Ordinary Meeting of Council

Held at Western Downs Regional Council's Jandowae Customer Service Centre

On Thursday, 16 October 2025

Commencing at 9:30am

J. Taylor
CHIEF EXECUTIVE OFFICER **16 October 2025**

Ordinary Meeting of Council Agenda

Location: **Jandowae Customer Service Centre**
22 George Street, Jandowae

Pages

1. DECLARATION OF MEETING OPENING

2. OPENING PRAYER AND MINUTE SILENCE
Geoff Sullivan from the Country Hope Church, Jandowae.

3. APOLOGIES

4. CONGRATULATIONS

5. CONFIRMATION OF MINUTES

5.1 Adopt Ordinary Meeting of Council Minutes 18 September 2025. 1
The Purpose of this Report is for Council to adopt the Minutes of the Ordinary Meeting of Council held on Thursday, 18 September 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 September 2025 28
The purpose of this Report is to provide Council with significant meetings, forums and delegations attended by the Mayor during the month of September 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 Lease Surrender & Proposed New Lease to Facilitate Hangar Sale – Lease S Dalby Aerodrome

The purpose of this Report is to consider a request to surrender "Lease S" at the Dalby Aerodrome (which includes the current Lessee selling the Improvements) and subsequently enter into a new lease agreement for Lease S with the Davies Property Trust.

10.2 CORPORATE SERVICES

10.2.1 Corporate Services Confidential Summary Report Quarterly Liability Update as at 30 September 2025

The purpose of this Report is to provide Council with a quarterly update on liability matters as at 30 September 2025.

10.3 COMMUNITY AND LIVEABILITY

10.4 INFRASTRUCTURE SERVICES

11. DEPUTATION

10.30am Margaret Atkinson

12. PLANNING

12.1 (030.2025.1.001) Community and Liveability Report Development Application for Material Chage of Use for Medium Impact Industry (Transport Depot and Warehouse) at 378 Aerodrome Road Chinchilla Cardiff C/- Swep Consulting 31

The purpose of this Report is for Council to decide the development application for a Material Change of Use to establish a Medium Impact Industry (Transport Depot and Warehouse) on land described as Lot 17 on SP195994 and situated at 378 Aerodrome Road, Chinchilla.

12.2 (035.2025.479.001) Community and Liveability Report Development Application for Reconfiguring a Lot (Boundary Realignment 3 Lots into 3 Lots) Lots 8 26 29 on SP328780 9 and 15 Jacaranda Court and Knight Street Dalby Dunn 44

The purpose of this Report is for Council to decide the proposed development for Reconfiguring a Lot (Boundary Realignment - 3 lots into 3 lots) on land described as Lots 8, 26 and 29 on SP328780, situated at 9 and 15 Jacaranda Court and Knight Street, Dalby.

13. EXECUTIVE SERVICES

13.1 Executive Services Report Outstanding Actions September 2025 67

The purpose of this report is to provide Council with an update on the status of outstanding Council Meeting Action Items.

13.2 **Executive Services Chief Executive Officer Report September 2025** 73
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 September 2025.

14. CORPORATE SERVICES

14.1 **Corporate Services Report Review Human Rights Policy** 76
The purpose of this report is to seek Council's resolution to rescind the *Human Rights - Council Policy*.

14.2 **Corporate Services Report Ongoing Approval for Cultural Heritage Services Engagement (Section 235 (a) Exemption)** 78
This report seeks a Council resolution to establish an enduring approval for engaging Aboriginal and Torres Strait Islander people(s) cultural heritage service providers under a sole-supplier exemption, in accordance with section 235(a) of the *Local Government Regulation 2012*. The intent is to cover all current and future instances where Council is required to engage Aboriginal and Torres Strait Islander entities (or their representatives) for cultural heritage investigations and monitoring on Council projects.

14.3 **Corporate Services Report Jandowae Memorial Hall Amend Fees** 89
The purpose of this Report is to inform council of the establishment of a Jandowae Memorial Hall Inc. Committee to oversee the management and operations of the Jandowae Memorial Hall, rescind existing fees, and endorse new fees and charges for the hire of the hall for the remainder of the 2025/2026 financial year.

14.4 **Corporate Services Financial Report September 2025** 92
The purpose of this report is to present Council with the Financial Report for the period ending 30 September 2025.

15. INFRASTRUCTURE SERVICES

15.1 **Infrastructure Services Report CN24452 TMR Disaster Recovery Funding Arrangement (DRFA) 24I Reconstruction Work Project Tender** 100
The purpose of this report is to seek Council authorisation for additional 2025-26 Operational expenditure to be offset with revenue as part of the 24I DRFA Reconstruction Work Project tender offered as sole invitee to Council by the Department of Transport and Main Roads (DTMR).

15.2 **Infrastructure Services Report September 2025/26 Capital Works Progress Update** 159
The purpose of this Report is for the Works Department to provide an update to Council regarding the 2025/26 Capital Works Program for the month of September 2025.

16. COMMUNITY AND LIVEABILITY

17. NOTICES OF MOTION

17.1 CONSIDERATION OF NOTICES OF MOTION/BUSINESS

17.2 RECEPTION OF NOTICES OF MOTION FOR NEXT MEETING

18. URGENT GENERAL BUSINESS

19. MEETING CLOSURE

Title	**Adopt Ordinary Meeting of Council Minutes 18 September 2025.**
Date	9 October 2025
Responsible Manager	J. Taylor, CHIEF EXECUTIVE OFFICER

Summary

The Purpose of this Report is for Council to adopt the Minutes of the Ordinary Meeting of Council held on Thursday, 18 September 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 18 September 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, 18 September 2025.

Authored by: B. Donald, Senior Executive Officer

Ordinary Meeting of Council Minutes

Date: Thursday, 18 September 2025
Time: 9:30am
Location: Miles Leichardt Centre, Western Downs Regional Council

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

Officers:
J. Taylor, Chief Executive Officer
G. K. Cook, General Manager (Infrastructure Services)
T. Summerville, Manager Planning and Environment
P. Greet, Manager Customer Support and Governance
B. Donald, Senior Executive Officer
B. Woodcock, Senior Marketing Lead

UNCONFIRMED

1. DECLARATION OF MEETING OPENING

The Chairperson declared the Meeting open at 9.30AM.

2. OPENING PRAYER AND MINUTE SILENCE

Glen Perkins from the Miles Roma Presbyterian Church, delivered the opening prayer. This was followed by the observance of a minute silence.

3. APOLOGIES

Cr. S. Bougoure
Cr. K. Maguire

4. CONGRATULATIONS

1. **Cr. Megan James**

   Congratulations to William Bryant (in Grade 6 at Our Lady of the Southern Cross College), who won the Queensland State Championships in his category (years 5-6) for drumming at the 'The Oz Schools Instrumental Championships' (a competition for Australia's best up-and-coming musicians). Will is one of only ten students across the country to qualify to compete in his age group at the Nationals in Melbourne in November 2025.

2. Miles Back to the Bush Committee. Congratulations on a successful event for 2025.

3. **Cr. Peter Saxelby**

   Chinchilla Touch Association: Over Friday 12th and Saturday 13th September, Chinchilla held the Best of the West touch football carnival where twenty-six (26) teams (260 school kids) from Dalby, Chinchilla, Surat, Miles, Tara, St George and Jandowae participated. This event brings primary and high school aged students together to play against one another and be friend the Best of the West.

   That afternoon after the Best of the West carnival a Development Clinic for over 200 junior players participated where there was nineteen (19) coaches, all Queensland/Australian representatives including Australia's Head Coach Phil Gyemore, coaching the juniors.

   On the Saturday, thirty-six (36) teams (216 players) from as far away as Sydney, Charleville and Kingaroy played in the Chinchilla Fast 4 Touch Comp for prize money of over $3000.

UNCONFIRMED

5. CONFIRMATION OF MINUTES

5.1 Adopt Ordinary Meeting of Council Minutes 21 August 2025

The Purpose of this Report is for Council to adopt the Minutes of the Ordinary Meeting of Council held on Thursday, 21 August 2025.

COUNCIL RESOLUTION

Moved By Cr. K. A. Bourne
Seconded By Cr. G. M. Olm

That this Report be received and that:

1. The Unconfirmed Minutes of the Ordinary Meeting of Council held on 21 August 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 August 2025

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

COUNCIL RESOLUTION

Moved By Cr. P. T. Saxelby
Seconded By Cr. O. G. Moore

That this Report be received and noted.

CARRIED

UNCONFIRMED

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.

UNCONFIRMED

COUNCIL RESOLUTION - CLOSE MEETING

Moved By Cr. K. A. Bourne
Seconded By Cr. M. J. James

That Council resolve to close the Meeting in accordance with Sections 254J (3) (j) of the *Local Government Regulation 2012* at 9:59 AM to discuss the following Confidential Reports:

1. Community & Liveability Confidential Report - Disposal of Land Parcel Lot 1 SP173901 Dalby-Apunyal Road, Dalby

CARRIED

COUNCIL RESOLUTION - REOPEN MEETING

Moved By Cr. S. J. Condon
Seconded By Cr. M. J. James

That Council resolve to reopen the Meeting at 10:15 AM.

CARRIED

UNCONFIRMED

10.1 EXECUTIVE SERVICES

10.2 CORPORATE SERVICES

10.3 COMMUNITY AND LIVEABILITY

10.3.1 CL Confidential Report - Disposal of Land Parcel Lot 1 SP173901 Dalby-Apunyal Road, Dalby

The purpose of this Report is to seek Council's approval for the disposal of a non-valuable asset being land by executing an options offer for Lot 1 SP173901 Dalby-Apunyal Road, Dalby **("the Land")**.

COUNCIL RESOLUTION

Moved By Cr. M. J. James
Seconded By Cr. K. A. Bourne

That this report be received and Council resolves to:

1. Accept the tender of the applicant as defined in the report pursuant to section 228(9) of the Local Government Regulation; and

2. Delegate to the Chief Executive Officer the power to make, amend or discharge the agreement between the parties; and

3. Subject to fulfillment of all preconditions, delegate to the Chief Executive Officer the negotiation, execution, and registration of a lease and option to purchase on appropriate commercial terms including the following conditions:

a. Payment of annual rent of $11,000 (plus goods and services tax) for 12 months from the date of contract This reflects the market rent assessment received by Council;

b. Option to purchase the land for $760,000 on appropriate commercial terms and conditions.

CARRIED

10.4 INFRASTRUCTURE SERVICES

UNCONFIRMED

12. PLANNING

12.1 Community and Liveability Report Withdrawal of a Solar Farms Temporary Local Planning Instrument (TLPI)

This report seeks Council's resolution to formally withdraw the draft Temporary Local Planning Instrument (TLPI) for Renewable Energy Facility (Solar Farm) development. The recommendation follows recent legislative reforms by the Queensland Government that have rendered the TLPI redundant.

COUNCIL RESOLUTION

Moved By Cr. P. T. Saxelby
Seconded By Cr. K. A. Bourne

That this Report be received and that Council:

1. resolve to withdraw the *Solar Farms Temporary Local Planning Instrument*, as previously resolved on 20 February 2025 Ordinary Meeting, and
2. advise the Deputy Premier, Minister for State Development, Infrastructure and Planning and Minister for Industrial Relations accordingly.

CARRIED

General Manager Graham Cook left the room at 11.27am.

12.2 (030.2025.340.001) Community and Liveability Report Development Application for Material Change of Use for a Wholesale Nursery (Expansion of Existing Use) at 148 Hayden Street and 72 Winton Street East Dalby R and F Steel Buildings Dalby

The purpose of this Report is for Council to decide the proposed development for a Material Change of Use to establish a Wholesale Nursery (Expansion of Existing Use) on land described as Lot 3 on SP201715 and Lot 133 on AG45 and situated at 148 Hayden Street and 72 Winton Street East, Dalby.

COUNCIL RESOLUTION

Moved By Cr. M. J. James
Seconded By Cr. O. G. Moore

That this Report be received and that:

1.The application for a Material Change of Use to establish a Wholesale Nursery (Expansion of Existing Use) be approved, subject to the following conditions:

UNCONFIRMED

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./Reference	Title and Details	Dated
Sheet 1, Version 3	Site Plan, prepared by R&F Steel Buildings	15/05/2025
Sheet 3, Version 3	Site Plan, prepared by R&F Steel Buildings	24/02/2025
-Supa Construction: Floor Plan	Floor Plan, prepared by R&F Steel Buildings	26/02/2025
-Supa Construction: Elevation	Front and Back Elevations, prepared by R&F Steel Buildings	26/02/2025
-Supa Construction: Elevation	Left and Right Elevations, prepared by R&F Steel Buildings	26/02/2025

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

3.The following further Development Permit must be obtained prior to commencement of any work associated with the process:

3.1Building Works

APPROVED DEVELOPMENT

4.The approved development is a Material Change of Use to establish a Wholesale Nursery (Expansion of Existing Use) as shown on the Approved Plans.

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.

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

FEES AND CHARGES

7.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.

UNCONFIRMED

MAINTENANCE

8.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

9.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

10.Any graffiti on buildings or structures associated with the development must be immediately removed.

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

12.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

13.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

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

AIR QUALITY AND AMENITY - AIR RELEASE LIMITS

15.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

16.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.*

17.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.*

OPERATING HOURS

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

Monday to Friday:8am to 5pm

UNCONFIRMED

WATER SUPPLY

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

ENGINEERING WORKS

20.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.

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

22.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

23.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.

24.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

25.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.

26.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.

27.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).

VEHICLE ACCESS

28.Maintain existing site access from Hayden Street for Lot 3 on SP201715 and from Winton Street East for Lot 133 on AG45.

29.All incoming and outgoing deliveries shall be via the existing site access from Winton Street East.

30.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.

EROSION AND SEDIMENT CONTROL - GENERAL

31.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.

UNCONFIRMED

32.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

33.Undertake operations and construction work associated with this development to the requirements of Council, including the following:

33.1do not cause nuisance to adjoining properties by the way of smoke, dust, stormwater discharge or siltation of drains, at any time, including non-working hours;

33.2remove immediately, any material spilled or carried onto existing roads to avoid dust nuisance and to ensure traffic safety; and

33.3do not carry out work on Sundays or Public Holidays (unless approved otherwise by Council).

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

34.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:

34.1uncontaminated overland stormwater flow; and

34.2uncontaminated 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.

FLOODING - GENERAL

35.Ensure areas associated with the storage of hazardous chemicals and all control panels of critical services are built at a minimum 300mm above the defined flood level.

ADVISORY NOTES

NOTE 1 -Flood Hazard

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

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

UNCONFIRMED

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

General Manager Graham Cook re-entered the room at 11.42am

UNCONFIRMED

12.3 (035.2025.123.001) Community and Liveability Report Development Application for Reconfiguring a Lot (1 Lot into 2 Lots) at 201 Blaxland Road Dalby Armitage

The purpose of this Report is for Council to decide the development application for Reconfiguring a Lot (1 Lot into 2 Lots) on land described as Lot 33 on RP893191 and situated at 201 Blaxland Road, Dalby.

COUNCIL RESOLUTION

Moved By Cr. K. A. Bourne
Seconded By Cr. S. J. Condon

That this Report be received and that:

1.The development application for Reconfiguring a Lot (1 Lot into 2 Lots) on land described as Lot 33 on RP893191 and located at 201 Blaxland Road, Dalby, be approved, subject to the following conditions:

APPROVED PLAN

1. The development shall be carried of 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
10614-SK2	Proposal Plan, prepared by Cottrell Cameron & Steen Surveys Pty Ltd	1.8.2025

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

APPROVED DEVELOPMENT

2. The approved development is Reconfiguring a Lot (1 Lot into 2 Lots) as shown on the Approved Plan.

COMPLIANCE, TIMING AND COSTS

3. All conditions of the approval shall be complied with before Council's endorsement of the Plan of Survey (Form 18B) and while the use continues, unless otherwise noted within these conditions.
4. All costs associated with compliance with these conditions shall be the responsibility of the developer unless otherwise noted.
5. The Plan of Survey (Form 18B) shall not be executed until a letter of compliance is received demonstrating the development's compliance with all conditions of this approval.

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.

UNCONFIRMED

MAINTENANCE

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

LANDSCAPING

8. 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.

9. 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.

INFRASTRUCTURE CHARGES

10. 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.

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

11. 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.

12. 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.

LOT NUMBERING

13. The numbering of all approved lots shall remain as indicated on the Approved Plan (unless otherwise amended/approved by Council).

14. The developer is to make a request to Council for street numbering.

FLOODING

15. Ensure that the minimum habitable floor level of a future Dwelling House is above 300mm of Council's defined flood level current at the time of construction.

WATER SUPPLY

16. Future buildings on the proposed lots must be connected to Council's reticulated water supply system.

ON-SITE WASTEWATER TREATMENT

17. Future buildings on the proposed lots must be connected to an on-site wastewater disposal system, in accordance with *AS 1547* and the *Queensland Plumbing and Waste Water Code*.

Timing: Prior to the issue of a Building Approval for a future building on the proposed lots.

UNOFFICIAL

ELECTRICITY

18. Submit to Council, written confirmation from an electricity provider that a supply of electricity is available to all proposed lots, prior to Council's endorsement of the Survey Plan (Form 18B).

TELECOMMUNICATIONS

19. Design and provide telecommunications to all lots within the development in accordance with the *Australian Government Telecommunications in New Developments Policy*.

SERVICES

20. Ensure that all services provided to the existing Dwelling House on Proposed Lot 2 are wholly located within the lot it serves.

VEHICLE ACCESS

21. Ensure the existing vehicle property access is maintained in accordance with Council's Planning Scheme and the latest revision of Council's Standard Drawing No. R-004 for Proposed Lot 2.

22. Construct a gravelled driveway and a crossover having a minimum width of 4 metres and vehicle turnout in accordance with Council's Standard Drawing No. R-004, to access any future Dwelling House on Proposed Lot 1.

STORMWATER MANAGEMENT

23. Provide overland flow paths that do not alter the characteristics of existing overland flows or create an increase in flood damage on other properties.

    Ensure that adjoining properties and roadways are protected from ponding as a result of any site works undertaken.

24. 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).

ENVIRONMENTAL HEALTH

25. Undertake operations and construction work associated with this development to the requirements of Council, including the following:

    27.1 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;

    27.2 remove immediately, any material spilled or carried onto existing roads to avoid dust nuisance and to ensure traffic safety; and

    27.3 do not carry out works 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.

    1. 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:

    28.1 uncontaminated overland stormwater flow; and

    28.2 uncontaminated stormwater to the stormwater system.

UNCONFIRMED

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 Low, Medium and High 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 **Reconfiguring a Lot** —if a plan for the reconfiguration, that under the Land Title Act, is required to be given to a Local Government for approval is not given to the Local Government within —*

(i) the period stated for that part of the approval; or

*(ii)if no period is stated— **4 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.

UNCONFIRMED

APPEAL RIGHTS

The rights of an applicant to appeal to a tribunal or the Planning and Environment Court against decisions about a development application are set out in Chapter 6, Part 1 of the *Planning Act 2016.* For particular applications, there may also be a right to make an application for a declaration by a tribunal (see Chapter 6, Part 2 of the *Planning Act 2016*).

"Chapter 6 Dispute Resolution

Part 1Appeal 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."

CARRIED

UNCONFIRMED

13. EXECUTIVE SERVICES

13.1 Executive Services Report Outstanding Actions August 2025

The purpose of this report is to provide Council with an update on the status of outstanding Council Meeting Action Items.

COUNCIL RESOLUTION

Moved By Cr. O. G. Moore
Seconded By Cr. G. M. Olm

That Council resolves to receive the Outstanding Actions Report for August 2025.

CARRIED

13.2 Executive Services Chief Executive Officer Report August 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 August 2025.

COUNCIL RESOLUTION

Moved By Cr. G. M. Olm
Seconded By Cr. K. A. Bourne

That this Report be received.

CARRIED

11. DEPUTATION

11.1 Kerry Mulholland - Miles Historical Village Update

Mr Mulholland presented an update regarding the Miles Historical Village.

The Chairperson adjourned the meeting at 10:42am.

The meeting resumed at 11.01am.

UNCONFIRMED

14. CORPORATE SERVICES

14.1 Corporate Services Report Review Privacy Policy

The purpose of this report is to present Council with the reviewed Privacy Policy for consideration and adoption.

COUNCIL RESOLUTION

Moved By Cr. K. A. Bourne
Seconded By Cr. G. M. Olm

That Council resolves to adopt the Privacy Policy as per Attachment Two.

CARRIED

14.2 Corporate Services Recreational Ship Use Jandowae Dam

The purpose of this report is to provide detailed information to assist with examining facility tenure, governance and risk issues raised by the Jandowae Ski Club in their recent, and previous, correspondence to Council.

Direction is being sought from Council on the use of powered recreational ships on Jandowae dam and the risks this poses to the Jandowae Ski Club, Council, and the township of Jandowae.

COUNCIL RESOLUTION

Moved By Cr. K. A. Bourne
Seconded By Cr. O. G. Moore

That Council, in consideration of its obligations as a person conducting a business or undertaking under the Work Health and Safety Act 2011, and the incompatibility of recreational use of the reserve under the Land Act 2009, resolve:

1. the use of the Jandowae Dam by powered recreational ships is to cease immediately; and
2. investigations be undertaken to determine if viable options can be found to adequately address the risks associated with the use of power recreation ships on Jandowae Dam to allow skiing to recommence.

CARRIED

UNCONFIRMED

14.3 Corporate Services Facilities Showgrounds Master Planning

The purpose of this Report is to seek Council endorsement of the Tara Showgrounds Master Plan and the Dalby Showgrounds Master Plan.

COUNCIL RESOLUTION

Moved By Cr. P. T. Saxelby
Seconded By Cr. K. A. Bourne

That this Report be received, and Council endorses the:

1. Tara Showgrounds Master Plan; and
2. Dalby Showgrounds Master Plan

CARRIED

14.4 Corporate Services Report Tender Consideration Plan 2026-2031

This report seeks a Council resolution to approve a Tender Consideration Plan under Section 230 of *the Local Government Regulation 2012* to support the facilitation of Council's Panel Arrangements for the period 1 January 2026 to 28 February 2031.

COUNCIL RESOLUTION

Moved By Cr. O. G. Moore
Seconded By Cr. G. M. Olm

That this report is received and Council resolves to:

1. Endorse the preparation of a Tender Consideration Plan to support the management of Council Panel Arrangements for a period of 1 January 2026 to 28 February 2031; and
2. Adopt the prepared Tender Consideration Plan.

CARRIED

UNCONFIRMED

14.5 Corporate Services Report Appoint Councillor Proxy Western Downs Regional Council Audit and Risk Committee

The purpose of this report is to request Council appoint a Councillor as a proxy member of the Western Downs Regional Council Audit and Risk Committee.

COUNCIL RESOLUTION

Moved By Cr. M. J. James
Seconded By Cr. O. G. Moore

1. That this report be received and that Council resolve:

   (a) to appoint a Councillor as a proxy for either Councillor member of the Western Downs Regional Council Audit and Risk Committee;

   (b) that the nominated proxy be Councillor Kylie Bourne; and

   (c) that the terms of reference for the Audit and Risk Committee be amended to allow a proxy in the event a Councillor is unable to attend a meeting.

CARRIED

14.6 Corporate Services Financial Report August 2025

The purpose of this report is to present Council with the Financial Report for the period ending 31 August 2025, note the amendments to the 2025-26 capital works programme and approve the inclusion of three (3) new fees to the 2025-26 fees and charges register.

COUNCIL RESOLUTION

Moved By Cr. K. A. Bourne
Seconded By Cr. G. M. Olm

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

1. notes the amendments to the 2025-26 capital works programme as listed in section 3(a) of this report, with additional expenditure budget of $97,431 (exclusive of goods and services tax) being added to the programme;

2. approves the amendments to the 2025-26 capital works programme as listed in section 3(b) of this report, with $154,896 (exclusive of goods and services tax) transferred between projects and $36,789 (exclusive of goods and services tax) removed from the 2025-26 capital works programme; and

3. approves the inclusion of three (3) new fees to the 2025-26 fees and charges register for administrative costs associated with Council's involvement in the undertaking of a Renewable Energy Community Benefit System as listed in section four (4) of this report, to be effective from 18 September 2025.

CARRIED

UNCONFIRMED

15. INFRASTRUCTURE SERVICES

15.1 Infrastructure Services – Additional Budget Required for Gravel Pits

This report seeks Council approval for additional operational spend to support gravel production at Council-operated pits for use on capital projects.

COUNCIL RESOLUTION

Moved By Cr. S. J. Condon
Seconded By Cr. G. M. Olm

That Council resolves to receive this report and:

1. approve additional operational expenditure of $280,500 (exclusive of goods and services tax) for gravel production at Council-operated pits.

CARRIED

General Manager Graham Cook left the room at 11.27am.

15.2 Infrastructure Service Report Residential Activation Funding Successful Project Hayden Street Dalby

The purpose of this report is to inform Council of a new capital project, Hayden Street Dalby Road Upgrade, has been added to the 2025/26 Capital Works Budget due to successful application through the Residential Activation Funding Program.

COUNCIL RESOLUTION

Moved By Cr. O. G. Moore
Seconded By Cr. M. J. James

That this report be received and the inclusion of the associated capital expenditure and revenue for the project to the 2025/26 Council Capital Budget be approved.

General Manager Graham Cook re-entered the room at 11.42am.

CARRIED

UNCONFIRMED

15.3 Infrastructure Services Report - Country Roads Connect Funding Successful Project - Warra - Canaga Creek Road, Warra

The purpose of this report is to inform Council of a new commercial works project, Warra-Canaga Creek Road, Warra Road Upgrade, has been added as a multiyear project commencing in 2025/26 due to successful application through the Country Roads Connect Funding Program.

COUNCIL RESOLUTION

Moved By Cr. G. M. Olm
Seconded By Cr. P. T. Saxelby

That this report be received and that Council:

1. notes the successful funding approval for a new multiyear commercial works project on Warra - Canaga Creek Road through the State Government Country Roads Connect Funding Program; and

2. approves the inclusion of the associated operational expenditure and revenue for the project to the approved 2025/26 Council Operational Budget.

CARRIED

15.4 Infrastructure Services Report - New Capital Project - Niagara Road, Jandowae

The purpose of this report is to seek Council approval for an amendment to the 2025-26 Capital Works Program, with the inclusion of a new capital project, Niagara Road – Jandowae Road Widening. This project has been incorporated as a contra adjustment from the approved Regional Resheet Program, thereby reallocating existing budget without impacting the overall capital budget for the financial year.

COUNCIL RESOLUTION

Moved By Cr. O. G. Moore
Seconded By Cr. G. M. Olm

That this report be received and that Council:

1. approves the amendment to the 2025-26 Capital Works Program to include the Niagara Road – Jandowae Road Widening Project, with an allocated expenditure budget of $2,292,008 (excluding GST) and revenue of $2,292,008 (excluding GST), funded through a reallocation from the 2025-26 Regional Gravel Resheet Program which was increased to accommodate these works.

CARRIED

UNCONFIRMED

15.5 Infrastructure Services 2025/26 Transport Infrastructure Capital Project Budget Variances

The purpose of this report is to inform Council of potential budget variances in the Works 2025/26 capital programme and seek Council approval for the cost variances greater than ten per cent, within the total Transport Infrastructure Capital Works budget allocation.

COUNCIL RESOLUTION

Moved By Cr. G. M. Olm
Seconded By Cr. S. J. Condon

That this report be received and that budget variances are approved for over and under expenditure on individual transport projects, on the basis that the program of projects are delivered within the approved overall transport assets capital budget.

CARRIED

15.6 Infrastructure Services Report August 2025/26 Capital Works Progress Update

The purpose of this Report is for the Works Department to provide an update to Council regarding the 2025/26 Capital Works Program for the month of August 2025.

COUNCIL RESOLUTION

Moved By Cr. O. G. Moore
Seconded By Cr. K. A. Bourne

That this report be received.

CARRIED

UNCONFIRMED

16. COMMUNITY AND LIVEABILITY

16.1 Community & Liveability Report Interment Rights Policy

The purpose of this Report is to seek Council's approval of the proposed Interment Rights Policy and associated Cemetery Operating Procedure and rescind the existing Cemetery Operations - Council Policy.

COUNCIL RESOLUTION

Moved By Cr. K. A. Bourne
Seconded By Cr. M. J. James

That this report be received and that Council resolves to:

1. adopt the new Interment Rights Policy and associated Cemetery Operating Procedure and rescind the existing Cemetery Operations - Council Policy (as per Attachment 1) and
2. rescind the *Cemetery Operations - Council Policy.*

CARRIED

16.2 Community and Liveability Council Report Thomas Jack Park

The purpose of this Report is to seek Council approval for a capital budget increase of $1,500,000 (excl. GST) for the Thomas Jack Park redevelopment, to be incorporated into the 2026–27 financial year.

COUNCIL RESOLUTION

Moved By Cr. S. J. Condon
Seconded By Cr. M. J. James

That Council resolve to receive this report and approve additional budget allocation of $1,500,000 (excluding GST) to the Thomas Jack Park capital project, with the additional funding to be incorporated into the 2026-27 financial year.

CARRIED

16.3 Community and Liveability Report Petition Dog Off Leash Area Jandowae

This report presents for Council's consideration a petition requesting the establishment of a designated dog off leash area in Jandowae. The petition reflects community interest in enhancing public amenity and social engagement through the provision of dedicated recreational space for dogs and their owners.

COUNCIL RESOLUTION

Moved By Cr. P. T. Saxelby
Seconded By Cr. K. A. Bourne

That this petition is received and consideration of a Jandowae dog off-leash park be referred to the 2026-27 budget deliberations.

CARRIED (6 to 1)

UNCONFIRMED

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

18.1 LGAQ Motion Amendment

That the LGAQ calls on the State Government to ensure that communities across Queensland share in the benefits of the 2032 Olympic Games by establishing a dedicated fund for new or upgraded infrastructure for regional, rural, remote and First Nations areas to deliver ongoing benefits before, during, and beyond the games.

COUNCIL RESOLUTION

Moved By Cr. K. A. Bourne
Seconded By Cr. O. G. Moore

That the LGAQ calls on the State Government to ensure that communities across Queensland share in the benefits of the 2032 Olympic Games by establishing a dedicated fund for new or upgraded infrastructure for regional, rural, remote and First Nations areas to deliver ongoing benefits before, during, and beyond the games.

CARRIED (6 to 1)

19. MEETING CLOSURE

The Meeting concluded at 12:04pm.

UNCONFIRMED

Title	**Executive Services Mayoral Report September 2025**
Date	7 October 2025
Responsible Manager	J. Taylor, CHIEF EXECUTIVE OFFICER

Summary

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

Date	Who/Where	Details
02 September 2025	• Meeting with Global Renewable Energy Solutions (RES) • Councillor Information Session	Dalby Dalby
03 September 2025	• Radio Interview with 4WK • Presented to Southern Downs Regional Council • Chamber of Commerce, Business After Hours Event	Phone Warwick Dalby
04 September 2025	• Meeting with Queensland Fire Department • Interview Sky News Zoom	Dalby Teams
05 September 2025	• Interview Channel 7 • What's Next Dinner	Zoom Wandoan
06 September 2025	• One Long Table	Chinchilla
08 September 2025	• Tara Futures Group Meeting	Tara
09 September 2025	• Meeting with Bryson Head Member for Parliament	Chinchilla
10 September 2025	• Radio Interview with 4WK • Development Assessment Panel Meeting	Phone Dalby

11 September 2025	• Meeting with Global Renewable Energy Solutions (RES) • Miles Back to the Bush Festival - Dinner Under the Stars	Teams Miles
12 September 2025	Miles Back to the Bush Festival • Feedlot to Fork Gala Ball	 Miles
13 September 2025	• Miles Back to the Bush Festival	Miles
15 September 2025	• Meeting with Coexistence Queensland • Queensland Clean Energy Summit Gala Dinner	Teams Brisbane
16 September 2025	• Queensland Clean Energy Summit • Clean Energy Council Panel Member	Brisbane Brisbane
17 September 2025	• Radio Interview with 4WK • Meeting with Department of Natural Recourses • Council Connect	Phone Call Teams Dulacca
18 September 2025	• Ordinary Meeting of Council	Miles
19 September 2025	• Official Opening First Nations Gallery	Miles
20 September 2025	• Brigalow Bush Festival • Western Downs Regional Artists Exhibition: Disrupt	Brigalow Miles
22 September 2025	• Interview Rural Queensland Today	Phone Call
23 September 2025	• Development Assessment Panel Meeting • Meeting with Global Renewable Energy Solutions (RES)	Dalby Teams
24 September 2025	• Radio Interview with 4WK	Phone Call
26 September 2025	• Staff Spring Fair, Recognition Event	Chinchilla
28 September 2025	• NRL Final - Telstra Guest	Brisbane
29 September 2025	• Meeting with Local Disaster Management Group Ordinary Pre-Season Meeting • National Police Remembrance Day Service	Dalby Tara

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 September 2025.

Attachments

Nil

Authored by: Bridget Donald, Senior Executive Officer

Title	**(030.2025.1.001) Community and Liveability Report Development Application for Material Chage of Use for Medium Impact Industry (Transport Depot and Warehouse) at 378 Aerodrome Road Chinchilla Cardiff C/- Swep Consulting**
Date	29 September 2025
Responsible Manager	T. Summerville, Planning and Environment Manager

Summary

The purpose of this Report is for Council to decide the development application for a Material Change of Use to establish a Medium Impact Industry (Transport Depot and Warehouse) on land described as Lot 17 on SP195994 and situated at 378 Aerodrome 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 application for a Material Change of Use to establish a Medium Impact Industry (Transport Depot and Warehouse) on land described as Lot 17 on SP195994, situated at 378 Aerodrome Road, Chinchilla, be considered, and that Council decide to refuse the application, based on the following grounds:

    (a) The proposed development is inconsistent with the Strategic Plan of the Western Downs Planning Scheme 2017 incorporating Amendment 1 (the Planning Scheme) as follows:

        (i) The proposed development is inconsistent with Strategic Element 3.5.3 (Agriculture) of the Strategic Plan, as the proposed development will encroach on rural land and result in further fragmentation and alienation of Class A Agricultural Land within the Rural Zone that is inconsistent with the purpose and intent of the Rural Zone Code.

        (ii) The proposed development is inconsistent with Strategic Element 3.5.4 (Industrial Development) of the Strategic Plan, as the development will not consolidate industrial development on land within an urban industrial zone.

    (b) The proposed development conflicts with the intent and purpose of the Rural Zone Code, which is to provide for rural uses and activities and maintain the capacity of land for rural uses and activities.

(c) The proposed development conflicts with Overall Outcome 2 of the Rural Zone Code, as the proposed development will result in further fragmentation and alienation of productive rural land.

(d) The proposed development is inconsistent with Overall Outcome 15 of the Rural Zone Code, as the proposed development is inconsistent with the purpose of the Rural Zone Code, as there is no overriding community need to support the development that justifies the conflict and the demand for industrial development in Chinchilla can be accommodated in more appropriate Zones of the Planning Scheme.

(e) The proposed development is inconsistent with Performance Outcome 6, Overall Outcome 2(d) and purpose of the Natural Resources Overlay Code, and that there is no overriding need in the public interest to support further fragmentation and alienation of Class A Agricultural Land within the Rural Zone.

Background Information

The relevant background information to this application is as follows:

Application No: 030.2025.1.001	**Assessment No:** 14087	**Subject File Refs:** LG7.6.1 & AD6.6.2
Assessing Officer:	Dominic Bradley PRINCIPAL PLANNER	
PART 1: APPLICATION		
Applicant:	B Cardiff C/- Swep Consulting	
Owner:	BL Cardiff	
Site Address:	378 Aerodrome Road, Chinchilla	
Site Area:	104,200m^2	
Real Property Description:	Lot 17 on SP195994	
Proposed Development:	Medium Impact Industry (Transport Depot and Warehouse)	
Level of Assessment:	Impact	
Type of Application:	Material Change of Use	
Relevant Planning Scheme:	Western Downs Planning Scheme 2017 incorporating Amendment 1	
Zone:	Rural	
Precinct:	N/A	
Overlays:	· Extractive Industry - Authority to Prospect (676) - Petroleum Lease (185) · Agricultural Land Classification - Class A · Water Resource Catchment - Groundwater Vulnerability Area · Road Hierarchy - Access Road (Aerodrome Road)	
Pre-lodgement Meeting:	No	Date: N/A
Application Lodgement Date:	06/01/2025	
Properly Made Application:	Yes	Date: 20/01/2025
Action Notice issued:	Yes	Date: 20/01/2025
Required Action Taken:	Yes	Date: 20/01/2025
Confirmation Notice Issued:	Yes	Date: 23/01/2025
PART 3: INFORMATION REQUEST		
Information Request Issued:	Yes	Date: 07/02/2025
Applicant's Response Received:	Yes	Date: 05/05/2025
PART 4: PUBLIC NOTIFICATION		
Date Commenced:	Yes	Date: 26/05/2025
Notice of Compliance Received:	Yes	Date: 04/07/2025
Submissions Received:	Four (4)	
Submission Consideration Period Commenced:	07/07/2025	

Submission Consideration Period Concluded:	19/09/2025 **Note:** The Submission Consideration Period was extended under Part 29.3 of the DA Rules to allow for the applicant to provide Council with a response to the submissions received for the application.
PART 5: DECISION PERIOD	
Date Commenced:	22/09/2025
Decision Due Date:	**27/10/2025**

Report

1. Background Information

1.1 Site Context

The property is legally described as Lot 17 on SP195994, is situated at 378 Aerodrome Road, Chinchilla, has an area of 104,200m^2 and has frontage and access to Aerodrome Road.

The property has historically been used for rural purposes including cropping (fodder harvesting) and cattle grazing. The land is improved by an existing Dwelling House, large rural shed, dam and other rural structures (fencing and water tanks) and established landscaping.

The property is located within the Rural Zone of the Western Downs Planning Scheme 2017 incorporating Amendment 1 (the Planning Scheme). The subject land is impacted by the Agricultural Land Classification and Water Resource Catchment Overlays of the Planning Scheme.

The property is located within a mixed use locality which is reflected by the zoning and land use on surrounding properties. The site is surrounded by the following:

- The properties located to the south and east of the site are located within the Rural Zone and Rural Zone, Rural 10 Precinct, and are used for rural and residential purposes and feature existing dwellings and rural outbuildings.
- The properties located to the north, north-east and north-west on the other side of Aerodrome Road from the development, are located within the Rural Residential Zone, Rural Residential 8000 Precinct and feature existing residences and associated outbuildings.
- The properties located to the west of the site on the same side of Aerodrome Road as the development, are located within the Medium Impact Industry Zone and Community Facilities Zone and are used by a mixture of industrial purposes and Council facilities including the Water Treatment Plant and Chinchilla Council Depot.

The eastern part of the Aerodrome Road frontage to the property is an unsealed, all-weather, Council maintained road with a width of 7m. The remainder of Aerodrome Road along the site's frontage is a sealed, bitumen, Council maintained road with a width of 7m.

The access to the property from Aerodrome Road is located at the centre of the site via the bitumen sealed section of Aerodrome Road.

The frontage of the property to Aerodrome Road features table drains for the collection of and discharge of stormwater. Due to the topography of the land, overland flow is captured by an on-site dam.

The property is not located within an urban locality and does not have access to Council's reticulated water or sewer networks.

Water for the development is provided in the form of rainwater tanks which collect run-off from rural buildings on the site. The property also has a rural dam which is used for cropping and agricultural purposes. The existing dwelling on the property has an existing effluent disposal system for the treatment and storage of domestic waste.

1.2 Proposal

The applicant has lodged a development application seeking development approval for a Material Change of Use to establish a Medium Impact Industry (Transport Depot and Warehouse) on the subject land.

The application was submitted by the applicant as a result of a compliance investigation undertaken following a complaint received from a member of the public regarding the amenity impacts of the business operation from the property.

The purpose of the application is for the applicant and land owner to be able to use the property for the purpose of a Medium Impact Industry (Transport Depot and Warehouse) to run their business (Cardiff Field Services).

Cardiff Field Services operates an earthworks and field equipment business which undertakes earthworks and land clearing, and civil projects including road construction for the mining and public sectors including Local Governments. The use on the subject land involves the storage, repair and maintenance of vehicles, equipment and machinery used in the operation of the business.

The proposed development will involve the use of the existing rural shed on the property for storage and for undertaking maintenance and repairs on machinery and vehicles. The shed has a gross floor area (gfa) of 360m^2 and a maximum height of 6.658m above ground level. The applicant has advised that maintenance and repairs on machinery and equipment will only occur within the shed.

The proposed development will also feature a gravel hardstand area adjacent to the shed which will be used to store equipment and machinery while not in use on off-site external jobs. The development footprint of the hardstand area and shed area is 3,728m^2.

The applicant has indicated the development will operate between 6am and 6pm. The applicant employs a total of 6 drivers as part of their business, who transport equipment and vehicles to and from the project sites.

The applicant has advised that only their own vehicles and machinery would be serviced and repaired as part of the proposed development. The applicant advised that the development originally had a mobile mechanic who would operate within the shed on the property. In response to Council's Information Request, the applicant advised that the shed would no longer be used as a workshop by the mobile mechanic and would only be used for servicing and maintenance of vehicles and machinery associated with the Transport Depot and Warehouse uses.

The applicant advised that the mobile mechanic would be called out to the project site and that any complicated repairs or servicing requirements would be sent off-site if required.

The applicant has indicated that his brother lives in the house on the property and is a builder based in Dalby. The property will continue to be used by the land owner for the purpose of animal husbandry (cattle) and cattle fodder production.

The applicant has advised that the development will not change the existing access arrangement of the property to Aerodrome Road and that the access is of a suitable standard for the frequency and traffic type associated with the development.

The applicant has advised that the maximum design vehicle entering the site would be a truck and float with a maximum length of 15m. The applicant anticipates that the proposed development will only generate four heavy vehicle movements per day.

The applicant has indicated that four parking spaces will be provided for parking by staff.

2. Assessment

2.1 Assessment Benchmarks

The development of a Material Change of Use for Medium Impact Industry (Transport Depot and Warehouse) is inconsistent within the Rural Zone. The development is an Impact Assessable development on land within the Rural Zone and the application requires assessment against all the relevant Assessment Benchmarks of the Planning Scheme.

The following are the assessment benchmarks applicable to this application:

ASSESSMENT MATTERS	
The proposed development was assessed against the following assessment benchmarks: ▪ Western Downs Planning Scheme 2017 incorporating Amendment 1 including: · Strategic Plan · Rural Zone Code · Infrastructure Services Code · Transport, Access and Parking Code · Natural Resources Overlay Code	
The development was assessed against all of the assessment benchmarks listed above and complies with all of these with the exceptions listed below:	
Assessment Benchmark	**Reasons for the Approval Despite Non-compliance with Benchmark**
Strategic Plan	
3.5.3 Element – Agriculture (1) The long-term sustainability of the rural economy is based on the protection of productive rural land from fragmentation, encroachment and alienation by incompatible development or diminished productivity.	The property is located within the Rural Zone and is identified as Class A Agricultural Land by the Planning Scheme. The applicant seeks to establish a Medium Impact Industry (Transport Depot and Warehouse) on part of the subject land. The proposed development will enable part of the land to be used for industrial purposes which are inconsistent within the Rural Zone and are not a land use anticipated for which land identified as Class A Agricultural Land is to be used under the Natural Resources Overlay Code. It is considered the proposed development will diminish the long-term productivity of the land and will fragment land use for rural purposes for a purpose that is inconsistent with the Rural Zone. The development is not consistent with Element 3.5.3 of the Strategic Plan, as it will not protect productive rural land from encroachment by incompatible industrial land that would be better accommodated in an appropriate alternative Zone.

3.5.4 Element – Industrial Development (1) Industrial land use and development is an important contributor to the economic development of the region. The identification of key industry areas ensures an adequate supply of land suitable to meet current and future needs is protected from incompatible development and provides access to appropriate infrastructure, transport networks and services.	The proposed development is inconsistent with Strategic Element 3.5.4 (Industrial Development), as the development will result in industrial development occurring outside an urban industrial zone of Chinchilla. Rather, the applicant seeks to establish an industrial use on a rural lot on the urban fringe of Chinchilla. It is considered that that the development is of scale and built form that could be accommodated within a more appropriate urban industrial zone.
Rural Zone Code	
The purpose of the Rural Zone is to: **6.2.10.2 Purpose** (a) Provide for rural uses and activities; and (b) Provide for other uses and activities that are compatible with - (i) existing and future rural uses and activities; and (ii) the character and environmental features of the Zone; and (c) maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes. The overall outcomes sought for the Rural Zone Code are as follows: (2) All rural land is protected from alienation and fragmentation. A lack of viability for existing farming operations and small holdings does not provide suitable or sufficient planning justification for further subdivision or uses for non-rural purposes.	The property is located within the Rural Zone and is identified as Class A Agricultural Land. The development application seeks a development approval for a Material Change of Use for Medium Impact Industry (Transport Depot and Warehouse) to ensure that land owner's earthworks and field hire service business can operate lawfully from the property. The proposed development will involve a development footprint of 3,728m^2 which includes the use of an existing shed and hardstand area that have been constructed for the operation of the use. The applicant has advised that the balance will be used for residential and rural purposes. The proposed development is not a rural use or activity as defined under the Planning Scheme. The development will operate separately from the rural use of the land and is not related to the rural use of the land. The development will alienate and fragment part of the property which is Class A Agricultural Land and use it for a purpose that will not preserve the land for future agricultural use. It is considered that the development is not consistent with the purpose of the Rural Zone Code. Furthermore, the development will alienate and fragment rural land and is inconsistent with Overall Outcome 2 of the Rural Zone Code.

(15) Where development is not consistent with the purpose and intent of the Rural Zone, overriding community need will need to be demonstrated, as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate Zone.	It is considered that there is not valid overriding community need as to why the development needs to be located on land within the Ruzal Zone which is identified also as Class A Agricultural land. The size or impacts of the proposed development do not limit the operation of the development to land located within the Rural Zone. It is noted that there are four key industrial zoned areas in Chinchilla (ie land within Low Impact Industry, Medium Impact Industry or High Impact Industry Zones, or subject to preliminary approval permitting industrial uses). These areas include the Forrest Street/Edward Street industrial area, Carmichael Street and Cooper Street industrial area, Auburn Road industrial estate and Aerodrome Road industrial area. It is noted that lot size and configuration of these properties is predominantly above an area of 4,000m^2 which is in line with the development footprint of the proposed development. It is further noted that many lots within this area are developed and feature industrial sheds and hardstand areas that would be suitable for the purpose of a Transport Depot and/or Warehouse use. Based on the scale and nature of the development, it is considered that the development could be appropriately located on Industrial Zoned land in Chinchilla. It is considered that there is a suitable supply of developed or undeveloped Industrial Zoned land in Chinchilla to accommodate the proposed development.
Transport, Access and Parking Code	
AO4 Car parking is provided in accordance with the requirements identified in Table 9.4.5.2 - Car Parking Generation Rates and Service Vehicle Requirements. Note - Car parking rates are to be rounded up to the nearest whole number.	Table 9.4.5.2 of the Transport, Access and Parking Code requires the development of a Material Change of Use for Medium Impact Industry to provide 1 parking space per 100m^2 of gfa and 1 space per employee. The proposed development will involve a shed with an area of 360m^2 and will employee 6 employees who will be drivers and machine operators. The proposed development would require a minimum of 10 parking spaces to comply with Acceptable Outcome 4 and Table 9.4.5.2 of the Transport, Access and Parking Code. The applicant's alternative solution is considered to be reasonable and there is suitable area on the property for the parking and manoevring of heavy and light vehicles associated with the operation of the development.

Assessment Benchmark	Reasons for the Approval Despite Non-compliance with Benchmark
AO7 Bicycle parking is to be provided in accordance with the requirements identified in *Australian Standard AS2890.3* and *AUSTROADS' Guide to Traffic Management Part 11: Parking*	The property is located within an urban locality that is not serviced by pedestrian or active transport infrastructure. It is considered that the proposed development will not generate the need for additional bicycle parking.
Natural Resources Overlay Code	
(2) The purpose of the Natural Resources Overlay Code will be achieved through the following overall outcomes: (d) the alienation, loss or fragmentation of ALC Class A or B land is avoided, except where an overriding need exists for the development in terms of public benefit, where no suitable alternative site exists, and the loss or fragmentation of ALC Class A or B land is minimised;	The property is identified as Class A Agricultural Land within the Agricultural Land Classification Overlay Mapping of the Planning Scheme. The proposed development is for a Material Change of Use for Medium Impact Industry (Transport Depot and Warehouse) on the property. The development of a Material Change of Use for Medium Impact Industry (Transport Depot and Warehouse) is not a use listed within Table 8.2.7.2 of the Natural Resources Overlay Code and the proposed development does not comply with Acceptable Outcome 6.1 of the Natural Resources Overlay Code. It is considered that the unlawful development has resulted in the fragmentation and alienation of part of the land for agricultural purposes and that there is no overriding public benefit for the development to be located on land within the Rural Zone. It is considered that the development could be reasonably located on land within the Low Impact Industry, Medium Impact Industry or High Impact Industry Zone within the township of Chinchilla. It is considered that the development is inconsistent with the Overall and performance Outcomes of the Natural Resources Overlay Code.
Where for a Material Change of Use in the Rural Zone **AO6.1** Development (inclusive of the development footprint) is not located on land identified as ALC Class A or B Land on the Agricultural Land Overlay maps (OM-008) unless identified in Table 8.2.7.2.	

2.2 Assessment against the Western Downs Planning Scheme 2017 incorporating Amendment 1

2.2.1 Strategic Plan

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

The Strategic Plan is represented by five strategic themes, being Liveable Communities and Housing, Environment and Heritage, Economic Growth, Infrastructure, and Safety and Resilience to Natural Hazards.

It is considered that the Economic Theme of the Strategic Plan is relevant to this application. Specifically, it is considered that Element 3.5.3 (Agriculture) and Element 3.5.4 (Industrial Development) of the Economic Theme of the Strategic Plan are relevant to the development.

As previously discussed, the proposed development is not consistent with these elements, as the development will fragment Class A Agricultural Land within the Rural Zone and the development will not ensure that industrial development is consolidated in appropriate urban industrial zones.

It is recommended that the application be refused, as it is inconsistent with the Strategic Plan of the Planning Scheme.

2.2.2 Rural Zone Code

The property is located within the Rural Zone in which the development of a Medium Impact Industry (Transport Depot and Warehouse) is an inconsistent use under the Rural Zone Code.

The proposed development will involve the use of the existing shed and the surrounding hardstand area. The development has been unlawfully developed for the purpose of Medium Impact Industry (Transport Depot and Warehouse) and does not have historic use rights which enable the land to be used for industrial purposes.

The purpose of the Rural Zone is to provide for rural uses and activities or other uses that are compatible with current and future rural uses with the character and environmental features of the Rural Zone. The purpose of the Rural Zone is also to maintain the capacity of the land for rural activities and uses.

The siting and design of the shed are consistent with the design and siting requirements of the Rural Zone Code. The shed is located behind the existing building line of the existing Dwelling House on the property.

The proposed development is sited 189m to the south of the closest sensitive land use located on Lot 47 on SP233476 (72 Elder Street). The property is located on the opposite side of Aerodrome Road within the Rural Residential Zone (Rural Residential 8000 Precinct) and is adjoined by other Rural Residential properties.

It is considered that the operation of the proposed development has the potential to result in impacts on the amenity and character of surrounding rural and rural residential properties in proximity to the development, from the on-site impacts such as noise, light and air emissions and based on traffic movements generated by the development.

It is considered that design operation of the development could be conditioned to limit the amenity impacts on surrounding land users on on-site operations with regard to operating hours, noise, lighting and dust impacts for the development.

The subject land is identified as Class A Agricultural Land within the Agricultural Overlay Mapping of the Planning Scheme and is of high productive value despite the small size of the allotment.

The applicant has indicated that the balance of the subject land will continue to be used for rural purposes being cropping and animal husbandry purposes and will remain the primary use for which the land is used.

The applicant seeks to use the property for the purpose of a Material Change of Use for Medium Impact Industry (Transport Depot and Warehouse) which will alienate part of the subject land being used for rural purposes or activities.

It is noted that if the use is approved, the use rights will run with the land and not the developer of the land and the existing use right will continue to apply unless the existing use rights are extinguished by a future landowner.

The development is not of a size that is unable to be located on land within an Industrial Zone and there are no safety risks to the general public that means the use could not be located within an urban location.

It is considered that the applicant has not demonstrated there is an overriding community need for the development on the subject land and that there is no suitable Industrial Zoned land on which the development could be more suitably located.

It is considered reasonable that a land parcel could be purchased or leased for the purpose of a Transport Depot and/or Warehouse on land within the Low Impact Industry or Medium Impact Industry Zone in which both land uses are consistent and would be Code Assessable development.

The proposed development will fragment and alienate productive rural land and is inconsistent with the Purpose and Overall Outcomes of the Rural Zone Code.

2.2.3 Transport, Access and Parking Code

The subject land has an existing crossover to a bitumen formed section of Aerodrome Road which would be used to access the development. The applicant has advised that heavy vehicles would not use the unformed section of Aerodrome Road which is a dead-end road.

The applicant has advised that the largest design vehicle that will access the development will be an 18m long heavy vehicle.

The applicant has indicated that the haul route for the development will be turning left from the property along Aerodrome Road to the intersection of Windmill Road and Aerodrome Road and north to the intersection of Windmill Road and Glasson Street.

Council's Consultant Development Engineer has reviewed the access arrangements from Aerodrome Road and considers that the road network is of suitable standard to accommodate the expected heavy vehicle traffic from the development without the need for upgrades.

Acceptable Outcome 4 of the Transport, Access and Parking Code requires that the rate of car parking is to be provided in accordance with Table 9.3.5.2. Table 9.3.5.2 of the Transport, Access and Parking Code provides that for a Material Change of Use for Medium Impact Industry (Transport Depot and Warehouse Uses), 1 space is to be provided per 100m^2 of gfa and 1 space per employee.

The applicant has indicated that there will be 4 parking spaces on-site and that there is adequate space within the development footprint to provide additional parking spaces for staff. It is considered that the applicant's parking justification is reasonable and that the development complies with Acceptable Outcome 4 of the Transport, Access and Parking Code.

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

2.2.4 Infrastructure Services Code

The property is located within the Rural Zone and does not have access to Council's reticulated water or sewer networks.

The applicant has advised that the development will not require any changes to existing infrastructure servicing the property.

The property has suitable access to potable water in the form of water tanks connected to the Dwelling House on the land and the rural dam on the property. The existing Dwelling House also has amenities and is connected to an effluent disposal system.

The property is connected to electricity and has access to telecommunications.

The proposed development is consistent with the Acceptable Outcomes of the Infrastructure Services Code.

2.2.5 Natural Resources Overlay Code

The subject land is located within the Rural Zone and is identified as Class A Agricultural Land within the Agricultural Land Classification Overlay mapping of the Planning Scheme.

The development footprint of the proposed development will fragment and alienate Class A Agricultural Land within the Rural Zone and does not comply with the Performance Outcomes, Overall Outcomes or the Purpose of the Natural Resources Overlay Code.

3. Other Relevant Matters

3.1 Public Notification

The application required public notification as part of the development assessment process, as the development of a Material Change of Use for Medium Impact Industry is Impact Assessable development with the Rural Zone, as it is an inconsistent use.

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

The applicant:

- published a notice in the Western Downs Town and Country on 22 May 2025;
- placed a notice on each frontage of the land on 23 May 2025; and
- notified the adjoining land owners on 20 May 2025.

Public notification of the application commenced on 26 May 2025 and concluded on 17 June 2025. Council received the Notice of Compliance from the applicant on 4 July 2025.

At the conclusion of the Public Notification Period, Council had received a total of 4 properly made submissions regarding the application. The grounds of the submissions and the applicant's response to the submissions have been considered within the attached table (see **Attachment 3**).

3.2 Referral

The application did not require referral to any Referral Agency identified under Schedule 10 of the *Planning Regulation 2017*.

Consultation (Internal/External)

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

Council's Planning and Environment Manager has 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 application has been assessed against the Western Downs Planning Scheme 2017 incorporating Amendment 1 and it is recommended that the application be refused based on the grounds of refusal identified within this Report.

Attachments

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

Authored by: D Bradley, PRINCIPAL PLANNER

Title	**(035.2025.479.001) Community and Liveability Report Development Application for Reconfiguring a Lot (Boundary Realignment 3 Lots into 3 Lots) Lots 8 26 29 on SP328780 9 and 15 Jacaranda Court and Knight Street Dalby Dunn**
Date	29 September 2025
Responsible Manager	T Summerville, PLANNING AND ENVIRONMENT MANAGER

Summary

The purpose of this Report is for Council to decide the proposed development for Reconfiguring a Lot (Boundary Realignment - 3 lots into 3 lots) on land described as Lots 8, 26 and 29 on SP328780, situated at 9 and 15 Jacaranda Court and Knight 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 application for Reconfiguring a Lot (Boundary Realignment - 3 lots into 3 lots) on land described as Lots 8, 26 and 29 on SP328780 and situated at 9 and 15 Jacaranda Court and Knight Street, Dalby, be approved, subject to the following conditions:

   APPROVED PLAN

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

Drawing No., Issue	Title and Details	Dated
10867-SK1, Issue A	Proposed Reconfiguration of Lots 8, 26 and 29 on SP328780, Locality of Dalby, Western Downs RC, prepared by Cottrell Cameron & Steen Surveys Pty Ltd	22.7.2025

   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.

APPROVED DEVELOPMENT

3. The approved development is Reconfiguring a Lot (Boundary Realignment – 3 lots into 3 lots) as shown on the Approved Plan.

COMPLIANCE, TIMING AND COSTS

4. All conditions of the approval shall be complied with before Council's endorsement of the Plan of Survey (Form 18B), unless otherwise noted within these conditions.

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

6. The Plan of Survey (Form 18B) shall not be executed until a letter of compliance is received demonstrating the development's compliance with all conditions of this approval.

FEES AND CHARGES

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

LOT NUMBERING

8. The numbering of all approved lots must remain as indicated on the Approved Plan (unless otherwise amended/approved by Council).

LANDSCAPING

9. 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 the development works and any ensuing defects liability period.

10. Apart from declared weeds and pests, trees, shrubs and landscaped areas currently existing on the subject land must be retained where possible, and action taken to minimise disturbance during construction work.

ENGINEERING WORKS

11. 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 Council's endorsement of the Survey Plan (Form 18B) unless stated otherwise.

12. Undertake Engineering designs and construction in accordance with Council's Planning Scheme, Development Manual and Standard Drawings, relevant Australian Standards, Codes of Practice, EDROC Regional Standards Manual and relevant Design Manuals.

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

13. 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.

14. 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

15. 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.

16. Adjoining properties and roadways to the development must be protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.

17. 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).

SERVICES - EXISTING CONNECTIONS

18. Ensure that all services provided to the existing houses on proposed Lots 26 and 29 are wholly located within the lot it serves.

EROSION AND SEDIMENT CONTROL - GENERAL

19. 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.

A D V I S O R Y N O T E S

NOTE 1 - Currency Period

A part of a development approval lapses at the end of the currency period. The standard currency period for Reconfiguring a Lot (**4 years** after the approval starts to have effect) as stated in Section 85 of the *Planning Act 2016* applies to this approval.

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.

NOTE 3 - General Environmental Duty

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

NOTE 4 - General Safety of Public During Construction

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

NOTE 5 - Property Note (Audit of Conditions)

An inspection of the property to ascertain compliance with conditions will be undertaken twelve (12) months after the approval takes effect.

If the works are completed prior to this time, please contact Council for an earlier inspection. A property note to this effect will be placed on Council's records.

NOTE 6 - Duty to Notify of Environmental Harm

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

APPEAL RIGHTS

The rights of an applicant to appeal to a tribunal or the Planning and Environment Court against decisions about a development application are set out in Chapter 6, Part 1 of the *Planning Act 2016.* For particular applications, there may also be a right to make an application for a declaration by a tribunal (see Chapter 6, Part 2 of the *Planning Act 2016).*

"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."

Background Information

The relevant background information of this application is as follows:

Application No: 035.2025.479.001	**Assessment No:** A3588, A3585 & A3573	**Subject File Refs:** AD6.6.2 & LG7.9.1
Assessing Officer:	Jenny Cameron PLANNING OFFICER DEVELOPMENT ASSESSMENT	
PART 1: APPLICATION		
Applicant:	Aiden Dunn	
Owner:	Lot 26: AJ Dunn Lot 29: RM Hamilton Lot 8: DA Waddell and ML Bayles	
Site Address:	9 and 15 Jacaranda Court and Knight Street Dalby, Dalby	
Site Area:	Lot 26: 8,462m^2 Lot 29: 4,409m^2 Lot 8: 8,162m^2 Total: 21,033m^2	
Real Property Description:	Lots 8, 26 and 29 on SP328780	
Proposed Development:	Reconfiguring a Lot (Boundary Realignment - 3 lots into 3 lots)	
Level of Assessment:	Impact Assessable	
Type of Application:	Reconfiguring a Lot	
Relevant Planning Scheme:	Western Downs Planning Scheme 2017 incorporating Amendment 1	
Zone:	Low Density Residential	
Overlays:	· Airport Environs - Airport Environs Buffer · Flood Hazard - Low, Medium & High · Extractive Industry - Petroleum Lease PL198 · Agricultural Land Classification - Class A · Stormwater Overland Flow Path (Lots 26 & 29 only) - Minor Flow Path · Road Hierarchy - Unformed (Knight Street) - Access (Jacaranda Court)	
Pre-lodgement Meeting:	No	
Application Lodgement Date:	22/07/2025	
Properly Made Application:	Yes	Date: 30/07/2025
Confirmation Notice Issued:	Yes	Date: 04/08/2025
PART 4: PUBLIC NOTIFICATION		
Start Date:	22/08/2025	
Notice of Compliance Received:	Yes	Date: 16/09/2025
Submissions:	One	
Period to consider Submissions:	17/09/2025 to 30/09/2025	
PART 5: DECISION PERIOD		
Date Commenced:	01/10/2025	
Decision Due Date:	**19/11/2025**	

Report

1. Background information

1.1 Site

The subject site comprises three allotments described as Lots 8, 26 and 29 on SP328780 and is situated at 9 and 15 Jacaranda Court and Knight Street, Dalby and has a total area of 21,033m^2. The property has road frontages to Jacaranda Court and Knight Street (unconstructed).

Lots 8, 26 and 29 are located within the Low Density Residential Zone of the Western Downs Planning Scheme 2017 incorporating Amendment 1 (the Planning Scheme). The Airport Environs, Flood Hazard, Natural Resources and Stormwater Overland Flow Path Overlays of the Planning Scheme impact the land.

Lots 26 and 29 are currently improved by existing Dwelling Houses and associated outbuildings. The Dwelling Houses currently gain access via constructed driveways to Jacaranda Court. Both of these lots are serviced by Council's reticulated water and sewer networks.

Lot 8 is an unimproved vacant lot that fronts Knight Street. The frontage of Lot 8 to Knight Street is an unformed road.

The current allotment arrangement of Lots 8, 26 and 29 on SP328780 reflects the Development Approval 035.2022.222.002 for Reconfiguring a Lot (Boundary Realignment - 6 lots into 6 lots) which was approved by Council on 17 August 2022.

1.2 Proposal

The applicant seeks to realign the existing property boundaries to create three more regular shaped allotments, being proposed Lots 8, 26 and 29. No change to the existing site access locations is proposed.

Proposed Lot 26 will have an area of 900m^2 and will include the existing Dwelling and associated Domestic Outbuildings. The proposed boundary realignment will not impact the existing access for Lot 26 via a driveway to Jacaranda Court.

Proposed Lot 29 will have an area of 1,232m^2 and will include the existing Dwelling and associated Domestic Outbuildings. The proposed boundary realignment will not impact the existing access for Lot 29 via a driveway to Jacaranda Court.

Proposed Lot 8 will have an area of 18,901m^2 and is a vacant lot. The proposed boundary realignment will not change the frontage to Knight Street.

The existing and proposed areas are as follows:

Lot	Existing Area (m^2)	Proposed Area (m^2)
26	8,462	900
29	4,409	1,232
8	8,162	18,901

The applicant owns Lot 26 and the applicant's mother owns Lot 29. The applicant has advised that the land at the rear of the property is too much for the applicant and his mother to maintain and the owner of Lot 8 is interested in purchasing the land to use to graze their horses.

The owner of Lot 8 also owns Lot 183 on SP328780 (23 Cooper Street) which is developed and features an existing residence with access to Cooper Street. Lot 183 is not included as part of the application, as the allotment boundaries will not be realigned as part of the development.

2. Assessment

The development of Reconfiguring a Lot (Boundary Realignment - 3 lots into 3 lots) is Impact Assessable, as part of the property is impacted by High Flood Hazard illustrated by the Flood Hazard Overlay Mapping of the Planning Scheme.

The following Assessment Benchmarks apply to this development:

<table>
<tr><th colspan="3">ASSESSMENT MATTERS</th></tr>
<tr><td>Assessment Benchmarks</td><td colspan="2">The development was assessed against the following Assessment Benchmarks:
▪ Western Downs Planning Scheme 2017 incorporating Amendment 1
· Strategic Plan
· Low Density Residential Zone Code
· Reconfiguring a Lot Code
· Airport Environs Overlay Code
· Flood Hazard Overlay Code
· Natural Resources Overlay Code
· Transport, Access and Parking Code</td></tr>
<tr><td rowspan="3">Reasons for Decision</td><td colspan="2">The development was assessed against all of the Assessment Benchmarks listed above and complies with all of these with the exceptions listed below:</td></tr>
<tr><td>Assessment Benchmark</td><td>Response</td></tr>
<tr><td colspan="2">Reconfiguring a Lot Code</td></tr>
<tr><td>AO1.1

The minimum lot area and street frontage dimensions are in accordance with Table 9.4.4.2 – Minimum Lot Size and Frontages</td><td>Alternative Solution

Table 9.4.4.2 of the Reconfiguring a Lot Code provides that the minimum lot size for land within the Low Density Residential Zone (where within the Priority Infrastructure Area) is to be 800m^2 with a minimum frontage of 20m.

The proposed boundary realignment complies with the minimum lot dimensions for the Low Density Residential Zone, Table 9.4.4.2 of the Reconfiguring a Lot Code.

The proposed development will not change existing road frontage arrangements to Knight Street or Jacaranda Court. However, it is noted that the existing frontage of Lot 8 to Knight Street is an unformed road and Lot 29 on SP328780 is under the minimum frontage size for the Low Density Residential Zone.

It is considered that the proposed lot size and configuration are suitable for low density residential development and are consistent with the character and amenity of the Low Density Residential Zone.

Despite non-compliance with the minimum frontages, the proposed development is considered to be consistent with Performance Outcome 1 of the Reconfiguring a Lot Code.</td></tr>
</table>

	Where within an Urban Zone or Rural Residential Zone (Rural Residential 4000 Precinct, Rural Residential 8000 Precinct) **AO7.1** Each lot is connected to Council's reticulated water supply system in accordance with **SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards.**	**Alternative Solution** Proposed Lot 8 is located outside the area serviced by Council's water network and therefore cannot comply with the Acceptable Outcomes of the Reconfiguring a Lot Code. Further development on proposed Lot 8 will be conditioned to provide water supply.
	Where within an Urban Zone **AO8.1** Each lot is connected to Council's reticulated sewerage system in accordance with **SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards.**	**Alternative Solution** A portion of proposed Lot 8 is located inside the area serviced by Council's sewer network, but Lot 8 is not connected to Council's sewer. This proposed lot is currently undeveloped for residential purposes. Further development on proposed Lot 8 would be conditioned to provide appropriate wastewater provisions.
	Stormwater Overland Flow Path Overlay Code	
	Where for Reconfiguring a Lot **AO2.4** No new lots are created within a Minor Flow Path identified on **Stormwater Overland Flow Path Overlay Maps (OM-012)** except where for the creation of a lot for the purposes of public open space.	**Alternative Solution** The proposed development realigns the boundaries of the existing lots which will increase the number of lots that are impacted by the minor flow path, and as a result, the development does not comply with Acceptable Outcome 2.4 of the Stormwater Overland Flow Path Overlay Code. As a result of the proposed boundary realignment, proposed Lots 8 and 29 will be impacted by the mapped Minor Flow Path. Proposed Lots 29 and 26 are already developed for residential purposes and feature existing residences. The proposed development is for Reconfiguring a Lot (Boundary Realignment) only, and will not involve any building or additional fill on the land. Therefore, it is not considered to affect the hydraulic capacity of the flow path. Any future development on proposed Lots 8 and 29 will be assessed against the assessment benchmarks of the Stormwater Overland Flow Path Overlay Code to ensure that there are no adverse impacts on the flow paths impacting these lots.

		It is noted that any future earthworks or construction of future buildings in areas impacted by the minor flow path of the abovementioned lots will require further approvals from Council. The proposed development is considered to comply with Performance Outcome 2 of the Stormwater Overland Flow Path Overlay Code.
	Transport, Access and Parking Code	
	AO3 All lots must have vehicle access to a formed road. Access is to be designed and constructed in accordance with SC6.2 - Planning Scheme Policy 1 - Design and Construction Standards.	**Alternative Solution** Proposed Lots 29 and 26 have existing driveway crossovers to Jacaranda Court associated with the existing residential use of the land. Lot 8 on SP328780 has frontage to an unformed section of Knight Street. The existing and proposed configuration of Lot 8 on SP328780 do not comply with Acceptable Outcome 3 of the Transport, Access and Parking Code. The proposed development will not change the access arrangements for proposed Lot 8 and will not result in any further non-compliance. Proposed Lot 8 on SP328780 will be used in conjunction with Lot 183 on SP328780 (23 Cooper Street) as a horse paddock. It is not that any future residential development on proposed lot 8 will require access to a formed road and connect to relevant reticulated infrastructure. It is considered that the proposed development is consistent with Performance Outcome 3 of the Transport, Access and Parking Code.

2.1 Assessment against the Western Downs Planning Scheme 2017 incorporating Amendment 1

2.1.1 Strategic Plan

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

"Strategic Outcome 3.3.1 - Liveable Communities and Housing

(3) The settlement pattern contains urban development within identified boundaries to create compact, diverse and vibrant communities. Significant urban development for residential purposes takes advantage of the access to existing facilities and services. The settlement pattern maximises the utilisation of existing infrastructure and maintains and enhances access to services, employment opportunities and recreational and social infrastructure for all residents."

Complies

The proposed development contains Residential development within suitably zoned land. Further, the site has access to suitable levels of existing infrastructure servicing the residential estate, as well as having access to the broader social infrastructure provided within the Dalby township.

The proposed reconfiguration maintains a suitable urban form with the lots being made available within existing Low Density Residential Zoned land, preventing fragmentation of productive rural land.

The proposed development is consistent with the intent and purposes of the Low Density Residential Zone and is therefore considered to be acceptable.

"3.7 - Safety and Resilience to Hazards

3.7.2 Element - Natural Hazards

(1) The Western Downs is a vast region that is vulnerable to a range of natural hazards including flood and bushfire. It is expected that the extreme weather events that drive these natural hazards will be more prevalent in the future due to the predicted impacts of climate change. To ensure the safety of residents and infrastructure, it is important that development avoids establishing in areas known to be subject to natural hazards that pose a potential threat to people and property."

Complies

The proposed development will not increase the number of lots subject to flood hazard. Proposed Lot 8 currently contains areas of Low, Medium and High Flood Hazards. These areas are clear of the existing Dwellings on proposed Lots 26 and 29. The proposed development is for a Boundary Realignment only, and will not result in the creation of any additional allotments. The proposed development therefore will not increase the number of people or amount of property at risk during a flood event.

2.1.2 Low Density Residential Zone Code

The proposed development is considered to comply with the relevant Overall Performance and Acceptable Outcomes of the Low Density Residential Zone Code.

The proposed development will not result in the creation of any additional allotments or additional buildings or structures.

As the development is not proposing any additional buildings or structures, the design requirements of the Low Density Residential Zone Code including the building height, site coverage and residential density, are not relevant to the assessment of this application.

The existing buildings and structures on the reconfigured allotments will continue to comply with the setback and site coverage requirements of the Low Density Residential Zone Code.

The proposed development is consistent with the Acceptable Outcomes of the Low Density Residential Zone Code.

2.1.3 Overlay Codes

Airport Environs Overlay Code

The proposed development is for Reconfiguring a Lot, therefore the Airport Environs Overlay Code is not applicable. No further assessment has been undertaken.

Flood Hazard Overlay Code

The subject land is illustrated within the Low, Medium and High Flood Hazard Areas within the Flood Hazard Overlay mapping of the Planning Scheme.

The proposed boundary realignment reduces the number of lots mapped within the High Flood Hazard Areas.

The existing Dwellings on proposed Lots 26 and 29 are built on areas of Low or no Flood Hazard.

The southern portion of proposed Lot 8 is subject to High Flood Hazard Area with the remainder of the proposed lot subject to Medium or Low Flood Hazard Areas.

The proposed realignment of the boundaries will not impact the hydrological function of the premises, and as no additional lots are proposed, the development will not increase the number of people to be at risk of flooding.

Any future development on lots will be assessed against the Flood Hazard Overlay Code to ensure no adverse impacts from flooding occur.

The proposed development is considered to comply with the relevant Performance Outcomes of the Flood Hazard Overlay Code.

Natural Resources Overlay Code

The subject site is not located in a Rural Zone and therefore, the Natural Resources Overlay Code is not applicable. No further assessment has been undertaken.

Stormwater Overland Flow Path Overlay Code

The subject site is mapped as containing a Minor Stormwater Overland Flow Path along the south-eastern boundary of proposed Lot 8.

The Stormwater Overland Flow Path is discussed in the table above.

Reconfiguring a Lot Code

The reconfigured allotments comply with the minimum lot sizes but do not comply with the minimum road frontage requirements for Reconfiguring a Lot in the Low Density Residential Zone Code.

Proposed Lot 8 fronts an unformed section of Knight Street and complies with both lot size and road frontage.

The proposed reconfiguring of the lot is discussed in the table above.

Transport Access and Parking Code

The Transport, Access and Parking Code is addressed in the table above.

The proposed development does not change access to a formed road.

It is considered that the proposed development achieves the Outcomes of the Transport, Access and Parking Code.

3. Other Relevant Matters

3.1 Public Notification

The development of Reconfiguring a Lot (Boundary Realignment) on land in a High Flood Hazard Area is Impact Assessable under the Planning Scheme and requires public notification.

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

The applicant:

- published a notice in the Western Downs Town and Country on 21 August 2025;
- placed a notice on the frontages of the land on 21 August 2025;
- notified the adjoining land owners on 21 August 2025; and
- provided Council with a Notice of Compliance with Public Notification on 16 September 2025.

During the Public Notification Period, Council received one properly made submission.

Council's Assessing Officer has considered the matters raised in the submission received in the Table of Submission attached (**see Attachment 3**) to this Report.

The submission has no objection to the proposed development, but was concerned about flooding that could be impacted by the erection of solid fence panels. Fencing is not assessed as part of a Reconfiguring a Lot under the Planning Scheme and therefore, is not applicable for this application.

3.2 Referrals

The application did not require referral to a Referral Agency under Schedule 10 of the *Planning Regulation 2017.*

3.3 Infrastructure Charges

Infrastructure charges are levied in accordance with Council's Infrastructure Charges Resolution (No 7.1) 2017. The subject site is located within Charge Area A.

The development seeks to realign boundaries between existing allotments and will not result in the creation of any additional lots. Therefore, no infrastructure charges are applicable.

Consultation (Internal/External)

Internal

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

Legal/Policy Implications (Justification if applicable)

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

"Chapter 6 Dispute Resolution

Part 1 Appeal Rights

229 Appeals to Tribunal or P&E Court

(1) Schedule 1 states -

(a) matters that may be appealed to -

(i) either a tribunal or the P&E Court; or

(ii) only a tribunal; or

(iii) only the P&E Court; and

(b) the person -

*(i) who may appeal a matter (the **appellant**); and*

(ii) who is a respondent in an appeal of the matter; and

(iii) who is a co-respondent in an appeal of the matter; and

(iv) who may elect to be a co-respondent in an appeal of the matter.

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

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

(a) for an appeal by a building advisory agency - 10 business days after a Decision Notice for the decision is given to the Agency; or

(b) for an appeal against a deemed refusal - at any time after the deemed refusal happens; or

(c) for an appeal against a decision of the Minister, under Chapter 7, Part 4, to register premises or to renew the registration of premises - 20 business days after a Notice is published under Section 269(3)(a) or (4); or

(d) for an appeal against an Infrastructure Charges Notice - 20 business days after the Infrastructure Charges Notice is given to the person; or

(e) for an appeal about a deemed approval of a development application for which a Decision Notice has not been given - 30 business days after the applicant gives the Deemed Approval Notice to the Assessment Manager; or…

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

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

Budget/Financial Implications

Nil

Human Rights Considerations

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

There are no human rights implications associated with this report.

Conclusion

The proposed development has been assessed against the requirements of the Western Downs Planning Scheme 2017 incorporating Amendment 1. It is considered that the proposed development is consistent with the intent of the Western Downs Planning Scheme 2017 incorporating Amendment 1, and therefore, is recommended for approval, subject to conditions.

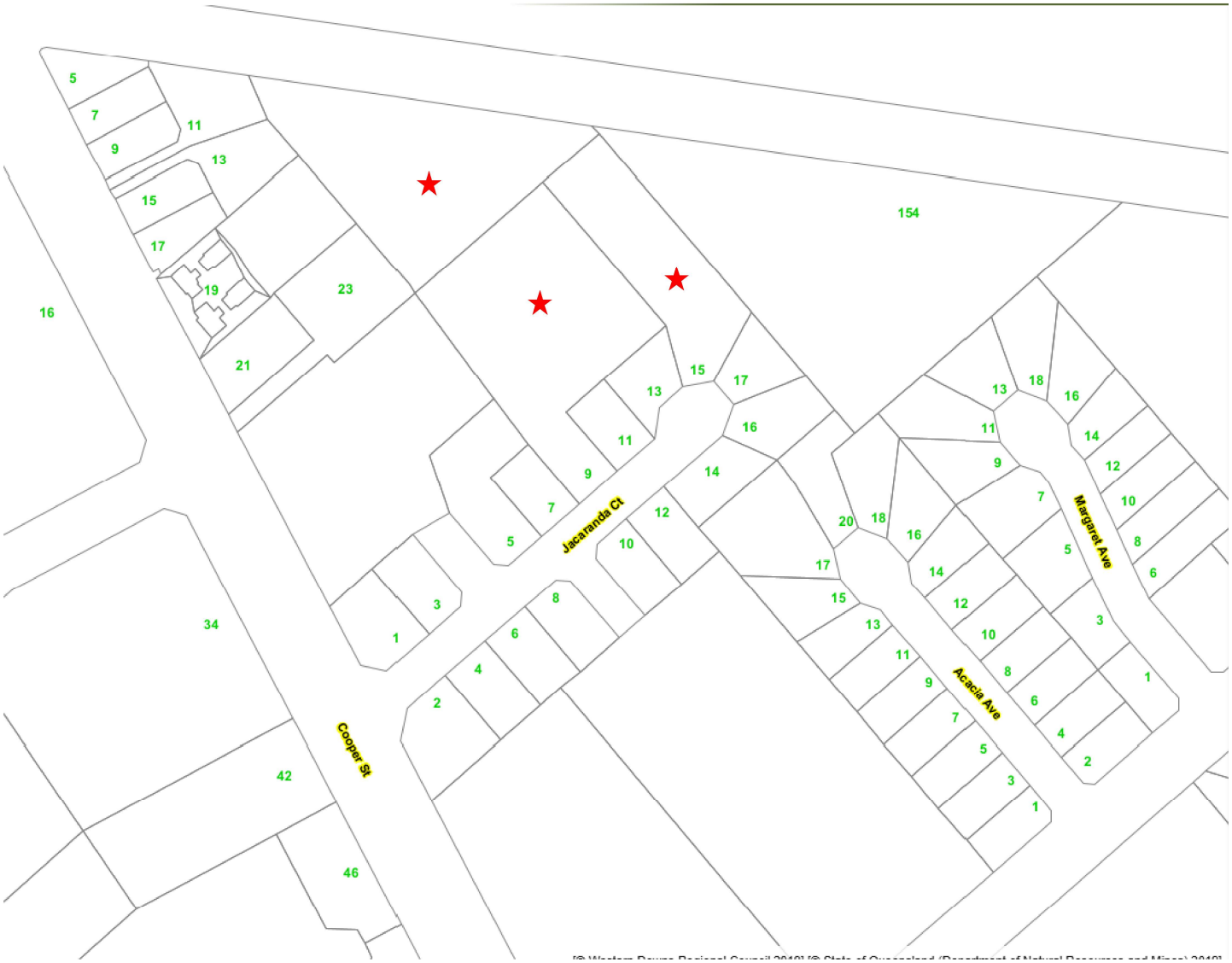
Attachments

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

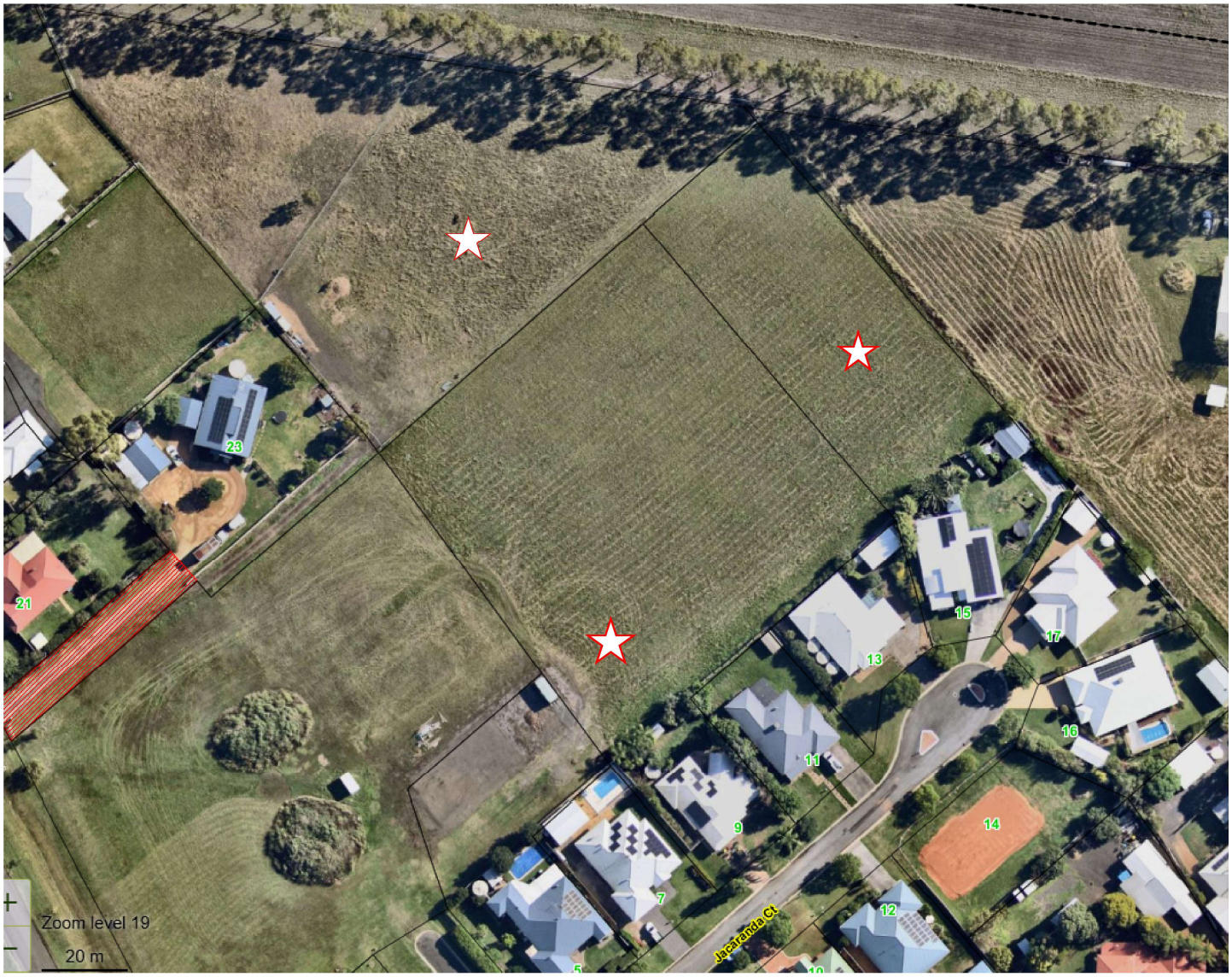
Authored by: J Cameron, PLANNING OFFICER DEVELOPMENT ASSESSMENT

Attachment 1 - Locality Plans

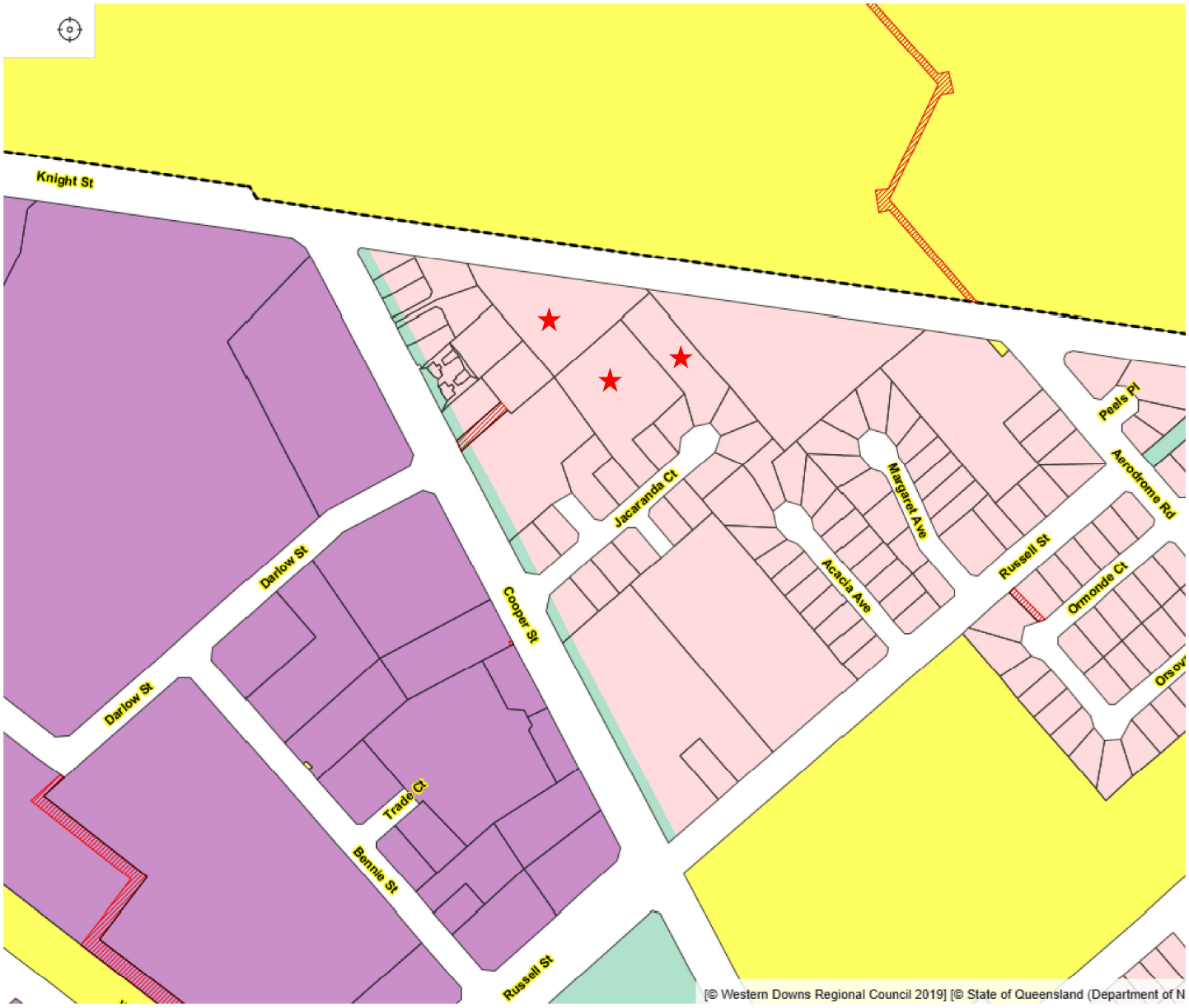
Lot on Plan Details



Aerial Imagery



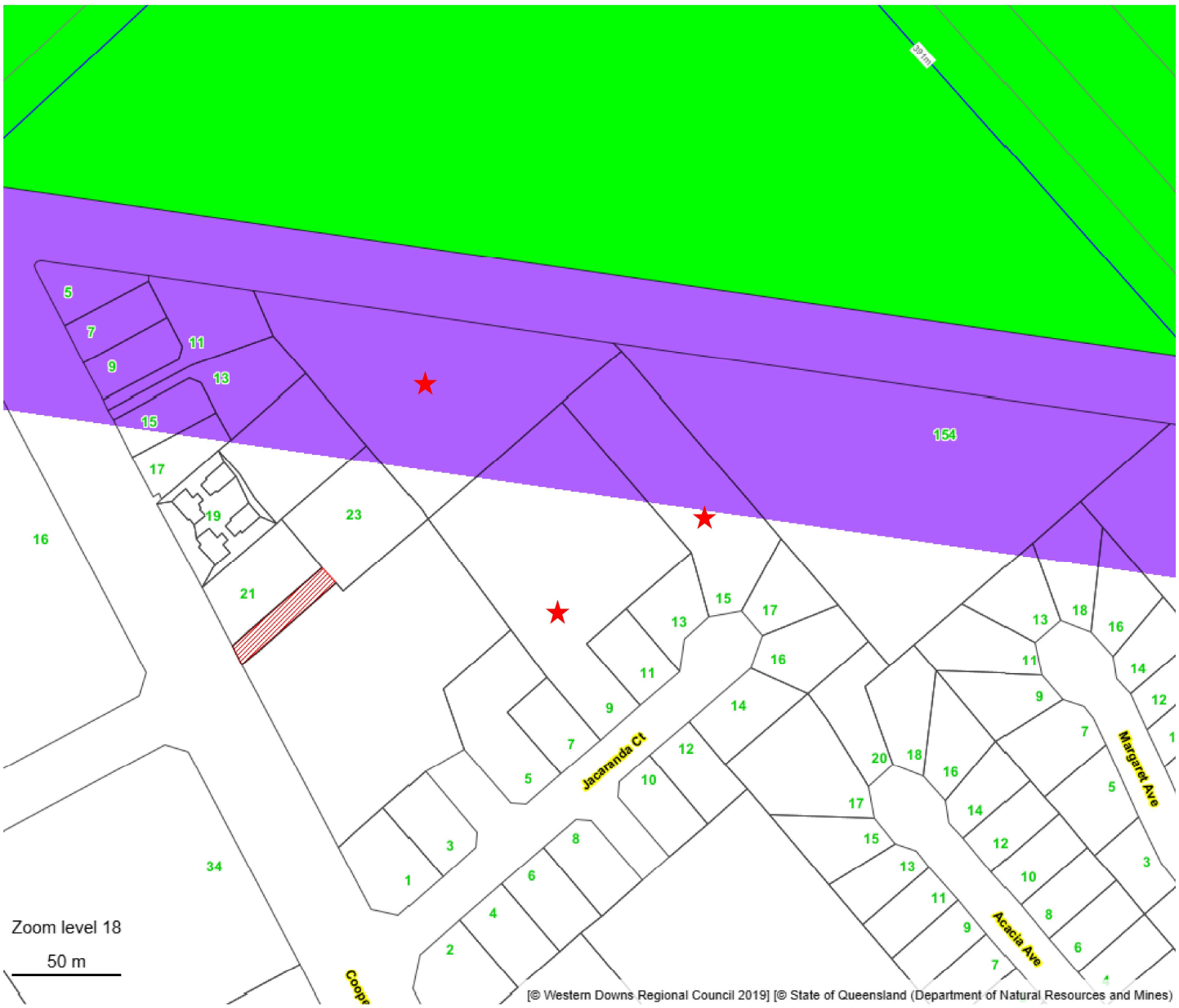
Zoning - Low Density Residential Zone



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

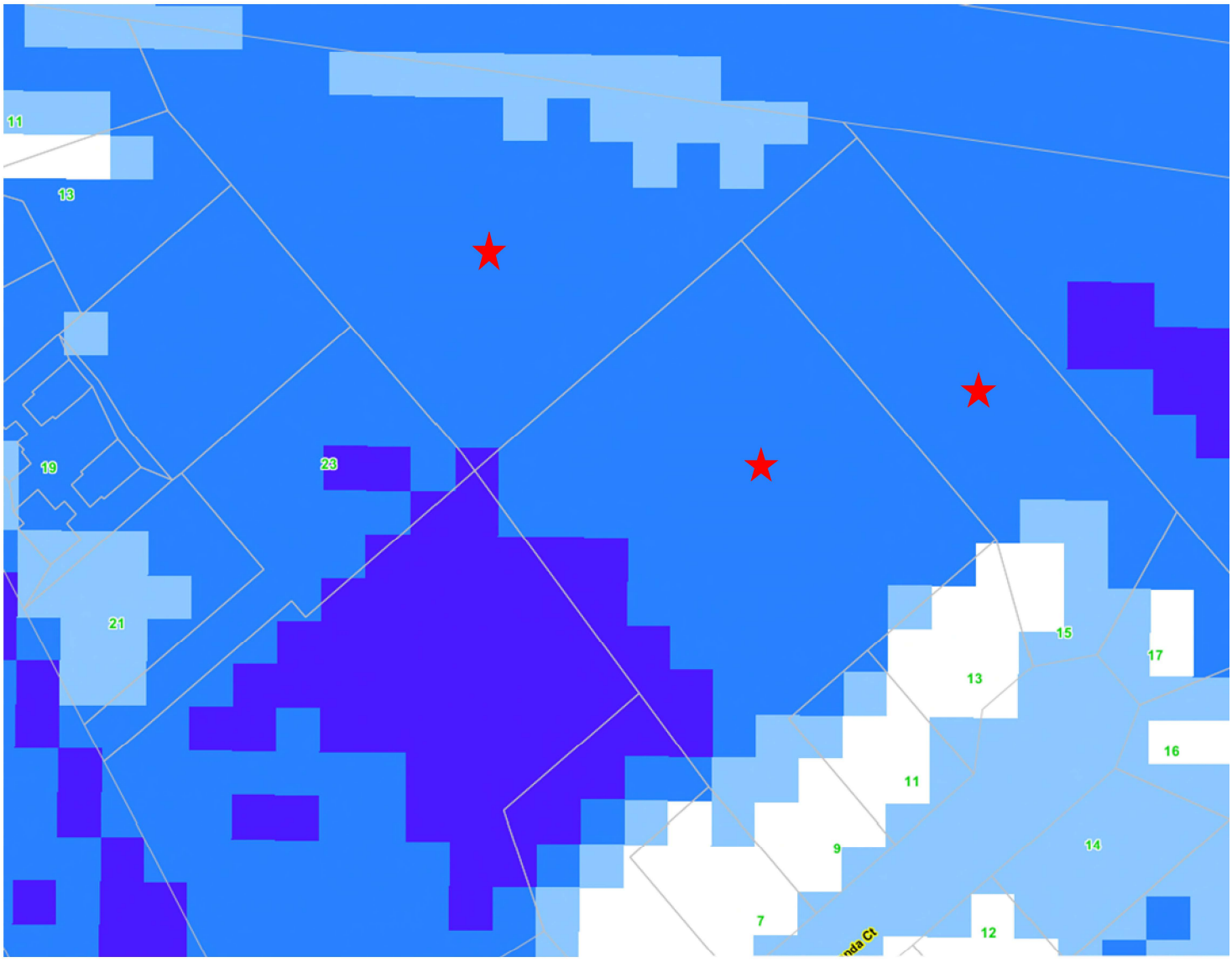
Airport Environs Overlay



Landing Areas

Airport Environs Buffer

Flood Hazard Overlay



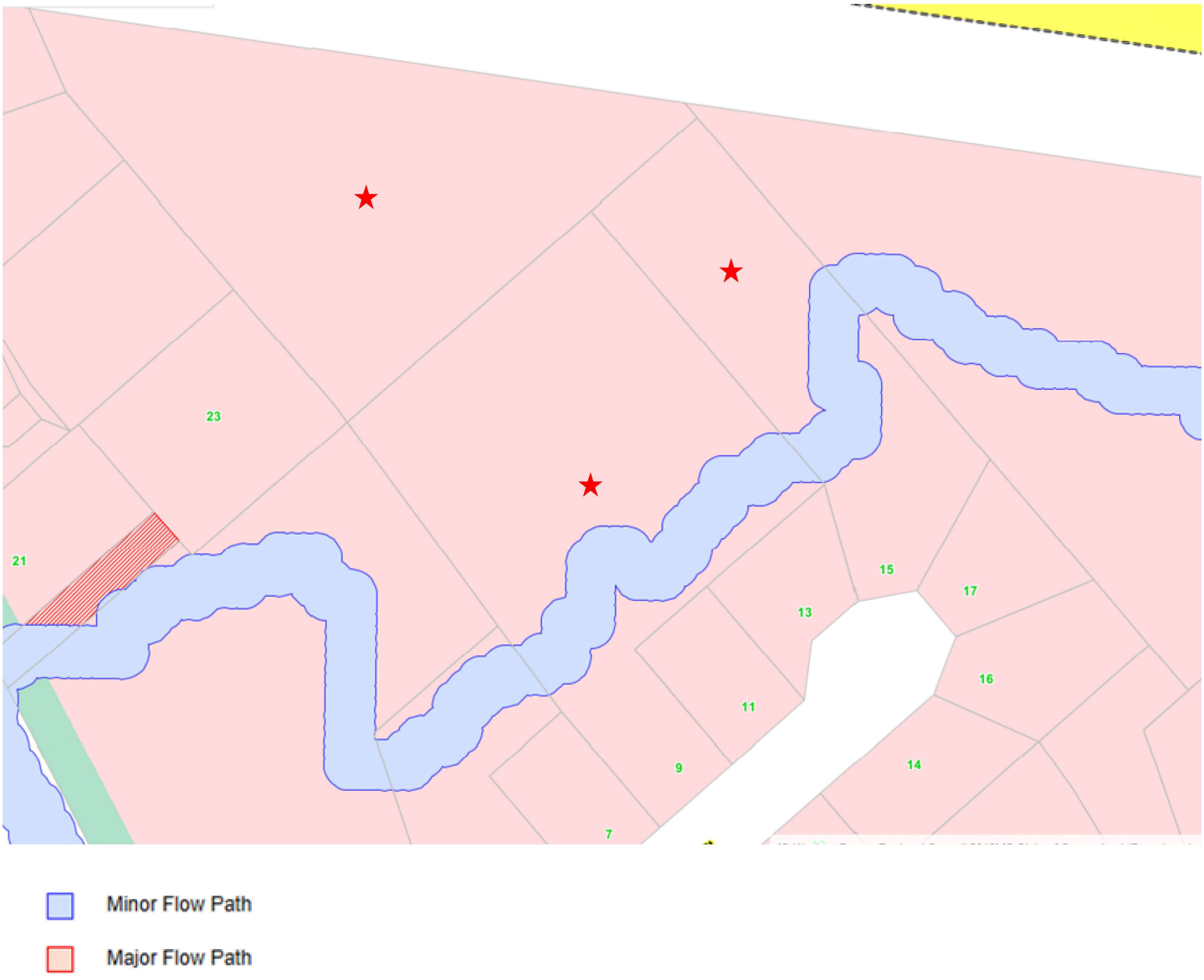
Low Flood Hazard Area (1% AEP)

Medium Flood Hazard Area (1% AEP)

High Flood Hazard Area (1% AEP)

Extreme Flood Hazard Area (1% AEP)

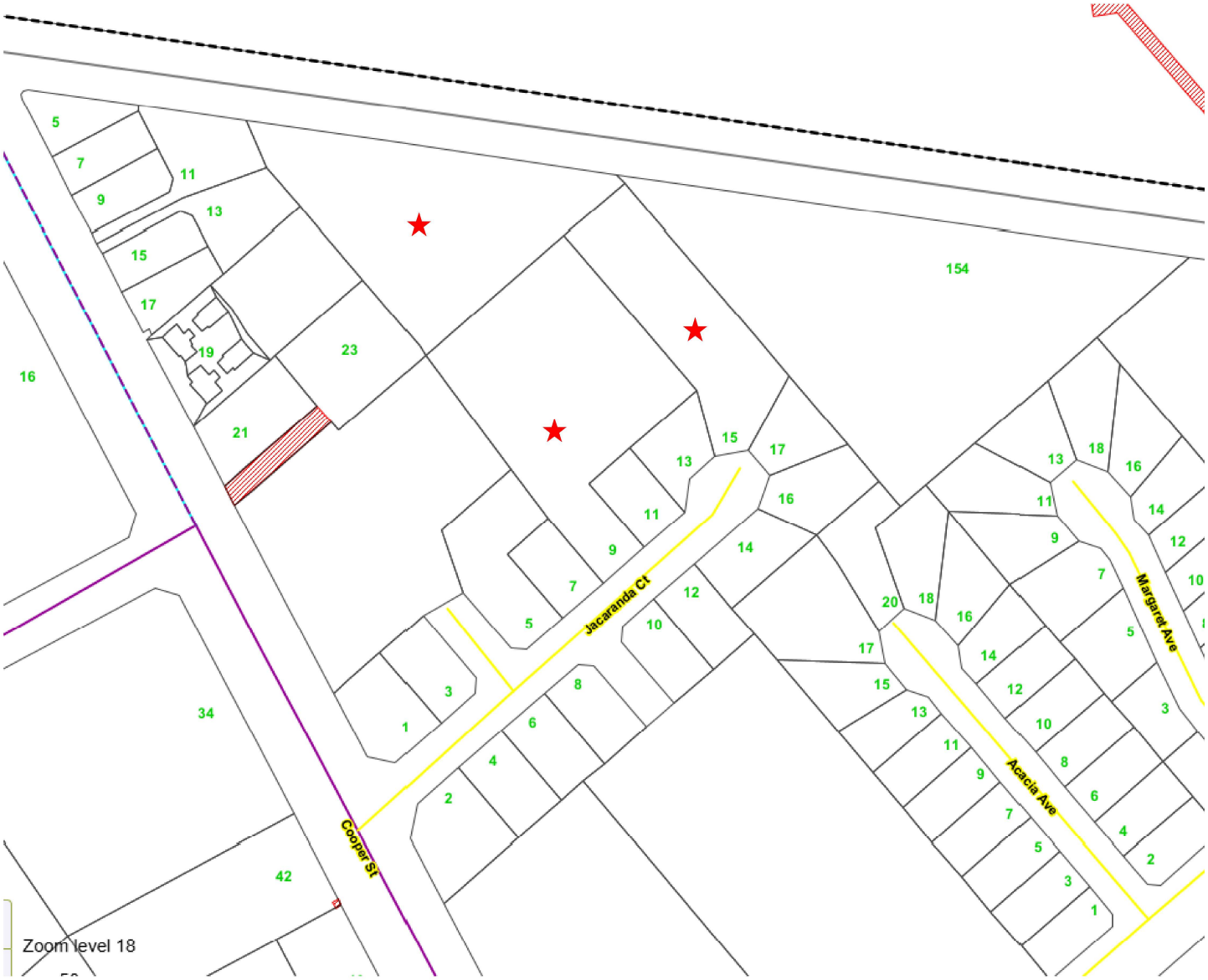
Stormwater Overland Flow Path Overlay



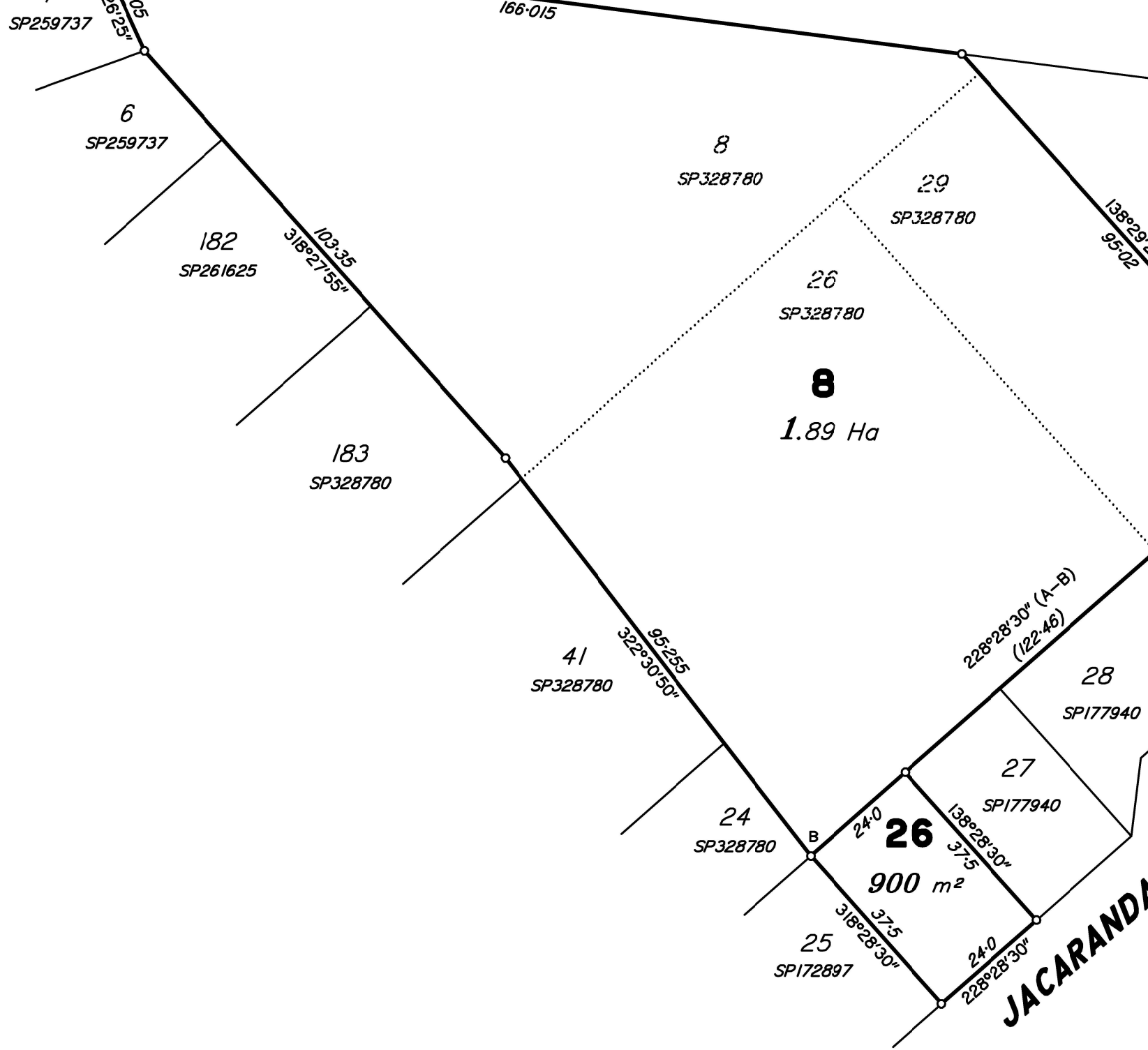
Minor Flow Path

Major Flow Path

Road Hierarchy Overlay



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



TICS

lignment

ured Lots: 3

900 m2

0

Scale 1:1000 – Lengths are in metres.

Attachment 3 - Table of Submission

Submitter's Concerns	Submission Exert	Applicant's Response	Planning Officer's Comments
▪ No objection to the proposed boundary realignment. ▪ Concerned that should a solid fence be erected on the shared boundary fence between proposed Lot 8 and Lot 10 on D939, it could increase the risk of flooding.	*Being an adjoining land owner, situated at Lot 10 on D939, we do not object to the proposed boundary realignment as set out in the above application.* *We would however, have a concern should a solid fence be erected on the shared boundary adjoining our block and the newly proposed Lot 8.* *Should a solid fence be erected on the remaining shared boundary between us and Lot 8, we believe the risk of high-level flooding to our land, house and other property would be significantly increased.*	*The proposed purchaser has indicated that they intend to install a rail and wire fence for horses.*	▪ It is noted that the submitter has no objection to the proposed boundary realignment. ▪ For a boundary realignment, the Western Downs Planning Scheme 2017 incorporating Amendment 1 does not provide any assessment benchmarks requiring fencing. Fences are assessed as part of a Material Change of Use, Building Work or Operational Work application within the Flood Hazard Overlay Code, where acceptable outcomes seek that the "Development does not involve: (a) block or solid walls or fences". ▪ Any further development (Material Change of Use, Building Work or Operational Work) on the site will need to address the fencing requirements of the Planning Scheme.

Title	**Executive Services Report Outstanding Actions September 2025**
Date	9 October 2025
Responsible Manager	J. Taylor, 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 September 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.

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 September 2025

Authored by: B. Donald, Senior Executive Officer

Attachment 1. Outstanding Council Meeting Action List - As at 9 October 2025

Meeting date	Item description	File No.	Council Resolution/Task	Responsible Division and current Status
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 *Local Government Regulation* 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	**Executive Services** Contract Amendments have been resolved and expect to have the contract signed in the coming weeks.
05/12/2024	Executive Services Confidential Report Potential Lease Agreement at the Tara Aerodrome	AD6.6.2	That Council receives this report and resolves: 1. that the exception in section 236(1)(b)(i) of the *Local Government Regulation 2012* (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; 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 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 *Land Title Act 1994* (Qld);	**Executive Services** Currently awaiting a response from the Public Trustee (acting on behalf of Rural Fire Service). Legal has requested an update.

Meeting date	Item description	File No.	Council Resolution/Task	Responsible Division and current Status
05/12/2024	Executive Services Confidential Report Potential Lease Agreement Chinchilla Aerodrome for the Installation of Self-serve JetA1 Fuel Facility	AD6.6.2	That Council resolves: 1. that the exception contained within section 236(1)(c)(vii) of the *Local Government Regulation 2012 (Qld)* applies to the proposed lease; 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 purpose of installing and maintaining a self-serve fixed JetA1 fuel facility, to include the following conditions: a. a market rental amount to be determined by a registered valuer; b. conditions must include ensuring the facility is operated in accordance with all applicable standards and all approvals required by law; c. the lessee to meet all applicable costs of establishing the lease, including survey, valuation and registrations costs; d. such other commercially prudent conditions as may be considered in Council's interests. 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.	**Executive Services** Draft lease appears to be resolved. Awaiting execution by IOR
19/06/2025	Executive Services Confidential Report Lease Surrender & Proposed New Lease to Facilitate Hangar Sale - "Lease X" Dalby Aerodrome	AD6.6.2	That Council 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 the current Lessee of Lease X's decision to surrender the lease and sell the improvements on the land to the potential buyer, as is their right under the current lease agreement;	**Executive Services** Lease has been signed and in process of registration.

Meeting date	Item description	File No.	Council Resolution/Task	Responsible Division and current Status
			3. to delegate authority to the Chief Executive Officer to sign all documents relating to the surrender of the lease agreement; 4. to offer a lease of thirty years to Russell Grundy over Lease X for a market rental value of $8.00 per square metre, totalling $2,608.00 per year (exclusive of goods and services tax) and annual Consumer Price Indexation; and 5. to delegate authority to the Chief Executive Officer to negotiate any commercially appropriate terms and conditions associated with the lease agreement with Grundy, and to sign all necessary documents to facilitate the execution and registration of the lease.	
19/06/2025	Executive Services Confidential Report - Potential New Lease Chinchilla Aerodrome - Lease "P" - Fraser Valuers Pty Ltd	AD6.6.2	That Council 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 offer a thirty (30) year lease to Fraser Valuers Pty Ltd over the surveyed lease area known as 'Lease P' for the market rental value of $2.08 per square metre totalling $1,300.00 per year (exclusive of goods and services tax) and annual Consumer Price Indexation; and 3. to delegate authority to the Chief Executive Officer to negotiate any commercially appropriate terms and conditions associated with the proposed lease and to sign all necessary documents to facilitate the execution and registration of the lease.	**Executive Services** At August meeting Council resolved to accept change of entity. Draft lease has been submitted to Mr Fraser for signing. Expect to have the lease signed this week.
19/06/2025	Executive Services Confidential Report - Potential New Leases Chinchilla Aerodrome Lease Q & Lease R	AD6.6.2	That Council 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;	**Executive Services** Only Lease Q is proceeding. Lease is expected to be signed this week.

Meeting date	Item description	File No.	Council Resolution/Task	Responsible Division and current Status
			2. to offer a three-year lease to Higher Yield Aviation Pty Ltd over the surveyed lease areas known as 'Lease R' and 'Lease Q' for the market rental value of $2.08 per square metre totalling $2,123.68 per year (exclusive of goods and services tax) and annual Consumer Price Index. **3.** to delegate authority to the Chief Executive Officer to negotiate any commercially appropriate terms and conditions associated with the proposed lease and to sign all necessary documents to facilitate the execution and registration of the lease.	

Title	**Executive Services Chief Executive Officer Report September 2025**
Date	7 October 2025
Responsible Manager	J. Taylor, CHIEF EXECUTIVE OFFICER

Summary

The purpose of this Report is to provide Council with significant meetings, forums and delegations attended by the Chief Executive Officer during the month of September 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 during the month of September 2025.

CEO J. Taylor

Date	Who/Where	Details
01 September 2025	• Meeting with Chief Executive Officer, Shire of Wagin, Western Australia • Meeting with AGL • Meeting with KPMG and Queensland Treasury	Teams Dalby Teams
02 September 2025	• Meeting with Global Renewable Energy Solutions (RES) • Councillor Information Session • Meeting with Arrow Energy	Dalby Dalby Phone
04 September 2025	• Meeting with Queensland Fire Department • Meeting with NGH Consulting	Dalby Teams

	• Meeting with Steve Huff, Winning Chaos	Phone Call
05 September 2025	• Meeting with Sarah Nicolas, Mayor of Alpine Shire, Victoria	Phone Call
08 September 2025	• Meeting with Department of State Development, Infrastructure and Planning & Queensland Treasury	Dalby
09 September 2025	• Meeting with CEO of Octopus Investments • Meeting with Stanwell Board Member • 2025 Annual Local Government Managers Australia Conference Welcome Reception	Teams Brisbane Brisbane
10 September 2025	• Development Assessment Panel Meeting • Meeting with Landtrak • 2025 Annual Local Government Managers Australia Conference • Networking Event with Local Government Association of Queensalnd (LGAQ), Local Government Mutual Services & Peak Services	Teams Phone Call Brisbane Brisbane
11 September 2025	• 2025 Annual Local Government Managers Australia Conference • Meeting with Global Renewable Energy Solutions (RES)	Brisbane Teams
15 September 2025	• Meeting with Octopus Investments • Meeting with Coexistence Queensland • Developer Rating Scheme: Local Government Panel	Teams Teams Teams
16 September 2025	• Planning & Pre-Agenda Meeting • Councillor Information Sessions	Dalby Dalby
17 September 2025	• 'Burrunga on Country' Book Launch • Tabletop ICT Security Exercise with CSO Group • Council Connect	Chinchilla Miles Dulacca
18 September 2025	• Ordinary Meeting of Council	Miles
23 September 2025	• Development Assessment Panel Meeting • Local Government Association of Queensland 2025 (LGAQ) Elected Member Update • Meeting with Global Renewable Energy Solutions (RES) • Meeting with Landtrak	Dalby Dalby Teams Phone Call
24 September 2025	• Meeting with Department of Transport and Main Roads (DTMR) • Meeting with Warwick Squires, Coexistence Queensland • Meeting with Kelly Brebner, Queensland Gas Company (QGC) • SMART Digital Project Executive Committee	Teams Phone Call Phone Call Teams
25 September 2025	• Meeting with Greencloud Consulting	Teams
26 September 2025	• Staff Spring Fair	Chinchilla
29 September 2025	• Meeting with Local Disaster Management Group Ordinary Pre-Season Meeting • National Police Remembrance Day Service	Dalby Dalby

Consultation (Internal/External)

Chief Executive Officer

Legal/Policy Implications (Justification if applicable)

Nil

Budget/Financial Implications

Nil

Human Rights Considerations

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

There are no human rights implications associated with this report.

Conclusion

The foregoing represents activities undertaken by the Chief Executive Officer during the month of September 2025.

Attachments

Nil.

Authored by: Bridget Donald, SENIOR EXECUTIVE OFFICER

Title	**Corporate Services Report Review Human Rights Policy**
Date	2 October 2025
Responsible Manager	P. Greet, CUSTOMER SUPPORT AND GOVERNANCE MANAGER

Summary

The purpose of this report is to seek Council's resolution to rescind the *Human Rights - Council Policy*.

Link to Corporate Plan

Strategic Priority: Sustainable Organisation

- We are recognised as a financially intelligent and responsible Council.

- Our people are skill and values-driven to make a real difference.

.-.Our agile and responsive business model enables us to align our capacity with service delivery.

Human rights are the inalienable rights and freedoms that belong to every person simply because they are human. Human rights are based on the principles of freedom, respect, equality and dignity. Human rights recognise the inherent value of each person, regardless of background, where they live, what they look like, what they think, or what they believe.

Material Personal Interest/Conflict of Interest

There are no material personal interests nor conflicts of interests associated with this report.

Officer's Recommendation

That Council resolves to rescind the *Human Rights - Council Policy*.

Background Information

The existing *Human Rights Policy* has been periodically reviewed in line with Council's adopted *Policy Framework* to ensure continued organisational relevance and legislative compliance. The existing Council policy was adopted by Council in July 2020 to align with the commencement of the *Human Rights Act 2019* (Qld).

Report

The *Human Rights Act 2019* protects twenty-three (23) human rights. It creates a ‘dialogue model’ of rights that is designed to ensure that human rights are considered in the development of laws and policies, in the delivery of public services, and in government decision-making. The current *Human Rights Policy* is a 'Council' policy however is considered operational in nature and is not a policy required by legislation. In accordance with Council's adopted *Policy Framework*, the policy is proposed to be reclassified as an 'Organisational' policy, thereby requiring Council to rescind the existing 'Council' policy.

Consultation (Internal/External)

The proposed *Human Rights Policy* as amended has been approved by the Executive Leadership Team at the meeting on 25 September 2025 pending rescission of Council policy. A supporting *Human Rights Guideline* has also been reviewed and approved by the Executive Leadership Team.

Legal/Policy Implications (Justification if applicable)

There is no legislative requirement for Council to adopt a policy regarding human rights. The policy outlines the organisation's commitment to complying with the *Human Rights Act 2019*.

Budget/Financial Implications

Three are no budget or financial implications associated with 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*'. When applying this policy, Council will act and make decisions in a way that is compatible with human rights and give proper consideration to a human right relevant to the decision in accordance with the *Human Rights Act 2019* (Qld).

Conclusion

Periodic review of the *Human Rights Policy* has resulted in a recommendation to reclassify the policy as an Organisational policy in line with Council's adopted *Policy Framework*, necessitating the rescission of the current *Human Rights - Council Policy*.

Attachments

Nil

Authored by: K Gillespie, GOVERNACE COORDINATOR

Title	**Corporate Services Report Ongoing Approval for Cultural Heritage Services Engagement (Section 235 (a) Exemption)**
Date	19 September 2025
Responsible Manager	Toni Skillington, Chief Financial Officer

Summary

This report seeks a Council resolution to establish an enduring approval for engaging Aboriginal and Torres Strait Islander people(s) cultural heritage service providers under a sole-supplier exemption, in accordance with section 235(a) of the *Local Government Regulation 2012*. The intent is to cover all current and future instances where Council is required to engage Aboriginal and Torres Strait Islander entities (or their representatives) for cultural heritage investigations and monitoring on Council projects.

Link to Corporate Plan

Strategic Priority: Quality Lifestyle

- We take pride in our natural assets, environment, and heritage.

By engaging Aboriginal and Torres Strait Islander people(s), Council ensures local Aboriginal and Torres Strait Islander heritage is protected in all works and Council's legislative obligations are met.

Material Personal Interest/Conflict of Interest

None identified for any Council officers in relation to the recommended broad exemption. Engagements will be with independent Aboriginal and Torres Strait Islander entities.

Officer's Recommendation

That Council resolves:

1. pursuant to Section 235(a) of the *Local Government Regulation 2012* that it satisfied that, for any contract or engagement of services required for compliance with the *Aboriginal Cultural Heritage Act 2003* (Qld) or the *Torres Strait Islander Cultural Heritage Act 2003* (Qld) specifically involving the provision of Aboriginal or Torres Strait Islander cultural heritage assessment, management, or monitoring services by the Aboriginal and Torres Strait Islander entity for the relevant area, there is only one supplier reasonably available to Council to provide the required services (namely, the legally recognised Aboriginal and Torres Strait Islander representative entity for that area).
2. that it may enter medium or large-sized contractual arrangements for such cultural heritage services without first inviting written quotes or tenders, by directly engaging the relevant Aboriginal and Torres Strait Islander entity identified for the area of the works, consistent with (1) above. This approval applies to all current and future Council projects or operations that necessitate such engagements and shall be utilised in accordance with Council's procurement and project management procedures (ensuring appropriate contract documentation and value for money considerations in negotiations);
3. the approval granted by this resolution will expire at midnight, 30 June 2028. The Chief Executive Officer will provide a report reviewing the operation of this arrangement, including the engagements entered under this exemption and recommendations on its continuation, for Council's consideration prior to the expiration of this resolution; and
4. all engagements made under this sole supplier exemption be recorded in Council's contracts register and reported in accordance with any statutory requirements (for example, inclusion in Council's annual report of contractual arrangements per section 237 of the *Local Government Regulation 2012*).

Background Information

Western Downs Regional Council's jurisdiction encompasses the traditional lands of several Aboriginal and Torres Strait Islander peoples – including the Barunggam, Iman (Yiman), Bigambul, Wakka Wakka, and

Jarowair peoples. Council frequently undertakes activities across the region (road construction, utility installation, facility development, etcetera) that have the potential to disturb ground and, consequently, Aboriginal cultural heritage. Under Queensland law, specifically the *Aboriginal Cultural Heritage Act 2003*, Council has a duty to avoid harm to Aboriginal and Torres Strait Islander cultural heritage in any activity.

Section 23 of the *Aboriginal Cultural Heritage Act 2003* imposes a cultural heritage duty of care on anyone carrying out a land-disturbing activity. This means Council must take all reasonable and practicable measures to ensure its activities do not harm Aboriginal and Torres Strait Islander cultural heritage. One of the primary ways to fulfill this duty is by engaging with the Aboriginal and Torres Strait Islander entity recognised under the *Aboriginal Cultural Heritage Act 2003* as responsible for that Country. The Aboriginal and Torres Strait Islander entity (often via a registered native title body corporate or another representative entity) has the legal authority and cultural knowledge regarding heritage sites and objects on its land.

For any given project site within the Western Down's region, there is a designated Aboriginal and Torres Strait Islander entity (or in some cases, multiple entities) identified through the State's cultural heritage register or native title records. For example, in an area of Dalby, the Barunggam people's representative entity might be the Aboriginal and Torres Strait Islander entity to engage. Near Wandoan, it could be the Iman people's entity.

Report

Legislative Requirement to Engage Indigenous Entities:

The *Aboriginal Cultural Heritage Act 2003* requires that if an activity is likely to impact Aboriginal and Torres Strait Islander cultural heritage, Council must consult with the Aboriginal and Torres Strait Islander entity and, if needed, enter a Cultural Heritage Management Plan or other agreement. Only the Aboriginal and Torres Strait Islander entity (or its appointed representatives) can fulfill this role. These entities are generally incorporated bodies that act on behalf of the Aboriginal and Torres Strait Islander people(s). They are not interchangeable with one another nor with any non-Aboriginal and Torres Strait Islander consultants. Their involvement is unique and site-specific, as dictated by law and custom. If Council is working on Bigambul country, engaging the Bigambul people's corporation is the only way to properly manage cultural heritage, as another group or a generic heritage consultant cannot substitute.

Failure to adhere to the *Aboriginal Cultural Heritage Act 2003* can lead to severe consequences, including project shutdowns and hefty penalties (up to 10,000 penalty units for Council as a corporation, which is over $1,500,000). Therefore, from a risk management perspective, Council must engage the Aboriginal and Torres Strait Islander entity for cultural heritage for each relevant project. This has become a routine, expected part of project planning within this region and statewide.

To date, Council has addressed this on a case-by-case basis. Whenever a new project arises in a given area, staff identify the relevant Aboriginal and Torres Strait Islander group and arrange for cultural heritage services (for example, survey and monitoring) through an agreement or contract with that group's entity. However, each of these engagements, when above procurement thresholds, triggers the requirement for quotes or tenders under our procurement regulations – unless an exemption is applied. Historically, Council has utilised the exemption in section 235(a) of the *Local Government Regulation 2012* individually for such cases (for example, Council has resolved specific sole-supplier engagements for certain projects or included particular Aboriginal and Torres Strait Islander corporations in its annual Sole Supplier Register under this category).

Proposal for an enduring exemption pursuant to section 235(a) of the *Local Government Regulation 2012*:

Given the frequency of these engagements and their uniform justification, it is now proposed to formalise a broader, enduring approval. Rather than bringing a separate report to Council for each project or each Aboriginal and Torres Strait Islander group engagement, this report recommends one overarching resolution that covers all instances where Council must engage an Aboriginal and Torres Strait Islander entity for cultural heritage services pursuant to the *Aboriginal Cultural Heritage Act 2003*. In effect, Council would be pre-approving the use of the sole-supplier exemption for any such engagement, present or future, provided it meets the criteria (and the criteria will indeed be met whenever the *Aboriginal Cultural Heritage Act 2003* compels that engagement).

This approach acknowledges upfront that in all such scenarios, by definition, only one supplier is reasonably available, namely the Aboriginal and Torres Strait Islander entity. It will streamline Council's procurement processes. It is important to note that this does not mean any diminution of oversight; it simply removes the need for repetitive formal Council approval each time, since the justification (legal mandate and sole supplier) is consistently applicable.

To ensure good governance, it is suggested that this broad exemption be subject to periodic review. Many councils implement similar enduring exemptions with a sunset or review date. For example, Council recently approved a multi-year sole-supplier exemption for a specialised service (maintenance of Bunya Mountains bike trails) with an expiration date and a requirement to reassess before renewal. Emulating that practice here can set an initial horizon after which staff will report back on the usage of this exemption and seek to renew the approval.

Interplay with Local Government Procurement Requirements:

Under the *Local Government Act 2009* and the *Local Government Regulation 2012*, Council is ordinarily required to engage in competitive procurement processes for goods and services above certain values (currently, quotes for more $15,000 and tenders for more than $200,000). The intent is to ensure open and effective competition and value for money in Council spending. However, section 235(a) of the *Local Government Regulation 2012* also recognises situations where competition is not viable or practical, stating that Council may enter into a contract without seeking quotes or tenders if it resolves that '*there is only one supplier who is reasonably available' for the goods/services*'.

In cultural heritage engagements:

(1) the 'good/service' needed is Aboriginal and Torres Strait Islander cultural heritage assessment and monitoring for a particular site;

(2) the 'supplier' is predestined by law: the Aboriginal and Torres Strait Islander entity for that site; and

(3) no other suppliers can offer an equivalent service for that site, since no one else can lawfully fulfill the role of the Aboriginal and Torres Strait Islander entity.

Thus, the criterion of only one reasonably available supplier is satisfied. Additionally, section 235(b) of the *Local Government Regulation 2012* (specialised nature of services) also applies, as these services involve specialised cultural knowledge and statutory authority. However, Council primarily invokes section 235(a) the *Local Government Regulation 2012* because of the exclusivity of supply.

By passing an umbrella resolution now, Council will effectively be applying the section 235(a) exemption in advance for all relevant cases, rather than one at a time. Each specific engagement with an Aboriginal and Torres Strait Islander entity will still be executed via a contract or agreement administratively and those contracts can be reported through procurement disclosure channels.

Justification for a Broad Sole Supplier Approval:

(1) **Legal Mandate equals Sole Supplier:** The *Aboriginal Cultural Heritage Act 2003* mandate makes the Aboriginal and Torres Strait Islander entity the de facto sole provider. This situation is consistent across all projects involving cultural heritage, as each area has one designated Aboriginal and Torres Strait Islander entity. It is efficient and logical for Council to formally acknowledge this through a standing resolution.

(2) **Frequency of Occurrence:** Western Downs Regional Council has a regular programme of works where this applies. Council projects require cultural heritage surveys/monitoring with Aboriginal and Torres Strait Islander entities, ranging from road upgrades to new infrastructure developments.

(3) **Consistent with Procurement Principles:** Even though Council is bypassing quotes/tenders, it is not compromising fairness or value:

  (a) there is no 'market' to compete here, so no supplier is unfairly advantaged over another – each Aboriginal and Torres Strait Islander entities' rights are confined to their own areas;

  (b) value is managed by negotiating reasonable rates with the Aboriginal and Torres Strait Islander entities (who often use standard schedules or have precedent agreements with councils or state agencies). We will continue to ensure rates and terms are in line with industry norms and budget constraints for each engagement; and

  (c) transparency is maintained by this resolution and by documenting each contract. Council's audit and procurement review mechanisms will still see these engagements but will recognise they fall under a pre-approved category.

(4) **Best Practice Examples:** Other councils have set precedents:

(a) Carpentaria Shire Council – implemented an Indigenous Land Use Agreement with Aboriginal and Torres Strait Islander people(s) that covers all cultural heritage processes for council works, effectively pre-authorising those engagements without separate tenders. Its policy explicitly states that where the Indigenous Land Use Agreement applies, normal procurement is bypassed in favour of the agreed process.

(b) Cairns Regional Council – annually updates a Sole Supplier Register which typically includes local Registered Native Title Bodies as sole providers of cultural heritage services in their respective areas (thereby no tender needed for each project; Council staff directly call the relevant entity for the required services).

(c) Queensland Government (Department of Transport and Main Roads) – has a departmental policy (Engineering Policy 173) acknowledging that because of the *Aboriginal Cultural Heritage Act 2003*, it often must sole-source Aboriginal and Torres Strait Islander cultural heritage services. The department treats it as a justified exemption from usual procurement and has standardised how to engage and pay Aboriginal and Torres Strait Islander entities fairly.

(d) Neighbouring Councils – Toowoomba Regional Council, for instance, works with Jarowair and Western Wakka Wakka peoples' groups on heritage matters and does so through memorandums of understanding or direct engagement. Maranoa Regional Council in its procurement plan identifies Aboriginal and Torres Strait Islander entities' services as an area where normal competition does not apply.

The approach being proposed is in line with what these entities do, ensuring consistency of approach.

(5) **Probity and Accountability:** By explicitly resolving to approve this approach, Council will formally establish clear boundaries and expectations, rather than deferring to an informal process. Council will also maintain a list of the relevant Aboriginal and Torres Strait Islander entities and note their sole-supplier status within its procurement records (and update it if any new Native Title determinations or groups become applicable). This pre-emptive approval will be revisited every few years, giving Council ongoing oversight. Each individual contract with an Aboriginal and Torres Strait Islander entity will still be executed under Chief Executive Officer or delegated authority, in line with budget approvals. The arrangement will be formally recorded.

Scope of the Broad Exemption:

This approval would:

(1) apply to All engagements with an Aboriginal and Torres Strait Islander entity (such as a Registered Native Title Prescribed Body Corporate, Aboriginal Corporation, or similar) for the purposes of cultural heritage assessment, management, or monitoring in fulfillment of the *Aboriginal Cultural Heritage Act 2003* or related legislation;

(2) apply to Engagements done via formal Cultural Heritage Management Plans, Indigenous Land Use Agreements, or more informal 'duty of care' arrangements (for example, paying daily rates for heritage monitors on a work site);

(3) not be limited by project type – it could be capital works, maintenance works, or even private works on Council land that require Council's facilitation of heritage assistance;

(4) cover both Aboriginal and Torres Strait Islander cultural heritage (noting Western Downs is mainly Aboriginal heritage but if there were any Torres Strait Islander identified heritage needs, the parallel *Torres Strait Islander Cultural Heritage Act 2003* would similarly apply); and

(5) Encompass the following known groups within the Western Downs region:

(a) **Barunggam People** – Traditional custodians of the land west of Dalby;

(b) **Iman (Yiman) People** – Associated with the Wandoan area;

(c) **Bigambul People** – Traditionally connected to the Tara region; and

(d) **Wakka Wakka and Jarowair Peoples** – Linked to the Bunya Mountains area,

but the resolution can be worded generally to cover 'the Aboriginal and Torres Strait Islander entity' so it automatically includes any current or future group as relevant.

This exemption does not apply to unrelated services or to cases where there might be multiple options. If, hypothetically, Council wanted to hire an independent archaeological consultant for additional heritage services beyond what the *Aboriginal Cultural Heritage Act 2003* requires, that would fall outside this approval.

Risk Management and Contractual Considerations:

Each engagement under this broad approval will be managed via contract or agreement to ensure accountability:

(1) **Standard Engagement Letter or Contract:** Council will use a template agreement for engaging Aboriginal and Torres Strait Islander cultural heritage providers, setting out scope (for example, 'provide X number of cultural monitors during earthworks from Date A to Date B and produce a brief report'), payment terms (often daily rates plus expenses), and obligations (for example, comply with safety requirements on site, notify Council of any finds immediately, etcetera).

(2) **Insurance and Work Health and Safety:** Council will ensure that each Aboriginal and Torres Strait Islander entity has appropriate insurance coverage (Public Liability, Workers Compensation for their workers, etcetera) or arrange through Council's insurance if necessary. Council will also provide site inductions and ensure a safe working environment for the Indigenous representatives, as they are effectively contractors on its sites.

(3) **Cost Control:** While Council will not be obtaining multiple quotes, it will benchmark costs. Many Aboriginal and Torres Strait Islander groups co-ordinate with each other and with state agencies, so there is a rough standard of fees. For instance, daily rates around $500 to $600 for a heritage monitor are common across Queensland. If a group's quote is substantially above typical rates, Council officers will endeavour to negotiate to a reasonable level, citing these benchmarks.

(4) **Budgeting:** Departments undertaking projects will include anticipated cultural heritage engagement costs in their project budgets. Project managers know early on if a project will require such engagement (for example, virtually any new greenfield earthworks will). Thus, funding is allocated from the start.

(5) **Tracking and Reporting:** Council will maintain an internal log of all contracts made under this exemption, including the provider, description of service, and value. This will be useful for the periodic review. It also ensures information can be readily produced for the annual report or any audit queries about procurement exemptions. Essentially, it will be a subset of Council's sole supplier contracts register.

(6) **Review Triggers:** If at any point an unforeseen issue occurs (for example, a dispute with an Aboriginal and Torres Strait Islander group or a scenario where two entities claim to be the entity, which can occasionally happen if traditional leadership is contested), officers will bring that specific case to Council if it affects project delivery or requires guidance. The broad exemption assumes a straightforward situation; complex or contentious situations related to heritage will still be escalated appropriately.

Review and Duration of Approval:

It is recommended that this broad exemption, once adopted, be subject to review after an initial period. It is proposed the exemption remains in effect until 30 June 2028. Prior to that date a further report be brought to assess the continuation of the exemption. This timeframe aligns with the term of the current Council (allowing the next Council to revisit early in its term) and gives a stable long-term arrangement.

The review prior to expiry, can consider if there have been any changes in legislation (for instance, major amendments to cultural heritage laws are being considered at the State level in light of recent reviews), any changes in identified Aboriginal and Torres Strait Islander entities (new native title claims granted, etcetera), and an overview of how many engagements took place and their total cost. The review process is a good governance step.

If Council wishes an indefinite approval without a hard end date, an alternative is to require a summary of these cultural heritage engagements and their expenditures in an annual report to Council (or in a divisional quarterly report). This would keep Council informed that the exemption is being used properly. Either mechanism will ensure oversight. For now, the recommendation includes an expiration/review clause in line with how Council handle other multi-year sole supplier arrangements.

The two principal options available to Council are:

(1) *Approve the recommended exemption pursuant to section 235(a) of the Local Government Regulation 2021* (Preferred). This establishes the relevant protocols and allows all required cultural heritage engagements to proceed efficiently. It formalises Council's recognition of Aboriginal and Torres Strait Islander entities as sole suppliers for these purposes, in accordance with state legislation.

(2) *Status Quo – require individual Council approval for each engagement* (Not Recommended). This would involve continuing the current piecemeal approach. It would mean either bringing numerous reports throughout the year or risk proceeding under the assumption of section 235(a) of the *Local Government Regulation 2012* and later seeking retrospective endorsement. This is administratively burdensome and could lead to project delays.

Consultation (Internal/External)

In preparing this report and recommendation, internal consultation has occurred with the Infrastructure Delivery, Corporate Services, and Community and Liveability teams to ensure alignment across departments. All are supportive, noting the improvement in efficiency and clarity it brings.

The Local Government Association of Queensland has also provided general advice to councils on managing cultural heritage obligations, affirming that using section 235(a) of the *Local Government Regulation 2012* in these cases is appropriate, given the statutory context.

Legal/Policy Implications (Justification if applicable)

The recommendation will enable Council to regularise its statutory obligations, as prescribed by the following acts:

(1) *Aboriginal Cultural Heritage Act 2003*;

(2) *Torres Strait Islander Cultural Heritage Act 2003* (Qld); and

(3) *Local Government Regulation 2012*.

Budget/Financial Implications

This change does not increase expenditure; it simplifies the approval of already-required expenditure. Cultural heritage engagement costs will continue to be part of project expenses. The direct cost of heritage services is unavoidable given the statutory duty. If any engagement were to exceed the originally budgeted amount, normal budget variation approval processes will still apply.

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*'. All activities will be undertaken in accordance with Council's human rights obligations. Consideration has been given to relevant human rights, particularly cultural rights – Aboriginal peoples and Torres Strait Islander peoples. It is considered that in observing and applying the law prescribed in the *Aboriginal Cultural Heritage Act 2003 and Torres Strait Islander Cultural Heritage Act 2003 (Qld)*, Council will be respecting and acting compatibly with this right and others prescribed in the *Human Rights Act 2019*.

Conclusion

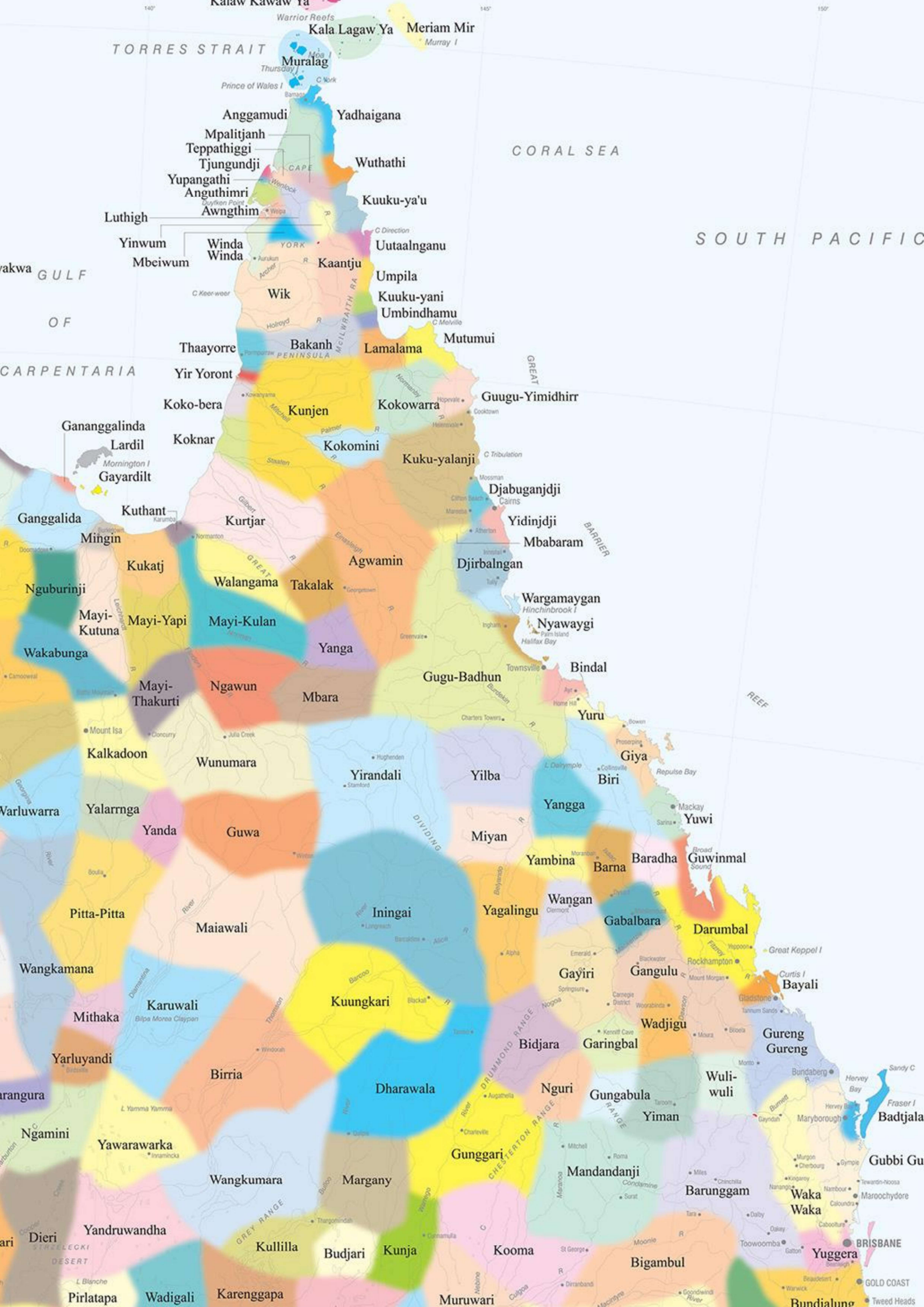
Council is faced with a consistent scenario where legislative requirements necessitate direct engagement of Aboriginal and Torres Strait Islander entities for cultural heritage services. These requirements supersede the usual notion of market competition by assigning a sole eligible party to each task. To harmonise Council's legal compliance with its procurement practices, a proactive and overarching Council approval is warranted.

Adopting a standing exemption pursuant to section 235(a) of the *Local Government Regulation 2012* for such engagements ensures Council meets its cultural heritage obligations effectively and remains compliant with procurement regulations by using mechanisms those regulations allow for unique situations.

Attachments

A. Queensland Indigenous Map
B. *Aboriginal Cultural Heritage Act 2003* – Duty of Care provisions
C. Section 235 of *Local Government Regulation 2012* – Sole Supplier Exemption text

Authored by: JP Delofski, Chief Procurement Officer


Kalaw Kawaw Ya
Warrior Reefs
Kala Lagaw Ya
Meriam Mir
Murray I
TORRES STRAIT
Muralag
Mua I
Thursday I
Prince of Wales I
C York
Anggamudi
Yadhaigana
Mpalitjanh
Teppathiggi
Tjungundji
Yupangathi
Anguthimri
Awngthim
Luthigh
Yinwum
Mbeiwum
Winda
Winda
Wuthathi
Kuuku-ya'u
Uutaalnganu
Kaantju
Umpila
Kuuku-yani
Umbindhamu
Mutumui
Lamalama
Bakanh
Thaayorre
Yir Yoront
Koko-bera
Kunjen
Kokowarra
Guugu-Yimidhirr
Gananggalinda
Lardil
Koknar
Kokomini
Kuku-yalanji
Djabuganjdji
Gayardilt
Kuthant
Ganggalida
Kurtjar
Yidinjdji
Mbabaram
Djirbalngan
Mingin
Kukatj
Agwamin
Walangama
Takalak
Nguburinji
Mayi-Kutuna
Mayi-Yapi
Mayi-Kulan
Wargamaygan
Nyawaygi
Wakabunga
Yanga
Bindal
Gugu-Badhun
Mayi-Thakurti
Ngawun
Mbara
Yuru
Kalkadoon
Wunumara
Giya
Biri
Yirandali
Yilba
Yangga
Yalarrnga
Yanda
Guwa
Miyan
Yuwi
Yambina
Baradha
Barna
Guwinmal
Pitta-Pitta
Maiawali
Iningai
Yagalingu
Wangan
Gabalbara
Darumbal
Wangkamana
Gayiri
Gangulu
Bayali
Karuwali
Mithaka
Kuungkari
Wadjigu
Bidjara
Garingbal
Gureng Gureng
Yarluyandi
Birria
Dharawala
Nguri
Gungabula
Wuli-wuli
Yiman
Badtjala
Ngamini
Yawarawarka
Gunggari
Mandandanji
Gubbi Gu
Wangkumara
Margany
Barunggam
Waka
Waka
Yandruwandha
Dieri
Kullilla
Budjari
Kunja
Kooma
Bigambul
Yuggera
BRISBANE
GOLD COAST
Pirlatapa
Wadigali
Karenggapa
Muruwari
Bundjalung
Tweed Heads
CORAL SEA
SOUTH PACIFIC
GULF OF CARPENTARIA
GREAT BARRIER REEF
DIVIDING RANGE
CHESTERTON RANGE
GREY RANGE
MEILWRAITH RA
CAPE YORK PENINSULA
SIMPSON DESERT
Cooktown
Cairns
Townsville
Mackay
Rockhampton
Great Keppel I
Curtis I
Fraser I
Hervey Bay
Maryborough
Gympie
Toowoomba
Yeppoon
Gladstone
Bundaberg
Sandy C
Repulse Bay
Halifax Bay
Hinchinbrook I
Normanton
Mount Isa
Julia Creek
Charters Towers
Proserpine
Moranbah
Emerald
Blackwater
Mount Morgan
Clermont
Alpha
Longreach
Winton
Boulia
Windorah
Birdsville
Charleville
Roma
Mitchell
Miles
Chinchilla
Dalby
Surat
Condamine
Tara
Oakey
Warwick
Stanthorpe
Goondiwindi
Dirranbandi
Cunnamulla
Thargomindah
Innamincka
Quilpie
Augathella
Tambo
Barcaldine
Aramac
Blackall
Springsure
Carnarvon
Woorabinda
Moura
Biloela
Kenniff Cave
Tannum Sands
Monto
Gayndah
Kingaroy
Nanango
Murgon
Cherbourg
Tewantin-Noosa
Nambour
Caloundra
Maroochydore
Caboolture
Beaudesert
Logan
Gatton
Moonie
St George
Nebine
Culgoa
Balonne
Maranoa
Warrego
Bulloo
Diamantina
Thomson
Barcoo
Georgina
Flinders
Leichhardt
Einasleigh
Gilbert
Mitchell
Palmer
Normanby
Archer
Holroyd
Wenlock
Ducken Point
Weipa
C Keer-weer
C Melville
C Direction
C Tribulation
Mossman
Clifton Beach
Mareeba
Atherton
Innisfail
Tully
Ingham
Greenvale
Home Hill
Ayr
Bowen
Collinsville
L Dalrymple
Sarina
Broad Sound
Pioneer
Fitzroy
Dawson
Burnett
Mary
Brisbane
Logan
Albert
Richmond
Flinders
Cloncurry
Camooweal
Doomadgee
Burketown
Karumba
Lawn Hill
Riversleigh
Hughenden
Stamford
Georgina
Diamantina
Thomson
Barcoo
Bulloo
Warrego
Nebine
Culgoa
Balonne
Maranoa
Condamine
Dawson
Burnett
Mary
Brisbane
Logan
Albert
Richmond
Flinders
Leichhardt
Einasleigh
Gilbert
Mitchell
Palmer
Normanby
Archer
Holroyd
Wenlock
Ducken Point
Weipa
C Keer-weer
C Melville
C Direction
C Tribulation
Mossman
Clifton Beach
Mareeba
Atherton
Innisfail
Tully
Ingham
Greenvale
Home Hill
Ayr
Bowen
Collinsville
L Dalrymple
Sarina
Broad Sound
Pioneer
Fitzroy
Dawson
Burnett
Mary
Brisbane
Logan
Albert
Richmond
Flinders
Cloncurry
Camooweal
Doomadgee
Burketown
Karumba
Lawn Hill
Riversleigh
Hughenden
Stamford
Georgina
Diamantina
Thomson
Barcoo
Bulloo
Warrego
Nebine
Culgoa
Balonne
Maranoa
Condamine

Attachment B: *Aboriginal Cultural Heritage Act 2003* – Duty of Care provisions
Source:
https://www.qld.gov.au/firstnations/environment-land-use-native-title/cultural-heritage/cultural-heritage-duty-of-care

Queensland Government

Home >Aboriginal and Torres Strait Islander peoples >Aboriginal and Torres Strait Islander cultural heritage > Cultural heritage duty of care

Cultural heritage duty of care

⚠ Land users should check the Cultural heritage duty of care guidelines (https://www.qld.gov.au/__data/assets/word_doc/0031/175198/duty-of-care-guidelines-2025.docx) before undertaking any land-use activities.

The *Aboriginal Cultural Heritage Act 2003* (https://www.legislation.qld.gov.au/view/html/inforce/current/act-2003-079) and *Torres Strait Islander Cultural Heritage Act 2003* (https://www.legislation.qld.gov.au/view/html/inforce/current/act-2003-080) (the Cultural Heritage Acts) require anyone who carries out a land-use activity to exercise a duty of care.

This 'duty of care' means land users must take all reasonable and practicable measures to ensure their activity does not harm Aboriginal or Torres Strait Islander cultural heritage.

When does cultural heritage duty of care apply?

The duty of care applies to any activity where Aboriginal or Torres Strait Islander cultural heritage is located. This includes cultural heritage located on freehold land and regardless of whether or not it has been identified or recorded in a database.

Consultation with the Aboriginal or Torres Strait Islander party for an area may be necessary if there is a high risk that the activity may harm Aboriginal or Torres Strait Islander cultural heritage.

How do I meet cultural heritage duty of care?

The cultural heritage duty of care can be met by acting:

- in compliance with gazetted cultural heritage duty of care guidelines
- under an approved Cultural Heritage Management Plan (CHMP) developed under Part 7 of the Cultural Heritage Acts
- under a native title agreement or another agreement with an Aboriginal or Torres Strait Islander party that addresses cultural heritage
- in compliance with native title protection conditions (for low-impact mineral exploration)—but only if the conditions address cultural heritage.

An activity is taken to have complied with the cultural heritage duty of care if the activity is necessary because of an emergency such as a natural disaster.

Fines of up to $166,900 for an individual and $1,669,000 for a corporation apply for causing unlawful harm to Aboriginal and Torres Strait Islander cultural heritage or for breaching the duty of care.

Duty of care guidelines

Cultural heritage duty of care guidelines (https://www.qld.gov.au/__data/assets/word_doc/0031/175198/duty-of-care-guidelines-2025.docx) have been developed and gazetted under the *Aboriginal Cultural Heritage Act 2003* to help land users in assessing reasonable and practicable measures for meeting the cultural heritage duty of care.

No guidelines have been developed or gazetted for the *Torres Strait Islander Cultural Heritage Act 2003*.

Land users should consult the duty of care guidelines before undertaking a land-use activity.

The guidelines recognise that:

- some activities are unlikely to harm Aboriginal cultural heritage
- the nature and extent of past land uses in an area may mean that any further activity in the area is unlikely to harm Aboriginal cultural heritage.

However, land users should exercise greater caution before proceeding with an activity in circumstances where the nature and extent of the past land use of an area is inconsistent with the continued presence of Aboriginal cultural heritage.

Last updated: 30 July 2024

(//creativecommons.org/licenses/by/4.0/)

Cultural Heritage

Phone:
1300 378 401

Email:
cultural.heritage@dwatsipm.qld.gov.au (mailto:cultural.heritage@dwatsipm.qld.gov.au)

Copyright (https://www.qld.gov.au/legal/copyright)

Disclaimer (https://www.qld.gov.au/legal/disclaimer)

Privacy (https://www.qld.gov.au/legal/privacy)

Right to information (https://www.qld.gov.au/about/rights-accountability/right-to-information)

© The State of Queensland 1995–2025

Attachment C: Section 235 of *Local Government Regulation 2012* – Sole Supplier Exemption text
Source:
https://www.legislation.qld.gov.au/view/pdf/2013-12-01/sl-2012-0236

235 Other exceptions

A local government may enter into a medium-sized contractual arrangement or large-sized contractual

arrangement without first inviting written quotes or tenders if—

(a) the local government resolves it is satisfied that there is only 1 supplier who is reasonably available; or

(b) the local government resolves that, because of the specialised or confidential nature of the services that are sought, it would be impractical or disadvantageous for the local government to invite quotes or tenders; or

(c) a genuine emergency exists; or

(d) the contract is for the purchase of goods and is made by auction; or

(e) the contract is for the purchase of second-hand goods; or

(f) the contract is made with, or under an arrangement with, a government agency.

Title	**Corporate Services Report Jandowae Memorial Hall Amend Fees**
Date	2 October 2025
Responsible Manager	E. Tierney, FACILITIES MANAGER

Summary

The purpose of this Report is to inform council of the establishment of a Jandowae Memorial Hall Inc. Committee to oversee the management and operations of the Jandowae Memorial Hall, rescind existing fees, and endorse new fees and charges for the hire of the hall for the remainder of the 2025/2026 financial year.

Link to Corporate Plan

Strategic Priority: Active Vibrant Community

- *Our parks, open spaces, and community facilities are alive with activities and connect our communities.*
- *We are a strong sustainable community supported by volunteers.*
- *We empower communities to develop local initiatives and events.*

Locally managed community halls play a vital role in delivering Council's strategic priorities by nurturing an active and vibrant community. They provide inclusive spaces where people of all ages and backgrounds can connect through social, cultural, and recreational activities, strengthening community bonds and enhancing regional wellbeing.

Material Personal Interest/Conflict of Interest

There are no material personal interests nor conflicts of interest in respect of this report.

Officer's Recommendation

That Council resolves to rescind the current hire fees for the Jandowae Memorial Hall and endorse the following new fees for Jandowae Memorial Hall:

(1) Community Use (not-for-profit local groups, schools, fund-raisers, and community meeting) for events that do not involve ticket sales or profit generation – Hire Fee (per day) $50.00;

(2) Private Use (birthdays, weddings, funerals, reunions, or private celebrations for personal or family events) no commercial profit – Hire Fee (per day) $150.00;

(3) Commercial Use (market, expos, concerts, business functions, Ticketed events) for any event with sales, advertising, or profit-making intent – Hire Fee (per day) $300.00;

(4) Unlimited Use (Annual) – Hire fee at the discretion of the Jandowae Memorial Hall Inc. Committee;

(5) Refundable Security Deposit – all users $200.00; and

(6) Commercial cleaning at cost (if requested or additional cleaning required).

Background Information

The Jandowae Memorial Hall has been under Council management for several years, following the dissolution of the previous hall committee, which was unable to continue its operations. In response to renewed interest from local residents, Council's Community Liaison and Agreements team actively engaged with the community to support the re-establishment of a dedicated hall committee. This initiative was well received and a number of community members came forward to express their willingness to be involved in the Committee.

As a result, a new Jandowae Memorial Hall committee has now been formally established and has recently received its official notice of incorporation from the Office of Fair Trading. This marks an important step in

transitioning the hall's management back to the community, ensuring local engagement and ongoing activation of the space.

Report

With the establishment of the new Jandowae Memorial Hall Inc. Committee, Council officers have engaged in negotiations to formalise a tenure arrangement for the management of the Jandowae Memorial Hall. This initial agreement will be in place for a twelve (12) month term, providing the Committee time to assess and establish a current operational state. At the conclusion of the initial agreement, it is anticipated a new three-year agreement will be entered into.

As part of these negotiations, the newly formed committee has expressed a desire to retain the revenue from hiring the hall to support ongoing operations and to further activation of the facility. Additionally, the committee has proposed a revised fee structure for hall hire, to encourage utilisation and support sustainability. This new fee structure balances community access with financial sustainability. Local and not-for-profit groups remain supported and active, while commercial/private hire generates the revenue needed to maintain the hall and reduces reliance on council subsidies.

The adopted hire fees for the facility are:

Name	Year 2025/26 Fee (including GST)	Legislative Reference	GST	Fee Type
Jandowae Memorial Hall				
Full hire of hall (Day Rate)	$177.50	Local Government Act 2009 262 (3)(c)	Y	Hire Fee
General				
Refundable Security Deposit - All Users (Cultural and Community Centres)	$566.50	Local Government Act 2009 262 (3)(c)	N	Bond

The hire fees, as proposed by the Jandowae Memorial Hall Inc. committee are:

Tier	Category	Description	Hire Fee per Day
Community Use	not-for-profit local groups, schools, fundraisers, and community meetings	For events that do not involve ticket sales or profit generation	$50.00
Private Use	birthdays, weddings, funerals, reunions, private celebrations	For personal or family events, no commercial profit	$150.00
Commercial Use	markets, expos, concerts, business functions, ticketed events	Any event with sales, advertising, or profit-making intent.	$300.00
Unlimited Use (Annual)	at the discretion of the committee	(for example, weekly yoga)	$600.00
Cleaning Fee	all users	Commercial Cleaning if requested or additional cleaning required	At cost
Refundable Security Deposit	all users		$200.00

The new fee structure has been proposed by the committee and reflects the management ethos it wishes to pursue. It is evident that some thought has been applied to the fees and the committee should be supported and encouraged in its desire to be self-determining in its management of the facility.

Consultation (Internal/External)

Community consultation commenced in November 2024 and following a subsequent meeting in May 2025, the community members made the decision to establish a Jandowae Memorial Hall Inc. Committee. The committee was officially formed on 27 June 2025, with formal incorporation approved by the Office of Fair Trading on 29 July 2025. Following the incorporation of the new association, the committee wrote to council proposing new the new fee structure and rates.

Internal consultation has taken part with teams including Community Liaison and Agreements, Facilities Maintenance and Contracts and Facilities Venues in relation to the proposed management changes of the Jandowae Memorial Hall.

Legal/Policy Implications (Justification if applicable)

There are no legal nor policy implications associated with the revision of the fee structure for the Jandowae Memorial Hall.

Budget/Financial Implications

The budget implication for this report is a projected loss of revenue. Council received revenue of $3,531.16 for financial year 2023-2024 and $1,047.69 for the financial year 2024/2025. While minimal changes on operating expenses are expected during the initial twelve (12) month period, the committee is anticipated to assume additional operational costs under subsequent agreements.

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

Committee led management fosters a sense of ownership, ensures responsiveness to local needs, and reduces the operational burden on council. By endorsing the Jandowae Memorial Hall Inc. Committee's proposed amended hire fees, Council is supporting the committee in taking on the management of the facility and driving increased community utilisation. These changes aim to make the hall more accessible and appealing for a wider range of events, encouraging regular activation and strengthening its role as a vibrant hub for local gatherings, celebrations, and activities. The expected outcomes include higher booking rates, greater community ownership and engagement, and enhanced visibility of the hall as a key community asset.

Attachments

Authored by: Nicole Harvey, Co-ordinator Operations and Venues

Title	**Corporate Services Financial Report September 2025**
Date	3 October 2025
Responsible Manager	T. Skillington, CHIEF FINANCIAL OFFICER

Summary

The purpose of this report is to present Council with the Financial Report for the period ending 30 September 2025.

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 2025-26 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 September 2025 Financial Report and:

(1) approve the amendment to the 2025-26 capital works programme as listed in section 2(a) of this report, with $338,834 (exclusive of goods and services tax) revenue be added to the programme and removed from the 2026-27 capital works programme; and

(2) approves the amendment of three fees in the 2025-26 fees and charges register for planning assessments, as listed in section three (Amendments to the 2025-26 Fees and Charges Register) of this report, to take effect from 16 October 2025.

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.

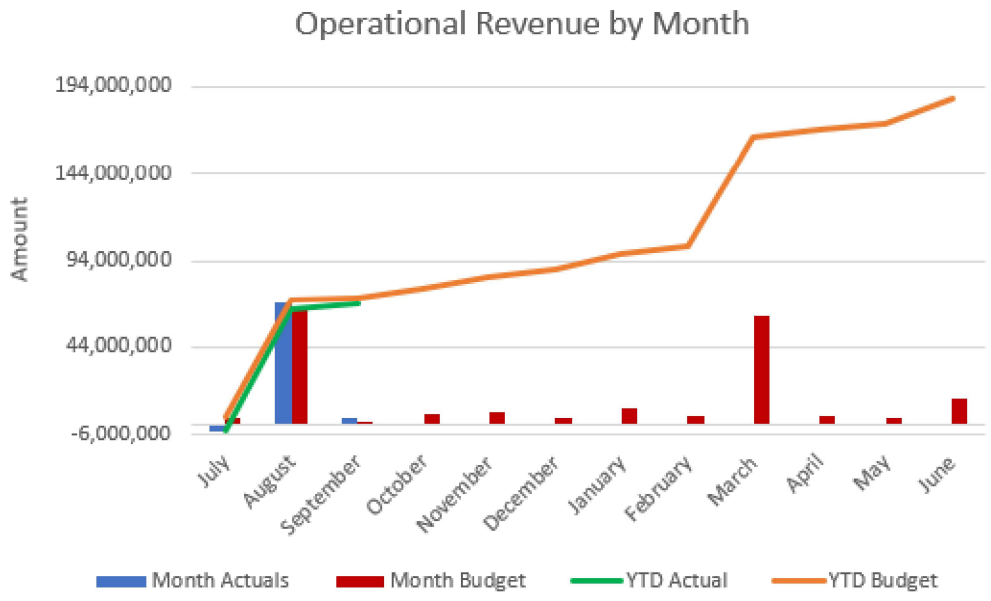
Report

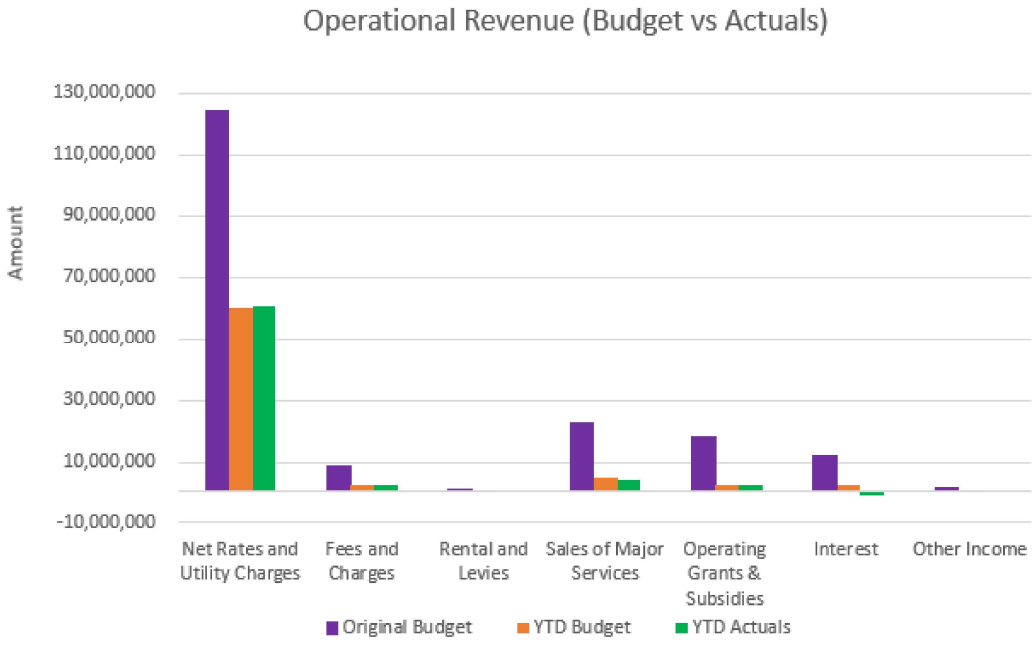
1. Operating Result

As of 30 September 2025, Council's operating position reflects a surplus of $19,404,945, which is $2,778,121 behind the year-to-date budgeted surplus of $22,183,066. Despite this variance, the Operating Surplus Ratio stands at 28.23 per cent, exceeding Council's target of 1.0 per cent. This strong ratio is primarily driven by revenue exceeding expenditure, largely due to the timing of the first half-yearly rates levy.

Graphs and a summary of major variances for revenue and expenses are listed below:

Operational Revenue





Operational Revenue is behind budget as of 30 September 2025, due mainly to:

↑ Net Rates and Utility Charges remain on track with budget. Discounts are slightly behind budget as the due date is early October;

↑ Fees and Charges are ahead of budget due to an increase in Development Applications and Cemetery fees. This is partly offset by a reduction in washdown bay revenue following the temporary closure of the Dalby facility for capital works, along with timing delays in receiving waste and water sales income;

↑ Rental and Levies income is essentially in line with budget for the month;

↓ Sales of Major Services are below budget due to timing delays in the Department of Transport and Main Roads processing monthly commercial works claims. First quarter claims have now been finalised and submitted. Roads Maintenance Performance Contract revenue is phased linearly but actuals vary month to month due to the reactive nature of the work. Quarry revenue is slightly below budget due to

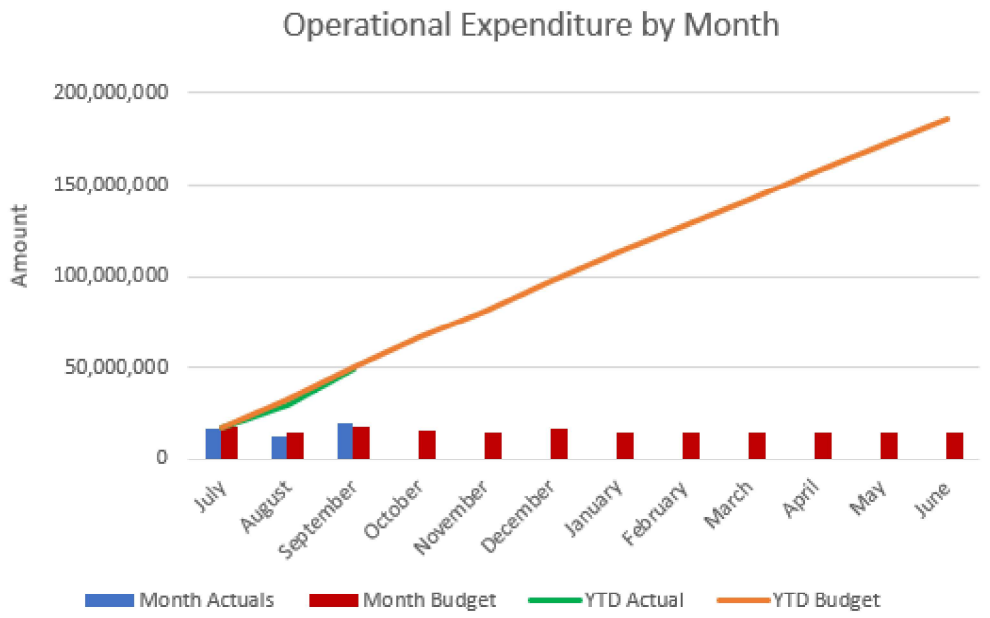
lower-than-expected September sales. In contrast, Saleyards revenue is exceeding budget by $606,569, this is driven by elevated prices which has increased stock turnover;

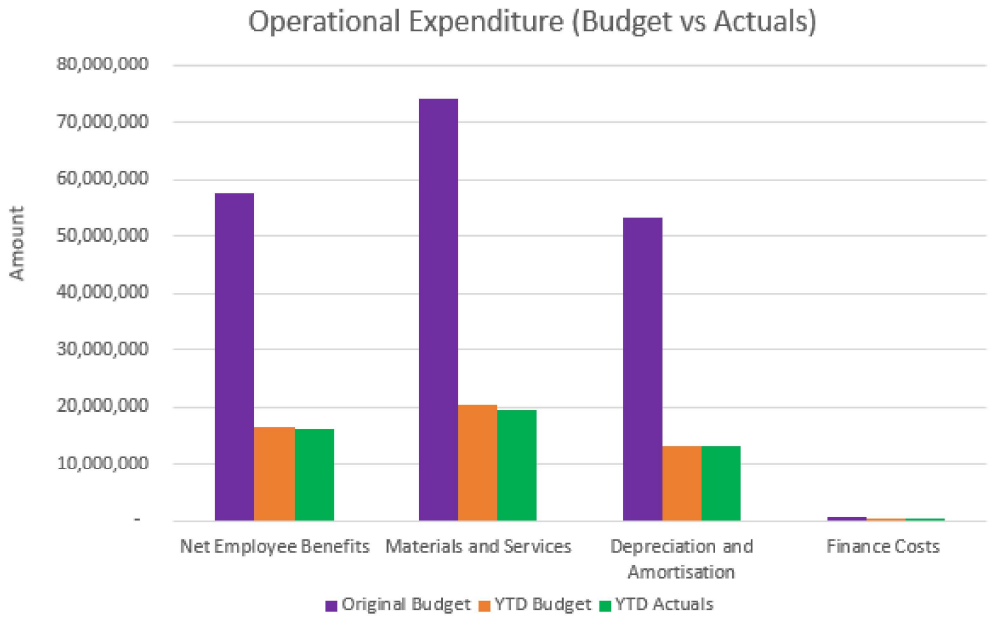
↑ Operating Grants and Subsidies are slightly above budget for the month, with minor timing variances due to phasing of grant funding verses receival;

↓ Interest Revenue is currently behind budget, primarily due to the Queensland Investment Corporation final 2024-25 distribution being accrued to the 2024-25 year. As this forms part of the investment balance, the accrual was necessary. The investment continues to perform well and this timing issue will continue to correct over the year as quarterly distributions are received. The Queensland Treasury Corporation investment was slightly below budget for the month; and

↑ Other Income is above budget, primarily due to additional miscellaneous reimbursements.

Operational Expenditure





Operational Expenditure is behind budget as of 30 September 2025, due mainly to:

↓ Net Employee Benefits are essentially in line with budget;

↓ Materials and Services expenditure is currently tracking below budget, primarily due to timing differences. A number of invoices, particularly those related to the waste contract, were not accrued at month-end, contributing to the underspend;

→ Depreciation and Amortisation are in line with budget. Depreciation for the month is estimated, as the process could not be run while Council's accounts remain under audit; and

↑ Finance Costs are greater than budget due to higher Queensland Investment Corporation management fees, which have increased in line with the growth in investment balances.

2. Capital Revenue and Expenditure

Capital Revenue

↑ Capital Revenue is essentially in line with budget for September, with $3,649,710 received year to date.

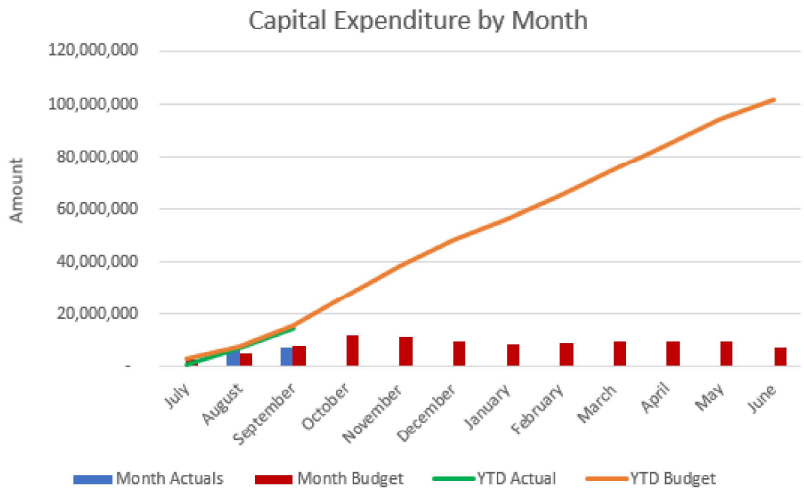
2(a) Capital Revenue Budget Adjustment

Capital adjustments are required to the 2025-26 capital works programme as listed below. This adjustment is seeking approval in accordance with the Budget - Council Policy. Amounts below are exclusive of good and services tax.

2(a) Project budget to be moved from 2026-27 to 2025-26 - To be approved by Council Resolution			
Project	**Expenditure Budget**	**Revenue Budget**	**Comment**
Raise Jandowae Spillway	$0	$338,834	A request was put forward to the Department of Local Government, Water and Volunteers for grant funding on this project. The funding was budgeted 100 per cent in 2026-27, however the department have paid a portion of the grant in 2025-26. It is requested that council approve revenue budget to be moved from 2026-27 to 2025-26.

Capital Expenditure

↓ As of 30 September 2025, capital expenditure is tracking below budget, with $14,362,529 spent year to date.



Below is a summary of the capital works programme broken up by budget type.

By Budget Type				
Division	Total Approved Budget	YTD Budget	YTD Actuals	Variance (YTD Budget less YTD Actuals)
Total Council	**101,718,740**	**15,353,519**	**14,362,529**	***990,990***
General	**83,346,695**	**9,564,483**	**9,043,160**	***521,323***
Flood	**11,180,376**	**2,951,293**	**2,845,939**	***105,354***
Carry-Over	**4,488,697**	**2,561,066**	**2,286,524**	***274,542***
Resource Funded	**2,702,972**	**276,677**	**186,906**	***89,771***

(1) Council's general programme is behind budget by $521,323, this is due to a lag in receipting invoices prior to the end of month;

(2) Council's flood programme is essentially in line with budget. Majority of the flood programme is scheduled for completion in September with three sites extended to December 2025;

(3) Council's carry-over programme (projects carried from 2024-25 to 2025-26) is slightly behind budget by $274,542, this is due to a lag in receipting invoices prior to end of month; and

(4) the resources funded programme is slightly behind budget.

3. Amendments to the 2025-26 Fees and Charges Register

In accordance with Section 98 of the *Local Government Act 2009*, Council is required to maintain a register of its cost-recovery fees and charges. Unlike rates and charges, cost-recovery fees and commercial charges may be amended throughout the financial year, as permitted under Sections 97 and 98 of the *Local Government Act 2009*. It is therefore proposed that Council approve the amendments to nomenclature associated with the following three fees in the 2025-26 Fees and Charges Register, to take effect from 16 October 2025.

(a) Clarify fee wording to ensure the fee applies to representations seeking Negotiated Decision Notice and amended Infrastructure Charges Notice.

Current Fee Name	2025-26 Fee Amount (including GST)	GST	Amended Fee Name
Change Representation (Request for a Negotiated Decision Notice)	10% of the original application fee. Minimum of $412	N	Change Representation (Request for a Negotiated Decision Notice and/or Request for an Amended Infrastructure Charges Notice)

(b) Changes in amendment two of the Planning Scheme have introduced new definitions which supersede previous definitions for Non-Resident Workforce Accommodation and Major Electricity Infrastructure. These changes introduce the definition for Battery Storage Facility and amend Workforce Accommodation.

Current Fee Name	2025-26 Fee Amount (including GST)	GST	Amended Fee Name
Non-Resident Workforce Accommodation	(a) <30 beds: $23,059 (b) 30-300 beds: $69,162 (c) >300 beds: $172,914	N	Workforce Accommodation

Major Electricity Infrastructure, Renewable Energy Facility, Substation, Telecommunications Facility, Utility Installation. Impact Assessable	(a) $1,981 for a minor facility involving less than 100sqm of GFA and not involved in the generation of electricity, treatment of water, treatment or storage of waste, gas production or reticulation, drainage, water supply and sewerage (b) $19,823	N	Major Electricity Infrastructure, Renewable Energy Facility, Substation, Telecommunications Facility, Battery Storage Facility and Utility Installation. Impact Assessable

4. Cash and Investments

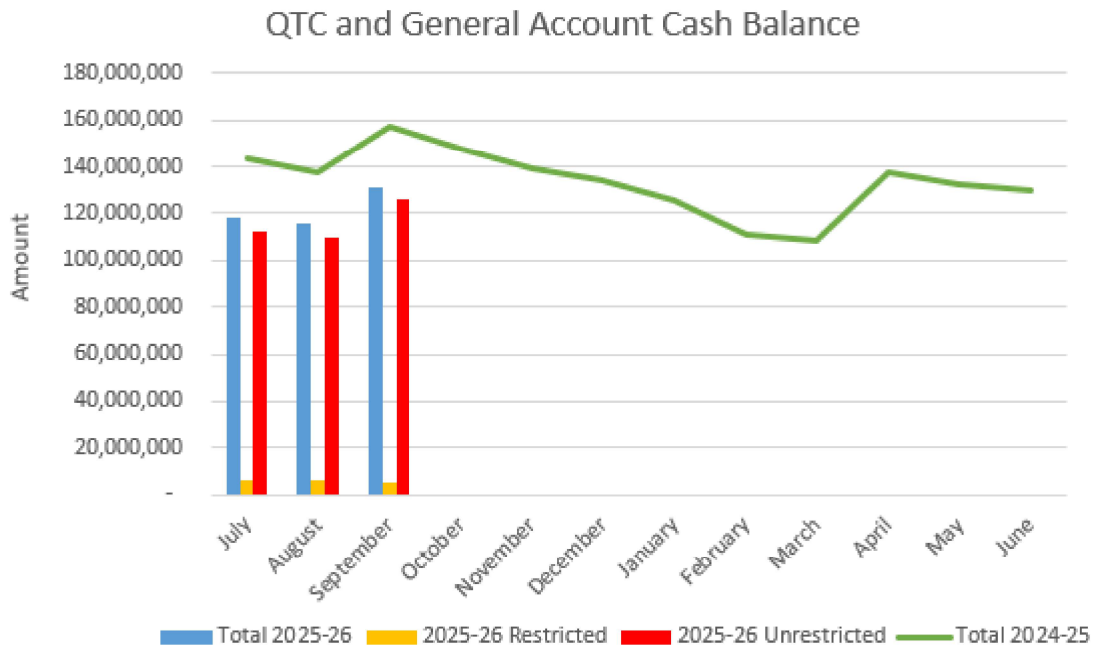
Council's Cash and Investments as of 30 September 2025 totalled $261,443,117. Council's cash is made up of:

(1) $131,452,435 Queensland Treasury Corporation Cash Fund and General Bank Account; and

(2) $129,990,682 Queensland Investment Corporation Investment Fund.

(a) Queensland Treasury Corporation Cash Fund and General bank account

The balance in the Queensland Treasury Corporation cash fund and general bank account at 30 September 2025 totalled $131,452,435 of which $5,544,989 is considered restricted in nature, leaving the unrestricted balance at $125,907,446 which represents 11.32 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 months. The interest rate received for the Queensland Treasury Corporation Cash fund as of 30 September 2025 was 4.10 per cent.

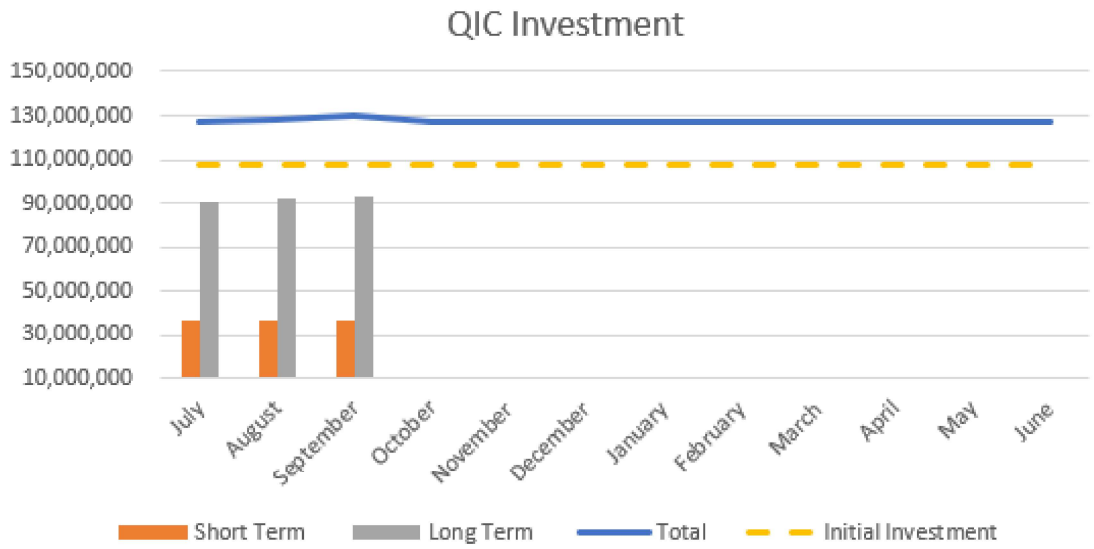


(b) Queensland Investment Corporation Investments

The balance in the Queensland Investment Corporation's investment accounts at 30 September 2025 totalled $129,990,682. 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) $36,745,795 Queensland Investment Corporation's Short-Term Income Fund; and

(ii) $93,244,887 Queensland Investment Corporation's Long-Term Diversified Fund.



Consultation (Internal/External)

There has been consultation with managers and co-ordinators in the preparation of this 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 Original Budget for the 2026 Financial Year on 19 June 2025. The attached one-page report outlines Council's financial position as of 30 September 2025. Council received fifty (50) per cent of its 2025-26 Financial Assistance Grant in the 2024-25 year. It is currently unclear whether a portion of the 2026-27 allocation will be brought forward into 2025-26. If not, this may result in a deficit for the year.

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 tracking behind budget, with no concerns identified at this stage beyond those outlined above.

Attachments

1. One Page Report September 2025

Authored by: C. Forrest, ACTING CO-ORDINATOR FINANCIAL PLANNING & ANALYSIS

(7,950,664)	-	4,813	4,813	-	-	-	-	-	-	-	-	(7,950,664)	-	4,813	4,813	-	-	-	-	-	
6,494,543	2,630,244	2,095,134	(535,110)	4,971,499	2,249,483	1,878,766	(370,717)	-	-	2,723	2,723	701,867	175,467	47,876	(127,591)	499,913	124,978	99,342	(25,636)	321,264	8
(124,201,618)	(60,204,344)	(60,817,638)	(613,294)	(92,971,038)	(48,183,624)	(48,622,219)	(438,595)	-	-	2,723	2,723	(14,392,036)	(3,396,153)	(3,533,028)	(136,875)	(10,250,901)	(5,250,429)	(5,274,008)	(23,579)	(5,587,643)	(3,37
(8,814,158)	(2,302,498)	(2,451,886)	(149,388)	(5,070,938)	(1,366,693)	(1,701,574)	(334,881)	(28,000)	(7,000)	(9,492)	(2,492)	(1,359,120)	(339,780)	(299,739)	40,041	-	-	(7,755)	(7,755)	(2,356,100)	(58
(684,840)	(142,684)	(143,317)	(633)	(589,840)	(142,684)	(139,877)	2,807	-	-	-	-	(95,000)	-	(3,440)	(3,440)	-	-	-	-	-	
(22,312,467)	(5,198,102)	(3,693,892)	1,504,210	(18,226,184)	(4,448,090)	(3,026,962)	1,421,128	(4,032,283)	(736,512)	(665,769)	70,743	(42,000)	(10,500)	(1,161)	9,339	(12,000)	(3,000)	-	3,000	-	
(18,099,290)	(2,300,158)	(2,339,312)	(39,154)	(18,099,290)	(2,300,158)	(2,339,312)	(39,154)	-	-	-	-	-	-	-	-	-	-	-	-	-	
(12,045,406)	(2,186,352)	1,254,970	3,441,322	(11,941,230)	(2,160,308)	1,273,839	3,434,147	-	-	-	-	(53,597)	(13,399)	(9,254)	4,145	(25,235)	(6,309)	(4,866)	1,443	(25,344)	(
(1,319,161)	(313,693)	(555,379)	(241,686)	(1,101,411)	(248,506)	(439,350)	(190,844)	-	-	-	-	-	-	-	-	-	-	-	-	(217,750)	(6
(187,476,940)	(72,647,831)	(68,746,454)	3,901,377	(147,999,931)	(58,850,063)	(54,995,455)	3,854,608	(4,060,283)	(743,512)	(672,538)	70,974	(15,941,753)	(3,759,832)	(3,846,622)	(86,790)	(10,288,136)	(5,259,738)	(5,286,629)	(26,891)	(9,186,837)	(4,03
64,930,904	17,528,036	17,821,193	293,157	57,057,827	15,410,220	16,232,933	822,713	250,697	67,495	72,937	5,442	4,768,668	1,282,401	1,015,148	(267,253)	2,269,269	610,599	339,622	(270,977)	584,443	15
(7,251,997)	(1,083,573)	(1,490,653)	(407,080)	(7,251,997)	(1,083,573)	(1,481,466)	(397,893)	-	-	-	-	-	-	(6,103)	(6,103)	-	-	(204)	(204)	-	
57,678,907	16,444,463	16,330,540	(113,923)	49,805,830	14,326,647	14,751,467	424,820	250,697	67,495	72,937	5,442	4,768,668	1,282,401	1,009,045	(273,356)	2,269,269	610,599	339,418	(271,181)	584,443	15
73,997,206	20,465,236	19,398,825	(1,066,411)	53,792,405	16,273,026	15,398,250	(874,776)	1,700,806	425,277	410,801	(14,476)	4,746,936	1,169,865	1,211,616	41,751	1,934,709	494,276	549,598	55,322	11,822,350	2,10
53,293,749	13,323,437	13,323,437	-	43,209,099	10,802,275	10,802,275	-	325,186	81,297	81,297	-	6,114,294	1,528,574	1,528,574	-	3,024,907	756,227	756,227	-	620,263	15
926,518	231,629	288,707	57,078	926,518	231,629	288,707	57,078	-	-	-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	(2,833,652)	(708,413)	(708,413)	-	256,287	64,072	64,072	-	1,458,431	364,608	364,608	-	834,491	208,623	208,623	-	284,443	7
185,896,380	50,464,765	49,341,509	(1,123,256)	144,900,200	40,925,164	40,532,286	(392,878)	2,532,976	638,140	629,106	(9,034)	17,088,329	4,345,447	4,113,842	(231,605)	8,063,376	2,069,725	1,853,866	(215,859)	13,311,499	2,48
(1,580,560)	**(22,183,066)**	**(19,404,945)**	**2,778,121**	**(3,099,731)**	**(17,924,899)**	**(14,463,169)**	**3,461,730**	**(1,527,307)**	**(105,372)**	**(43,432)**	**61,940**	**1,146,576**	**585,615**	**267,220**	**(318,395)**	**(2,224,760)**	**(3,190,014)**	**(3,432,764)**	**(242,750)**	**4,124,662**	**(1,54**
(27,227,617)	(3,418,293)	(3,461,158)	(42,865)	(24,803,783)	(2,998,293)	(3,039,134)	(40,841)	-	-	-	-	(2,423,834)	(420,000)	(422,024)	(2,024)	-	-	-	-	-	
(6,001,919)	(70,955)	(67,445)	3,510	(6,001,919)	(70,955)	(67,445)	3,510	-	-	-	-	-	-	-	-	-	-	-	-	-	
(100,000)	-	-	-	(100,000)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
(300,000)	(50,000)	(121,107)	(71,107)	(300,000)	(50,000)	(121,107)	(71,107)	-	-	-	-	-	-	-	-	-	-	-	-	-	
(100,000)	-	-	-	(100,000)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
(33,729,536)	**(3,539,248)**	**(3,649,710)**	**(110,462)**	**(31,305,702)**	**(3,119,248)**	**(3,227,686)**	**(108,438)**	**-**	**-**	**-**	**-**	**(2,423,834)**	**(420,000)**	**(422,024)**	**(2,024)**	**-**	**-**	**-**	**-**	**-**	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10,000,000	-	-	-	10,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10,000,000	**-**	**-**	**-**	**10,000,000**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	
(25,310,096)	**(25,722,314)**	**(23,054,655)**	**2,667,659**	**(24,405,433)**	**(21,044,147)**	**(17,690,855)**	**3,353,292**	**(1,527,307)**	**(105,372)**	**(43,432)**	**61,940**	**(1,277,258)**	**165,615**	**(154,804)**	**(320,419)**	**(2,224,760)**	**(3,190,014)**	**(3,432,764)**	**(242,750)**	**4,124,662**	**(1,54**
32,588,861	1,943,522	1,873,962	(68,823)	14,395,616	1,392,388	1,284,908	(107,480)	-	-	-	-	16,630,694	531,134	566,962	35,828	-	-	-	-	1,562,551	2
11,605,428	2,204,426	2,222,229	16,054	11,346,228	2,139,626	2,191,154	51,528	-	-	-	-	200,000	40,000	18,917	(21,083)	-	-	-	-	59,200	2
57,524,451	11,205,571	10,266,338	(1,006,650)	49,197,430	10,887,950	9,974,584	(913,366)	-	-	-	-	4,767,821	192,821	193,568	747	3,500,000	100,000	86,028	(13,972)	59,200	2
101,718,740	**15,353,519**	**14,362,529**	**(990,990)**	**74,939,274**	**14,419,964**	**13,450,646**	**(969,318)**	**-**	**-**	**-**	**-**	**21,598,515**	**763,955**	**779,447**	**15,492**	**3,500,000**	**100,000**	**86,028**	**(13,972)**	**1,680,951**	**6**

Title	**IS Report CN24452 TMR Disaster Recovery Funding Arrangement (DRFA) 24I Reconstruction Work Project Tender**
Date	3 October 2025
Responsible Manager	Sam Robertson, **A/WORKS MANAGER MAINTENANCE**

Summary

The purpose of this report is to seek Council authorisation for additional 2025-26 Operational expenditure to be offset with revenue as part of the 24I DRFA Reconstruction Work Project tender offered as sole invitee to Council by the Department of Transport and Main Roads (DTMR).

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
- We are recognised as a financially intelligent and responsible Council.
- Our effective asset management ensures that we responsibly maintain our community assets.

Advocacy: A Regional Voice
- For a safe and well-maintained state and federal road network.

Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this report be received and that Council:

1. Notes the commercial works tender for CN24452 for the DTMR 24I DRFA Reconstruction Work Project including both conforming and alternative tenders.

2. Approves the inclusion of the associated operational expenditure and revenue for the project to the approved 2025-26 Council Operational Budget.

Background Information

This contract includes pavement rehabilitation and heavy formation grading at various sites on the state-controlled road network as part of the approved DTMR 24I DRFA flood damage program. This work is separate and additional to the regular RMPC funding allocation.

Report

The below locations on the State Road Network within the Western Downs comprise the project sites:

- 18C Warrego Highway CH. 45.475 - 70.830km,

- 45A Bunya Highway CH. 17.780 - 50.923km,
- 325 Dalby Cecil Plains Road CH. 12.333 -21.230km,
- 325 Dalby Jandowae Road CH. 6.639 - 31.51km,
- 35A Warra Kogan Road CH. 14.580 - 21.480km

Council Officers have assessed the project scope and developed an alternative tender proposing different treatments for some sites. This alternative tender offers a lower cost, more appropriate repair treatments, and accelerated delivery to better match DTMR's required delivery timeframes. Council Officers have engaged with DTMR representatives in the development of this alternative tender, however DTMR has requested a conforming tender also be submitted.

As such Council Officers have developed both conforming and alternative tenders. Both tenders have been developed with a conservative contingency allowance and a target profit of 10% in accordance with *Commercial Works - Council Policy*.

Consultation (Internal/External)

Internal:
Consultation has occurred with the Works Department.

External:
Consultation has occurred with the Department of Transport and Main Roads (DTMR).

Legal/Policy Implications (Justification if applicable)

In accordance with Council's 2025-26 Budget Policy, this project would align with the operational amendment - Expenditure offset with Revenue section.

Expenditure offset with Revenue New operational expenditure which is 100 per cent offset by revenue (for example, a new service offering or project)	Amounts less than $200,000 to be reported to the Executive Leadership Team and delegated to the Chief Executive Officer for approval. Amounts, greater than this to be approved by Council. If deemed material by the Chief Executive Officer, a councillor information session is to be held. If not material, the adjustment is to be included in a report to council.

Budget/Financial Implications

The value of each tender, and the proportion of fixed price and provisional items, is shown in the table below.

	Fixed Priced Items Value	Provisional Items Value	Total Tender Value
Conforming Tender	$ 3,144,263.20	$ 2,192,609.30	$ 5,336,872.50
Alternative Tender	$ 2,055,576.60	$ 2,192,609.30	$ 4,248,185.90

The total value of the Conforming Tender will be used as the basis of Operational Budget adjustments associated with this contract, with the understanding that Provisional Items may not be ordered and so total expenditure, and equivalent revenue, are likely to be less than the budget increase requested. On completion of the contract, any unused budgeted expenditure and associated revenue will be reduced to reflect actuals and the adjustment reported to Council.

Considering above, this contract will require an increase in operating expenditure of $4,851,702.27 (GST exclusive) and associated operating revenue of $5,336,872.50 (GST exclusive). The contract is expected to have a positive impact on councils operating budget with additional net revenue of up to $485,170.23 (exclusive of GST).

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 authorise the tender for the 24I DRFA Reconstruction Work Project and the associated operational expenditure and revenue to the approved 2025-26 Council Budget.

Attachments

- CEO Executed Memo Authorisation
- 24I DRFA Tender, consisting of:
  1. C7012 Offer
  2. C7012 Offer ALTERNATIVE
  3. C7810.M1 Tender Schedule M1 Schedule Summary
  4. C7810.M1 Tender Schedule M1 Schedule Summary ALTERNATIVE
  5. C7810.M1 Tender Schedule M1 Schedule of Rates
  6. C7810.M1 Tender Schedule M1 Schedule of Rates ALTERNATIVE
  7. C7810.M3 Tender Schedule M3 Planned Cash Flow Schedule
  8. C7810.M3 Tender Schedule M3 Planned Cash Flow Schedule ALTERNATIVE
  9. C7810.M4 Tender Schedule M4Tender Program
  10. WDRC program of works for CN24452
  11. WDRC program of works for CN24452 ALTERNATIVE
  12. C7810.M7A Tender Schedule M7A Dayworks Schedule Personnel
  13. C7810.M7B Tender Schedule M7B Dayworks Schedule Plant and Equipment
  14. C7810.S6 Tender Schedule S6 Qld Govt Compliance Outline Schedule
  15. C7810.S10 Ethical Supplier Threshold
  16. C7810.S12 Waste to Recourse Plan
  17. WDRC Departures to Schedule CN24452

Authored by: Sam Robertson, **A/WORKS MANAGER MAINTENANCE**

Customer Contact **1300 COUNCIL (1300 268 624)**
07 4679 4000
www.wdrc.qld.gov.au
info@wdrc.qld.gov.au

WESTERN DOWNS REGIONAL COUNCIL

Memo

Attention	Jodie Taylor, **CHIEF EXECUTIVE OFFICER**
Responsible Officer	Sam Fitzgerald, **WORKS MANAGER MAINTENANCE**
Date	24 September 2025
File Reference	AD 4.8.1
Subject	**CEO SIGNATURE AUTHORISATION/ OPERATIONAL BUDGET ADJUSTMENT - CN24452 DEPARTMENT OF TRANSPORT AND MAIN ROADS DRFA EVENT 24I RECONSTRUCTION - TENDER**

☐ **Negative Impact on Budget** ☐ **Expenditure offset with revenue < $200,000** ☒ **Expenditure offset with revenue > $200,000** ☐ **No impact (contra) > 10% / $200,000** ☐ **Cancelled Operational Project/Initiative**

Dear Jodie,

SUMMARY/PURPOSE
This memorandum seeks CEO approval to tender CN24452 for the 24I DRFA Reconstruction Work Project offered by the Department of Transport and Main Roads (DTMR) with Council as Sole Invitee.

As per the adopted *2025-26 Budget - Council Policy*, this budget adjustment falls within the below category:

> **Expenditure offset with Revenue**
> New operational expenditure which is 100 per cent offset by revenue (for example, a new service offering or project).
> Amounts less than $200,000 to be reported to the Executive Leadership Team and delegated to the Chief Executive Officer for approval. Amounts, greater than this to be approved by Council.

If deemed material by the Chief Executive Officer, a councillor information session is to be held. If not material, the adjustment is to be included in a report to council.

BACKGROUND

This contract includes pavement rehabilitation and heavy formation grading at various sites on the state-controlled road network as part of the approved DTMR 24I DRFA flood damage program. This work is separate and additional to the regular RMPC funding allocation.

REPORT

The below locations on the State Road Network within the Western Downs comprise the project sites:

- 18C Warrego Highway CH. 45.475 - 70.830km,
- 45A Bunya Highway CH. 17.780 - 50.923km,
- 325 Dalby Cecil Plains Road CH. 12.333 -21.230km,
- 325 Dalby Jandowae Road CH. 6.639 - 31.51km,
- 35A Warra Kogan Road CH. 14.580 - 21.480km

Council Officers have assessed the project scope and developed an alternative tender proposing different treatments for some sites. This alternative tender offers a lower cost, more appropriate repair treatments, and accelerated delivery to better match DTMR's required delivery timeframes. Council Officers have engaged with DTMR representatives in the development of this alternative tender, however DTMR has requested a conforming tender also be submitted.

As such Council Officers have developed both conforming and alternative tenders. Both tenders have been developed with a conservative contingency allowance and a target profit of 10% in accordance with *Commercial Works - Council Policy.*

Document Set ID: 5498616
Version: 1, Version Date: 02/10/2025

BUDGET/FINANCIAL IMPACTS

The value of each tender, and the proportion of fixed price and provisional items, is shown in the table below.

	Fixed Priced Items Value	Provisional Items Value	Total Tender Value
Conforming Tender	$ 3,144,263.20	$ 2,192,609.30	$ 5,336,872.50
Alternative Tender	$ 2,055,576.60	$ 2,192,609.30	$ 4,248,185.90

The total value of the Conforming Tender will be used as the basis of Operational Budget adjustments associated with this contract, with the understanding that Provisional Items may not be ordered and so total expenditure, and equivalent revenue, are likely to be less than the budget increase requested. On completion of the contract, any unused budgeted expenditure and associated revenue will be reduced to reflect actuals and the adjustment reported to Council.

Considering above, this contract will require an increase in operating expenditure of $4,851,702.27 (GST exclusive) and associated operating revenue of $5,336,872.50 (GST exclusive). The contract is expected to have a positive impact on councils operating budget with additional net revenue of up to $485,170.23 (exclusive of GST).

RISKS & BENEFITS

Delivery of this contract will see additional repairs undertaken on the State Road Network within the Western Downs, in alignment with Council's advocacy objectives. This tender has also been developed with the aim of producing additional revenue which would have a positive impact on Council's Operating Budget.

This contract presents some risk should work performed not conform with the contract specification and rectification work be required to be undertaken. This risk has been mitigated by the allowance of contingencies when developing the tender rates, and by the use of experienced and suitably qualified persons in development of the tender and during delivery of the contract work.

LEGISLATIVE AND POLICY COMPLIANCE

Procurement and Contracting Policy - Version 112, Version Date: 15/05/2025
Local Government Act 2009 (QLD)
Local Government Regulation 2012 (QLD)
Work Health and Safety Act 2011
2025-26 Budget - Council Policy
Commercial Works - Council Policy

OFFICER'S RECOMMENDATION

It is recommended that the Chief Executive Officer sign the attached tender documents to authorise this tender submission. The corresponding project will require an increase in operating expenditure of $4,851,702.27 (GST exclusive) and associated operating revenue of $5,336,872.50 (GST exclusive). These budget adjustments will require Council approval per *2025-26 Budget - Council Policy*. Should CEO authorisation be provided, a report will be submitted to the October 2025 Ordinary Meeting of Council seeking this approval.

Yours sincerely,

Sam Fitzgerald

Digitally signed by: Sam Fitzgerald
DN: CN = Sam Fitzgerald email = sasm.fitzgerald@wdrc.qld.gov.au C = AD O = Western Downs Regional Council OU = Works Maintenance
Date: 2025.09.24 16:53:09 +10'00'

Sam Fitzgerald
WORKS MANAGER MAINTENANCE

ATTACHMENTS:

1. C7012 Offer
2. C7810.M1 Tender Schedule M1 Schedule Summary
3. C7810.M1 Tender Schedule M1 Schedule Summary ALTERNATIVE

Document Set ID: 5498616
Version: 1, Version Date: 02/10/2025

4. C7810.M1 Tender Schedule M1 Schedule of Rates
5. C7810.M1 Tender Schedule M1 Schedule of Rates ALTERNATIVE
6. C7810.M3 Tender Schedule M3 Planned Cash Flow Schedule
7. C7810.M3 Tender Schedule M3 Planned Cash Flow Schedule ALTERNATIVE
8. C7810.M4 Tender Schedule M4Tender Program
9. WDRC program of works for CN24452
10. WDRC program of works for CN24452 ALTERNATIVE
11. C7810.M7A Tender Schedule M7A Dayworks Schedule Personnel
12. C7810.M7B Tender Schedule M7B Dayworks Schedule Plant and Equipment
13. C7810.S6 Tender Schedule S6 Qld Govt Compliance Outline Schedule
14. C7810.S10 Ethical Supplier Threshold
15. C7810.S12 Waste to Recourse Plan
16. WDRC Departures to Schedule CN24452

Document Set ID: 5498616
Version: 1, Version Date: 02/10/2025

Customer Contact **1300 COUNCIL (1300 268 624)**
07 4679 4000
www.**wdrc.qld.gov.au**
info@wdrc.qld.gov.au

WESTERN DOWNS REGIONAL COUNCIL

SUPPORT AND APPROVAL (AUTHORISATION)

Supported ☐ Not Supported ☐

Debra Dibley
Digitally signed by: Debra Dibley
DN: CN = Debra Dibley email = debra.dibley@wdrc.qld.gov.au C = AU O = Western Downs Regional Council OU = Infrastructure Services
Date: 2025.09.25 13:34:07 +10'00'

Debra Dibbley
A/ SENIOR WORKS MANAGER
Date:
Comments:

Supported ☐ Not Supported ☐

Graham Cook
GENERAL MANAGER (INFRASTRUCTURE SERVICES)
Date:
Comments:

Graham Cook
Digitally signed by: Graham Cook
DN: CN = Graham Cook email = graham.cook@wdrc.qld.gov.au C = AD O = Western Downs Regional Council OU = Infrastructure Services
Date: 2025.09.25 08:27:23 +10'00'

Supported ☐ Not Supported ☐

Toni Skillington
Digitally signed by: Toni Skillington
DN: CN = Toni Skillington email = toni.skillington@wdrc.qld.gov.au C = AU OU = Finance
Date: 2025.09.24 17:19:26 +10'00'

Toni Skillington
CHIEF FINANCIAL OFFICER
Date:
Comments:

Supported

Supported ☐ Not Supported ☐

David Fahl
Digitally signed by: David Fahl
DN: CN = David Fahl email = david.fahl@wdrc.qld.gov.au C = AU O = WDRC
Date: 2025.09.25 11:19:53 +10'00'

David Fahl
GENERAL COUNSEL
Date:
Comments:

Supported

Approved ☑ Rejected ☐

Jodie Taylor
CHIEF EXECUTIVE OFFICER
Date:
Comments: Please take to the October Council Mtg.
2/10/25

Document Set ID: 5498616
Version: 1, Version Date: 02/10/2025

Offer
Sole Invitation Contract

Queensland Government

C7012.IC	Contract Number:	CN-24452

To: The Principal	District / Region
The State of Queensland acting through the Department of Transport and Main Roads	Darling Downs District / Southern Queensland Region

To be completed by the Offeror

I / We (Name of Offeror)

Name of Offeror	ACN or ABN (if applicable)
Western Downs Regional Council	91 232 587 651

of

Street Address	Postal Address
30 Marble Street, Dalby Qld 4405	PO Box 551 Dalby, Queensland 4405

offer to construct the Works as described in the Offer Documents:

- for the Schedule of Rates;
- on or before the Date for Practical Completion;
- in accordance with the requirements as set out in the Offer Documents.

Amount in Words	Amount in figures
Five million, eight hundred seventy thousand, five hundred fifty-nine Dollars and seventy-five Cents (including GST)	$ 5,870,559.75 Inc GST

The following details are provided as part of our Offer

Insurance

Worker's cover

Policy Number	Expiry date
SEI00000017	31 May 2026

Public liability		Insured amount
Insurer / Policy Number JLT / WESTER000234	Expiry date 30/6/2026	$ 600,000,000

Insurance of the Works (if option exercised)		Insured amount
Insurer / Policy Number Click here to enter text.	Expiry date Click here to enter text.	$ Click here to enter text.

Health and Safety Officer

Name	Telephone number
George Clouston	0499 773 797

Contractor's Representative

Name	Telephone number	Email
Sam Fitzgerald	0472 517 720	Sam.Fitzgerald@wdrc.qld.gov.au

Proposed Working Days and Hours

Days	Hours	
Monday to Friday	0600 to 1700	Refer to Annexure A, Item 33.
Saturday	Written approval of the Administrator	
Sunday	Type here	
Public holidays	Type here	

Authorisation

Offer
Sole Invitation Contract

Queensland Government

C7012.IC	Contract Number:	CN-24452

Name Jodie Taylor	Position CEO
Signature	Date Click here to enter text.

The Department of Transport and Main Roads collects Personal Information on this Form so that you may authorise the Tender for and on behalf of the Tenderer. The information on this Form is accessible by authorised departmental officers and external personnel who are engaged to assess Tenders and if your Offer is accepted, the department may from time to time disclose your contact details to third parties as a point of contact.

Offer
Sole Invitation Contract

Queensland Government

C7012.IC	Contract Number:	CN-24452

To: The Principal	District / Region
The State of Queensland acting through the Department of Transport and Main Roads	Darling Downs District / Southern Queensland Region

To be completed by the Offeror

I / We (Name of Offeror)

Name of Offeror	ACN or ABN (if applicable)
Western Downs Regional Council	91 232 587 651

of

Street Address	Postal Address
30 Marble Street, Dalby Qld 4405	PO Box 551 Dalby, Queensland 4405

offer to construct the Works as described in the Offer Documents:

- for the Schedule of Rates;
- on or before the Date for Practical Completion;
- in accordance with the requirements as set out in the Offer Documents.

Amount in Words	Amount in figures
Four million, six hundred and seventy-three thousand and four Dollars and forty-nine Cents (including GST)	$ 4,673,004.49 Inc GST

The following details are provided as part of our Offer

Insurance

Worker's cover

Policy Number	Expiry date
SEI00000017	31 May 2026

Public liability		Insured amount
Insurer / Policy Number JLT / WESTER000234	Expiry date 30/6/2026	$ 600,000,000

Insurance of the Works (if option exercised)		Insured amount
Insurer / Policy Number Click here to enter text.	Expiry date Click here to enter text.	$ Click here to enter text.

Health and Safety Officer

Name	Telephone number
George Clouston	0499 773 797

Contractor's Representative

Name	Telephone number	Email
Sam Fitzgerald	0472 517 720	Sam.Fitzgerald@wdrc.qld.gov.au

Proposed Working Days and Hours

Days	Hours	
Monday to Friday	0600 to 1700	Refer to Annexure A, Item 33.
Saturday	Written approval of the Administrator	
Sunday	Type here	
Public holidays	Type here	

Authorisation

Offer
Sole Invitation Contract

Queensland Government

C7012.IC	Contract Number:	CN-24452

Name	Position
Jodie Taylor	Chief Executive Officer
Signature	Date Click here to enter text.

The Department of Transport and Main Roads collects Personal Information on this Form so that you may authorise the Tender for and on behalf of the Tenderer. The information on this Form is accessible by authorised departmental officers and external personnel who are engaged to assess Tenders and if your Offer is accepted, the department may from time to time disclose your contact details to third parties as a point of contact.

Tender Schedule M

Schedule Summary

Queensland Government

C7810.M

Contract Number:	CN-24452

The Tender Schedule M shall be used for Schedule of Rates Contract, Lump Sum Contract or Part Schedule of Rates and Part Lump Sum Contract.
The Tenderer's attention is directed to the Conditions of Tendering, the Conditions of Contract and the Commercial Framework (Annexure B) for requirements for the Schedule of Rates, Schedule of Prices and Payment Provisions.

Part Number	Description	Amount
Schedule 18C	18C - Warrego Highway (Dalby - Miles)	$452,642.00
Schedule 26C	26C - LEICHHARDT HIGHWAY (MILES - GOONDIWINDI)	$0.00
Schedule 45A	45A - BUNYA HIGHWAY (DALBY - KINGAROY)	$3,850,922.70
Schedule 325	325 – DALBY CECIL PLAINS	$259,982.80
Schedule 347	347 - MEANDARRA - TALWOOD ROAD	$0.00
Schedule 421	421 – DALBY JANDOWAE	$464,725.00
Schedule 3403	3403 – WARRA KOGAN	$308,600.00
	Subtotal amount for Schedule of Rates (Tender Schedule M1)	$5,336,872.50
	GST Amount	$533,687.25
	Subtotal amount for Lump Sum if any (Tender Schedule M2)	$0.00
	GST amount	$0.00
	Tender Price (This Tender Price does not include amount from Tender Schedule M10 but insert below)	$5,870,559.75

Amount (excl. GST) to be inserted from Tender Schedule M10	
The hypothetical amount carried forward from Tender Schedule M10 does not form part of the Tender Price or the Contract Sum (if the Tender is accepted by the Principal) but will be considered in the assessment of the submitted Tender (not applicable for Minor Works contract and Transport Infrastructure Contract—Sole Invitation).	

Authorisation		
For and on behalf of the Tenderer		
Name/Position	Signature	Date
Name of Tenderer		

The Department of Transport and Main Roads collects personal information on this form so that you may authorise the Tender for and on behalf of the Tenderer. The information on this form is accessible by authorised departmental officers and external personnel who are engaged to assess tenders and if your organisation is the successful Tenderer, the Department may from time to time disclose your contact details to third parties as a point of contact.

C7810.M

Contract Number:	CN-24452

The Tender Schedule M shall be used for Schedule of Rates Contract, Lump Sum Contract or Part Schedule of Rates and Part Lump Sum Contract.
The Tenderer's attention is directed to the Conditions of Tendering, the Conditions of Contract and the Commercial Framework (Annexure B) for requirements for the Schedule of Rates, Schedule of Prices and Payment Provisions.

Part Number	Description	Amount
Schedule 18C	18C - Warrego Highway (Dalby - Miles)	$407,017.00
Schedule 26C	26C - LEICHHARDT HIGHWAY (MILES - GOONDIWINDI)	$0.00
Schedule 45A	45A - BUNYA HIGHWAY (DALBY - KINGAROY)	$2,811,861.10
Schedule 325	325 – DALBY CECIL PLAINS	$258,982.80
Schedule 347	347 - MEANDARRA - TALWOOD ROAD	$0.00
Schedule 421	421 – DALBY JANDOWAE	$463,725.00
Schedule 3403	3403 – WARRA KOGAN	$306,600.00
	Subtotal amount for Schedule of Rates (Tender Schedule M1)	$4,248,185.90
	GST Amount	$424,818.59
	Subtotal amount for Lump Sum if any (Tender Schedule M2)	$0.00
	GST amount	$0.00
	Tender Price (This Tender Price does not include amount from Tender Schedule M10 but insert below)	$4,673,004.49

Amount (excl. GST) to be inserted from Tender Schedule M10	
The hypothetical amount carried forward from Tender Schedule M10 does not form part of the Tender Price or the Contract Sum (if the Tender is accepted by the Principal) but will be considered in the assessment of the submitted Tender (not applicable for Minor Works contract and Transport Infrastructure Contract—Sole Invitation).	

Authorisation		
For and on behalf of the Tenderer		
Name/Position	Signature	Date
Jodie Taylor / CEO		
Name of Tenderer		
The Department of Transport and Main Roads collects personal information on this form so that you may authorise the Tender for and on behalf of the Tenderer. The information on this form is accessible by authorised departmental officers and external personnel who are engaged to assess tenders and if your organisation is the successful Tenderer, the Department may from time to time disclose your contact details to third parties as a point of contact.		

Contract: CN-24452
Project: 24I DRFA Reconstruction Works Scope
Road: 18C - WARREGO HIGHWAY (DALBY - MILES)
Location: Chainage 45.475 - 70.830km
Project Number: 3442065

Queensland Government

NOTE: Estimate must be considered absolutely as the property of Transport and Main Roads until the acceptance of a tender, and must under no circumstances be divulged.

MRS04 General Earthworks (Mar25)						
32302.01P	Existing Subgrade testing (Provisional Quantity, if ordered)	each	10	$1,000.00	$10,000.00	
32306.01P	Subgrade treatment Type A (Provisional Quantity, if ordered)	m2	230.6	$293.00	$67,565.80	
32314.01P	Subgrade treatment Type C, replace with unbound granular material (Provisional Quantity, if ordered)	m3	8.3	$2,870.00	$23,821.00	Quanitiy adjusted to be 250mm deep
32322.01P	Subgrade treatment Type E, replace with plant-mixed stabilsed material, (Provisional Quantity, if ordered)	m3	8.3	$2,924.00	$24,269.20	Quanitiy adjusted to be 250mm deep
32322.01P	Subgrade treatment Type J, replace with Rock Wrap in Geosynthetic, (Provisional Quantity, if ordered)	m3	8.3	$3,090.00	$25,647.00	Sub grade treatment Type J added to schedule Quanitiy adjusted to be 250mm deep allow for 300mm deep with grid place on bottom
MRTS58 Geosynthetics for Subgrade and Pavement Reinforcement (Jul24)						
43504.01P	Supply and placement of pavement Geosynthetic Geocomposite (Type 2) at 10% of subgrde area. (Provisional Quantity, if ordered)	m2	33.0	$33.00	$1,089.00	
MRS05 Unbound Pavements (Jul22)						
P2a	Reconstruct unbound granular pavement (300mm) - State Network P2a: Excavate to subgrade (up to 300mm) and inspect subgrade including proof-roll or DCP testing. If subgrade is acceptable complete specified repair (includes stabilising agent and gravel supply). Evidence of failed subgrade testing to be provided to TMR inspector and/ or Administrator for direction in the event of unacceptable subgrade test outcome. • Spotting for initial seal included (MRS45 Item 52101) • Double/double 14/7mm (C320) hot bitumen seal included (MRTS11_1)	m2	255.0	$1,150.00	$293,250.00	Quanitiy changed from 345m2 to 255m2 to reflect the already completed work
P2b	Reconstruct unbound granular pavement (500mm) - State Network P2b: Excavate to subgrade (up to 500mm) and inspect subgrade including proof-roll or DCP testing. If subgrade is acceptable complete specified repair (includes stabilising agent and gravel supply). Evidence of failed subgrade testing to be provided to TMR inspector and/ or Administrator for direction in the event of unacceptable subgrade test outcome. • Spotting for initial seal included (MRS45 Item 52101) • Double/double 14/7mm (C320) hot bitumen seal included (MRTS11_1)	m2	74.4		$0.00	Not priced as works already completed.
MRS10 Plant-Mixed Lightly Bound Pavements (Nov22)						

Comments

P8a	Reconstruct CMB/ Plant Mixed Base (300mm) - State Network P8a: Excavate to subgrade (up to 300mm) and inspect subgrade including proof-roll or DCP testing. If subgrade is acceptable complete specified repair (includes stabilising agent and gravel supply). Evidence of failed subgrade testing to be provided to TMR for direction in event of unacceptable subgrade test. • Spotting for initial seal included (MRS45 Item 52101) • Double/double 14/7mm (C320) hot bitumen seal included (MRTS11_1)	m2	0		$0.00
MRTS45 Road Surface Delineation (Jul23)					
90101.01	Provision for reinstatement of existing linemarking. Works include MRS45 standard item numbers 52102, 52103, 52104, 52015, 52106, 52107, 52109, 52110, 52111, 52112, 52113, 52116, 52117. Activity also includes reinstatement of Retroreflective raised pavement markers (RRPM's) standard item number 52201.	lump sum	1	$6,000.00	$6,000.00
MRTS51 Environmental Management (Jun23)					
20202.01	Develop Environmental Management Plan (Construction)	lump sum	1		$0.00
20203.01	Implement Environmental Management Plan (Construction)	lump sum	1	$1,000.00	$1,000.00
20211.01	Cultural Heritage Management (Construction)	lump sum	1		$0.00
Miscellaneous					
M12	Minor Pavement Repairs (<6m2) - Mechanical M12: Activity 143 of the Routine Maintenance Guidelines (November 2017) involving the removal of the deteriorated pavement and replacement with new gravel pavement material to profile achieving the restoration standards. • Spotting for initial seal included (MRS45 Item 52101) • Double/double 14/7mm (C320) hot bitumen seal included (MRTS11_1)	m2	3.5		$0.00
Form O	Form 0 - Culvert Slab Outlet Undermined & Scoured (Top-up with Flowable Fill and re-build scoured earth outlet area to existing pre-event 24i. (refer to tab 'DRFA 18C FormO' for further pricing schedule)	LS	1		$0.00
				Total:	**$452,642.00**

Not priced as not quanitiy required

Not priced as works already completed.

Not priced as works already completed.

Contract: CN-24452
Project: 24I DRFA Reconstruction Works Scope
Road: 26C - LEICHHARDT HIGHWAY (MILES - GOONDIWINDI)
Location: Chainage 53.04 - 81.40km
Project Number: 3442059

Queensland Government

NOTE: Estimate must be considered absolutely as the property of Transport and Main Roads until the acceptance of a tender, and must under no circumstances be divulged.

MRTS51 Environmental Management (Jun23)					
20202.01	Develop Environmental Management Plan (Construction)	lump sum	1		$0.00
20203.01	Implement Environmental Management Plan (Construction)	lump sum	1		$0.00
20211.01	Cultural Heritage Management (Construction)	lump sum	1		$0.00
Miscellaneous					
M9	Remove Shoulder Material and Replace M9: Activity 222 of the Routine Maintenance Guidelines (November 2017) involving the removal of unsuitable shoulder material, and the reinstatement to the correct profile achieving RMPC guidelines restoration standards. This includes the replacement of existing shoulder material. • Spotting for initial seal included (MRS45 Item 52101) • Double/double 14/7mm (C320) hot bitumen seal included (MRTS11_1)	m	342		$0.00
				Total:	**$0.00**

Comments

Not priced as works already completed.

Contract: CN-24452
Project: 24I DRFA Reconstruction Works Scope
Road: 45A - BUNYA HIGHWAY (DALBY - KINGAROY)
Location: Chainage 17.780km to 50.923km
Project Number: 3442056

Queensland Government

NOTE: Estimate must be considered absolutely as the property of Transport and Main Roads until the acceptance of a tender, and must under no circumstances be divulged.

MRS04 General Earthworks (Mar25)						
32302.01P	Existing Subgrade testing (Provisional Quantity, if ordered)	each	80	$1,000.00	$80,000.00	
32306.01P	Subgrade treatment Type A (Provisional Quantity, if ordered)	m2	2,760.3	$293.00	$808,767.90	
32314.01P	Subgrade treatment Type C, replace with unbound granular material (Provisional Quantity, if ordered)	m3	98.6	$2,870.00	$282,982.00	Quanitiy adjusted to be 250mm deep
32322.01P	Subgrade treatment Type E, replace with plant-mixed stabilsed material, (Provisional Quantity, if ordered)	m3	98.6	$2,924.00	$288,306.40	Quanitiy adjusted to be 250mm deep
32322.01P	Subgrade treatment Type J, replace with Rock Wrap in Geosynthetic, (Provisional Quantity, if ordered)	m3	98.6	$3,090.00	$304,674.00	Sub grade treatment Type J added to schedule Quanitiy adjusted to be 250mm deep allow for 300mm deep with grid place on bottom
MRTS58 Geosynthetics for Subgrade and Pavement Reinforcement (Jul24)						
43504.01P	Supply and placement of pavement Geosynthetic Geocomposite (Type 2) at 10% of subgrde area. (Provisional Quantity, if ordered)	m2	394.4	$33.00	$13,015.20	
MRS05 Unbound Pavements (Jul22)						
P2a	Reconstruct unbound granular pavement (300mm) - State Network P2a: Excavate to subgrade (up to 300mm) and inspect subgrade including proof-roll or DCP testing. If subgrade is acceptable complete specified repair (includes stabilising agent and gravel supply). Evidence of failed subgrade testing to be provided to TMR inspector and/ or Administrator for direction in the event of unacceptable subgrade test outcome. • Spotting for initial seal included (MRS45 Item 52101) • Double/double 14/7mm (C320) hot bitumen seal included (MRTS11_1)	m2	3,940.2	$521.00	$2,052,844.20	
MRS10 Plant-Mixed Lightly Bound Pavements (Nov22)						
P8a	Reconstruct CMB/ Plant Mixed Base (300mm) - State Network P8a: Excavate to subgrade (up to 300mm) and inspect subgrade including proof-roll or DCP testing. If subgrade is acceptable complete specified repair (includes stabilising agent and gravel supply). Evidence of failed subgrade testing to be provided to TMR for direction in event of unacceptable subgrade test. • Spotting for initial seal included (MRS45 Item 52101) • Double/double 14/7mm (C320) hot bitumen seal included (MRTS11_1)	m2	3.0	$521.00	$1,563.00	
MRTS45 Road Surface Delineation (Jul23)						
90101.01	Provision for reinstatement of existing linemarking. Works include MRS45 standard item numbers 52102, 52103, 52104, 52015, 52106, 52107, 52109, 52110, 52111, 52112, 52113, 52116, 52117. Activity also includes reinstatement of Retroreflective raised pavement markers (RRPM's) standard item number 52201.	lump sum	1	$16,770.00	$16,770.00	

Comments

MRTS51 Environmental Management (Jun23)					
20202.01	Develop Environmental Management Plan (Construction)	lump sum	1		$0.00
20203.01	Implement Environmental Management Plan (Construction)	lump sum	1	$2,000.00	$2,000.00
20211.01	Cultural Heritage Management (Construction)	lump sum	1		$0.00
				Total:	**$3,850,922.70**

Contract: CN-24452
Project: 24I DRFA Reconstruction Works Scope
Road: 325 – DALBY CECIL PLAINS
Location: Chainage 12.333 – 21.230km
Project Number: 3442064

Queensland Government

NOTE: Estimate must be considered absolutely as the property of Transport and Main Roads until the acceptance of a tender, and must under no circumstances be divulged.

						Comments
MRS04 General Earthworks (Mar25)						
32302.01P	Existing Subgrade testing (Provisional Quantity, if ordered)	each	6	$1,000.00	$6,000.00	
32306.01P	Subgrade treatment Type A (Provisional Quantity, if ordered)	m2	97.6	$293.00	$28,596.80	
32314.01P	Subgrade treatment Type C, replace with unbound granular material (Provisional Quantity, if ordered)	m3	3.5	$2,870.00	$10,045.00	Quanitiy adjusted to be 250mm deep
32322.01P	Subgrade treatment Type E, replace with plant-mixed stabilsed material, (Provisional Quantity, if ordered)	m3	3.5	$2,924.00	$10,234.00	Quanitiy adjusted to be 250mm deep
32322.01P	Subgrade treatment Type J, replace with Rock Wrap in Geosynthetic, (Provisional Quantity, if ordered)	m3	3.5	$3,090.00	$10,815.00	Sub grade treatment Type J added to schedule Quanitiy adjusted to be 250mm deep allow for 300mm deep with grid place on bottom
MRTS58 Geosynthetics for Subgrade and Pavement Reinforcement (Jul24)						
43504.01P	Supply and placement of pavement Geosynthetic Geocomposite (Type 2) at 10% of subgrde area. (Provisional Quantity, if ordered)	m2	14.0	$33.00	$462.00	
MRS05 Unbound Pavements (Jul22)						
P2a	Reconstruct unbound granular pavement (300mm) - State Network P2a: Excavate to subgrade (up to 300mm) and inspect subgrade including proof-roll or DCP testing. If subgrade is acceptable complete specified repair (includes stabilising agent and gravel supply). Evidence of failed subgrade testing to be provided to TMR inspector and/ or Administrator for direction in the event of unacceptable subgrade test outcome. • Spotting for initial seal included (MRS45 Item 52101) • Double/double 14/7mm (C320) hot bitumen seal included (MRTS11_1)	m2	97.3		$0.00	Not priced as works already completed.
MRS10 Plant-Mixed Lightly Bound Pavements (Nov22)						
P8a	Reconstruct CMB/ Plant Mixed Base (300mm) - State Network P8a: Excavate to subgrade (up to 300mm) and inspect subgrade including proof-roll or DCP testing. If subgrade is acceptable complete specified repair (includes stabilising agent and gravel supply). Evidence of failed subgrade testing to be provided to TMR for direction in event of unacceptable subgrade test. • Spotting for initial seal included (MRS45 Item 52101) • Double/double 14/7mm (C320) hot bitumen seal included (MRTS11_1)	m2	42.0	$4,490.00	$188,580.00	
MRTS45 Road Surface Delineation (Jul23)						
90101.01	Provision for reinstatement of existing linemarking. Works include MRS45 standard item numbers 52102, 52103, 52104, 52015, 52106, 52107, 52109, 52110, 52111, 52112, 52113, 52116, 52117. Activity also includes reinstatement of Retroreflective raised pavement markers (RRPM's) standard item number 52201.	lump sum	1	$4,250.00	$4,250.00	
MRTS51 Environmental Management (Jun23)						
20202.01	Develop Environmental Management Plan (Construction)	lump sum	1		$0.00	
20203.01	Implement Environmental Management Plan (Construction)	lump sum	1	$1,000.00	$1,000.00	
20211.01	Cultural Heritage Management (Construction)	lump sum	1		$0.00	

Total:	**$259,982.80**

Contract: CN-24452
Project: 24I DRFA Reconstruction Works Scope
Road: 347 - MEANDARRA - TALWOOD ROAD
Location: Chainage 15.679 – 15.680km
Project Number: 3442062

Queensland Government

NOTE: Estimate must be considered absolutely as the property of Transport and Main Roads until the acceptance of a tender, and must under no circumstances be divulged.

						Comments
Miscellaneous						
Form O	RADAR ID GR-155062 Form 0 - Drainainge works, remediation of existing culvert, new extension, outlet details incl. pavement rectification/ seal or AC patching complete. Minor culvert outlet including drainage channel damaged and pavement loss requiring reinstatement as required to MRS and MRTS standards and specifications.	LS	1		$0.00	
Form O	RADAR ID GR-155300 Form 0 - Drainainge works, remediation of existing culvert, new extension, outlet details incl. pavement rectification/ seal or AC patching complete. Minor culvert outlet including drainage channel damaged and pavement loss requiring reinstatement as required to MRS and MRTS standards and specifications.	LS	1		$0.00	
MRTS51 Environmental Management (Jun23)						
20202.01	Develop Environmental Management Plan (Construction)	lump sum	1		$0.00	
20203.01	Implement Environmental Management Plan (Construction)	lump sum	1		$0.00	
20211.01	Cultural Heritage Management (Construction)	lump sum	1		$0.00	Not priced as scope of works still to be defined
				Total:	**$0.00**	

Contract: CN-24452
Project: 24I DRFA Reconstruction Works Scope
Road: 421 – DALBY JANDOWAE
Location: Chainage 6.639 – 31.51km
Project Number: 3442063

Queensland Government

NOTE: Estimate must be considered absolutely as the property of Transport and Main Roads until the acceptance of a tender, and must under no circumstances be divulged.

						Comments
MRS04 General Earthworks (Mar25)						
32302.01P	Existing Subgrade testing (Provisional Quantity, if ordered)	each	2	$1,000.00	$2,000.00	
32306.01P	Subgrade treatment Type A (Provisional Quantity, if ordered)	m2	315.5	$293.00	$92,441.50	
32314.01P	Subgrade treatment Type C, replace with unbound granular material (Provisional Quantity, if ordered)	m3	11.3	$2,870.00	$32,431.00	Quanitiy adjusted to be 250mm deep
32322.01P	Subgrade treatment Type E, replace with plant-mixed stabilsed material, (Provisional Quantity, if ordered)	m3	11.3	$2,924.00	$33,041.20	Quanitiy adjusted to be 250mm deep
32322.01P	Subgrade treatment Type J, replace with Rock Wrap in Geosynthetic, (Provisional Quantity, if ordered)	m3	11.3	$3,090.00	$34,917.00	Sub grade treatment Type J added to schedule Quanitiy adjusted to be 250mm deep allow for 300mm deep with grid place on bottom
MRTS58 Geosynthetics for Subgrade and Pavement Reinforcement (Jul24)						
43504.01P	Supply and placement of pavement Geosynthetic Geocomposite (Type 2) at 10% of subgrde area. (Provisional Quantity, if ordered)	m2	45.1	$33.00	$1,488.30	
MRS10 Plant-Mixed Lightly Bound Pavements (Nov22)						
P8a	Reconstruct CMB/ Plant Mixed Base (300mm) - State Network P8a: Excavate to subgrade (up to 300mm) and inspect subgrade including proof-roll or DCP testing. If subgrade is acceptable complete specified repair (includes stabilising agent and gravel supply). Evidence of failed subgrade testing to be provided to TMR for direction in event of unacceptable subgrade test. • Spotting for initial seal included (MRS45 Item 52101) • Double/double 14/7mm (C320) hot bitumen seal included (MRTS11_1)	m2	450.7	$580.00	$261,406.00	
MRTS45 Road Surface Delineation (Jul23)						
90101.01	Provision for reinstatement of existing linemarking. Works include MRS45 standard item numbers 52102, 52103, 52104, 52015, 52106, 52107, 52109, 52110, 52111, 52112, 52113, 52116, 52117. Activity also includes reinstatement of Retroreflective raised pavement markers (RRPM's) standard item number 52201.	lump sum	1	$6,000.00	$6,000.00	
MRTS51 Environmental Management (Jun23)						
20202.01	Develop Environmental Management Plan (Construction)	lump sum	1		$0.00	
20203.01	Implement Environmental Management Plan (Construction)	lump sum	1	$1,000.00	$1,000.00	
20211.01	Cultural Heritage Management (Construction)	lump sum	1		$0.00	
				Total:	**$464,725.00**	

Contract: CN-24452
Project: 24I DRFA Reconstruction Works Scope
Road: 3403 – WARRA KOGAN
Location: Chainage 14.580 – 21.480km
Project Number: 3442058

Queensland Government

NOTE: Estimate must be considered absolutely as the property of Transport and Main Roads until the acceptance of a tender, and must under no circumstances be divulged.

MRTS51 Environmental Management (Jun23)					
20202.01	Develop Environmental Management Plan (Construction)	lump sum	1		$0.00
20203.01	Implement Environmental Management Plan (Construction)	lump sum	1	$2,000.00	$2,000.00
20211.01	Cultural Heritage Management (Construction)	lump sum	1		$0.00
Miscellaneous					
M2	Heavy Formation Grading - Excluding imported Gravel Supply - M2 M2: Activity 203 of the Routine Maintenance Guidelines (November 2017) involving grading of unsealed formation to reinstate the correct profile achieving restortation standards.	m	5,840	$27.00	$157,680.00
M8	Heavy Formation Grading - Gravel/Material Supply - M8 M8: Supply of imported gravel (Type 2.3) material to the running surface to reinstate to the correct projefile/height above the naturral surface, improve the quality of the surface material or to obtain an acceptablce running course depth; achieving restoration standards.	m3	1,752	$85.00	$148,920.00
				Total:	**$308,600.00**

Contract: CN-24452
Project: 24I DRFA Reconstruction Works Scope
Road: 18C - WARREGO HIGHWAY (DALBY - MILES)
Location: Chainage 45.475 - 70.830km
Project Number: 3442065

Queensland Government

NOTE: Estimate must be considered absolutely as the property of Transport and Main Roads until the acceptance of a tender, and must under no circumstances be divulged.

MRS04 General Earthworks (Mar25)						
32302.01P	Existing Subgrade testing (Provisional Quantity, if ordered)	each	10	$1,000.00	$10,000.00	
32306.01P	Subgrade treatment Type A (Provisional Quantity, if ordered)	m2	230.6	$293.00	$67,565.80	
32314.01P	Subgrade treatment Type C, replace with unbound granular material (Provisional Quantity, if ordered)	m3	8.3	$2,870.00	$23,821.00	Quanitiy adjusted to be 250mm deep
32322.01P	Subgrade treatment Type E, replace with plant-mixed stabilsed material, (Provisional Quantity, if ordered)	m3	8.3	$2,924.00	$24,269.20	Quanitiy adjusted to be 250mm deep
32322.01P	Subgrade treatment Type J, replace with Rock Wrap in Geosynthetic, (Provisional Quantity, if ordered)	m3	8.3	$3,090.00	$25,647.00	Sub grade treatment Type J added to schedule Quanitiy adjusted to be 250mm deep allow for 300mm deep with grid place on bottom
MRTS58 Geosynthetics for Subgrade and Pavement Reinforcement (Jul24)						
43504.01P	Supply and placement of pavement Geosynthetic Geocomposite (Type 2) at 10% of subgrde area. (Provisional Quantity, if ordered)	m2	33.0	$33.00	$1,089.00	
MRS05 Unbound Pavements (Jul22)						
P2a	Ashpahlt pavement repair - Mill and Fill with DC14 in 2 70mm layers (140mm) - State Network Includes • Spotting for initial seal included (MRS45 Item 52101) • Double/double 14/7mm (C320) hot bitumen seal included (MRTS11_1)	m2	255.0	$975.00	$248,625.00	Quanitiy changed from 345m2 to 255m2 to reflect the already completed work
P2b	Reconstruct unbound granular pavement (500mm) - State Network P2b: Excavate to subgrade (up to 500mm) and inspect subgrade including proof-roll or DCP testing. If subgrade is acceptable complete specified repair (includes stabilising agent and gravel supply). Evidence of failed subgrade testing to be provided to TMR inspector and/ or Administrator for direction in the event of unacceptable subgrade test outcome. • Spotting for initial seal included (MRS45 Item 52101) • Double/double 14/7mm (C320) hot bitumen seal included (MRTS11_1)	m2	74.4		$0.00	Not priced as works already completed.
MRS10 Plant-Mixed Lightly Bound Pavements (Nov22)						

Comments

P8a	Reconstruct CMB/ Plant Mixed Base (300mm) - State Network P8a: Excavate to subgrade (up to 300mm) and inspect subgrade including proof-roll or DCP testing. If subgrade is acceptable complete specified repair (includes stabilising agent and gravel supply). Evidence of failed subgrade testing to be provided to TMR for direction in event of unacceptable subgrade test. • Spotting for initial seal included (MRS45 Item 52101) • Double/double 14/7mm (C320) hot bitumen seal included (MRTS11_1)	m2	0		$0.00
MRTS45 Road Surface Delineation (Jul23)					
90101.01	Provision for reinstatement of existing linemarking. Works include MRS45 standard item numbers 52102, 52103, 52104, 52015, 52106, 52107, 52109, 52110, 52111, 52112, 52113, 52116, 52117. Activity also includes reinstatement of Retroreflective raised pavement markers (RRPM's) standard item number 52201.	lump sum	1	$6,000.00	$6,000.00
MRTS51 Environmental Management (Jun23)					
20202.01	Develop Environmental Management Plan (Construction)	lump sum	1		$0.00
20203.01	Implement Environmental Management Plan (Construction)	lump sum	1		$0.00
20211.01	Cultural Heritage Management (Construction)	lump sum	1		$0.00
Miscellaneous					
M12	Minor Pavement Repairs (<6m2) - Mechanical M12: Activity 143 of the Routine Maintenance Guidelines (November 2017) involving the removal of the deteriorated pavement and replacement with new gravel pavement material to profile achieving the restoration standards. • Spotting for initial seal included (MRS45 Item 52101) • Double/double 14/7mm (C320) hot bitumen seal included (MRTS11_1)	m2	3.5		$0.00
Form O	Form 0 - Culvert Slab Outlet Undermined & Scoured (Top-up with Flowable Fill and re-build scoured earth outlet area to existing pre-event 24i. (refer to tab 'DRFA 18C FormO' for further pricing schedule)	LS	1		$0.00
				Total:	**$407,017.00**

Not priced as not quanitiy required

Not priced as works already completed.

Not priced as works already completed.

Contract: CN-24452
Project: 24I DRFA Reconstruction Works Scope
Road: 26C - LEICHHARDT HIGHWAY (MILES - GOONDIWINDI)
Location: Chainage 53.04 - 81.40km
Project Number: 3442059

Queensland Government

NOTE: Estimate must be considered absolutely as the property of Transport and Main Roads until the acceptance of a tender, and must under no circumstances be divulged.

MRTS51 Environmental Management (Jun23)					
20202.01	Develop Environmental Management Plan (Construction)	lump sum	1		$0.00
20203.01	Implement Environmental Management Plan (Construction)	lump sum	1		$0.00
20211.01	Cultural Heritage Management (Construction)	lump sum	1		$0.00
Miscellaneous					
M9	Remove Shoulder Material and Replace M9: Activity 222 of the Routine Maintenance Guidelines (November 2017) involving the removal of unsuitable shoulder material, and the reinstatement to the correct profile achieving RMPC guidelines restoration standards. This includes the replacement of existing shoulder material. • Spotting for initial seal included (MRS45 Item 52101) • Double/double 14/7mm (C320) hot bitumen seal included (MRTS11_1)	m	342		$0.00
				Total:	**$0.00**

Comments

Not priced as works already completed.

Contract: CN-24452
Project: 24I DRFA Reconstruction Works Scope
Road: 45A - BUNYA HIGHWAY (DALBY - KINGAROY)
Location: Chainage 17.780km to 50.923km
Project Number: 3442056

Queensland Government

NOTE: Estimate must be considered absolutely as the property of Transport and Main Roads until the acceptance of a tender, and must under no circumstances be divulged.

MRS04 General Earthworks (Mar25)						
32302.01P	Existing Subgrade testing (Provisional Quantity, if ordered)	each	80	$1,000.00	$80,000.00	Comments
32306.01P	Subgrade treatment Type A (Provisional Quantity, if ordered)	m2	2,760.3	$293.00	$808,767.90	
32314.01P	Subgrade treatment Type C, replace with unbound granular material (Provisional Quantity, if ordered)	m3	98.6	$2,870.00	$282,982.00	Quanitiy adjusted to be 250mm deep
32322.01P	Subgrade treatment Type E, replace with plant-mixed stabilsed material, (Provisional Quantity, if ordered)	m3	98.6	$2,924.00	$288,306.40	Quanitiy adjusted to be 250mm deep
32322.01P	Subgrade treatment Type J, replace with Rock Wrap in Geosynthetic, (Provisional Quantity, if ordered)	m3	98.6	$3,090.00	$304,674.00	Sub grade treatment Type J added to schedule Quanitiy adjusted to be 250mm deep allow for 300mm deep with grid place on bottom
MRTS58 Geosynthetics for Subgrade and Pavement Reinforcement (Jul24)						
43504.01P	Supply and placement of pavement Geosynthetic Geocomposite (Type 2) at 10% of subgrde area. (Provisional Quantity, if ordered)	m2	394.4	$33.00	$13,015.20	
MRS05 Unbound Pavements (Jul22)						
	Insitu-Stabilisation – 250mm depth with stabiliser. Import 50mm of type 2.1 topping up overlay material, spread and place. Doube blend additive required (cement/fly ash). Drop rate pending investigation. Includes :D/D Hot Seal	m2	3,943.2	$258.00	$1,017,345.60	
MRS10 Plant-Mixed Lightly Bound Pavements (Nov22)						
P8a	Reconstruct CMB/ Plant Mixed Base (300mm) - State Network P8a: Excavate to subgrade (up to 300mm) and inspect subgrade including proof-roll or DCP testing. If subgrade is acceptable complete specified repair (includes stabilising agent and gravel supply). Evidence of failed subgrade testing to be provided to TMR for direction in event of unacceptable subgrade test. • Spotting for initial seal included (MRS45 Item 52101) • Double/double 14/7mm (C320) hot bitumen seal included (MRTS11_1)	m2	0.0		$0.00	
MRTS45 Road Surface Delineation (Jul23)						
90101.01	Provision for reinstatement of existing linemarking. Works include MRS45 standard item numbers 52102, 52103, 52104, 52015, 52106, 52107, 52109, 52110, 52111, 52112, 52113, 52116, 52117. Activity also includes reinstatement of Retroreflective raised pavement markers (RRPM's) standard item number 52201.	lump sum	1	$16,770.00	$16,770.00	

MRTS51 Environmental Management (Jun23)					
20202.01	Develop Environmental Management Plan (Construction)	lump sum	1		$0.00
20203.01	Implement Environmental Management Plan (Construction)	lump sum	1		$0.00
20211.01	Cultural Heritage Management (Construction)	lump sum	1		$0.00
				Total:	**$2,811,861.10**

Contract: CN-24452
Project: 24I DRFA Reconstruction Works Scope
Road: 325 – DALBY CECIL PLAINS
Location: Chainage 12.333 – 21.230km
Project Number: 3442064

Queensland Government

NOTE: Estimate must be considered absolutely as the property of Transport and Main Roads until the acceptance of a tender, and must under no circumstances be divulged.

						Comments
MRS04 General Earthworks (Mar25)						
32302.01P	Existing Subgrade testing (Provisional Quantity, if ordered)	each	6	$1,000.00	$6,000.00	
32306.01P	Subgrade treatment Type A (Provisional Quantity, if ordered)	m2	97.6	$293.00	$28,596.80	
32314.01P	Subgrade treatment Type C, replace with unbound granular material (Provisional Quantity, if ordered)	m3	3.5	$2,870.00	$10,045.00	Quanitiy adjusted to be 250mm deep
32322.01P	Subgrade treatment Type E, replace with plant-mixed stabilsed material, (Provisional Quantity, if ordered)	m3	3.5	$2,924.00	$10,234.00	Quanitiy adjusted to be 250mm deep
32322.01P	Subgrade treatment Type J, replace with Rock Wrap in Geosynthetic, (Provisional Quantity, if ordered)	m3	3.5	$3,090.00	$10,815.00	Sub grade treatment Type J added to schedule Quanitiy adjusted to be 250mm deep allow for 300mm deep with grid place on bottom
MRTS58 Geosynthetics for Subgrade and Pavement Reinforcement (Jul24)						
43504.01P	Supply and placement of pavement Geosynthetic Geocomposite (Type 2) at 10% of subgrde area. (Provisional Quantity, if ordered)	m2	14.0	$33.00	$462.00	
MRS05 Unbound Pavements (Jul22)						
P2a	Reconstruct unbound granular pavement (300mm) - State Network P2a: Excavate to subgrade (up to 300mm) and inspect subgrade including proof-roll or DCP testing. If subgrade is acceptable complete specified repair (includes stabilising agent and gravel supply). Evidence of failed subgrade testing to be provided to TMR inspector and/ or Administrator for direction in the event of unacceptable subgrade test outcome. • Spotting for initial seal included (MRS45 Item 52101) • Double/double 14/7mm (C320) hot bitumen seal included (MRTS11_1)	m2	97.3		$0.00	Not priced as works already completed.
MRS10 Plant-Mixed Lightly Bound Pavements (Nov22)						
P8a	Reconstruct CMB/ Plant Mixed Base (300mm) - State Network P8a: Excavate to subgrade (up to 300mm) and inspect subgrade including proof-roll or DCP testing. If subgrade is acceptable complete specified repair (includes stabilising agent and gravel supply). Evidence of failed subgrade testing to be provided to TMR for direction in event of unacceptable subgrade test. • Spotting for initial seal included (MRS45 Item 52101) • Double/double 14/7mm (C320) hot bitumen seal included (MRTS11_1)	m2	42.0	$4,490.00	$188,580.00	
MRTS45 Road Surface Delineation (Jul23)						
90101.01	Provision for reinstatement of existing linemarking. Works include MRS45 standard item numbers 52102, 52103, 52104, 52015, 52106, 52107, 52109, 52110, 52111, 52112, 52113, 52116, 52117. Activity also includes reinstatement of Retroreflective raised pavement markers (RRPM's) standard item number 52201.	lump sum	1	$4,250.00	$4,250.00	
MRTS51 Environmental Management (Jun23)						
20202.01	Develop Environmental Management Plan (Construction)	lump sum	1		$0.00	
20203.01	Implement Environmental Management Plan (Construction)	lump sum	1		$0.00	
20211.01	Cultural Heritage Management (Construction)	lump sum	1		$0.00	

Total:	**$258,982.80**

Contract: CN-24452
Project: 24l DRFA Reconstruction Works Scope
Road: 347 - MEANDARRA - TALWOOD ROAD
Location: Chainage 15.679 – 15.680km
Project Number: 3442062

Queensland Government

NOTE: Estimate must be considered absolutely as the property of Transport and Main Roads until the acceptance of a tender, and must under no circumstances be divulged.

						Comments
Miscellaneous						
Form O	RADAR ID GR-155062 Form 0 - Drainainge works, remediation of existing culvert, new extension, outlet details incl. pavement rectification/ seal or AC patching complete. Minor culvert outlet including drainage channel damaged and pavement loss requiring reinstatement as required to MRS and MRTS standards and specifications.	LS	1		$0.00	
Form O	RADAR ID GR-155300 Form 0 - Drainainge works, remediation of existing culvert, new extension, outlet details incl. pavement rectification/ seal or AC patching complete. Minor culvert outlet including drainage channel damaged and pavement loss requiring reinstatement as required to MRS and MRTS standards and specifications.	LS	1		$0.00	
MRTS51 Environmental Management (Jun23)						
20202.01	Develop Environmental Management Plan (Construction)	lump sum	1		$0.00	
20203.01	Implement Environmental Management Plan (Construction)	lump sum	1		$0.00	
20211.01	Cultural Heritage Management (Construction)	lump sum	1		$0.00	Not priced as scope of works still to be defined
				Total:	**$0.00**	

Contract: CN-24452
Project: 24I DRFA Reconstruction Works Scope
Road: 421 – DALBY JANDOWAE
Location: Chainage 6.639 – 31.51km
Project Number: 3442063

Queensland Government

NOTE: Estimate must be considered absolutely as the property of Transport and Main Roads until the acceptance of a tender, and must under no circumstances be divulged.

						Comments
MRS04 General Earthworks (Mar25)						
32302.01P	Existing Subgrade testing (Provisional Quantity, if ordered)	each	2	$1,000.00	$2,000.00	
32306.01P	Subgrade treatment Type A (Provisional Quantity, if ordered)	m2	315.5	$293.00	$92,441.50	
32314.01P	Subgrade treatment Type C, replace with unbound granular material (Provisional Quantity, if ordered)	m3	11.3	$2,870.00	$32,431.00	Quanitiy adjusted to be 250mm deep
32322.01P	Subgrade treatment Type E, replace with plant-mixed stabilsed material, (Provisional Quantity, if ordered)	m3	11.3	$2,924.00	$33,041.20	Quanitiy adjusted to be 250mm deep
32322.01P	Subgrade treatment Type J, replace with Rock Wrap in Geosynthetic, (Provisional Quantity, if ordered)	m3	11.3	$3,090.00	$34,917.00	Sub grade treatment Type J added to schedule Quanitiy adjusted to be 250mm deep allow for 300mm deep with grid place on bottom
MRTS58 Geosynthetics for Subgrade and Pavement Reinforcement (Jul24)						
43504.01P	Supply and placement of pavement Geosynthetic Geocomposite (Type 2) at 10% of subgrde area. (Provisional Quantity, if ordered)	m2	45.1	$33.00	$1,488.30	
MRS10 Plant-Mixed Lightly Bound Pavements (Nov22)						
P8a	Reconstruct CMB/ Plant Mixed Base (300mm) - State Network P8a: Excavate to subgrade (up to 300mm) and inspect subgrade including proof-roll or DCP testing. If subgrade is acceptable complete specified repair (includes stabilising agent and gravel supply). Evidence of failed subgrade testing to be provided to TMR for direction in event of unacceptable subgrade test. • Spotting for initial seal included (MRS45 Item 52101) • Double/double 14/7mm (C320) hot bitumen seal included (MRTS11_1)	m2	450.7	$580.00	$261,406.00	
MRTS45 Road Surface Delineation (Jul23)						
90101.01	Provision for reinstatement of existing linemarking. Works include MRS45 standard item numbers 52102, 52103, 52104, 52015, 52106, 52107, 52109, 52110, 52111, 52112, 52113, 52116, 52117. Activity also includes reinstatement of Retroreflective raised pavement markers (RRPM's) standard item number 52201.	lump sum	1	$6,000.00	$6,000.00	
MRTS51 Environmental Management (Jun23)						
20202.01	Develop Environmental Management Plan (Construction)	lump sum	1		$0.00	
20203.01	Implement Environmental Management Plan (Construction)	lump sum	1		$0.00	
20211.01	Cultural Heritage Management (Construction)	lump sum	1		$0.00	
				Total:	**$463,725.00**	

Contract: CN-24452
Project: 24I DRFA Reconstruction Works Scope
Road: 3403 – WARRA KOGAN
Location: Chainage 14.580 – 21.480km
Project Number: 3442058

Queensland Government

NOTE: Estimate must be considered absolutely as the property of Transport and Main Roads until the acceptance of a tender, and must under no circumstances be divulged.

MRTS51 Environmental Management (Jun23)					
20202.01	Develop Environmental Management Plan (Construction)	lump sum	1		$0.00
20203.01	Implement Environmental Management Plan (Construction)	lump sum	1		$0.00
20211.01	Cultural Heritage Management (Construction)	lump sum	1		$0.00
Miscellaneous					
M2	Heavy Formation Grading - Excluding imported Gravel Supply - M2 M2: Activity 203 of the Routine Maintenance Guidelines (November 2017) involving grading of unsealed formation to reinstate the correct profile achieving restortation standards.	m	5,840	$27.00	$157,680.00
M8	Heavy Formation Grading - Gravel/Material Supply - M8 M8: Supply of imported gravel (Type 2.3) material to the running surface to reinstate to the correct projefile/height above the naturral surface, improve the quality of the surface material or to obtain an acceptablce running course depth; achieving restoration standards.	m3	1,752	$85.00	$148,920.00
				Total:	**$306,600.00**

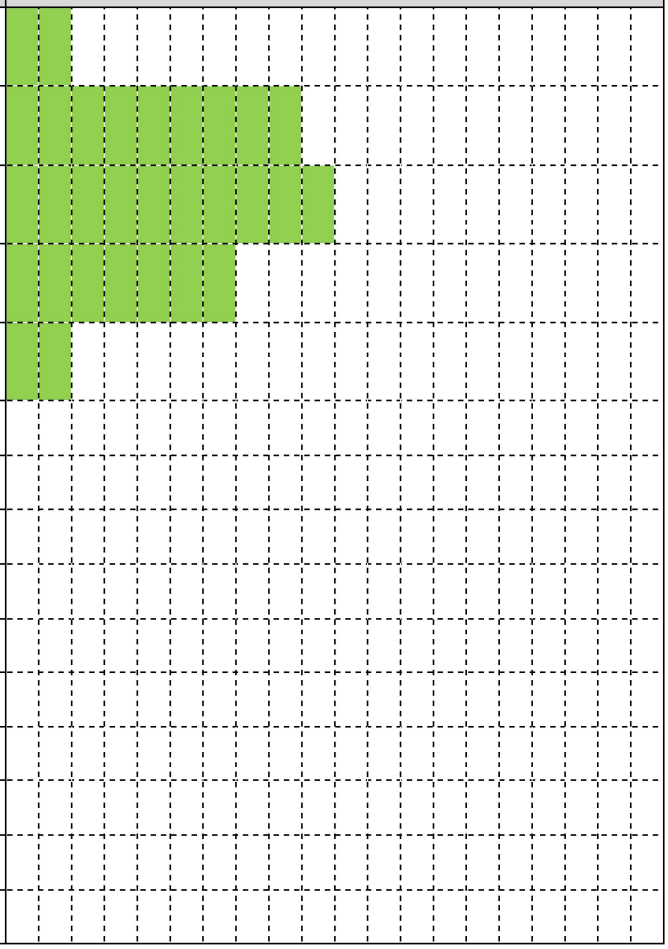
Tender Schedule M3
Planned Cash Flow Schedule

Queensland Government

C7810.M3.IC

Contract Number:	**CN-24452**

Month and year of payment	Amount of payment ($)	Net progressive payment ($)	Graphical representation ($ x 100,000)
October 2025	240,000	240,000	
November 2025	930,000	1,170,000	
December 2025	1,028,200	2,198,000	
January 2026	710,000	2,908,000	
February 2026	236,263	3,144,263	
*Amounts do not include provisional items			



Authorisation		
For and on behalf of the Tenderer		
Name / Position	Signature	Date
Jodie Taylor / CEO		
Name of Tenderer		
Western Downs Regional Council		

The Department of Transport and Main Roads collects personal information on this form so that you may authorise the Tender for and on behalf of the Tenderer. The information on this form is accessible by authorised departmental officers and external personnel who are engaged to assess tenders and if your organisation is the successful Tenderer, the department may from time to time disclose your contact details to third parties as a point of contact.

Tender Schedule M3
Planned Cash Flow Schedule

Queensland Government

C7810.M3.IC

Contract Number:	**CN-24452**

Month and year of payment	Amount of payment ($)	Net progressive payment ($)	Graphical representation ($ x 100,000)
October 2025	150,000	150,000	
November 2025	984,000	1,134,000	
December 2025	722,000	1,856,000	
January 2026	200,000	2,055,576.60	
*Amounts do not include provisional items			

Authorisation		
For and on behalf of the Tenderer		
Name / Position	Signature	Date
Jodie Taylor / CEO		
Name of Tenderer		
Western Downs Regional Council		

The Department of Transport and Main Roads collects personal information on this form so that you may authorise the Tender for and on behalf of the Tenderer. The information on this form is accessible by authorised departmental officers and external personnel who are engaged to assess tenders and if your organisation is the successful Tenderer, the department may from time to time disclose your contact details to third parties as a point of contact.

Tender Schedule M4
Tender Program

Queensland Government

C7810.M4.IC	Contract Number:	CN-24452

The Tenderer's attention is directed to the Conditions of Tendering for requirements for tender program. Where a Critical Path Network Program applies, as stated in the Annexure to the Conditions of Contract, a program in that format must be attached to this Tender Schedule.

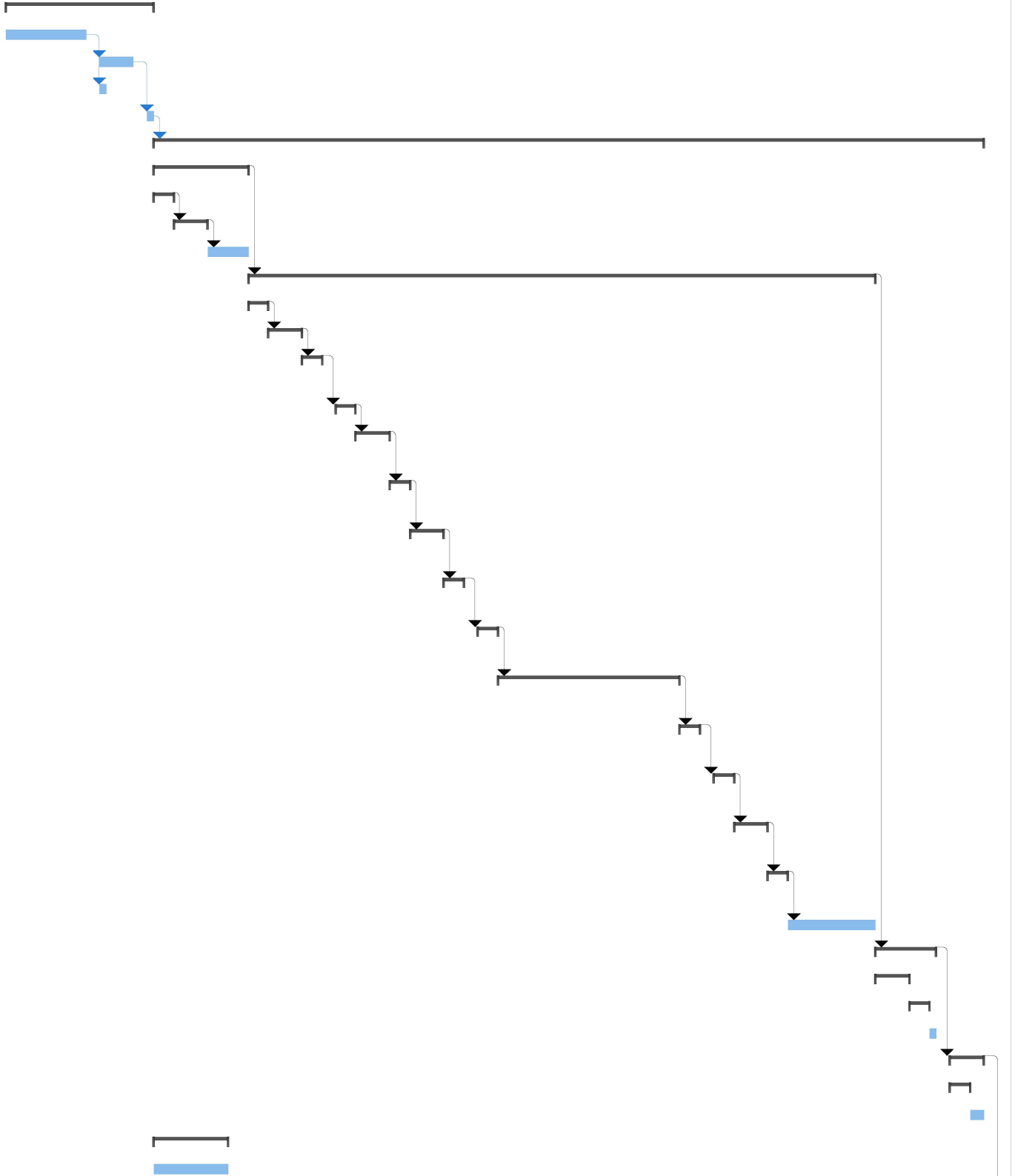
Activity	Month / year
Refer to attached conforming and alternative tender programs	

or a Tender Program in an appropriate format is attached Yes ☒ No ☐

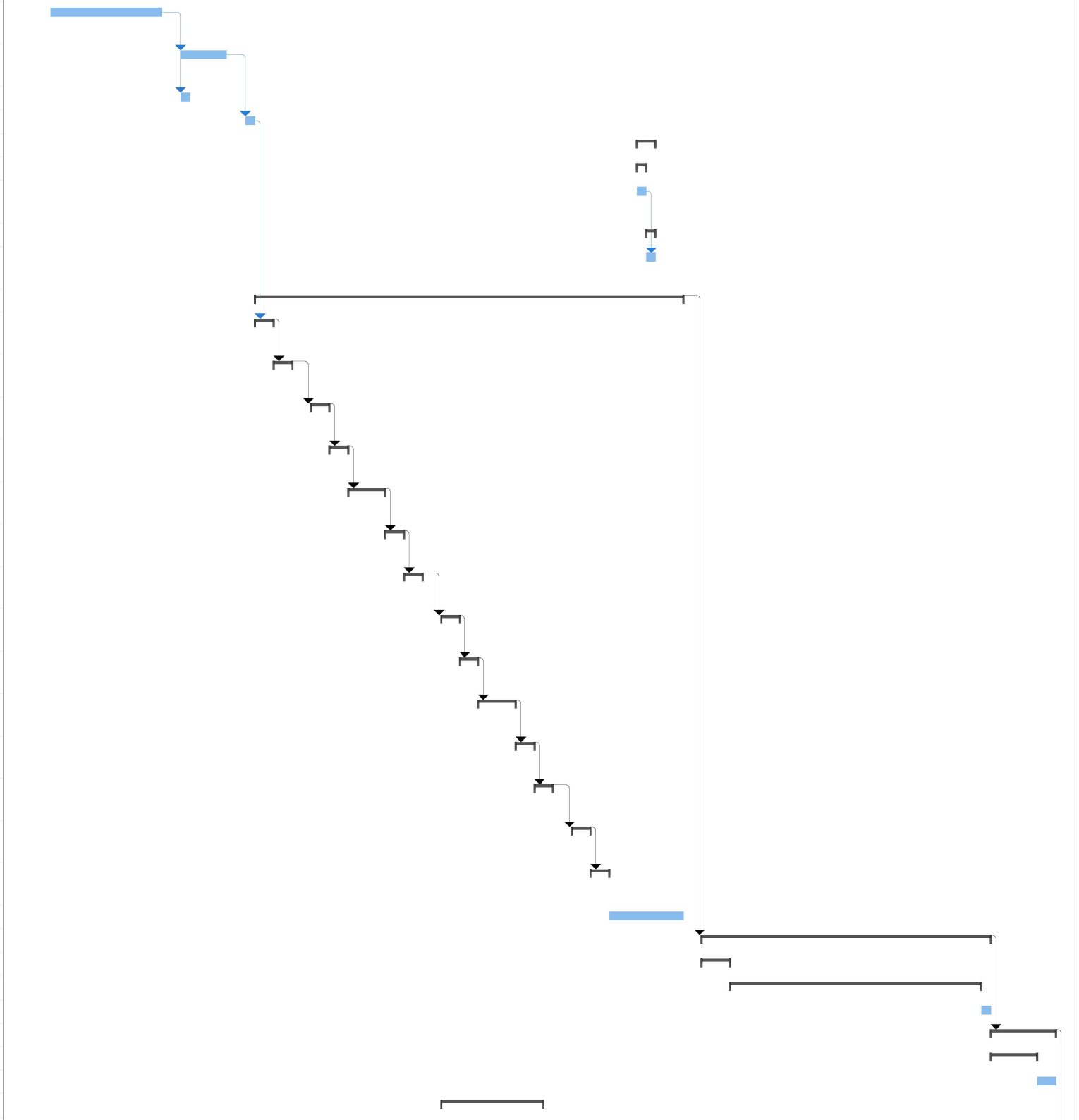
Authorisation		
For and on behalf of the Tenderer		
Name / Position	Signature	Date
Jodie Taylor - CEO		
Name of Tenderer		
Western Downs Regional Council		

The Department of Transport and Main Roads collects personal information on this form so that you may authorise the Tender for and on behalf of the Tenderer. The information on this form is accessible by authorised departmental officers and external personnel who are engaged to assess tenders and if your organisation is the successful Tenderer, the Department may from time to time disclose your contact details to third parties as a point of contact.

	16 days	**Mon 6/10/25**	**Mon 27/10/25**
Traffic management	10 days	Mon 6/10/25	Fri 17/10/25
actors and materials	5 days	Mon 20/10/25	Fri 24/10/25
	1 day	Mon 20/10/25	Mon 20/10/25
	1 day	Mon 27/10/25	Mon 27/10/25
	73 days	**Tue 28/10/25**	**Fri 27/02/26**
	10 days	**Tue 28/10/25**	**Mon 10/11/25**
.930 RHS	**3 days**	**Tue 28/10/25**	**Thu 30/10/25**
.519 LHS	**3 days**	**Fri 31/10/25**	**Tue 4/11/25**
ther/Delays/ Rework	4 days	Wed 5/11/25	Mon 10/11/25
	51 days	**Tue 11/11/25**	**Wed 11/02/26**
.780 - 17.98 RHS (Site 1)	**3 days**	**Tue 11/11/25**	**Thu 13/11/25**
.98 - 18.00 LHS (Site 2)	**3 days**	**Fri 14/11/25**	**Tue 18/11/25**
.809 - 20.961 RHS (Site 3)	**3 days**	**Wed 19/11/25**	**Fri 21/11/25**
.179 - 22.07 RHS (Site 4)	**3 days**	**Mon 24/11/25**	**Wed 26/11/25**
.148 - 23.333 RHS (Site 5)	**3 days**	**Thu 27/11/25**	**Mon 1/12/25**
.067 - 30.253 RHS (Site 6)	**3 days**	**Tue 2/12/25**	**Thu 4/12/25**
.488 - 50.923 RHS (Site 7)	**3 days**	**Fri 5/12/25**	**Tue 9/12/25**
.490 - 49.138 LHS (Site 8)	**3 days**	**Wed 10/12/25**	**Fri 12/12/25**
.272 - 45.706 LHS (Site 9)	**3 days**	**Mon 15/12/25**	**Wed 17/12/25**
.737 - 35.414 LHS (Site 10)	**3 days**	**Thu 18/12/25**	**Tue 13/01/26**
.89 - 33.439 LHS (Site 11)	**3 days**	**Wed 14/01/26**	**Fri 16/01/26**
.036 - 30.068 LHS (Site 12)	**3 days**	**Mon 19/01/26**	**Wed 21/01/26**
.362 - 23.331 LHS (Site 13)	**3 days**	**Thu 22/01/26**	**Mon 26/01/26**
.879 - 21.355 LHS (Site 14)	**3 days**	**Tue 27/01/26**	**Thu 29/01/26**
ther/Delays/ Rework	9 days	Fri 30/01/26	Wed 11/02/26
d	**7 days**	**Thu 12/02/26**	**Fri 20/02/26**
539 - 6.646 LHS	**3 days**	**Thu 12/02/26**	**Mon 16/02/26**
.47	**3 days**	**Tue 17/02/26**	**Thu 19/02/26**
ther/Delays/ Rework	1 day	Fri 20/02/26	Fri 20/02/26
ad	**5 days**	**Mon 23/02/26**	**Fri 27/02/26**
.333 - 12.371 LHS	**3 days**	**Mon 23/02/26**	**Wed 25/02/26**
ther/Delays/ Rework	2 days	Thu 26/02/26	Fri 27/02/26
	9 days	**Tue 28/10/25**	**Fri 7/11/25**
	9 days	Tue 28/10/25	Fri 7/11/25



fic management	10 days	Mon 6/10/25	Fri 17/10/25
rs and materials	5 days	Mon 20/10/25	Fri 24/10/25
	1 day	Mon 20/10/25	Mon 20/10/25
	1 day	Mon 27/10/25	Mon 27/10/25
	2 days	**Mon 8/12/25**	**Tue 9/12/25**
	1 day	**Mon 8/12/25**	**Mon 8/12/25**
mm of DC14	1 day	Mon 8/12/25	Mon 8/12/25
	1 day	**Tue 9/12/25**	**Tue 9/12/25**
mm of DC14	1 day	Tue 9/12/25	Tue 9/12/25
	34 days	**Tue 28/10/25**	**Fri 12/12/25**
7.780 - 17.98 RHS	**2 days**	**Tue 28/10/25**	**Wed 29/10/25**
7.98 - 18.00 LHS	**2 days**	**Thu 30/10/25**	**Fri 31/10/25**
0.809 - 20.961	**2 days**	**Mon 3/11/25**	**Tue 4/11/25**
1.179 - 22.07 RHS	**2 days**	**Wed 5/11/25**	**Thu 6/11/25**
1.148 - 23.333	**2 days**	**Fri 7/11/25**	**Mon 10/11/25**
0.067 - 30.253	**2 days**	**Tue 11/11/25**	**Wed 12/11/25**
7.488 - 50.923	**2 days**	**Thu 13/11/25**	**Fri 14/11/25**
7.490 - 49.138	**2 days**	**Mon 17/11/25**	**Tue 18/11/25**
3.272 - 45.706	**2 days**	**Wed 19/11/25**	**Thu 20/11/25**
4.737 - 35.414	**2 days**	**Fri 21/11/25**	**Mon 24/11/25**
2.89 - 33.439 LHS	**2 days**	**Tue 25/11/25**	**Wed 26/11/25**
6.036 - 30.068	**2 days**	**Thu 27/11/25**	**Fri 28/11/25**
1.362 - 23.331	**2 days**	**Mon 1/12/25**	**Tue 2/12/25**
0.879 - 21.355	**2 days**	**Wed 3/12/25**	**Thu 4/12/25**
elays/ Rework	6 days	Fri 5/12/25	Fri 12/12/25
	7 days	**Mon 15/12/25**	**Wed 14/01/26**
646 LHS	**3 days**	**Mon 15/12/25**	**Wed 17/12/25**
	3 days	**Thu 18/12/25**	**Tue 13/01/26**
elays/ Rework	1 day	Wed 14/01/26	Wed 14/01/26
	5 days	**Thu 15/01/26**	**Wed 21/01/26**
2.371 LHS	**3 days**	**Thu 15/01/26**	**Mon 19/01/26**
elays/ Rework	2 days	Tue 20/01/26	Wed 21/01/26
	9 days	**Mon 17/11/25**	**Thu 27/11/25**



Tender Schedule M7A
Daywork Schedule

Queensland Government

C7810.M7A.IC	Contract Number:	CN-24452

[Any guidance text provided to help with completion of this Form will be shown in green italic font and in square brackets. Delete this text before issuance of Tender Documents. Tender Managers need to pre-fill below table considering possible resources required by the contractor if Daywork is ordered. To delete the guidance text, triple click mouse on the guidance text then hit Delete.]

Part A – Personnel

The Tenderer's attention is directed to the Conditions of Tendering. The following rates shall apply to Daywork performed in accordance with the General Conditions of Contract.

The rates shall apply if and only agreed by the Administrator prior to work being carried out and shall be proven to be above and beyond the normal business expected of the personnel under the Daywork Schedule. The rates provided below must include, and will be deemed to include, all employment costs including, without limitation, all wages, salaries, leave allowances, bonuses, site mobilisation and disability allowances, workers' compensation insurance premiums, induction cost, payroll tax, fringe benefit tax, superannuation costs, travelling and accommodation costs, onsite and offsite overheads, administrative costs, site supervision, establishment costs, attendance and profit.

Daywork ordered by the Administrator under the Contract and paid at the rates provided below will not attract the percentage for profit and attendance stated in the General Conditions of Contract and the Annexure thereto. Notwithstanding that the Contract may provide for adjustment for rise and fall in costs, amounts payable for Daywork shall not be subject to any adjustment.

Position / classification	Hourly rate ($)	Daily rate ($)	Night Work Rate (if applies)	
			Hourly rate ($)	Daily rate ($)
Project Manager	250.00	2,500.00		
Supervisor	105.00	1,050.00		
Ganger	75.00	750.00		
Plant Operator	75.00	750.00		

Authorisation		
For and on behalf of the Tenderer		
Name / Position	Signature	Date
Jodie Taylor / CEO		
Name of Tenderer		
Western Downs Regional Council		

The Department of Transport and Main Roads collects personal information on this form so that you may authorise the Tender for and on behalf of the Tenderer. The information on this form is accessible by authorised departmental officers and external personnel who are engaged to assess tenders and if your organisation is the successful Tenderer, the Department may from time to time disclose your contact details to third parties as a point of contact.

Tender Schedule M7B
Daywork Schedule

Queensland Government

C7810.M7B.IC

Contract Number:	**CN-24452**

[Any guidance text provided to help with completion of this Form will be shown in green italic font and in square brackets. Delete this text before issuance of Tender Documents. Tender Managers need to pre-fill below table considering possible plant and Equipment required by the contractor if Daywork is ordered. To delete the guidance text, triple click mouse on the guidance text then hit Delete.]

Part B – Plant and Equipment

The Tenderer's attention is directed to the Conditions of Tendering. The following rates shall apply to Daywork performed in accordance with the Conditions of Contract.

The rates provided below must include, and will be deemed to include, all operation costs (employment costs including, without limitation, all wages, salaries, leave allowances, bonuses, site mobilisation and disability allowances, workers' compensation insurance premiums, induction costs, payroll tax, fringe benefit tax, superannuation costs, travelling and accommodation costs and the cost related to operating and maintaining of plant and equipment for the Daywork), all necessary safety equipment, overheads, administrative costs, site supervision, establishment and demobilisation costs, attendance and profit.

Daywork ordered by the Administrator under the Contract and paid at the rates provided below will not attract the percentage for profit and attendance stated in the Conditions of Contract and the Annexure thereto. Notwithstanding that the Contract may provide for adjustment for rise and fall in costs, amounts payable for Daywork shall not be subject to any adjustment.

Make and Model	**Machinery Classification**	**Hourly rate working ($)**	**Hourly rate standby ($)**	**Night Work Rate (if applies)**	
				Hourly rate (working) ($)	**Hourly rate (standby) ($)**
Caterpillar 140M Grader	Grader	280.00	280.00		
Komatsu PC 450LC-8SE Excavator	Excavator	250.00	250.00		
Komatsu Front End Loader WA430-6	Loader	215.00	215.00		
Bomag BW25RH Multi Tyred Roller	Multi-tyre Roller	185.00	185.00		
Caterpillar CS56 Vibrating Drum Roller	Vibrating Drum Roller	185.00	185.00		
Padfoot Roller	Padfoot Roller	195.00	195.00		
Various	Prime Mover	220.00	220.00		
Moore Side Tipping Trailer	Side Tipping Trailer	50.00	50.00		
Various	Water Truck	180.00	180.00		
4WD Wagon/Utes/Dual Cab	Site Vehicle	25.00	25.00		
Jet Patcher	Jet Patcher	280.00	280.00		

Tender Schedule M7B
Daywork Schedule

Queensland Government

C7810.M7B.IC

Contract Number:	**CN-24452**

Make and Model	Machinery Classification	Hourly rate working ($)	Hourly rate standby ($)	Night Work Rate (if applies)	
				Hourly rate (working) ($)	Hourly rate (standby) ($)

Authorisation		
For and on behalf of the Tenderer		
Name / Position	Signature	Date
Jodie Taylor / CEO		
Name of Tenderer		
Western Downs Regional Council		

The Department of Transport and Main Roads collects personal information on this form so that you may authorise the Tender for and on behalf of the Tenderer. The information on this form is accessible by authorised departmental officers and external personnel who are engaged to assess tenders and if your organisation is the successful Tenderer, the department may from time to time disclose your contact details to third parties as a point of contact.

Tender Schedule S6 – Queensland Government Compliance Schedule

Queensland Government

Queensland Government Code of Practice for the Building and Construction Industry (Queensland Code)

C7810.S6.IC	Contract Number:	CN-24452

Fulfilling the requirements in this Compliance Schedule does not automatically mean a party has complied with the Queensland Codes, whereas a failure to fulfil a requirement in this Compliance Schedule is, prima facie, considered to be acting inconsistently with the Queensland Codes.

Compliance schedule

Primary acknowledgments and undertakings

1.1 By completing this Compliance Schedule and submitting an expression of interest or Tender response, the Tenderer:

a. acknowledges that the Queensland Government's *Code of Practice for the Building and Construction Industry* (Queensland Code) applies to the project, the subject of this Tender

b. undertakes that it, and its related entities, will comply with the Queensland Code on:

i. the project, the subject of this Tender

ii. any privately and publicly funded building and construction Work to which the Queensland Code applies, on and from the date of submitting this expression of interest or Tender response (if not already required to comply on such privately and publicly funded projects)

c. confirms that it and its related entities have complied with:

i. the Queensland Code on all its other projects to which the Queensland Code applies or has been applied

ii. all applicable legislation, Court and Tribunal orders, directions and decisions, and industrial instruments

d. confirms that neither it, nor any of its related entities, are subject to a sanction or other circumstance that would preclude the Tenderer from submitting an expression of interest or Tender response or, if successful, being awarded the Tender.

Sanctions for non-compliance

1.2 The Tenderer acknowledges that where it, or a related entity, fails to comply with the Queensland Code, a sanction may be imposed on the Tenderer or its related entity or both. The sanctions that can be imposed include, but are not limited to, one or more of the following:

a. a formal warning that a further breach will lead to severe sanctions

b. referral of a complaint to the relevant industry organisation for assessment against its own professional code of conduct and appropriate action

c. reduction in Tendering opportunities at either agency or government-wide level, for example, by exclusion of the breaching party from Tendering for government work above a certain value, or for a specified period

d. reporting the breach to an appropriate statutory body

e. publishing the breach and identifying the party.

Tender Schedule S6 – Queensland Government Compliance Schedule

Queensland Government

Queensland Government Code of Practice for the Building and Construction Industry (Queensland Code)

C7810.S6.IC

Contract Number:	**CN-24452**

Disclosure of information

1.4 The Tenderer agrees and gives its consent (or reaffirms its consent), and confirms that its related entities agree and give their consent (or reaffirm their consent), to the disclosure of information concerning the Tenderer's and the Tenderer's related entities' compliance with the Queensland Code, and including disclosure of details of past conduct and whether or not sanctions have been imposed on a Tenderer or its related entities.

1.5 The Tenderer confirms that it has obtained, or will obtain, the consent of each subcontractor or consultant it proposes to use on the project, or that it will use, if successful in the Tender, to the disclosure of information concerning the subcontractor's and consultant's compliance with the Queensland Code, and Federal Code, including disclosure of details of past conduct and whether or not sanctions have been imposed on the subcontractor or consultant or its related entities.

1.6 The consent (or reaffirmation of consent) by the Tenderer, its related entities and any proposed or subsequent subcontractors, is given to the State of Queensland, its agencies and Ministers,

a. the exercise of their statutory or portfolio responsibilities

b. investigating and checking claims and assertions made by the Tenderer in any documents provided as part of its expression of interest or Tender response

c. monitoring, investigating and enforcing the Queensland Code, and

d. ensuring, facilitating and promoting compliance with the Queensland Code.

1.7 The Tenderer acknowledges that this consent is not limited to this Tender, or this project, as parties are expected to comply with the Queensland Code on future projects to which they apply.

Positive obligations

1.8 Without limiting the obligations and requirements in the Queensland Code, the Tenderer acknowledges and undertakes to comply with its positive obligations under the Queensland Code, including to:

a. allow Queensland Government authorised personnel to:

i. access the project site and other premises

ii. monitor and investigate compliance with the Queensland Code

iii. inspect any Work, material, machinery, appliance, article, or facility

iv. inspect and copy any record relevant to the project, and

v. interview any person

as is necessary to demonstrate compliance with the Queensland Code

b. notify the Client Agency of any alleged breaches of the Queensland Code and of voluntary remedial action taken, within 24 hours of becoming aware of the alleged breach

c. (for Principal contractors only) report any grievance or dispute relating to workplace relations or Workplace Health and Safety (WH&S) matters, that may impact on project costs, related Contracts or timelines to the Client Agency within 24 hours of becoming aware of the grievance or dispute and to provide regular updates on the grievance or dispute

d. report any threatened or actual industrial action that may impact the project, project costs, related Contracts or timelines to the Client Agency within 24 hours and provide regular updates about the steps being taken to resolve the threatened or actual industrial action

e. take all steps reasonably available to prevent, or resolve, industrial action which adversely affects, or has the potential to adversely affect, the delivery of the project or other related Contracts on time and within budget

f. take all reasonably available steps to prevent, or bring to an end, unprotected industrial action occurring on, or affecting the project, including by pursuing legal action where possible. Any such legal action must be conducted (and where appropriate, concluded) in a manner consistent with the guiding principles and objectives of the Queensland Code, namely supporting outcomes of compliance with the law, productivity in delivering the project on time and within budget, maintaining a high standard of safety and protecting freedom of association.

1.9 Without limiting the obligations and requirements of the Queensland Code, the Tenderer acknowledges its obligation to ensure, through Contract, that subcontractors and consultants similarly do, or allow for, each of these applicable positive obligations.

Privately-funded work

1.10 The Tenderer acknowledges and agrees that, in respect of its privately-funded building and construction Work, it and its related entities, will:

a. comply with the Queensland Code

b. maintain adequate records of compliance with the Queensland Code (including by Contractors)

c. allow Queensland Government authorised personnel to:

i. access the sites and premises

ii. monitor and investigate compliance with the Queensland Code

iii. inspect any Work, material, machinery, appliance, article, or facility

iv. inspect and copy any record relevant to the project

v. interview any person

as is necessary to demonstrate compliance with the Queensland Code

d. ensure Contractors and consultants similarly do, or allow, for each of these obligations.

Subcontractors and consultants

1.11 Where the Tenderer proposes to subcontract a part of the project Works, and it is authorised to do so, it agrees that it will ensure, through Contract, that each subcontractor or consultant agrees to the above Clauses:

a. the Items in Clauses 1.1 (Primary acknowledgments and undertakings) and 1.4 to 1.7 (Disclosure of information) in respect of the relevant subcontractor or consultant

b. comply with the applicable plans and policies on the project referred to in Clauses 1.8 to 1.9 (Positive obligations) and 1.10 (Privately funded Work)

c. where a nominated subcontractor or consultant is proposed in Tender documents, that the nominated party cooperates with Queensland Government authorised personnel during the Tender process for purposes outlined in Clauses 1.2 to 1.3 (Sanctions for non-compliance).

Declaration by Tenderer and authorised representative

By signing this declaration on behalf of the Tenderer, the authorised representative declares that they have full authority to execute it and have obtained any necessary consents and approvals to do so.

Tender Schedule S6 – Queensland Government Compliance Schedule

Queensland Government

Queensland Government Code of Practice for the Building and Construction Industry (Queensland Code)

C7810.S6.IC

Contract Number:	**CN-24452**

Authorisation		
For and on behalf of the Tenderer		
Name / Position of Authorised Person	Signature	Date
Jodie Taylor / CEO		
Name of Tenderer (insert full legal name, including Australian Business Number (ABN) and, where applicable, Australian Company Name (ACN) of Tenderer)		
Western Downs Regional Council		
The Department of Transport and Main Roads collects personal information on this form so that you may authorise the Tender for and on behalf of the Tenderer. The information on this form is accessible by authorised departmental officers and external personnel who are engaged to assess tenders and if your organisation is the successful Tenderer, the department may from time to time disclose your contact details to third parties as a point of contact.		

Tender Schedule S10
Ethical Supplier Threshold

Queensland Government

C7810.S10.IC

Contract Number:	**CN-24452**

Tender Schedule S10 – Ethical Supplier Threshold

It is a mandatory criterion that the Tenderer must comply with the Ethical Supplier Threshold (Threshold). Please provide the following details about the Tenderer:

From 1 August 2019, has the Tenderer:

	Contravened a civil remedy provision of Chapter 2 or Chapter 3 of the *Fair Work Act 2009* (Cth), or committed an offence against the *Fair Work Act*?	Yes ☐ No ☒
	Contravened a civil remedy provision of Chapters 2, 3, 4, 5, or 7 of the *Industrial Relations Act 2016* (Qld), or committed an offence against the *Industrial Relations Act*, or failed to pay employment related levies, or other payments, established under the *Industrial Relations Act*?	Yes ☐ No ☒
	Failed to make superannuation contributions on behalf of employees in accordance with law?	Yes ☐ No ☒
	Purported to treat employees as independent contractors, where they are not?	Yes ☐ No ☒
	Required persons who would otherwise be employees to provide an Australian Business Number so that they could be treated as independent contractors?	Yes ☐ No ☒
	Engaged persons on unpaid work trials or an unpaid intern, where they should be treated as employees?	Yes ☐ No ☒
	Entered into an arrangement for the provision of labour hire services with a person who is not licensed under the *Labour Hire Licensing Act 2017* (Qld), or a supplier who is an unlicensed provider under the *Labour Hire Licensing Act*?	Yes ☐ No ☒
	Paid employee's wages below those provided for in an applicable modern award (including for people with a disability, 'Contractor' must provide award-based wages (using the Supported Wage System where appropriate)	Yes ☐ No ☒

If the response to any of the question above is 'yes', please provide details and confirm if the issue has now been resolved.

I confirm the response to the above questions is true and is to the best of my knowledge. I understand this tender may not be considered and the Tenderer's prequalification status may be affected if I supply incorrect and/or misleading information.

Signature: _____

Name of individual signing on behalf of the tenderer: **Jodie Taylor - CEO**

Tender Schedule S10
Ethical Supplier Threshold

Queensland Government

C7810.S10.IC

Contract Number:	**CN-24452**

Tenderers should note the following:

- Compliance with the Ethical Supplier Threshold is mandatory in order for a tender to be considered. Failing to comply with the requirements of the Ethical Supplier Threshold is a 'substantial breach' in accordance with Clauses 44.2(a) and (b) of the General Conditions of Contract.
- If the response to any of the questions above is 'yes', and without valid justification to the satisfaction of the Principal, the tender may be deemed as non-conforming.
- The Principal may obtain information about the Tenderer relevant to the Tenderer's compliance with the Ethical Supplier Threshold that may be held by the QPP Compliance Unit or any Government Department or Instrumentality and take the information into account in assessing the tender.
- The Contractor acknowledges that a failure to comply with the Principal's policies that apply to the work under the proposed contract or the Contractor's obligations under the proposed contract, may result in the imposition of a demerit or sanction under the Ethical Supplier Mandate, in addition to any other remedies available to the Principal under this Contract.
- Once the contract is awarded, the Contractor is required to comply with the Ethical Supplier Threshold during the contract term. The Principal reserves the right to give a show cause notice if the Principal reasonably suspects the Contractor is not complying with the Ethical Supplier Threshold.

Definitions:

- Ethical Supplier Mandate means the Queensland Government Policy titled 'Ethical Supplier Mandate' or any policy that replaces that policy.
- Ethical Supplier Threshold means the Ethical Supplier Threshold in paragraph 2.3 of the Queensland Procurement Policy.
- Government Department or Instrumentality means any governmental regulator, including Work Health Safety Queensland, the Queensland Building and Construction Commission, the Fair Work Commission and the Australian Building and Construction Commission. and
- Tripartite Procurement Advisory Panel is a singular body established by government to provide objective advice and recommendations to the decision-makers regarding non-compliance with the Mandate and Threshold.

sport and Main Roads (department) prefers the use of recycled materials over conventional materials where they are:

ordance with the department's Technical Specifications and the Contract

with conventional materials, and

ntities applicable to the specific project.

rials that are not currently permitted by the department's Technical Specifications (or at higher levels than currently permitted) may be considered under an alternative Tender proposal. In thes
ubmitted with the alternative Tender. Information about the department's direction on engineering innovation and the types of factors the department considers when assessing innovations, is a
au/business-industry/Business-with-us/Engineering-innovation.

he permissible uses of recycled materials and maximum allowable percentage, can be found in the department's Technical Specifications or as summarised in Technical Note 193 *Use of Recy*

d materials and maximum allowable percentages listed, are for information only to assist with preparation of this Schedule. The requirements of individual Technical Specifications take preced

ecycled Material Use

	Specification	Potential recycled material	Maximum allowable percentage (per unit)	Percentage proposed to be used (per unit)	Amount planned to be used (approx.) – tonnes or cubic metres	Reason not used to maximum allo
Materials						
	MRTS05	Recycled Crushed Concrete	100% ^	0%	0	Not part of the approved mix designed supplier
	MRTS05	Recycled Crushed Concrete	100% ^	N/A	N/A	N/A
		Recycled Crushed Brick	15% ^	N/A	N/A	N/A
		RAP	15% ^	N/A	N/A	N/A
	MRTS05	Recycled Crushed Concrete	100%	0%	0	Not part of the approved mix designed supplier
		Recycled Crushed Brick	20%	N/A	N/A	N/A
		RAP	20%	N/A	N/A	N/A
	MRTS05 / MRTS36	Recycled Crushed Glass	20%	N/A	N/A	N/A
	MRTS05	Recycled Crushed Concrete	100%	N/A	N/A	N/A
		Recycled Crushed Brick	45%	N/A	N/A	N/A
		RAP	20%	N/A	N/A	N/A
	MRTS05 / MRTS36	Recycled Crushed Glass	20%	N/A	N/A	N/A
	MRTS05	Recycled Crushed Concrete	100%	N/A	N/A	N/A
		Recycled Crushed Brick	45%	N/A	N/A	N/A
		RAP	45%	N/A	N/A	N/A
	MRTS05 / MRTS36	Recycled Crushed Glass	20%	N/A	N/A	N/A

					metres	
ts						
rade	MRTS07A	Existing subgrade	100%	N/A	N/A	N/A
ment	MRTS07B, MRTS07C	Fly Ash	#	40%	Unsure	Per approved Mix Design
		Slag		N/A	N/A	N/A
		Existing pavement material	100%	80%	Unsure	20% additional material to be added fo
und and ent	MRTS08, MRTS10	Fly Ash	#	N/A	N/A	Will be as per approved mix design fr
		Slag		N/A	N/A	Will be as per approved mix design fr
		MRTS05 – Unbound Material	Refer MRTS05 limits	Complete above for relevant MRTS05 Subtype		
men	MRTS09	Fly Ash	#	N/A	N/A	N/A
		MRTS05 – Unbound Material	Refer MRTS05 limits	Complete above for relevant MRTS05 Subtype		
		Reclaimed granular materials	100%^	N/A	N/A	N/A
d Seals						
	MRTS11, MRTS18	Crumb Rubber	15% or 18% (by mass of bitumen)	0%	0%	As per specifications from tender doc
d:	MRTS30, MRTS32, MRTS102	RAP	20%	Unsure	Unsure	Will be as per approved mix design fr
	MRTS30, MRTS36	Recycled Crushed Glass	2.5%	Unsure	Unsure	Will be as per approved mix design fr
	MRTS30	Fly Ash	#	Unsure	Unsure	Will be as per approved mix design fr
d: base, r)	MRTS30	RAP	40%	Unsure	Unsure	Will be as per approved mix design fr
		Recycled Crushed Glass	10%	Unsure	Unsure	Will be as per approved mix design fr
		Fly Ash	#	Unsure	Unsure	Will be as per approved mix design fr
t (EME2)	MRTS32	RAP	15%	N/A	N/A	N/A
uctural and Pavements)						
us	MRTS70	Fly Ash *	35%	N/A	N/A	N/A
		Slag *	70%	N/A	N/A	N/A
		Recycled Crushed Glass	20% of the fine aggregate component in normal-class concrete	N/A	N/A	N/A
		Recycled Crushed Concrete and reclaimed aggregate	20% of the coarse aggregate component in normal-class concrete	N/A	N/A	N/A

					metres	
Base al)		Slag	65%	N/A	N/A	N/A
ub-base al)	MRTS39	Fly Ash	#	N/A	N/A	N/A
		Slag		N/A	N/A	N/A
ge and Landscaping						
using aterials	MRTS04, MRTS05, MRTS36	MRTS05 – Unbound Material	Refer MRTS05 limits	0%	0	Not part of the approved mix designe 3rd party supplier
	MRTS04	Recovered pavement material (excluding RAP)	100%	N/A	N/A	N/A
				N/A	N/A	N/A
				N/A	N/A	N/A
				N/A	N/A	N/A
		Fill (won from site)		N/A	N/A	N/A
				N/A	N/A	N/A
r material drainage	MRTS04, MRTS36	Recycled Crushed Glass	100%	N/A	N/A	N/A
	MRTS16	Stripped site topsoil	100%	N/A	N/A	N/A
	MRTS16	Organic Soil Conditioner (where required)	20%	N/A	N/A	N/A
tat	MRTS04 MRTS16	Cleared and grubbed site vegetation	100%	N/A	N/A	N/A

wever the allowable content will need to be determined through the mix design process.

esent the maximum percentage replacement of the GP Cement Component by fly ash and slag permitted in Concrete mixes to MRTS70 *Unbound Pavements*. Lower replacement limits in accordance with MRTS7
other specification and performance requirements.

fic loading when used in base course – refer pavement design supplement for details.

e used where Type 3 materials are specified.

Pavements.

Waste Material	Estimated Quantity[1] to be generated from the Works	Estimated quantity for re-use or recycling on Site	Estimated Quantity to offsite recycling and reuse	Estimated Q
mbankment / Fill	N/A	N/A	N/A	N/A
Vegetation (mulch / organic soil conditioner, una furniture / habitat)	N/A	N/A	N/A	N/A
	N/A	N/A	N/A	N/A
	N/A	N/A	N/A	N/A
Earthworks	N/A	N/A	N/A	N/A
vement (RAP)	N/A	N/A	N/A	N/A
eclaimed Pavement Materials (other than RAP) – l or stabilised pavements	1,500m3	10%	90%	0%
	N/A	N/A	N/A	N/A
	N/A	N/A	N/A	N/A
ste (timber, glass, plastic, bricks)	N/A	N/A	N/A	N/A
	Minimal	0%	50%	50%
	Minimal	0%	50%	50%
eral waste	Minimal	0%	0%	100%
xcl. paper and cardboard)	Minimal	0%	90%	10%
rdboard	Minimal	0%	90%	10%

the Tenderer		
	Signature	**Date**
onal Council		
rt and Main Roads collects personal information on this form so that you may authorise the Tender for and on behalf of the Tenderer. The information on this form is partmental officers and external personnel who are engaged to assess Tenders and if your organisation is the successful Tenderer, the department may from time to etails to third parties as a point of contact.		

Departures to CN-24452 – 2024I DFRA Works

Departures from CN-24452 by Western Downs Regional Council as of 15/08/2025

Notes / Assumptions to Schedule

The following notes/assumptions are to be read in conjunction with Western Downs Regional Council's tender for CN-24452 – 2024I DFRA Works:

A conforming tender with the following assumptions and departures will be submitted, but an alternative tender will also be submitted with the following proposed work activities that council believe will provide better value for money or will have a better outcome for the repair.

The price submitted in the tender is based on the CN24452 approved scope and the departures listed below. No works outside of the scope has been allowed for.

Alternative tender:

Warrego highway

An alternative treatment proposed is to repair the Patches with 140mm asphalt in 2 - 70mm layers of DG14 of pavement repair., With a double/double seal over the patch. Council believes this will be a quicker repair and the repair has held up better than other treatments on the Warrego Highway.

No objections to alternative treatment proposal, providing VFM is confirmed in final CN-24452 tender submission/assessment. Will submit conforming tender and tender with alternative treatments. Noted.

Bunya Highway

An alternative treatment proposed is insitu stabilisation instead of pavement repair. Council believes this treatment will provide a better value for money treatment as well as being able to complete the repairs in a much timely manner. Previously repairs on Bunya Highway that were completed earlier this year using this treatment has been performing well.

- This treatment proposed is using 50mm of type 2.1 material as make up/correction material with 1-2% cement/fly ash blend. The process proposed will be mixing each patch a maximum of 2 passes, ideally one if achieving a good blend, to avoid pulverising the existing material. The depth of stabilisation proposed is 250mm including the makeup material (no allowance has been made for surveying of depths, just to be measured by the stabiliser). Each patch will have to a minimum width of 2.4m as the width of the stabiliser, but this has been allowed for in the price.

Alternative treatment is acceptable on the provision that the UCS strength does not exceed 2 MPa typically. There is no design data based on UCS testing and quarry materials contained within the MRTS7.1B of CN-24452 w.r.t insitu stabilisation, which must be managed appropriately regarding UCS strength not exceeding technical serviceability of the pavement (that is, ridged to non-rigid interfacing failures). Please refer to as-constructed information attached for depths along the Bunya Hwy (FYI this information has been provided for the convenience of the tenderer only and should not be taken as a direction or an instruction, nor depart from the current content of the tender package as issued under CN-24452). We will submit both a conforming and an alternative tender. UCS testing has been allowed for in the in-situ stabilisation, with adjustments to the additive if required. The target has been reduced to a 1.5% cement/fly ash blend to minimise the risk of exceeding 2 MPa. Note that UCS testing results are normally available at 7 and 28 days, which may be too late to make adjustments. We may look into the possibility of carrying out early testing. Noted and proposal in response is acceptable, thanks.

Notes / Assumptions to Schedule

Pavement Repairs

- Pavement repairs have been priced using the RSA TMR-approved CMB mix, as per email to Scott Williamson on 12/08/2025. Noted.
- 1 Test for OMC been allowed for at the same time as compaction. Any additional testing required will be considered a variation. If the 1 test is compliant for OMC, then may be acceptable, however if not, then another test will be necessary. Council is confident that getting the process right will mean retesting will not be necessary but is concern that retesting will result in digging more holes in the pavement and if it is possible with a bound pavement? Assuming this can be done with the nuclear gauge and does not require putting more holes in bound pavement. Noted and understand tenderer's concerns regarding failure and dig-outs. Yes, where the lots are conforming from quarry, material is then confirmed as consistent supply source in order to establish the assigned value to appropriate nuclear testing and consistency, will be acceptable upon written request to the Administrator who shall verify this dispensation to the specifications.

- No allowance has been made for delays in receiving testing results for the first pavement layer. It is assumed that an indication from the soil testers, using the Nuclear Gauge testing method, will be sufficient to proceed with subsequent pavement layers. Delay for test result is a contractor's risk, we can better agree to manage the risk if delivery outcomes shows consistent acceptable performance. It was discussed in the meeting on 11/08/25 and agreed that we could proceed if a satisfactory indication is provided by the soil tester. For in-situ works, sand replacement testing will be required. However, if waiting on test results causes delays, Council will seek permission to proceed at their own risk. Per above last dot point response, noted.
- Assume Council can apply the holding double/double emulsion seal before receiving test results at councils' risk, this will be to allow to open to traffic and continue to move sites without significant down time.
- It is assumed that the requirement of not covering a layer before the OMC is under 70% applies only to the final pavement layer prior to sealing. Correct.
- It is assumed that Council can apply the holding double/double emulsion seal prior to receiving test results, at Council's risk. This is to allow traffic access and protection of the work, which also enables works to continue on other sites without downtime.
- Profiling of existing pavement material will either be whichever option is most convenient:
  - reused on-site where beneficial (e.g., filling nearby scours),
  - spoiled in the Council gravel pit,
  - used on nearby Council roads, or
  - offered to local landowners —

Spoil material to be considered for CH and enviro checks.

Council will nominate Council stockpile sites as spoil location and absolve TMR from any responsibility for CH or ENV considerations. Noted, however please be mindful of the CH and ENV risk assessments/ information contained in the tender documentation and ensure ample written notice to the Administrator of proposed commencement if provided. This, along with the construction program and contract plan in managing any areas identified (things such as, flagging off risky areas, signs posted 'no go zone' and pre-start attendance with sign-off acknowledgement by construction team/crews).

- All patches must be clearly marked out before commencement of works. No allowance has been made for downtime if patches are not pre-marked. Any requirement to return and repair unmarked/missed patches will be treated as a variation and additional cost. A minimum of 24 hrs notice MUST be given of planned works for allow the compliance of marking patches or missed to be a considered a variation condition. 24 hours' notice won't be an issue. It would be beneficial to have the patches marked out beforehand so that any constructability issues on site can be identified early, as the information provided does not necessarily give the exact location. Noted, thanks and the aim is for Principal and Contractor to work collaboratively to achieve.

- Limited checks on geometry will be performed where possible; however, priority will be given to tying into the existing pavement to provide a smooth ride. As a result, geometric standards may not always be achievable.
- Council cannot guarantee smooth joins without bumps, as the existing surface where patches tie in is often non-uniform and may contain ruts or uneven sections. It is TMR expectations

for ruts and matching edges of existing is that best practice is applied as included in the contractor's risks to match in to existing as best possible, however where the overall quantities to tie-in to damage sections per scope increases beyond 10% of the total quantity, then a variation will be considered and for each road total and to suit this requirement from a road useability point of view, safety and technical aspect. FOR EXAMPLE, if Road 325 is 1,000m2 total and actual is 1,200m2, then the extra 100m2 is subject to variation instruction).
Alternatively, a maintenance treatment will be done through the RMPC and funded through the RMPC program by agreement prior. To confirm in the example, you have above that if the works total is over by 200m2 on a 1,000m2 total road quantity, then the first 100m2 will be claimed under the contract line item within LOA and the remaining 100m2 will be handle as a variation? Just want to confirm that council will be paid for actual work done. Council will endeavour to do the best to match into the existing without causing any rideability issues, but there is a risk there that this may not be possible, as some of the ruts although minor extent for hundreds of metres, therefore I do not believe this should all be at contractors' risk and the principal does have some responsibility. We do not want to go put ruts into new works to match the existing pavement shape. Noted and clarification confirmed yes. Where case-by-case exists for each location, the aim is to include as much area as possible within the LOA's which will be assessed at each location where this situation arises, with the instruction to be given by the Principal first (via TMR Inspector and Administrator). Areas unable to be captured in the DRFA LOA's will be dealt with by variation.

- No allowance has been made for a surveyor or survey equipment to check pavement depth. Measurements will be taken on-site using a tape measure. A hand tape measure verification by photo + diary record entry required).Agreed Noted.
- UCS testing (Clause 4.2) is assumed not to be required, as the proposed pavement material is an approved TMR mix for lightly bound base. This material has already undergone testing as part of the TMR approval process. Acceptable for plant mix TMR mix (approved quarry mix), however not suitable for insitu stabilisation. Agreed UCS testing has been allowed for in insitu stabilisation. Noted.
- Crossfall and straightedge requirements will follow MRTS05.1 Clause 3.2.3. However, testing of crossfall and straightedge may not be feasible for most patches, as they are under 3 m wide and therefore unsuitable for a 3 m straightedge as per Clause 8.4.5. Whilst crossfall measurement may not be possible, the matching existing surface on the sides will be critical. A zero uprise on upstream side of crossfall will be a tolerance. On the downstream side, a zero negative tolerance is to be applicable. Agreed, matching into the existing pavement to get the best rideability and ensure no water is held, will be the main priority Noted.
- Council has not allowed for crossfall or straightedge testing on the first pavement layer, as the same material is used in both layers. Only the final surface will be tested. Additionally, tying into existing pavement may mean geometric specifications cannot always be met (as noted above). Refer above comment.

Heavy Formation Grading

- As discussed, the tendered price is based on the 50 mm top-up material being Type 4 from a registered pit. This matches the existing road material like for like. Test results for the material to be sent to the administrator for approval. No objection to Type 4 use when matching existing.
- Testing allowance: 4x sand replacement tests per day of work.
- No allowance for subgrade treatment or removal of unsuitable material. Subgrade treatment is ordered per the schedule within the limits of accuracies, however variance from this may be treated as a variation where required, unless specified otherwise. Noted. Also noted, thanks

Seal

- A double/double (D/D) 10mm emulsion seal, applied via jet patching, has been allowed for as a temporary treatment to ensure patches are protected and can be opened to traffic. Given

the number, size, and distribution of the patches, engaging an external sealing contractor on a periodic basis would be both costly and logistically challenging, while also requiring ongoing maintenance of untreated patches. A double/double hot seal will be done as per the contract after works are completed by a sealing contractor.

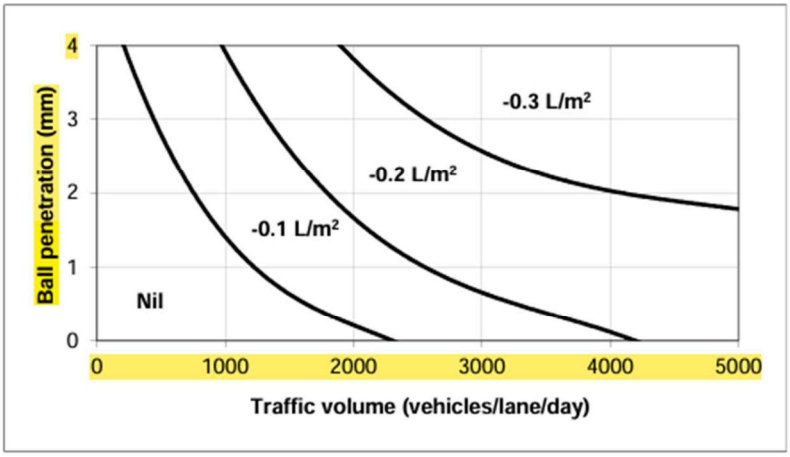
- Providing the double/double emulsion seal means a primer (assuming primer is a prime coat?) will not be necessary and has not been included in the tendered price. Where no prime coat applies in initial seal treatment, the contractor shall include price for prime within the contract seal treatment (double/double hot seal) noting however where any agreement to overlay the initial seal with final D/D hot seal is given, then the prime item priced in hot seal may be treated as a negative variation – this will be on a case-by-case basis. In MRTS11.1 in cl 6.4 it mentions a prime with a 3-day period (there is no other mention of a prime with in the contractor documents). Council believes a prime is not feasible as it would cause significant delays to hold each patch for 3 days with out traffic, as well as a large cost as to get a spray track out multiple times a week to do the primes. Council submitted price will not include the price to do a prime, instead there is an allowance for double/double emulsion seal with the jet patcher. Noted and acceptable, however construction risks remain with the contractor in terms of quality and re-work should the treatment fail to traffic effect during construction and within the DLP period.

- WDRC is open to considering the use of C170 instead of C320 for the binder on the hot seal, as Council believes it will provide better longevity. C320 is preferable for the Warrego Hwy and Bunya Hwy, however, is not opposed to utilising C170 on the lower order trafficked roads. This is at the discretion of the administrator generally to be sought as dispensation/ approval prior and in advance notice. The uses of C170 binder were discussed at the meeting on the 11/08/25, and the discussion were that C170 might be a better option for longevity. Happy to proceed with either binder. Initial TMR response remains in effect. C320 for Warrego Hwy and Bunya, however remaining C170 acceptable.

- Ball Penetrometer Testing – MRTS05.1 specifies that results exceeding 3mm are non-compliant, whereas TN175 permits results up to 4mm. Council assumes no rework or extra treatment be required if results are under 4mm. Treatment proposed if results are over 4mm is an armour seal with emulsion. Where ball pens are 4mm and the contractor utilises initial seal in place prior to hot seal final, then the contractor must consider the risks of bleeding/flushing when applying the final hot seal and make necessary adjustments to seal design w.r.t spray and spread rates in the seal design. Ref TN175 extract below not limiting however. Allowance will be made and surface textures used to determine the final hot seal design to reduce the risk of bleeding/flushing. Noted, thanks.

TN175 Selection and Design of Sprayed Bituminous Treatments

Figure Q2.4 – Embedment allowance for initial seals and sealing over primed surfaces



Traffic Management

- Traffic Lights – The tender has allowed for three (3) sets of traffic lights for repairs on the Bunya Highway and two (2) sets on other roads. Traffic lights may not be manned or

operated manually during construction hours, depending on the stage of works (e.g., if lights are required protect the patch from traffic when no construction activity is occurring, they will operate in automatic mode). An allowance has been made for one (1) set of lights to be operated manually during construction hours, where construction is taken place. Traffic light management as per MUTCD et al. Contract Documents MRTS02.1(cl 5.1) has condition that PTCD should be in manual operation from 6am to 6pm Monday - Friday (which also doesn't match nominated work hours). As there will be lights on patches that is waiting to cure or be sealed with no construction taking place, council think it would be unnecessary to have these in manual operation. It will also be hard to source enough traffic controllers for this. Where construction works is taken place, the lights will be in manual operation. Noted and widely accepted in principle, however contractor to request via the Administrator on case-by-case basis – again, aim is best for project outcomes and collaborative efforts.

- VMS Boards – An allowance has been made for two (2) VMS boards for the Bunya Highway works. As the extent of repairs on the other roads is limited and isolated, no VMS boards have been allowed for those locations. VMS as per MUTCD et al. VMS. VMS boards is required under MRTS02.1 of the contract. This was discussed at the meeting on the 11/08/25 because of the isolated scope on the other roads that only VMS board will be required for Bunya highway. We have only allowed for one at each end of the works on the Bunya Highway. Noted, and acceptable thanks.

Warrego Highway

- Repairs at chainages 45.475, 32.115, 53.593, and 70.081 have not been included in the tender, as they have previously been repaired to a satisfactory standard. Should further works at these locations be required, they will need to be added as a variation. Previously repaired patches where necessary to add to the scope and currently ineligible under 24I will need to be priced as a variation. Noted Noted also, thanks.
- The repair at chainage 51.930 has been priced to allow for some escalation, given the poor condition of the surrounding pavement. Noted.

Bunya Highway

- WDRC may perform complementary works under RMPC to achieve the desired outcome in areas outside approved patches—for example, joining patches to provide a better finished surface. These works will be discussed and agreed upon by both parties on a case-by-case basis, keeping the impact on the program in mind. TMR expect that some risk of such will be priced in the tender, subject to volume of works thus becomes lesser of a burden on RMPC. With reference to above mentioned, TNR and contractor will need to demonstrate that extra areas outside approved areas to be agreed and funded by RMPC. Again, potential to apply DRFA 10% rule on a case-by-case basis. Ok Noted, thanks

Leichhardt Highway

- Shoulder repair works on the Leichhardt Highway have not been included in the tender, as they have previously been repaired to a satisfactory standard. Should further works at these locations be required, they will need to be added as a variation. Noted. Does council have the separated costs for this work that TMR may be able to recover under DRFA as eligible works completed early by WDRC, where VFM can be illustrated as basis for proceeding ahead of formal contract agreement? We will check if there are records for this repair which was most likely done under RMPC. Noted, can be addressed in project delivery.

Dalby–Cecil Plains Road

- Repairs at chainages 21.109, 21.188, and 21.219 have not been included in the tender, as they have previously been repaired to a satisfactory standard. Should further works at these locations be required, they will need to be added as a variation. Refer above similar narrative for methodology of administration. Will look to find details of the repair at these locations. We have allowed to do a hot seal over these patches as they are currently having an emulsion seal only. Believe the repair was done under the 25H emergent works. DRFA funding has been made eligible; utilise approved DRFA scope wherever

possible, unless existing location left as is will provide a better technical outcome than the reworks scope proposed.

Meandarra–Talwood Road

- Repairs to the culvert on Meandarra–Talwood Road have not been included in the tender. As discussed, the extent of damage and the scope of drainage repair works have not yet been fully defined and may require more extensive treatment than currently allowed for. Once the scope of works is confirmed and agreed, these repairs will need to be added as a variation. Noted. Assuming this is also not included as a provision in the tender program. Please indicate the time for this work to be performed when directed under variation as indication. We will aim to for this work to be done with 6 weeks but will be greatly influenced on the final scope of works, sourcing materials and sub-contractors and work program at the time. Noted, thank you.

Testing and QA

- UCS Testing (Clause 4.2): Council assumes UCS testing will not be required for the type 2.1 CMB mix from RSA, as the pavement material proposed is an approved TMR mix for lightly bound base. This mix would already have undergone testing as part of the TMR approval process.

- Crossfall and Straightedge Requirements (MRTS05.1 Cl. 3.2.3): Testing of crossfall and straightedge in most cases will not be practical, as the majority of patches are less than 3 m wide and therefore cannot accommodate the use of a 3 m straightedge as specified in Clause 8.4.5. In addition, Council has not allowed for crossfall and straightedge testing on the first layer of pavement repair, as the same material is being used for both layers, meaning only the final surface will be applicable for straightedge and crossfall testing where possible. Furthermore, tying into the existing pavement may result in geometric specifications not being achievable in majority of cases. See previous comments re: crossfalls etc.

Subgrade

- A roll of geofabric will be ordered and claimed to ensure it is available for use, if and when required, to minimise potential delays. Allowance should be per relevant item in the schedule. Ok Noted thanks
- DCP Testing of Subgrade – Council's preference is to proof roll the subgrade instead of undertaking DCP testing where possible. Skilled personnel to operate DCP testing equipment may not be available onsite, which could result in delays in arranging testing. Further investigations ongoing with materials TMR team for assistance where they can during delivery. Please note that the NDP team have confirmed that DCP's aren't exclusively mandatory for subgrade however should be performed wherever possible. Contractor is to ensure that the proof roll photos are taken (video if movement cannot be captured on still) and recorded on the daily diary of contractor with acknowledgment, agreement of scope between the TMR inspector and administration team in TMR- case by case basis including ordering of the treatment type. Variations are subject to LOA's, that is outside +100% or -100% of PQ, if ordered items in the schedule. Agreed Noted thanks
- A maximum of 200 mm of subgrade replacement has been allowed for, or a total excavation of up to 500 mm. Excavation beyond this depth will require changes to traffic management arrangements and may necessitate the use of barriers, which have not been included in the tender rates. Noted. Noted thanks
- Council has proposed an alternative subgrade treatment, Type J, consisting of a rock bridging layer in accordance with MRTS04 Clause 18.3.3.12. This treatment allows for a 200 mm rock layer wrapped in geotextile. Council has reported positive outcomes from using this method in poor subgrades, as it provides a stable working platform. 200mm deep rock bay be insufficient for some subgrades; namely black soil which are very wet. In these cases, TMR suggest investigating a 300m deep rock with a grid placed in the bottom. Council will allow for 300mm layer of rock with a grid placed on the bottom. This will increase the rate but will be a better outcome. Noted thanks along side contemplations for compliant traffic

management/control/safe working arrangements.

- No compaction testing as been allowed for in sub grade treatments. Noted, reference to proof roll and site inspection witness point prior to next stage construction. Agree Noted thanks

Line Marking

- Only edge lines and centre lines have been allowed for in the reinstatement of line marking. Any other line types (e.g., chevrons) have not been included in this item. No chevrons or more detailed line marking considerations noted.
  Also want to make aware that Council has been having issues with getting line marking contractors to come out to the region and while every effort will be done to engage a line marking contractor to do the works, we want to flag that council may struggle to complete the line marking by PC and is open for discussions with other options we could explore (e.g. Roadtek's availably) Noted thanks – please ensure this item is not mismanaged with respect to programming, notification to the Administrator so the Principal can assist wherever possible.

Cultural Heritage

- It is interpreted that WDRC will not be required to perform any other work regarding cultural heritage other than the flagging of high-risk sites and features, as required. Any associated cultural heritage work or documentation or meetings are to be performed by TMR representatives.

CH checks performed by TMR in May 2025. Most roads are a low risk with no notification period to construction start date, except for the roads below as contained in tender folder '**Part 7_Project Specific Documents – CH**'.

Please refer below. The 8 weeks notification is anticipated, therefore please re-consider the program start/finish for this road. This is however currently subject to further advice from TMR as we are currently engaging internally with CH reps to mitigate the 8 weeks' notice period (this is a recently applied directive wherever there is work going to occur within their property boundary and via First Nations Engagement team effective as of first week in Sep25).

WDRC CH considerations, please refer to below as extracted from **Part 7_Project Specific Documents – CH**:

- Dalby – Cecil Plains Rd = Low Risk
- Leichhardt IIwy = RIIS area of vegetation must be avoided (Med/IIigh Risk)
- Meandarra – Talwood Rd = Low Risk
- Dalby – Jandowae Rd = (Med/High risk) Jimbour House, remnant vegetation and creeks
- **Warra – Kogan Rd = (Med/High Risk) Indigenous Issues, Aboriginal Party Reps to be contacted 8 weeks prior to works commencing**
- Bunya Hwy = Low Risk
- Warrego Hwy = (med/high risk) 5 built heritage sites, avoid DWATSIPM Aboriginal Historic Site and 2 Aboriginal landscape values
- See what happens with this on Monday & Darko's emails to CH peeps. note Contractor to flag off areas of risk and ensure no disturbance (no go zone signs etc.)

We can program the works on Warra Kogan Road for around 8 to 10 weeks' time (week starting 17th of November), to allow for TMR to contact the Aboriginal party Rep. Any further delays may result in the works not being completed before the end of the year as there is only 12 weeks remining this year. Happy to lock in a start date pending weather. Noted, thanks for the tenderer's assistance and consideration of the above CH requirements in this CN-24452.

Other

- Council's existing RMPC Project Management Plan is intended to be utilised for this project.

A separate PMP required, as these are not RMPC works and not an RMPC contract. Can you please confirm what item in the contract the preparation of project management plans and traffic management plans will be cover by. Inclusive with the rates (cannot provide direction as to where to allow, however various management plan sections exist within the schedules, therefore a spread across the various could be investigated)

- Traffic management in accordance with AGTM and QGTTM. TGS will be generic for the project – Site specific TGS will be done if required on a case-by-case base.
- No side tracks have been allowed for as it is not anticipated they will be required.
- Work programs are subject to change at any time. Program to be submitted in a timely manner as some decisions by TMR are based on program information, failure to submit program on time which then causes consequential delays of contractor will NOT be the subject of variations. This point was included to have some flexibility in the program to avoid delays, for example if there was a reason we could not perform the works on a certain road than we could start works on a different road to limited any delays. Council plans to give as much notice as possible if any planned program changes. Noted and proposal aligns with best intentions of the Principal also.
- Work methods are subject to change at any time, with consultation with the Department. Contract plan is not RMPC, must be done per new DRFA contract (MIC-SI) – contractor to comply. This point was included not to change the type or treatment of works but to the construction methodology for example how many passes may be required for the stabiliser or if we can get compaction only doing 1 layer. The idea is to work with the inspector onsite to get the best process for the work while increase productivity. Noted thanks, TMR inspector and Administrator will work as collaboratively as possible to achieve the best for project outcomes whilst complying with the DRFA requirements.
- Council proposes to change the starting time from 7am to 6am to allow for travel from depots and to conduct prestart and set up traffic control onsite. Contractor is permitted to get ready before 7am start with TC organising, preparatory works etc. but no blade to ground or planned construction activities are to occur until 7am and to 5pm. Council would like to be allowed to start work at 6am, with the increase of day light hours this extra time will help to increase production and give a better change to deliver the works with in the timeframe. Council would request to start at 6am while in rural areas and well away from any resistances, so they will not be disturbed. Noted and accepted, however please keep in mind TMR's internal fatigue management processes may impact this to a degree. Contractor will need to ensure that adequate notice in advance is provided to the Contract Administration team and especially the TMR inspector to manage the working hours. This is not limited to the Contractor similarly managing the fatigue management of its crews and workers pursuant to the WHS legislation and the approved Contract Plan.

Title	**Infrastructure Services Report September 2025/26 Capital Works Progress Update**
Date	3 October 2025
Responsible Manager	D. Dibley, WORKS MANAGER CONSTRUCTION

Summary

The purpose of this Report is for the Works Department to provide an update to Council regarding the 2025/26 Capital Works Program for the month of September 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 19 June 2025, in a Special Meeting Council adopted the 2025/26 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. Woollett's Road, Diamondy (3.486 - 7.799) - Road Upgrade to Bitumen Seal;
2. Southwood Road, Southwood (20.00 - 22.20) - Road Reconstruction and Widening Stage 2;
3. Condamine Street, Dalby (Bunya St to Nolan St) - Footpath replacement;
4. Clifford Road, Bundi (8.00 - 13) - Stage 3 - Road Upgrade to Bitumen Seal ;
5. Goonawarra Road, Moranby (1.93-2.84) - Upgrade to Gravel;
6. Evans Street, Chinchilla (0.010 - 0.590) - Road Reconstruction inc Kerb and Channel upgrade; and

7. Dickman Street, Chinchilla (0.00 -.0120) - Road Reconstruction inc Kerb and Channel upgrade.

PROJECTS IN PROGRESS

1. Southwood Road, Southwood (22.2 - 28.23) - Road Reconstruction and Widening Stage 3;
2. Old Moonie Road, Moonie (0.00 -28.00) - Gravel Resheeting;
3. Cameby Road, Cameby (0.00 - 6.23) - Road Reconstruction and widening;
4. Goldens Road, Bundi - Gravel Resheeting;
5. Fraser Street, Chinchilla (0.00-0.198) - Road Reconstruction inc Kerb and Channel upgrade;
6. Gaske Street, Chinchilla (0.00 - 0.221) - Road Reconstruction inc Kerb and Channel upgrade;
7. Multiple Dust suppressions around the Warra Tuckerang area following on after flood damage works;
8. Bura Burri-Darr Creek Road, Burra Burri (4.00- 8.50) - Reconstruction and Widening; and
9. Reseal Prior Works for the 2025/26 Reseal Program.

UPCOMING PROJECTS

1. Niagra Road, Diamondy (0.05- 9.058) - Shoulder Widening Works;
2. Dalby Nungil Road, Irvingdale (1.00-5.00) - Reconstruction Works ;
3. Macalister Bell Road, Macalister (14.1-16.7) - Reconstruction Works;
4. Booral Road, Booral (2.65 - 5.69) - 2024/25 Project/ Road Reconstruction and Widening; and
5. 2025/26 Regional Reseal Program.

COMMERCIAL WORKS

RECENTLY COMPLETED PROJECTS

No commercial works projects undertaken in September 2025.

PROJECTS IN PROGRESS

1. 2025/26 RMPC.

UPCOMING PROJECTS

Requests for Tender have been received, and tenders are being developed for the following projects:

1. 24I DRFA Reconstruction Works on the state road network;
2. DTMR 2025/26 Reseal Prior Works;
3. Element 23 sign renewal (Dalby-Kogan Rd) and several sign audits on the state road network; and
4. Remediation of open trunk drain - Leichardt Highway, Miles.

FLOOD DAMAGE RESTORATION

RECENTLY COMPLETED PROJECTS

- Nil

PROJECTS IN PROGRESS

1. QRA REPA Flood Damage Restoration 2021/22 Betterment Package 3 (Sundown Road/ Gurulmundi Road) concrete floodway reconstructions.

UPCOMING PROJECTS

1. QRA Betterment Flood Damage Restoration 2021/22 Betterment Package 2 (Wilds Rd/ Sandalwood Avenue West) floodway reconstructions; and

2. QRA Betterment Flood Damage Restoration 2021/22 Betterment Package 1 Springvale Road floodway's upgrade to raised concrete floodway's (x 2) and construction of a 32-cell 1200x300 culvert

(contract now awarded after additional funding received from QRA; construction expected to commence in early October).

2025/26 PROJECTS DESIGN STATUS UPDATE

Design Program is (88%) completed (45/51)

a. 81% - Roadworks Design Program (21/26) projects Issued for Construction (IFC) Remaining Projects:

- Malduf Street Stormwater TMR - 30%
- Wandoan Depot- upgrade Depot hardstand - 30%
- Cooper Street Dalby (STIP) - 70%
- Dalby Saleyards Eastern Driveway Re-Construction 10%
- Males Drive TMR Intersection - 100%
- Hayden Street (0.69-1.31) 0% Awaiting DA and Planning approval

b. 90% - Footpath Design Program (9/10) projects Issued for Construction.
Remaining Project:

- Cooper Street - this is to be done in conjunction with Cooper Street Road Recon

c. 100% - Dust Suppressions (15/15) projects issued for Construction

Additional Projects (Extra Jobs) 31 Total

- 0% TMR Intersection Projects (0/7)

Carmody's Road Intersection w/ Surat Development Road - 75%

- 9 % Extra Projects (Water Mains, Road investigations) (2/24)

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

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'.

All activities will be undertaken in accordance with Council's human rights obligations.

Conclusion

The 2025/26 financial year is still tracking positively, with projects currently progressing on schedule with only some minor delays at present.

Attachments

Nil

Authored by: Debbie Dibley, **WORKS MANAGER CONSTRUCTION**