dibley, WORKS MANAGER CONSTRUCTION

<b>Title</b>	<b>Exception Inviting Written Quotes Tenders Maintenance Bunya Mountains Bike Trails</b>
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<b>Date</b>	12 June 2025
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<b>Responsible Manager</b>	Talia Parsons, <b>PARKS AND RECREATION MANAGER</b>
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## Summary

This report seeks a Council resolution to approve an exception from inviting written quotes or tenders in accordance with Section 235 (b) of *the Local Government Regulation 2012* for the maintenance of the Bunya Mountain bike trails. The exception is sought on the basis that there is only one supplier who is reasonably available to provide the required service.

## 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.

## Material Personal Interest/Conflict of Interest

There are no material personal interests or conflicts of interest associated with this report.

## Officer's Recommendation

That Council resolves to enter into a large-sized contractual arrangement with VFG Landscape Construction (ABN 91 244 868 266) for the continued maintenance of the Bunya Mountains bike trails, without first inviting written quotes or tenders, on the basis that the specialised nature of the required works renders it impractical or disadvantageous for Council to seek offers from other providers. This exemption is to remain in effect for a period of up to four years, expiring no later than 30 June 2029, at which time a further assessment and recommendation is to be brought before an Ordinary Meeting of Council.

## Background Information

In March 2024, Blue Sky Trails conducted an independent audit of the Bunya Mountains bike trail network. The audit identified urgent deficiencies requiring immediate remediation to meet operational, safety, and environmental standards. The required works included not only routine trail clearing but also machine-assisted drainage contour correction and installation of rock armour in erosion-prone areas.

Due to the time-sensitive nature of the works and VFG Landscape Construction's immediate availability, the contractor was engaged under emergency response provisions, in alignment with the scope developed by the audit professionals.

## Scope and Continuity of Engagement

Over the past twelve months, VFG Landscape Construction has been responsible for the day-to-day maintenance of the bike trail network. This has included clearing storm debris, conducting safety inspections, and ensuring timely reopening of trails following adverse weather events. Their involvement has supported the safe and consistent use of the trails by both local residents and visitors.



Given the environmental sensitivity of the Bunya Mountains and the requirements of the associated Conservation Plan and Phytophthora Management Plan, it is both prudent and practical to continue with an inducted and experienced contractor who understands these obligations.

## **Report**

### **1. Justification for Exemption**

VFG Landscape Construction is currently the only accredited contractor maintaining the Bunya Mountains bike trails. The company completed trail-specific training through Blue Sky Trails, in accordance with the Australian Mountain Bike Trail Guidelines. This training was funded by Western Downs Regional Council at a cost of \$6,545.

Initial accreditation was confirmed in June 2024 and reaffirmed during mandatory audit processes in February 2025. VFG has demonstrated the technical competency, environmental awareness, and operational consistency required to support Council's obligations. The contractor's history of performance shows clear capacity and a value-for-money outcome.

### **2. Risk and Probity Assessment**

A procurement risk assessment has been completed and is attached at Attachment B. The assessment confirms that this proposed exemption presents a low risk in terms of governance and procurement compliance. This remains subject to appropriate documentation, including a formal contract that will outline specific deliverables, pricing, and performance measures.

This exemption is limited to the current procurement activity. It does not commit Council to any future arrangement without market testing. Council officers confirm that no actual or perceived conflicts of interest exist in relation to this engagement.

### **3. Value-for-Money Considerations**

VFG Landscape Construction has submitted a proposal consistent with competitive market rates. In the twelve months preceding their engagement, Council conducted two formal market approaches seeking trail maintenance providers.

In the first process, VFG was identified as the preferred supplier. However, the works were ultimately not awarded due to a significant reduction in scope, and the contract was instead awarded to the Bunya Peoples Aboriginal Corporation (BPAC). The reduced scope proved inadequate. It led to a four-month trail closure. Following this, the scope of works was reassessed to meet national guidelines. BPAC advised that the revised scope exceeded their operational capacity and declined further involvement.

Subsequently, emergent and then ongoing maintenance works were awarded to VFG Landscape Construction. The company has performed reliably throughout this period. A further review will be undertaken at the conclusion of the current contract term. This will inform future procurement decisions, and a recommendation will be brought forward in Attachment C.

Avoiding unnecessary tender costs, reducing administrative burden, and ensuring continuity of service provides efficiency benefits to Council. Based on prior performance, VFG Landscape Construction has demonstrated the required capability and continues to deliver against expectations.

## Consultation (Internal/External)

### Internal:

- Chief Procurement Officer - John-Paul Delofski
- Parks & Recreation Business Services Coordinator - Sacha Eckert
- Parks & Recreation Manager - Talia Parsons
- Senior Procurement & Probity Advisor - Geneveive Dwyer
- Senior Project Manager - Jason Cook

### External:

- Blue Sky Trails (LGMA approved trail maintenance trainers and engaged trail auditors)

- BPAC (Occupies and operators of the Bush University, impacted by trail maintenance)
- Bunya Mountains Community Organisation Inc.
- Murray Rangers (State Government entity involved in shared trail maintenance)
- VFG Landscape Consultation (Consulted to confirm viability of continuance of existing arrangement)

#### Legal/Policy Implications (Justification if applicable)

The *Local Government Regulation 2012 (QLD) section 235 (a)* necessitate this report.

#### Budget/Financial Implications

There are no beneficial or adverse budget effects resulting from this report as commitments and expenditure arising from the report's applied exception have been provided for in the Parks & Recreation operational budget.

#### 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 has outlined the rationale for seeking an exemption from the requirement to invite written quotes or tenders for the maintenance of the Bunya Mountains bike trail. Based on the evidence presented, it is considered there is only one supplier reasonably available to provide the goods/services, in accordance with **Section 235(a)** of the *Local Government Regulation 2012*

The proposed engagement of VFG Landscape Construction supports Council's strategic objectives by ensuring timely delivery, continuity of service, and value-for-money, while maintaining appropriate levels of probity and transparency. On this basis, it is recommended that Council formally resolves to approve the exemption and permit the engagement as outlined.

#### **Attachments**

- Attachment A - Proposal or quotation from Supplier
- Attachment B - Value Risk Matrix
- Attachment C - Previous Approval for Maintenance & Emergent Work Bunya Mountain Bike Trails

**Authored by:** Sacha Eckert, PARKS & RECREATION BUSINESS SERVICES COORDINATOR



# QUOTATION

VFG LANDSCAPE CONSTRUCTION  
15 Jonathan St, Toowoomba QLD 4350  
Mobile: 0417 642 655  
Email: vfglandscapeconstruction@gmail.com  
ABN: 91 244 868 266  
QBCC Licence: 15136718

Quote Number 0281

Quote Date: 12.06.2025

Client: Western Downs Regional Council

Site address: Russell Park Mountain Bike Trail, Bunya Mountains

Description	Unit Price	Quantity	Amount
Provided standard maintenance for Bunya Mountains MTB trails. Includes hygiene station checks and maintenance of trails. Does not include machinery hire, large tree removal or variations outside existing infrastructure.	\$50250.00/quarter	n/a	50250.00
Subtotal			50250.00
+GST			5025.00
Total			\$55275.00

QUOTE VALID FOR 60 DAYS FROM DATE OF ISSUE

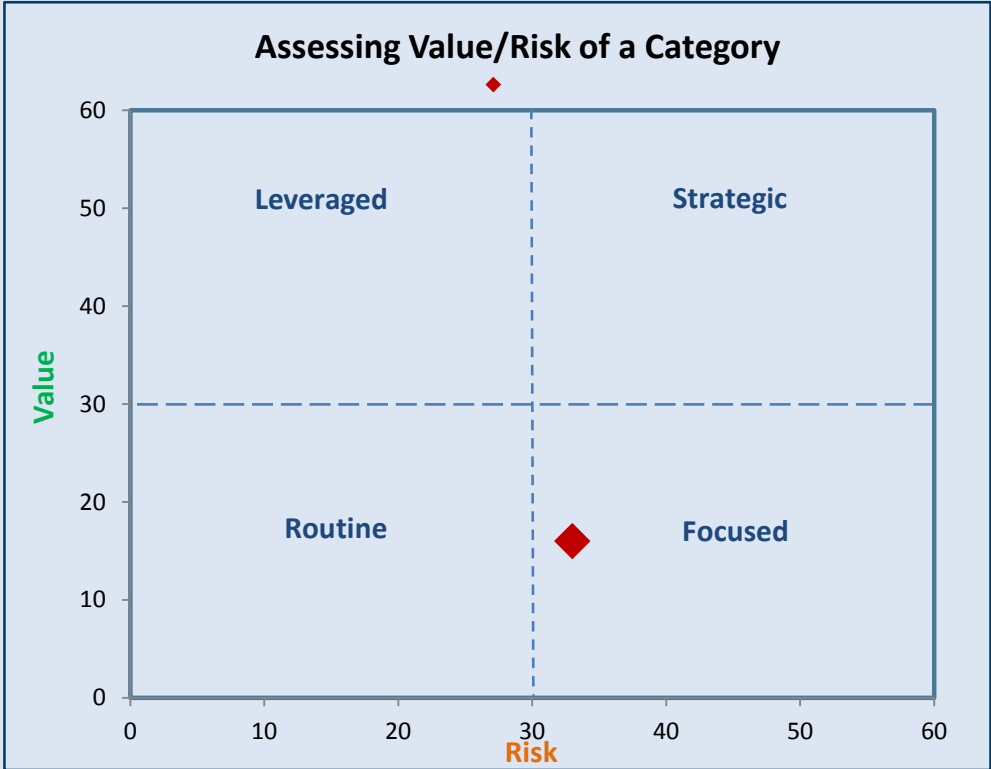
Value Risk Matrix (VRM) for a category of goods or services

Updated  
November2019

This VRM can be used to assess the complexity (based on value and risk) of a category (or sub-category) of goods/services

Describe the category of goods/services are you assessing			
Question	Answer	Score	Comments
Risk Questions (X axis)		33	
Q1. Do the specifications of the goods/services in the category require customisation?	Yes, however the goods/services only require a low level of customisation (e.g. small/minor configuration or specialisation)	4	
Q2. Is the category of goods/services critical to the organisation and/or its core operations?	Yes, the category of goods/services are of moderate criticality to the organisation and/or core operations. (E.g. may involve servicing or maintaining a critical asset)	6	
Q3. Is the category of goods/services being purchased from a competitive market? Competitive market includes consideration of substitute goods/services and the suppliers within that market	No, only one suitable substitute or supplier has been identified and qualified (e.g. where prior intellectual property has been co-developed with a supplier)	9	
Q4. Will the purchase(s) within the category impact the local market?	Yes, the procurement has potential to significantly impact the market and may result in a reduction in competition between existing suppliers	4	
Q5. Would there be a significant interruption to the organisation's core operations if the supplier(s) defaults?	No, because the time to transition to an alternate supplier would be acceptable	4	
Q6. Are there local industry considerations with this category? E.g. recognise the impact of international suppliers on participation by local businesses.	Yes, changes to the level of international market participation will impact local suppliers	6	
Q7. What level of confidence do stakeholders and/or the community (if relevant) have that the required outcome(s) will be delivered?	High: The community and/or stakeholders have a high level of confidence that the required outcome(s) will be delivered	0	
Value Questions (Y axis)		16	
Q8. What is the total cost of ownership (TCO) for this category of goods/services?	MODERATE: TCO of this category of goods/services is of moderate value (e.g. top 20 categories for the organisation). There may be a high volume of low value transactions. Include implementation costs across multiple organisations in TCO calculations	4	
Q9. Is the non cost value of this category of goods/services high? (Examples of non-cost factors include fitness for purpose, quality, delivery, service, support and sustainability impacts)	Yes, the non cost value of this category of goods/services is high (e.g. important but not critical to achieving value for money. KPI's would be developed and compliance monitored).	12	
Q10. Would it be beneficial to aggregate demand for this category within an organisation or across organisations?	Demand aggregation should not occur: (1) specs. too complex/novel (2) insufficient demand/economies of scale to benefit (3) good/service is organisation specific limited benefit (4) potential to create a monopoly (5) cost outweighs the benefit	0	
Q11. Is the purchase of the goods/services within the category consistent with the Government's priorities and objectives (economic, environmental and social) as identified in the Queensland Procurement Policy, State Procurement Plan and State Category Plans?	Purchase of the goods/services has no (or very little) alignment with priorities or objectives of Government	0	

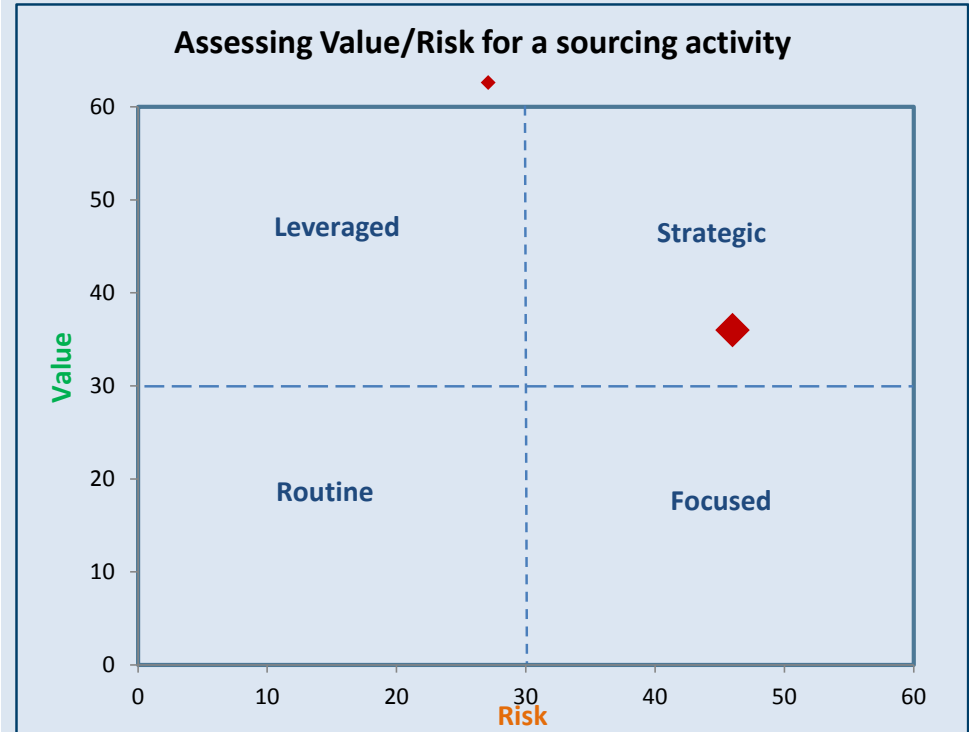
Results of Value Risk Assessment for a Category/Categories





Value Risk Matrix (VRM) for sourcing goods or services		Updated November2019	
This VRM can be used to assess the complexity (based on value and risk) of a sourcing activity for goods or services.			
What goods/services are you sourcing (buying)?			
Question	Answer	Score	Comments
Risk Questions (X axis)		46	
Q1. Do the specifications of the goods/services require customisation?	Yes, however the goods/services only require a low level of customisation (e.g. small/minor configuration or specialisation)	4	
Q2. Are the goods/services critical to the organisation and/or its core operations?	Yes, the goods/services are highly critical (i.e. fundamental) to the organisation and/or core operations (e.g. direct impact on critical front line services)	9	
Q3. Are the goods/services being purchased from a competitive market? Competitive market includes consideration of substitute goods/services and the suppliers within that market	No, only one suitable substitute or supplier has been identified and qualified (e.g. where prior intellectual property has been co-developed with a supplier)	9	
Q4. Will the purchase(s) impact the market?	Yes, the procurement is likely to result in the creation of a monopoly or potential market power by government	6	
Q5. Would there be a significant interruption to the organisation’s core operations if the supplier defaults?	Yes, there would be a significant interruption (major or severe risk) to the organisation’s core operations with a high transition time to an alternate supplier	12	
Q6. Are there local industry considerations with this purchase? E.g. recognise the impact of international suppliers on participation by local businesses.	Yes, changes to the level of international market participation will impact local suppliers	6	
Q7. What level of confidence do stakeholders and/or the community (if relevant) have that the required outcome(s) will be delivered?	High: The community and/or stakeholders have a high level of confidence that the required outcome(s) will be delivered	0	
Value Questions (Y axis)		36	
Q8. What is the total cost of ownership (TCO) for the goods/services?	VERY HIGH: TCO for the goods/services is of very high value (e.g. top 3 categories for the organisation) and might require specialised/dedicated skills to manage the procurement/contract.	18	
Q9. Is the non cost value of the goods/services high? (Examples of non-cost factors include fitness for purpose, quality, delivery, service, support and sustainability impacts)	Yes, the non cost value of the goods/services is very high (e.g. critical to quality and achieving value for money, therefore KPI's would be developed and compliance monitored)	18	
Q10. Would it be beneficial to aggregate demand within an organisation or across organisations?	Demand aggregation should not occur: (1) specs. too complex/novel (2) insufficient demand/economies of scale to benefit (3) good/service is organisation specific limited benefit (4) potential to create a monopoly (5) cost outweighs the benefit	0	
Q11. Is the purchase of the goods/services consistent with the Government's priorities and objectives (economic, environmental and social) as identified in the Queensland Procurement Policy, State Procurement Plan and State Category Plans?	Purchase of the goods/services has no (or very little) alignment with priorities or objectives of Government	0	
Results of Value Risk Assessment for a sourcing activity			

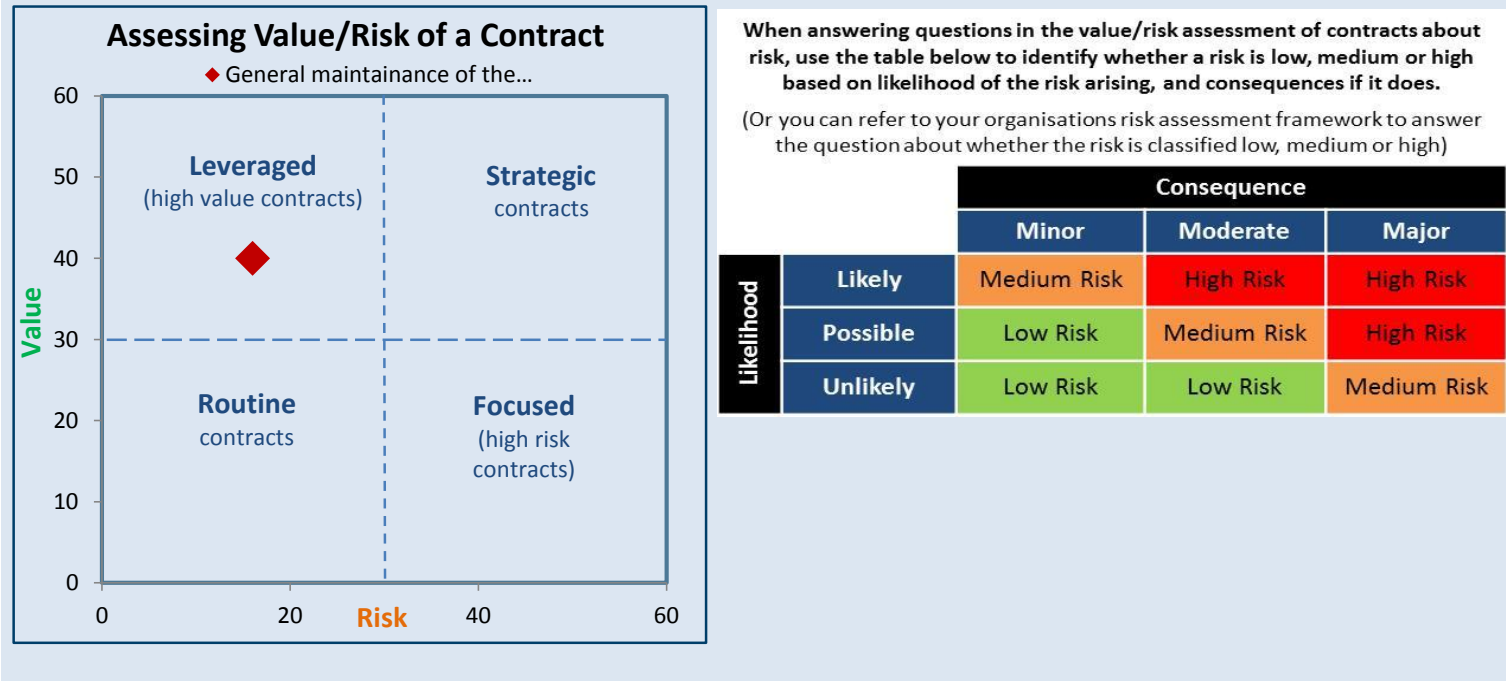
Results of Value Risk Assessment for a sourcing activity



What is the scope of the contract(s) are you assessing?	General maintainance of the Bunya Mountain Bike Trails in accordance with the Australian Mountain Bike Guidelines.		
Contract Name:	Bunya Mountains Bike Trail Maintainance		
Supplier(s):	VFG Landscape Construction		
Value/Risk Assessment performed by:	Sacha Eckert	6/12/2025	
Contract Manager:	Sacha Eckert		
Contract Owner:	Talia Parsons		

Question	Answer	Score	Comments
Risk Questions (X axis)		16	
Q1. Is the contract for goods/services that are critical to the organisation and/or its core operations?	Yes, the goods/services are of moderate criticality to the organisation and/or core operations. (E.g. may involve servicing or maintaining a critical asset)	5	The services performed by the contractor allow for viable bike trail management and reduce the reputational and operational risk to Council.
Q2. Would there be a significant interruption to the organisation's core operations if the supplier defaults?	Yes, there would be an interruption (of moderate risk) to the organisation's core operations, due to the time to transition to a new supplier	7	It is likely that the trails would be required to close while another market approach was conducted and an effort was made to identify another supplier. There likely be a period of decreased reliability of trail complince as any new supplier would be required to undergo training with an LGMA approved provider.
Q3. What is the financial risk to the organisation if the supplier defaults? (Assess this using the risk assessment framework within your organisation)	Low risk or not applicable	0	No payment would be required for defaulted services.
Q4. What is the legal or regulatory risk to the organisation if the supplier defaults? (Assess this using the risk assessment framework within your organisation)	Low risk or not applicable	0	Due to regular trail auditing, defaluts are identified and remedied inline with federal guidelines, ensuring that Council proactively monitors and assesses the service.
Q5. What is the risk to people (e.g. health, welfare, safety) if the supplier defaults? (Assess this using the risk assessment framework within your organisation)	Medium risk	4	Due to a history of operational issues at the site (prior to the commencement of a maintainance framework under guidelines facilitated by VFG Landscape Supplies) there is a moderate reputaional risk for all items relating to the site.
Q6. What is the reputational / social / media risk to the organisation if the supplier defaults? (Assess this using the risk assessment framework within your organisation)	Low risk or not applicable	0	Council would consider business continuity plans.
Q7. Have any risks (unique to the supplier) been identified that need to be managed? (e.g. past performance issues, financial viability, start-up company, previous disputes, difficult dealings with supplier, issues raised in contract negotiations)? Would you classify the supplier as low, medium or high risk?	Low risk	0	Council conducts performance reviews on a quarterly basis and half yearly audits.
Value Questions (Y axis)		40	
Q8. What is the total cost of ownership (TCO) for the goods/services purchased under the contract(s)?	MED-HIGH (Top 20/\$500K-\$1M): TCO of the goods/services is of med-high value (e.g. top 20 contracts/suppliers for the organisation or contracts \$500K - \$1M in value).	20	Inclusive all possible extentions total value - \$928,000.00 (2 years + 2 x 12 month extensions)
Q9. Is the non cost value of the goods/services high? (Examples of non-cost factors include fitness for purpose, quality, delivery, service, support and sustainability impacts)	VERY HIGH: The non cost value of the goods/services is very high - critical to quality and achieving value for money. Tailored KPI's apply and will be monitored regularly)	20	C
Q10. [This has been left blank in case other questions need to be included in the VRM for contracts. If so, scoring of questions will need to be adjusted]	Option A	0	
Q11. [This has been left blank in case other questions need to be included in the VRM for contracts. If so, scoring of questions will need to be adjusted]	Option B	0	

Results of Value/Risk Assessment for a Contract(s)



CATEGORY: Questions 1-7 relevant to assessing risk (X-axis)														CATEGORY: Questions 8-11 relevant to assessing risk (Y-axis)	
Q1. Do the specifications of the goods/services in the category require customisation?	Score	Q2. Is the category of goods/services critical to the organisation and/or its core operations?	Score	Q3. Is the category of goods/services being purchased from a competitive market? Competitive market includes consideration of substitute goods/services and the suppliers within that market	Score	Q4. Will the purchase(s) within the category impact the local market?	Score	Q5. Would there be a significant interruption to the organisation's core operations if the supplier(s) default(s)?	Score	Q6. Are there local industry considerations with this category? (e.g. recognise the impact of international suppliers on participation by local businesses.	Score	Q7. What level of confidence do stakeholders and/or the community (if relevant) have that the required outcome(s) will be delivered?	Score	Q8. What is the total cost of ownership (TCO) for this category of goods/services?	Score
No, requirements are standard (e.g. off the shelf product, standard service)	0	No, the category of goods/services are of <b>low criticality</b> (i.e. minor or negligible) to the organisation or core operations. (e.g. generally used in back-office functions or are consumables)	0	Yes, there is a highly competitive market with many suitable substitutes or suppliers	0	No, the procurement will not be material to the market. Typically no impact on local market.	0	No, the time to transition to an alternate supplier would be minimal, or a back-up supplier will be in place	0	No. Either not applicable, or international suppliers are an established part of the market or the market is not currently attractive to international suppliers	0	None or low. The community and/or stakeholders have little or no confidence that the required outcome(s) will be delivered	6	LOW: TCO of this category of goods/services is of low value, (e.g. minimal support or maintenance requirements).	0
Yes, however the goods/services only require a low level of customisation (e.g. small/medium configuration or specialisation)	4	Yes, the category of goods/services are of <b>moderate criticality</b> to the organisation and/or core operations. (e.g. may involve servicing or maintaining a critical asset)	6	Yes, there is a competitive market where at least 3-5 suitable substitutes or suppliers exist	3	No, the procurement will be material to the market but will not impact the competitive landscape. There is potential for impact on local suppliers.	2	No, because the time to transition to an alternate supplier would be acceptable	4	Yes, changes to the level of international market participation will impact local suppliers	6	Some. The community and/or stakeholders have some confidence that the required outcome(s) will be delivered	3	MODERATE: TCO of this category of goods/services is of moderate value (e.g. top 20 categories for the organisation). There may be a high volume of low value transactions. Include implementation with across multiple organisations in TCO calculations	4
Yes, the goods/services require a medium level of customisation/specialisation (which is not minor, but is not substantial either)	8	Yes, the category of goods/services are <b>highly critical</b> (i.e. fundamental) to the organisation and/or core operations (e.g. direct impact on critical front line services)	9	Yes, the market is competitive but highly concentrated - there are limited (<5) suitable substitutes or suppliers	6	Yes, the procurement has potential to significantly impact the market and may result in a reduction in competition between existing suppliers	4	Yes, there would be an interruption (of moderate risk) to the organisation's core operations, due to the time to transition to a new supplier	8			High. The community and/or stakeholders have a high level of confidence that the required outcome(s) will be delivered	0	MID-HIGH: TCO of the category of goods/services is of mid-high value (e.g. top 10 categories for the organisation). Might require specialised/indicated skills to manage the procurement/contract	8
Yes, the goods/services require substantial customisation (e.g. complex or novel). Or scope of specifications are not fully known (e.g. supplier innovation required)	12			No, only one suitable substitute or supplier has been identified and qualified (e.g. where prior intellectual property has been co-developed with a supplier)	9	Yes, the procurement is likely to result in the creation of a monopoly or potential market power by government	6	Yes, there would be a significant interruption (major or severe risk) to the organisation's core operations with a high transition time to an alternate supplier	12					HIGH: TCO of the category of goods/services is of high value (e.g. top 5 categories for the organisation). Might require specialised/indicated skills to manage the procurement/contract	12
														VERY HIGH: TCO for the goods/services is of very high value (e.g. top 3 categories for the organisation) and might require specialised/indicated skills to manage the procurement/contract	18

SOURCING: Questions 1-7 relevant to assessing risk (X-axis)														SOURCING: Questions 8-11 relevant to assessing risk (Y-axis)			
Q1. Do the specifications of the goods/services require customisation?	Score	Q2. Are the goods/services critical to the organisation and/or its core operations?	Score	Q3. Are the goods/services being purchased from a competitive market? Competitive market includes consideration of substitute goods/services and the suppliers within that market	Score	Q4. Will the purchase(s) impact the market?	Score	Q5. Would there be a significant interruption to the organisation's core operations if the supplier default(s)?	Score	Q6. Are there local industry considerations with this category? (e.g., recognise the impact of international suppliers on participation by local businesses.	Score	Q7. What level of confidence do stakeholders and/or the community (if relevant) have that the required outcome(s) will be delivered?	Score	Q8. What is the total cost of ownership (TCO) for the goods/services?	Score		
No, requirements are standard (e.g. off the shelf product, standard service)	0	No, the goods/services are of <b>low criticality</b> (i.e. minor or negligible) to the organisation or core operations. (e.g. generally used in back-office functions or are consumables)	0	Yes, there is a highly competitive market with many suitable substitutes or suppliers	0	No, the procurement will not be material to the market. Typically no impact on local market.	0	No, the time to transition to an alternate supplier would be minimal, or a back-up supplier will be in place	0	No. Either not applicable, or international suppliers are an established part of the market or the market is not currently attractive to international suppliers	0	None or Low. The community and/or stakeholders have little or no confidence that the required outcome(s) will be delivered	6	LOW: TCO of the goods/services is of low value, (e.g. minimal support or maintenance requirements).	0		
Yes, however the goods/services only require a low level of customisation (e.g. small/medium configuration or specialisation)	4	Yes, the goods/services are of <b>moderate criticality</b> to the organisation and/or core operations. (e.g. may involve servicing or maintaining a critical asset)	6	Yes, there is a competitive market where at least 3-5 suitable substitutes or suppliers exist	3	The procurement will be material to the market but will not substantially impact the competitive landscape. There is potential for impact on local suppliers.	2	No, because the time to transition to an alternate supplier would be acceptable	4	Yes, changes to the level of international market participation will impact local suppliers	6	Some. The community and/or stakeholders have some confidence that the required outcome(s) will be delivered	3	MID-LOW: TCO of the goods/services is of moderate value (e.g. top 20 categories for the organisation). There may be a high volume of low value transactions. Include all of engineering suppliers across multiple organisations in TCO calculations	4		
Yes, the goods/services require a medium level of customisation/specialisation (which is not minor, but is not substantial either)	8	Yes, the goods/services are <b>highly critical</b> (i.e. fundamental) to the organisation and/or core operations (e.g. direct impact on critical front line services)	9	Yes, the market is competitive but highly concentrated - there are limited (<5) suitable substitutes or suppliers	6	Yes, the procurement has potential to significantly impact the market and may result in a reduction in competition between existing suppliers	4	Yes, there would be an interruption (of moderate risk) to the organisation's core operations, due to the time to transition to a new supplier	8			High. The community and/or stakeholders have a high level of confidence that the required outcome(s) will be delivered	0	MID-HIGH: TCO of the goods/services is of mid-high value (e.g. top 10 categories for the organisation) and might require specialised/indicated skills to manage the procurement/contract	8		
Yes, the goods/services require substantial customisation (e.g. complex or novel). Or scope of specifications are not fully known (e.g. supplier innovation required)	12			No, only one suitable substitute or supplier has been identified and qualified (e.g. where prior intellectual property has been co-developed with a supplier)	9	Yes, the procurement is likely to result in the creation of a monopoly or potential market power by government	6	Yes, there would be a significant interruption (major or severe risk) to the organisation's core operations with a high transition time to an alternate supplier	12					HIGH: TCO of the goods/services is of high value (e.g. top 5 categories for the organisation) and might require specialised/indicated skills to manage the procurement/contract	12		
														VERY HIGH: TCO for the goods/services is of very high value (e.g. top 3 categories for the organisation) and might require specialised/indicated skills to manage the procurement/contract	18		

CONTRACT: Questions 1-7 relevant to assessing risk (X-axis)												CONTRACT: Questions 8-9 relevant to assessing risk (Y-axis)			
Q1. Is the contract for goods/services that are critical to the organisation and/or its core operations?	Score	Q2. Would there be a significant interruption to the organisation's core operations if the supplier default(s)?	Score	Q3. What is the financial risk to the organisation if the supplier default(s)? (Assess this using the risk assessment framework within your organisation)	Score	Q4. What is the legal or regulatory risk to the organisation if the supplier default(s)? (Assess this using the risk assessment framework within your organisation)	Score	Q5. What is the risk to people (e.g. health, welfare, safety) if the supplier default(s)? (Assess this using the risk assessment framework within your organisation)	Score	Q6. What is the reputational / social / media risk to the organisation if the supplier default(s)? (Assess this using the risk assessment framework within your organisation)	Score	Q7. Have any risks (unique to the supplier) been identified that need to be managed? (e.g. past performance issues, financial viability, start-up company, previous disputes, difficult dealings with supplier, issues related to contract negotiations)? Would you classify the supplier as low, medium or high risk?	Score	Q8. What is the total cost of ownership (TCO) for the goods/services purchased under the contract(s)?	Score
No, the goods/services are of <b>low criticality</b> (i.e. minor or negligible) to the organisation or core operations. (e.g. generally used in back-office functions or are consumables)	0	No, the time to transition to an alternate supplier would be minimal, or a back-up supplier will be in place	0	Low risk or not applicable	0	Low risk or not applicable	0	Low risk or not applicable	0	Low risk or not applicable	0	Low risk	0	LOW: TCO of the goods/services is of low value (e.g. total contract value is < \$50K)	0
Yes, the goods/services are of <b>moderate criticality</b> to the organisation and/or core operations. (e.g. may involve servicing or maintaining a critical asset)	5	No, because the time to transition to an alternate supplier would be acceptable	3	Medium risk	4	Medium risk	4	Medium risk	4	Medium risk	4	Medium risk	4	Moderate: TCO of the goods/services is of moderate value. There may be a high volume of low value transactions. (e.g. Total contract value is \$50K - \$500K)	10
Yes, the goods/services are <b>highly critical</b> (i.e. fundamental) to the organisation and/or core operations (e.g. direct impact on critical front line services)	10	Yes, there would be an interruption (of moderate risk) to the organisation's core operations, due to the time to transition to a new supplier	7	High risk	8	High risk	8	High risk	8	High risk	8	High risk	8	MID-HIGH (Top 20/\$500K-\$1M): TCO of the goods/services is of mid-high value (e.g. top 20 contracts/suppliers for the organisation is > \$500K - \$5M in value)	20
		Yes, there would be a significant interruption (major or severe risk) to the organisation's core operations with a high transition time to an alternate supplier	10		0		0		0		0		0	HIGH (Top 10/\$1M-\$5M): TCO of the goods/services is of high value (e.g. top 10 contracts/suppliers for the organisation, or contracts \$1M - \$5M in value)	30
														VERY HIGH (Top 5/>\$5M): TCO for the goods/services is of very high value (e.g. top 5 contracts/suppliers for the organisation, or contracts >\$5M in value)	40

g value (Y-axis)		
Q9. Is the non cost value of this category of goods/services high? (Examples of non-cost factors include fitness for purpose, quality, delivery, service, support and sustainability impacts)	Score	
No, the non cost value of this category of goods/services is low (e.g. unlikely that non cost value will be measured during the life of the contract)	0	
No, the non cost value of this category of goods/services is moderate (e.g. non cost factors may help determine whether value for money is achieved. Some KPI's may be developed. Non cost value would be relevant when assessing performance)	6	
Yes, the non cost value of this category of goods/services is high (e.g. important but not critical to achieving value for money. KPI's would be developed and compliance monitored)	12	
Yes, the non cost value of this category of goods/services is very high (e.g. critical to quality and achieving value for money, therefore KPI's would be developed and compliance monitored)	18	

g value (Y-axis)		
Q9. Is the non cost value of the goods/services high? (Examples of non-cost factors include fitness for purpose, quality, delivery, service, support and sustainability impacts)	Score	
No, the non cost value of the goods/services is low (e.g. unlikely that non cost value will be measured during the life of the contract)	0	
No, the non cost value of the goods/services is moderate (e.g. non cost factors have relevance in determining whether value for money is achieved. Some KPI's may be developed. Non cost value would be a relevant consideration when assessing performance)	6	
Yes, the non cost value of the goods/services is high (e.g. important but not critical to achieving value for money. KPI's would be developed and compliance monitored)	12	
Yes, the non cost value of the goods/services is very high (e.g. critical to quality and achieving value for money, therefore KPI's would be developed and compliance monitored)	18	

g value (Y-axis)		
Q9. Is the non cost value of the goods/services high? (Examples of non-cost factors include fitness for purpose, quality, delivery, service, support and sustainability impacts)	Score	
LOW: The non cost value of the goods/services is low (e.g. unlikely that non cost value will be measured during the life of the contract)	0	
MODERATE: The non cost value of the goods/services is moderate (e.g. non cost factors have relevance in determining whether value for money is achieved. Some standard KPI's apply. Non cost value is relevant to assessing performance)	8	
HIGH: The non cost value of the goods/services is high (e.g. important but not critical to achieving value for money. KPI's should be developed and compliance monitored)	16	
VERY HIGH: The non cost value of the goods/services is very high (critical to quality and achieving value for money. Tailored KPI's apply and will be monitored regularly)	20	



## Yasmyn Ledger

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**From:** Daniel Fletcher  
**Sent:** Wednesday, 8 May 2024 8:08 AM  
**To:** Sacha Eckert  
**Cc:** Talia Parsons; Shannon Condon  
**Subject:** RE: Request GM approval - Single Supplier Exemption - Temporary maintenance - Bunya Mountain bike trails

Supported.

Regards

**Daniel Fletcher**  
General Manager (Community & Liveability)

**WESTERN DOWNS REGIONAL COUNCIL**  
PO Box 551, Dalby, Qld 4405

**Phone** Mobile 0427812351 Fax 07 4679 4099  
**Daniel.Fletcher@wdrc.qld.gov.au**

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**From:** Sacha Eckert  
**Sent:** Thursday, May 2, 2024 12:20 PM  
**To:** Daniel Fletcher  
**Cc:** Talia Parsons ; Shannon Condon  
**Subject:** Request GM approval - Single Supplier Exemption - Temporary maintenance - Bunya Mountain bike trails

Hi Daniel,

This email is to seek your approval for interim Single Supplier Approval for the interim maintenance of the Bunya Mountain Bike Trails - while an approach to market for ongoing trail maintenance is completed.

Emergent work to facilitate reopening of the Bunya Mountain Bike trails is nearing completion, in order to complete a comprehensive approach to market for ongoing maintenance work, in the 2024/25 financial year, there is a need to award temporary maintenance work to best support trails remaining open and support safe operations.

It is recommended that the temporary award be made through single supplier exemption, to VFG Landscape Construction ABN 91244868266. VFG are completing the emergent works, so awarding temporary maintenance work will ensure no stoppage time, and continuity of services.

Estimated service Value (based on historic spend & current application numbers) \$50,000.00  
Time Period: **3 months**  
Value Risk Management: **Low**

Specific Product (Goods and/or services)	Exception Reason	Supplier Name	Supplier #	Exception Finish Date	Accept/Reject
Interim maintenance requirements - Bunya Mountain bike trails.	To facilitate full market approach for long term maintenance and keep tracks operational throughout time required to complete market approach.	VFG Landscape Construction	#13457	02/07/2024	

Regards

**Sacha Eckert**

Parks & Recreation Business Services Coordinator

**WESTERN DOWNS REGIONAL COUNCIL**

PO Box 551, Dalby, Qld 4405

**Phone 07 4593 5335 Mobile 0438 077 461 Fax 07 4679 4099**

**[Sacha.Eckert@wdrc.qld.gov.au](mailto:Sacha.Eckert@wdrc.qld.gov.au)**



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<b>Title</b>	<b>Community and Liveability Council Report Proposed QCT Agreement 2025 -2028</b>
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<b>Date</b>	9 June 2025
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<b>Responsible Manager</b>	L.Koene-Sloss, ECONOMIC DEVELOPMENT MANAGER
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## Summary

The purpose of this report is to seek Council approval of the proposed 3-year agreement between Western Downs Regional Council (WDRC) and Queensland County Tourism (QCT).

## Link to Corporate Plan

Strategic Priority: Strong Diverse Economy

- We aggressively attract business and investment opportunities.
- We proactively advance our region as a tourism destination.

## Material Personal Interest/Conflict of Interest

Nil

## Officer's Recommendation

That this Report be received, and Council approves the proposed new 3-year agreement between Queensland Country Tourism (QCT) and Western Downs Regional Council.

## Background Information

Queensland Country Tourism (QCT) is the peak tourism industry body for Queensland Country (QC). QCT is one of 13 Regional Tourism Organisations (RTOs) in Queensland recognised and supported by the State Government through Tourism and Events Queensland (TEQ). The geographical footprint encompasses the local government regions of Western Downs, Toowoomba, Lockyer Valley, Somerset, Southern Downs, Granite Belt, South Burnett, Cherbourg, Goondiwindi, Woorabinda and Central Highlands. QCT delivers a consolidated brand and marketing strategy for tourism in the Queensland Country region by bringing together a critical mass of local businesses and stakeholders.

Over the past several years, QCT (formerly SQCT) has been a pivotal partner to WDRC, delivering a suite of tailored activities annually that align with and enhance the Council's Tourism and Destination Events Strategy 2023 - 2028. This partnership has been instrumental in:

- Delivery of a consolidated brand and marketing strategy for tourism in Queensland Country.
- Leveraging Queensland Country's extensive network and marketing reach to elevate the region's profile on local, national, and international stages.
- Creating demand for visitation by connecting people culturally and emotionally, to our region.

The Partnership Agreement between WDRC and QCT was established to:

- Build, promote and market a vibrant Queensland Country destination including a new, tourism facing, regional brand identity which is inclusive of, and engages with all QCT regions.

- Deliver joint marketing initiatives, access promotional platforms and alignment with branding strategies.
- Increase funding opportunities, training programs and strategic support to improve tourism offerings.
- Build partnerships and foster connections with local stakeholders, enabling coordinated efforts in destination development, event promotion, and sustainable tourism planning.
- Drive a year-round visitor economy for economic and social growth.
- Represent and advocate for regional priorities in state-level planning.
- Deliver campaigns that attract both domestic and international visitors.
- Encourage industry sustainable practices.

## Report

### 2024/25 Agreement

In lieu of pending Annual Report presentation, QCT has continued to deliver on a comprehensive list of agreed actions, contributing significantly to the Council's Tourism & Destination Events Strategy. Key deliverables include:

- Support tourism product through platforms such as the Australian Tourism Data Warehouse (ATDW), the national platform for digital tourism data, providing content for tourism operators and distributors – currently 151 active WD listings.
- QCT's Visitor Guide was updated several times during the financial year to include new content, maps, itineraries etc. QCT collaborated with WDRC Tourism staff on inclusions/changes.
- A Trade Travel Planner was produced listing trade ready product in Queensland Country. This enables engagement with global distribution partners and effective trade with the international market. The planner also includes itineraries, attractions and events.
- QCT participated in the Australian Tourism Exchange (ATE) from 19 - 23 May 2024. The Australian Tourism Exchange (ATE) is Australia's biggest annual travel and tourism B2B event. ATE connects Australian visitor economy businesses with global tourism wholesalers and retailers for scheduled business meetings and networking events.
- Inclusion of Western Downs product in a food and wine trail for the Queensland Country region. (Savour brand)
- Inclusion of the Western Downs Region in eight e-Newsletters sent to an engaged database of \*50,000+
- Western Downs operators participated in the Trade Ready Program which provides fundamental knowledge and essential resources to trade effectively with the domestic and international marketplace. (Jimbour House, Jubri's Hideaway, Miles Historical Village Museum)
- Events Elevator Workshop & 3year Events Pathway Program - QCT held several event workshops to upskill event organisers and build on their event offerings.
- Representation international market Western Downs Region at Singapore.

### Proposed 3-year agreement 2025-2028

Following a comprehensive review of the existing partnership agreement 2024-2025, we have recommended the key performance indicators (KPIs) to closely align with the region's tourism product offerings and overarching strategic objectives.

- Production of a travel planner / booklet (digital / printed) to include imagery, maps itineraries, and trails.
- Attend trade/consumer shows which target consumers and potential visitors through Tourism Events Queensland (TEQ) and provide increased representation at interstate trade/consumer shows.
- Manage and update the consumer facing website, driving visitation via a mix of organic and paid social media activity and campaign work.
- QCT Consumer E-newsletter to 50,000+



- Advocate for Australian Tourism Data Warehouse (ATDW) listing to remain free for operators.
- Provide access to Commbank data insights and reports (visitor expenditure and markets, trend and preferences). Assist in delivery of a campaigns supporting events including two major event reports annually.
- Advocate for drive routes and itineraries as part of the superhighway for the Olympics.
- Monthly tourism meetings, bringing together local government areas (LGA) tourism officers to collaborate and build skills and knowledge. Including networking / workshop event/s.
- Advocate for increased funding in all areas to support investment and opportunities for the 2032 Olympics.
- Advocate for better road and digital connectivity throughout WDRC and QCT strengthening Western Downs position within the Queensland Governments Destination 2045 Plan.
- Actively support and promote key events in the LGA, advocating for funding opportunities.
- Experienced based marketing to support the Best of Queensland Experiences Program (BOQEP).
- Coordinate and assist in the development of online educational tourism content and facilitate product and itinerary development.
- Support investment attraction in WD through workshop/conference/mentoring to build agritourism in WD (i.e. hip camp, cabins, Airbnb).
- Representation at Australian Tourism Exchange (ATE), supporting operators to export ready.
- Provide an annual album of new tourism images in conjunction with WDRC.
- Absorb Council costs (ONLY) \$2k over the next two years with BTTB mentoring & support.

## Report

Consultation (Internal/External)  
Queensland Country Tourism

Legal/Policy Implications (Justification if applicable)

NIL

Budget/Financial Implications

Previous agreement (2022 - 2025) - \$74,956 plus GST (Year 3)

The new 3-year agreement proposes the below investment

- Year 1 - \$77,054 plus GST \*
- Year 2 - \$plus GST, CPI adjusted
- Year 3 - \$plus GST, CPI adjusted

*\* Note that Year 1 considers a CPI increase compared to the 2024/25 financial year.*

Despite the larger QCT region, the quality of promotion and deliverables will remain at the same level as QCT has additional staffing to support the larger footprint supported by the income received from new LGA membership fees.

The tenure of 3-years with CPI increases is in line with other strategic partnerships such as the Chambers of Commerce and Toowoomba Surat Basin Enterprise.

Human Rights Considerations

There are no human rights implications associated with this report.

## Conclusion

The partnership between WDRC and QCT has consistently delivered significant benefits, driving visitation, enhancing regional exposure, and supporting the Council's strategic objectives. The proposed new three-year agreement, with its tailored obligations fosters an equitable arrangement specific to our region.

Endorsing this agreement enables Council to take a proactive stance in addressing future challenges and opportunities within the regional tourism sector. By leveraging Queensland Country Tourism's (QCT) industry expertise and established networks, Council is well-positioned to drive sustainable tourism growth and regional development.

#### **Attachments**

Proposed 2025-2028 Partnering Agreement QCT / WDRC

**Authored by:** Nicole Franklin, TOURISM PROGRAM LEADER



## Partnership Agreement

Between

Queensland Country Tourism (QCT)

and

Western Downs Regional Council (WDRC)

3 Year Partnership Agreement

2025 – 2028

# AGREEMENT

## 1. Background

Western Downs Regional Council will engage Queensland Country Tourism for the purpose of delivering marketing activities, programs and services in tourism development in a 3-year partnership.

## 2. Intent

QCT and WDRC are committed to achieving sustainable and responsible regional promotion and development to maximise benefits that flow to the business and broader community as a result.

The parties agree that it is intended to exercise best endeavours to pursue the outcomes outlined in the Work Plan (Attachment A).

## 3. Terms of Agreement

1. The partnership agreement is for a three-year fixed period from 01 July 2025 finishing 30 June 2028 unless extended by agreement between the parties.
2. QCT to deliver the services specified in the below agreement, unless otherwise approved by WDRC in writing.
3. Both parties agree to meet or make contact during the term for the purposes of monitoring the delivery of the services listed in the Work Plan (Attachment A).
4. Once this document is signed by both parties, an invoice will be raised at the beginning of each financial year (for 3 years).

- Year 1 \$77,054 Excluding GST
- Year 2 Based on Year 1, adjusted for CPI
- Year 3 Based on Year 2, adjusted for CPI

Payment to be made within 14 days upon receipt of tax invoice.



## 4. Priorities & Work Plan Review

The parties acknowledge that the work plan and priorities may change during the course of the agreement period due to the changing and opportunistic nature of the current tourism development climate.

Accordingly, the parties agree that any periodic review can be requested by either party by mutual agreement.

The reviewed work plan will then form a part of this agreement.

## Communication

The parties acknowledge the critical need for effective communication in order to deliver the outcomes sought. The following communications structure will be utilised.

### Queensland Country Tourism:

- QCT Principal Contact: Chief Executive Officer, Peter Homan
- QCT Marketing Manager: Felicite Cootes
- QCT Business Development Manager: Bonnie Zelinski

### Western Downs Regional Council:

- Council's Principal Contact: Mayor, Economic Development and Tourism
- Council's Principal Senior Tourism Officer | Principal Economic Development Manager

Both parties will communicate (utilising whichever medium is deemed appropriate) any relevant matter which may be of reasonable interest to the other and/or may materially impact upon the delivery of the Work Plan.

The parties will operate with mutual respect for the role and responsibilities of the other and in maintaining a "no surprises" relationship.

## 5. Monitoring & Evaluation

QCT will provide a half-yearly written progress report on implementation of the Work Plan.

In pursuit to strengthen the partnership, QCT and Council will share information as new collaborative partnership opportunities are identified.

## 6. Reciprocal Assistance

To assist QCT in delivering the outcomes listed in Work Plan (Attachment A), WDRC agree to provide:

1. Information about tourism products in the region or changes thereof.
2. Assistance with mentoring programs.
3. Assistance with Best of Queensland Experiences Program (BOQEP) when appropriate.
4. Content and imagery sharing.

**Signed for and on behalf of**

**Western Downs Regional Council**

By the Chief Executive Officer \_\_\_\_\_

In the presence of \_\_\_\_\_

Date: \_\_\_\_\_

**Signed for and on behalf of**

**Queensland Country Tourism**

By the Chief Executive Officer \_\_\_\_\_

In the presence of \_\_\_\_\_

Date: \_\_\_\_\_

# BACKGROUND

## Who we are

Queensland Country Tourism (QCT) is the peak tourism industry body for Queensland Country (QC).

QCT is one of 13 Regional Tourism Organisations (RTOs) in Queensland recognised and supported by the State Government through Tourism and Events Queensland (TEQ). Our geographical footprint encompasses the local government regions of Western Downs, Toowoomba, Lockyer Valley, Somerset, Southern Downs and Granite Belt, South Burnett, Cherbourg, Goondiwindi, Woorabinda and Central Highlands. QCT delivers a consolidated brand and marketing strategy for tourism in the Queensland Country region by bringing together a critical mass of local businesses and stakeholders.

## Vision and Purpose

QCTs goals:

- Build, promote and market a vibrant Queensland Country destination including a new, tourism facing, regional brand identity which is inclusive of, and engages with all QCT regions.
- Drive a Year-Round Visitor Economy for economic and social growth.
- Develop Transformational Experiences
- Grow Industry Capacity
- Promote Community Connection and Engagement
- Encourage Industry Sustainable Practices

QCT is focused on promoting the whole of Queensland Country (QC), including our sub-regions and key destination experiences. Our aim is to build awareness and preference for the destination to grow our visitor numbers overall and increase overnight visitor expenditure.

## Queensland Country's Visitor Market

Queensland Country Tourism utilises world class consumer research to promote our unique natural assets with clear and effective communication to our target audience that stands out from our competitors.

The research we use suggests that travellers are looking for safe, sustainable destinations and experiences relating to food and beverage, outdoor lifestyle and connections with



nature and wildlife. The natural landscape and associated experiences of QC are a unifying theme across our regions. The brand leverages our natural assets as a foundational element in our marketing activity.

Travellers are looking to connect with friends, family and nature. In response, our brand positioning harnesses the power of our region's natural attractions for a competitive edge in our online messaging.

### Our unique selling points to support current travel trends

- Queensland Country is considered a safe place to holiday.
- Sport and Visiting Friends and Relatives (VFR) market drive visitor numbers across the region.
- We are perfectly positioned geographically –within a 4-to-6-hour drive for most of the Southeast Queensland metro region (Brisbane, Ipswich, Gold Coast, Sunshine Coast).
- The choice of nature-based activities across the region feeds into the desire to holiday safely and naturally—we have distinctive seasons and stunning landscapes, providing a holiday solution for most travellers.
- Food and produce are of exceptional quality. Our region is one of Australia's leading food bowls, with vineyards, fruit and vegetable growers, meat producers and an array of excellent cafes and restaurants.
- Our calendar of regional events offer unique experiences that are exclusive to QC and not available anywhere else in Australia.

### New Brand and Positioning

- Queensland Country Tourism is a brand that:
- Elevates Queensland Country for travellers and industry.
- Unites the region's tourism operators and stakeholders to individually and collectively attract tourism markets.
- Amplifies the region's natural icons, food, wine, accommodation, events and the character of the people behind the products, to increase market interest.

## Attachment A: Work Plan

QCT will liaise and work collaboratively with WDRC to meet the below obligations and outcomes.

ITEM	FUNCTION	ACTION
2	<b>Travel Planner</b>	Production of a Travel planner / booklet (digital or printed) that is regularly updated with new content, imagery, maps itineraries, and trails.
3	<b>Trade Show Attendance</b>	QCT will attend trade/consumer shows that target consumers and potential visitors. Further, QCT intend to leverage support from our partners at TEQ to have increased representation at interstate trade/consumer shows.
4	<b>QCT Website</b>	QCT to manage and update the consumer facing website  QCT to drive visitation to the website via mix of organic and paid social media activity and campaign work.  QCT to promote Council owned regional tourism attractions and visitor information centres that are listed on the Australian Tourism Data Warehouse (ATDW) on the consumer facing website.
5	<b>QCT Image Library</b>	Both QCT and Western Downs agree to share any and all new imagery between parties.
6	<b>QCT Consumer E-newsletters</b>	Inclusion of the Western Downs region in E-newsletters sent to an engaged database of *50,000+
7	<b>QCT Digital and Social Media Marketing Activity</b>	Inclusion of the Western Downs region across all QCT social media platforms; weighted with other stakeholders. Inclusion of ATDW listed products on QCT website through listings and blog and itinerary inclusions. Continue to advocate to have ATDW remain free for operators.
8	<b>Data Insights (CommBank)</b>	Compile and disseminate up-to-date data on visitor markets, trend and preferences.

		Based on data insights, QCT to assist in delivery of a campaign that supports WDRC events calendar and or promote of WDRC.
9	<b>Representation on Regional Advisory Boards</b>	Regional Highway Partner/Marketing/Support - Attendance at relevant highway committee meetings and targeted consumer shows. Advocate for drive routes and itineraries as part of the super highway routes for the Olympics.
10	<b>Monthly tourism 'round up' meetings</b>	Bringing together local government areas (LGA) tourism officers once a month to collaborate and build skills and knowledge. <ul style="list-style-type: none"> <li>LGA representatives are required to attend 75% of meetings. If attendance is not possible, suitable prior notice is provided and a list of updates are sent to QCT to share on LGA's behalf.</li> </ul>
11	<b>Networking / workshop event/s</b>	QCT will conduct networking and or workshop events and may include guest presenter/s. Dates and content to be agreed between both parties.  Location in region to be rotated.
12	<b>Advocacy / support investment attraction</b>	Work with Trade and Investment Queensland, DETSI and other Govt agencies to bring opportunities for infrastructure and investment into the WDRC region. Advocacy for better road and digital connectivity throughout WDRC and QCT. Continue to support the Songline project in advocacy to make it one of the 45 in 45 projects as part of D45. Advocate for increased funding in all areas to support investment and opportunities for the 2032 green and gold runway of the Olympics. Advocate for a region wide mapping tool and audit.
13	<b>Event Support</b>	Actively support and promote key events in the LGA. <ul style="list-style-type: none"> <li>Advocate for funding opportunities for regional events</li> <li>Advocating for event support in region attracting both international and domestic visitation</li> </ul>

		<ul style="list-style-type: none"> <li>• Provide two Major Event Reports annually tailored specific to Visitation Data (Trip type by unique visitor count &amp; trip type by spend) selected from the events below.</li> <li>• Melon Festival</li> <li>• Back to Bush</li> <li>• Tara Camels</li> <li>• Dalby Stockhorse Sale</li> </ul>
<b>14</b>	<b>Product Development</b>	Mentor 3 operators to export ready and trade international market ready status.
<b>15</b>	<b>Mentoring</b>	Mentor 6 businesses through the Best of Queensland Experiences Program (BOQEP) to assist and improve their marketing, and tourism product.
<b>16</b>	<b>Marketing will be experienced based and support the Best of Queensland Experiences Program (BOQEP)</b>	<p>QCT will work with Tourism and Events Queensland and the Department of Tourism, Innovation and Sport with the BOQEP.</p> <p>Businesses will be encouraged to comply with BOQEP and mentoring will target those business that require assistance.</p>
<b>17</b>	<b>Additional Representation</b>	<p><b>Educational Tourism:</b> In partnership with WDRC, QCT will coordinate and assist in the development of online educational tourism content and facilitate product and itinerary development. QCT will also work with local providers and educational partners of WDRC.</p> <p><b>Agritourism:</b> Work to build Agritourism offerings within the WDRC area and drive visitation to these products. Support Investment attraction in WD through workshop/conference/mentoring to build agritourism in WD (i.e hip camp, cabins, air bnb).</p> <p><b>Australian Tourism Exchange (ATE) and Wholesale Marketing:</b> QCT to support operators to become tourism export ready. Representation at ATE to online travel agents (OTA's) and international markets.</p>



		<p>QCT will cover the cost of one ticket ATE (2 days) - WDRC representative will attend.</p> <p><b>Event Funding:</b> Increased advocacy for event funding for the Western Downs Region.</p>
<b>18</b>	<b>Public Relations</b>	<p>Attract positive public relations and representation of QC through key media outlets such as radio, TV and media releases to industry contacts, writers etc. Support WDRC events with positive media.</p>
<b>19</b>	<b>Image Marketing</b>	<p>Provide an annual album of new tourism images in conjunction with WDRC</p>
<b>20</b>	<b>Council costs</b>	<p>Absorbing Council costs (ONLY) \$2k over the next two years with BTTB mentoring &amp; support</p>