

Ordinary Meeting of Council

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

On Thursday, 15 January 2026

Commencing at 9:30am

**J. Taylor
CHIEF EXECUTIVE OFFICER**

9 January 2026

Ordinary Meeting of Council Agenda

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

Pages

1. **DECLARATION OF MEETING OPENING**
2. **OPENING PRAYER AND MINUTE SILENCE**
3. **APOLOGIES**
4. **CONGRATULATIONS**
5. **CONFIRMATION OF MINUTES**
 - 5.1 **Adopt Ordinary Meeting of Council Minutes 04 December 2025.** 1

The Purpose of this Report is for Council to adopt the Minutes of the Ordinary Meeting of Council held on Thursday, 04 December 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 December 2025** 19

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

(j) an investigation report given to the local government under chapter 5A, part 3, division 5 of the Act.

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

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

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

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

(6) A local government or a committee of a local government must not make a

resolution (other than a procedural resolution) in a local government meeting, or a part of a local government meeting, that is closed.

10.1 EXECUTIVE SERVICES

10.2 CORPORATE SERVICES

10.2.1 Exception from Tender – Early Procurement of a Plant Supply Package (Thomas Jack Park)

This report seeks a Council resolution to approve an exception from inviting public tenders under Section 235(b) of the *Local Government Regulation 2012 (Qld)* for the procurement of plant supply package for the Thomas Jack Park - Principal Contractor project. The exception is sought on the basis that the agreed plant list and schedule specify species, sizes, and quantities that are critical to the approved design. Urgent timing requirements necessitate securing these plants promptly to avoid delays to the Principal Contractor's programme.

A standard tender process would be impractical and may disadvantage Council by risking availability and delivery of the specified plants. Instead, a selective quote process is proposed, inviting submissions from a limited number of known capable suppliers, which will enable Council to secure the required plants within the necessary timeframe, maintain competitive tension, ensure value for money, and mitigate risks of project delays.

10.3 COMMUNITY AND LIVEABILITY

10.4 INFRASTRUCTURE SERVICES

11. DEPUTATION

10:30 Wulf Von Der Decken

10:35 Walter Alex Edgar

12. PLANNING

12.1 (030.2025.593.001) Community and Liveability Report Development Application for Material Change of Use for a Transport Depot on Lot 1 on RP68274, Lot 1 on RP66409 and Lot 1 on RP99082 at Nicholson Street and Geisel Street Dalby Western Downs Regional Council

The purpose of the Report is for Council to consider and decide the proposed development for a Material Change of Use to establish a Transport Depot on land described as Lot 1 on RP68274, Lot 1 on RP66409 and Lot 1 on RP99082 and located at Nicholson Street and Geisel Street, Dalby.

12.2	<p>(030.2025.425.001) Community and Liveability Report Development Application for Material Change of Use for a Warehouse (Self Storage) on Lot 213 on SP183221 at Redgen Street Chinchilla Warne C/- Swep Consulting</p> <p>The purpose of this Report is for Council to decide the proposed development application for a Material Change of Use for a Warehouse (Self Storage) on land described as Lot 213 on SP183221, located at Redgen Street, Chinchilla.</p>	60
12.3	<p>(030.2025.604.001) Community and Liveability Report Development Application for Material Change of Use for Dwelling House on Lot 1 on RP15837 and Lot 65 on D94 Louisa Street Dalby Wellgrounded Landscaping and Construction Pty Ltd C/- Paul Connolly (Agent)</p> <p>The purpose of this Report is for Council to decide the proposed development for a Material Change of Use to establish a Dwelling House on land described as Lot 1 on RP15837 and Lot 65 on D94 including Easement A on SP337356 and situated at Louisa Street, Dalby.</p>	129
12.4	<p>(035.2025.700.001) Community and Liveability Report Development Application for Reconfiguring a Lot - Boundary Realignment (2 Lots into 2 Lots) of Lots 22 and 23 on RP101710 at Benn Street Tara Western Downs Regional Council C/- Precinct Urban Planning Pt</p> <p>The purpose of this Report is for Council to decide the proposed development for Reconfiguring a Lot - Boundary Realignment (2 lots into 2 lots) of land described as Lots 22 and 23 on RP101710 and Easement B on SP146265 and situated at Benn Street, Tara.</p>	155
13.	EXECUTIVE SERVICES	
13.1	<p>Executive Services Chief Executive Officer Report December 2025</p> <p>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 December 2025.</p>	171
13.2	<p>Executive Services Report Outstanding Actions December 2025</p> <p>The purpose of this report is to provide Council with an update on the status of outstanding Council Meeting Action Items.</p>	173
14.	CORPORATE SERVICES	
14.1	<p>Corporate Services Report Adopt Corporate Plan 2026 - 2031</p> <p>The purpose of this Report is to present the draft <i>Corporate Plan 2026-2031</i> for adoption.</p>	179
14.2	<p>Corporate Services Financial Report December 2025</p> <p>This Report provides Council with the Financial Report for the period ending 31 December 2025.</p>	192
15.	INFRASTRUCTURE SERVICES	

15.1	Infrastructure Services Report CN24766 TMR 2025-26 Reseal Prior Works Tender	200
	The purpose of this report is to seek Council authorisation for additional 2025-26 Operational expenditure to be offset with revenue for the 2025-26 Reseal Prior Works (RPW) tender (CN24766) offered as sole invitee to Council by the Department of Transport and Main Roads (DTMR).	
15.2	Infrastructure Services Report November - December 2025/26 Capital Works Progress Update	203
	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 months of November and December 2025.	
16.	COMMUNITY AND LIVEABILITY	
16.1	Community and Liveability Report Queensland Country Tourism 2025	209
	The purpose of this report is to provide Council with an annual report outlining outcomes of the 2025 partnership between Western Downs Regional Council and Queensland Country Tourism (QCT).	
16.2	Community & Liveability Report Response Petition Garrad Park Meandarra	264
	The purpose of this report responds to the petition submitted by Meandarra State School students and community members, advocating for enhancements to Garrad Park. Council acknowledges the passion and care shown by the students and community in seeking improvements to this valued local space. The report outlines Council's approach to addressing the suggestions within existing operational frameworks and clarifies the process for any future capital works.	
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 04 December 2025.**

Date 7 January 2026

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, 04 December 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 04 December 2025, copies of which have been circulated to Members, be taken as read and confirmed.

Human Rights Considerations

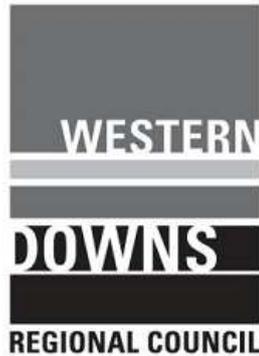
Section 4(b) of the *Human Rights Act 2019* (Qld) (the Human Rights Act) requires public entities 'to act and make decisions in a way compatible with human rights'.

There are no human rights implications associated with this report.

Attachments

1. Copy of Ordinary Meeting of Council 04 December 2025 Minutes UNCONFIRMED.

Authored by: B. Donald, Senior Executive Officer



Ordinary Meeting of Council Minutes

Date: 4 December 2025
Time: 9:30am
Location: Dalby Corporate Office

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

Officers: J. Taylor, Chief Executive Officer
B. Bacon, General Manager (Corporate Services)
G. Cook, General Manager (Infrastructure Services)
D. Fletcher, General Manager (Community & Liveability)
B. Donald, Senior Executive Officer
S. Edgar, Executive Officer (Corporate Services)
K. Carroll, Senior Executive Communications Advisor
N. Collins, Communications and Marketing Manager

1. DECLARATION OF MEETING OPENING

The Chairperson declared the Meeting open at 9.30AM.

2. OPENING PRAYER AND MINUTE SILENCE

Colin Watters from St John's Anglican Church delivered the opening prayer. This was followed by the observance of a minute silence.

3. APOLOGIES

No apologies.

4. CONGRATULATIONS

Cr. K. Maguire requests congratulations to be extended to Joseph Wales from the Chinchilla Christian College who has been selected to represent Australia at the Atlanta Junior Theatre Festival 2027. Joseph was selected at the Newcastle Junior Theatre Festival and is one of sixty-two (62) students who will work with industry professionals in Broadway or West End theatre and perform in the Disneyland Performing Arts Program.

Cr. K. Maguire requests congratulations to be extended to Hayley Drummond who recently toured China for Futsal. She played in both under 16 and Youth Women Under 19 teams. Hayley's under 16 team won the Jiangmen International Futsal Festival Cup competing against other Chinese teams.

Cr. K. Maguire requests congratulations to be extended to Angus McLaren who has been selected to compete for Queensland in the Australian Junior Squash Tour in Ballarat over the upcoming school holidays.

Cr. K. Maguire requests congratulations to be extended to Gretel Young who was selected as a member of the Queensland Orienteering Team at the Australian Schools Orienteering Championships 2025.

Cr O. Moore requests for a congratulations to be extended to Lincoln and Belinda Waldock of Jimbour Beef and Bacon, on the successful opening of their new meat processing facility at Jimbour, employing approximately thirty (30) staff. This facility will become Queensland's second export-accredited pork processing facility when fully completed with capacity to increase to 20,000 tonne per year.

Cr O. Moore requests for a congratulations to be extended to Ingrid Young, Gretal Young, and Luke Moore for being selected to represent Queensland at the 2025 Australian Schools orienteering championships.

Cr O. Moore requests for a congratulations to be extended to Queensland Orienteering for hosting a very successful 2025 Queensland Long Distance championships at Gurulmundi State Forest and nearby private property north of Miles over 3-4 May 2025. Over 150 orienteers competed over several events.

Cr O. Moore requests for a congratulations to be extended to Wade Burgess from Tara, who was awarded the Apprentice of the Year 2025 for Queensland.

5. CONFIRMATION OF MINUTES

5.1 Adopt Ordinary Meeting of Council Minutes 20 November 2025.

The Purpose of this Report is for Council to adopt the Minutes of the Ordinary Meeting of Council held on Thursday, 20 November 2025.

COUNCIL RESOLUTION

Moved By Cr. G. M. Olm

Seconded By Cr. K. A. Bourne

That this Report be received and that:

1. The Unconfirmed Minutes of the Ordinary Meeting of Council held on 20 November 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

Cr Moore raised the following items for discussion:

15.2 Residential Activation Fund information about the potential projects put forth.

Cr Saxelby: raised the following items for discussion:

12.1 Council to contact the applicant regarding eligibility for infrastructure charges relief.

7. DECLARATIONS OF CONFLICTS OF INTEREST

There were no declarations of conflict of interest.

8. PRESENTATION OF PETITIONS BY COUNCILLORS

8.1 Petition Meandarra State School

CEO Jodie Taylor presented a petition to Council from Meandarra State School to support upgrades at Garrad Park Meandarra.

COUNCIL RESOLUTION

Moved By Cr. O. G. Moore

Seconded By Cr. P. T. Saxelby

Council resolves to receive a petition from Meandarra State School and a report be brought back to Council regarding the petition.

CARRIED

9. MAYORAL UPDATE

9.1 Executive Services Mayoral Report November 2025

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

COUNCIL RESOLUTION

Moved By Cr. S. Bougoure

Seconded By Cr. O. G. Moore

That this Report be received and noted.

CARRIED

10. CONFIDENTIAL ITEMS

There were no confidential items for consideration.

12. PLANNING

12.1 (035.2025.612.001) Community and Liveability Report Development Application for Reconfiguring a Lot (1 Lot into 2 Lots) at Lot 2 on SP187293 44 Sandalwood Avenue West Dalby Griffiths C/-Swep Consulting

The purpose of this Report is for Council to decide the proposed development for Reconfiguring a Lot (subdivision of 1 lot into 2 lots) on land described as Lot 2 on SP187293 and situated at 44 Sandalwood Avenue West, Dalby.

COUNCIL RESOLUTION

Moved By Cr. K. A. Bourne

Seconded By Cr. M. J. James

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 2 on SP187293 and located at 44 Sandalwood Avenue West, Dalby, be approved, subject to the following conditions:

APPROVED PLAN

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

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 (1 Lot into 2 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) and while the use continues, unless otherwise noted within these conditions.

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

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, shall be paid in full, in accordance with the rate at the time of payment.

MAINTENANCE

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

LANDSCAPING

9.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.

10.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

11.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

12.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.

13.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

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

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

WATER SUPPLY

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

ON-SITE WASTEWATER TREATMENT

17.Future Dwellings 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.

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. Provide telecommunications to all lots within the development.

SERVICES

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

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 1.

22. A new property access is to be constructed and maintained in accordance with Council's Planning Scheme and the latest revision of Council's Standard Drawing No. R-004 for Proposed Lot 2.

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.

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

25. 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).

FLOOD HAZARD

26. The habitable floor level of the future Dwelling on Proposed Lot 2 must be elevated a minimum of 300mm above the flood level of a 1% Annual Exceedance Probability Flood Event applicable at the time of construction.

27. Control panels of any critical services for each approved Dwelling are to be elevated a minimum of 300mm above the flood level for a 1% Annual Exceedance Probability Flood Event for the property applicable at the time of construction.

ENVIRONMENTAL HEALTH

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

28.1 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;

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

28.3 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.

29. 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:

29.1 uncontaminated overland stormwater flow; and

29.2 uncontaminated stormwater to the stormwater system.

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

ADVISORY NOTES

NOTE 1 -Flood Hazard

The proposed development is located on land subject to 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.

NOTE 8 Infrastructure Charges

An Infrastructure Charges Notice is attached to this approval.

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."

CARRIED

12.2 (030.040.2025.56.001) Community and Liveability Report Development Application for Material Change of Use for Dwelling House and Operational Work (Earthworks) Lot 31 on RP64030 41 Curtis Street Dalby C/- Stroud Homes Toowoomba

The purpose of this Report is for Council to decide the development application for Material Change of Use to establish a Dwelling House and Domestic Outbuilding (Shed) and Operational Work (Earthworks) on land described as Lot 31 on RP64030 and situated at 41 Curtis Street, Dalby.

COUNCIL RESOLUTION

Moved By Cr. K. A. Bourne

Seconded By Cr. M. J. James

That this Report be received and that:

1. The application for a Material Change of Use to establish a Dwelling House and Domestic Outbuilding (Shed) and Operational Work (Earthworks) on land described as Lot 31 on RP64030 and situated at 41 Curtis Street, Dalby, 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 as follows:
 - (i) The proposed development is inconsistent with Strategic Element 3.3.8 (Housing Supply and Diversity) of the Strategic Plan, as the proposed development will not achieve the anticipated level of residential density required for new residential activities within the Major Centre Zone.
 - (ii) The proposed development is inconsistent with Strategic Element 3.7.2 (Natural Hazards) of the Strategic Plan, as the development will adversely impact the flood characteristics of the site through a reduction in flood storage capacity and a lack of hydraulic modelling to consider impacts on the hydraulic characteristics of the site.
 - (b) The proposed development conflicts with the intent and purpose of the Major Centre Zone Code, which is to provide for higher density residential activities and maintain the hydraulic capacity of the land.
 - (c) The proposed development conflicts with Overall Outcome 11 of the Major Centre Zone Code, as the proposed development will not achieve the intended residential density anticipated for new residential activities in the Major Centre Zone.
 - (d) The proposed development is inconsistent with Overall Outcome 19 of the Major Centre Zone Code, as the proposed development results in a loss in flood storage capacity of approximately 34 cubic metres and no hydraulic modelling has been undertaken to determine the potential consequences of such a change to the hydraulic capacity of the site.

- (e) The proposed development is inconsistent with Performance Outcome 13 of the Flood Hazard Overlay Code, as the proposed development does not maintain the hydrological function of the premises.
- (f) The proposed development is inconsistent with Performance Outcome 2 of the Stormwater Flow Path Overlay Code, as the proposed fill over the site intrudes into the Minor Overland Flow Path identified on the site and affects the hydraulic capacity of the flow path.
- (g) The proposed development is inconsistent with Overall Outcome (c) and Performance Outcome 12 of the Operational Works Code, as the proposal has not demonstrated that it will not result in adverse flood or drainage impacts on neighbouring properties, nor impacts upon the environmental processes of the site by interfering with its hydraulic flows.

FORESHADOWED MOTION

Cr. O.G. Moore foreshadowed that if the Motion on the floor failed, he would move:

That this Report be received and that:

1. The application for a Material Change of Use to establish a Dwelling House and Domestic Outbuilding (Shed) and Operational Work (Earthworks) on land described as Lot 31 on RP64030 and situated at 41 Curtis Street, Dalby, 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 as follows:
 - (i) The proposed development is inconsistent with Strategic Element 3.7.2 (Natural Hazards) of the Strategic Plan, as the development will adversely impact the flood characteristics of the site through a reduction in flood storage capacity and a lack of hydraulic modelling to consider impacts on the hydraulic characteristics of the site.
 - (b) The proposed development is inconsistent with Overall Outcome 19 of the Major Centre Zone Code, as the proposed development results in a loss in flood storage capacity of approximately 34 cubic metres and no hydraulic modelling has been undertaken to determine the potential consequences of such a change to the hydraulic capacity of the site.
 - (c) The proposed development is inconsistent with Performance Outcome 13 of the Flood Hazard Overlay Code, as the proposed development does not maintain the hydrological function of the premises.
 - (d) The proposed development is inconsistent with Performance Outcome 2 of the Stormwater Flow Path Overlay Code, as the proposed fill over the site intrudes into the Minor Overland Flow Path identified on the site and affects the hydraulic capacity of the flow path.
 - (e) The proposed development is inconsistent with Overall Outcome (c) and Performance Outcome 12 of the Operational Works Code, as the proposal has not

demonstrated that it will not result in adverse flood or drainage impacts on neighbouring properties, nor impacts upon the environmental processes of the site by interfering with its hydraulic flows.

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

For: Cr. K. A. Bourne, Cr A. N. Smith, Cr. P. T. Saxelby, Cr. K. A. Maguire, Cr. M. J. James, and Cr. G. M. Olm

Against: Cr. O. G. Moore, Cr. S. Bougoure, and Cr. S. J. Condon

13. EXECUTIVE SERVICES

13.1 Executive Services Chief Executive Officer Report November 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 November 2025.

COUNCIL RESOLUTION

Moved By Cr. P. T. Saxelby

Seconded By Cr. S. J. Condon

That this Report be received.

CARRIED

11. DEPUTATION

10:30am Wolf Von Der Decken

Mr Von Der Decken addressed Council regarding the Dalby Cultural Centre at Thomas Jack Park.

10:35am Carolyn Tillman

Ms Tillman addressed Council regarding exhibitions and operations at Gallery 107.

10:40am Catherine Dempsey

Deputation was read on behalf of Deputee. Deputation addressed Council regarding the lack of shelter outside the Dalby Shopping Centre taxi rank on Cunningham Street.

The Chairperson adjourned the meeting at 10:47am.

The meeting resumed at 11:05am

13.2 Executive Services Report Outstanding Actions November 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 November 2025.

CARRIED

14. CORPORATE SERVICES

14.1 Corporate Services Local Government Association Queensland Special Meeting Notice

This report discusses one of the proposed amendments to the *Local Government Act 2009* associated with the Queensland Government's red tape reduction initiative. The specific amendment pertains to section 155 of the *Local Government Act 2009* and proposes to automatically end a person's role as a councillor, at the time of their nomination for election to the Queensland Parliament. The Local government Association of Queensland has requested Council's view on this proposed reform. This will be via a special general meeting, using postal voting, with councils indicating support for or against the proposed amendment.

COUNCIL RESOLUTION

Moved By Cr. S. J. Condon

Seconded By Cr. S. Bougoure

That Council resolves to vote for the proposed motion at the Local Government Association of Queensland's Special General Meeting of 17 December 2025, namely:

That the LGAQ maintains its members' current policy position, held since 2012, that councillors should not automatically stop being a councillor, in the event that they nominate (and campaign) for election to the Queensland Parliament.

CARRIED (5 to 4)

14.2 Corporate Services Report Adoption of Budget Policy 2026-27

This report presents the *Budget Policy* for 2026-2027 for Council's adoption. The policy is reviewed annually to ensure alignment with Council's strategic priorities and operational objectives. It provides a framework for developing the annual budget and outlines the process for managing budget amendments during the year.

COUNCIL RESOLUTION

Moved By Cr. M. J. James

Seconded By Cr. K. A. Maguire

That Council resolves to adopt the *Budget Policy* for the 2026-27 financial year.

CARRIED (8 to 1)

14.3 Corporate Services Financial Report November 2025

This Report provides Council with the Financial Report for the period ending 20 November 2025. The shorter reporting timeframe arises from the scheduling of Council's ordinary meeting in early December.

COUNCIL RESOLUTION

Moved By Cr. K. A. Maguire

Seconded By Cr. K. A. Bourne

That Council resolves to receive the November 2025 Financial Report.

CARRIED

15. INFRASTRUCTURE SERVICES

16. COMMUNITY AND LIVEABILITY

16.1 Community and Liveability Report Temporary Closure Lake Broadwater Boat Ramp

The purpose of this Report is to seek Council's approval, pursuant to *Western Downs Regional Council Local Law No.4 (Local Government Controlled Areas, Facilities and Roads) 2011*, to temporarily close the Lake Broadwater Boat Ramp, due to water levels falling below recommended height for motorised watercraft.

COUNCIL RESOLUTION

Moved By Cr. K. A. Bourne

Seconded By Cr. K. A. Maguire

That this Report be received and that:

1. Council resolves to temporarily close the Lake Broadwater Boat Ramp retrospectively from 2 December 2025 until water levels rise to allow safe access for motorised watercraft to a maximum period of 6 months concluding on 2 June 2026.
2. Authority be delegated to the Chief Executive Officer to extend, amend or reduce the temporary closure of the Lake Broadwater Boat Ramp to ensure safe operations and accommodate fluctuating water levels contingent on rainfall.

CARRIED (7 to 2)

16.2 Community and Liveability Report Endorse Museums & Galleries Strategy & Action Plan 2025-2029

The purpose of this Report is to seek Council endorsement for the Museums and Galleries Strategy and Action Plan 2025-2029.

COUNCIL RESOLUTION

Moved By Cr. K. A. Bourne

Seconded By Cr. K. A. Maguire

That this Report be received, and Council approves the Museums & Galleries Strategy & Action Plan 2025-2029 (as per Attachment A).

CARRIED

17. NOTICES OF MOTION

17.1 CONSIDERATION OF NOTICES OF MOTION/BUSINESS

There were no notices of motion/business for consideration.

18. URGENT GENERAL BUSINESS

There was no urgent general business.

19. MEETING CLOSURE

The mayor thanked the Councillors and the executive team for the 2025 year and wished them a Merry Christmas.

The Meeting concluded at 11:43 am.

UNCONFIRMED

Title Executive Services Mayoral Report December 2025

Date 07 January 2026

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 December 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 December 2025:

Date	Who/Where	Details
02 December 2025	<ul style="list-style-type: none"> • Pre-Agenda Meeting • Councillor Information Sessions 	Dalby Dalby
03 December 2025	<ul style="list-style-type: none"> • St Joseph's Primary School Graduation and Presentation Ceremony • Development Assessment Panel Meeting 	Chinchilla Teams
04 December 2025	<ul style="list-style-type: none"> • Ordinary Meeting of Council • Councillor Information Sessions • Dalby Christian College Awards 	Dalby Dalby Dalby
06 December 2025	<ul style="list-style-type: none"> • Chinchilla Mayoral Christmas Carols 	Chinchilla
07 December 2025	<ul style="list-style-type: none"> • Dalby Christmas Light Up 	Dalby
8 December 2025	<ul style="list-style-type: none"> • Meeting with Shell QGC • Meeting with Queensland Farmers Federation • Australian Energy Producers Networking Reception 	Brisbane Brisbane Brisbane
09 December 2025	<ul style="list-style-type: none"> • Meeting with AgForce • Meeting with VisIR 	Brisbane Brisbane

10 December 2025	<ul style="list-style-type: none"> • Radio Interview David Iliffe • Radio Interview 4WK • Murilla Kindergarten Christmas Concert and Graduation 	Phone Phone Miles
11 December 2025	<ul style="list-style-type: none"> • Condamine State Schools Awards Night 	Condamine
17 December 2025	<ul style="list-style-type: none"> • Radio Interview 4WK • Meeting with Bell Community 	Phone Bell
18 December 2025	<ul style="list-style-type: none"> • Christmas in the Bush Competition judging • Meeting with Member for Warrego, Hon Ann Leahy MP • Member for Warrego, Hon Ann Leahy MP 2025 Thankyou Function 	Chinchilla Dalby Dalby

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 December 2025.

Attachments

Nil

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

Title (030.2025.593.001) Community and Liveability Report Development Application for Material Change of Use for a Transport Depot on Lot 1 on RP68274, Lot 1 on RP66409 and Lot 1 on RP99082 at Nicholson Street and Geisel Street Dalby Western Downs Regional Coun

Date 12 December 2025

Responsible Manager C. Hallinan, A/PLANNING AND ENVIRONMENT MANAGER

Summary

The purpose of the Report is for Council to consider and decide the proposed development for a Material Change of Use to establish a Transport Depot on land described as Lot 1 on RP68274, Lot 1 on RP66409 and Lot 1 on RP99082 and located at Nicholson Street and Geisel Street, Dalby.

Link to Corporate Plan

Strategic Priority: Strong Diverse Economy

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

Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this Report be received and that:

1. The development application for a Material Change of Use to establish a Transport Depot on land described as Lot 1 on RP68274, Lot 1 on RP66409 and Lot 1 on RP99082 and situated at Nicholson Street and Geisel Street, Dalby, be approved, subject to the recommended conditions below:

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., Revision	Title and Details	Dated
WD-025, Rev C	Existing Site Plan, prepared by WD Building Design	17-07-2025
WD-050, Rev C	Demolition Site Plan, prepared by WD Building Design	17-07-2025
WD-075, Rev C	Proposed Site Plan, prepared by WD Building Design	17-07-2025
WD-100, Rev E	Proposed Floor Plan, prepared by WD Building Design	26-08-2025
WD-200, Rev C	Elevations (North West and South East), prepared by WD Building Design	17-07-2025
WD-205, Rev C	Elevations (South West and North East), prepared by WD Building Design	17-07-2025
WD-420, Rev C	Dangerous Good Container, prepared by WD Building Design	17-07-2025

Plan No., Revision	Title and Details	Dated
WD-600, Rev C	Existing Shed Floor Plan, prepared by WD Building Design	17-07-2025
WD-605, Rev C	Proposed Shed Floor Plan, prepared by WD Building Design	17-07-2025
WD-610, Rev C	Shed Elevation, prepared by WD Building Design	17-07-2025

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. Obtain the following further Permits prior to commencement of any work associated with the process:
 - 3.1 Building Work; and
 - 3.2 Compliance Permit for Plumbing Work.

APPROVED DEVELOPMENT

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

COMPLIANCE, TIMING AND COSTS

5. All conditions of 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.

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.

OPERATING HOURS

10. Unless otherwise approved in writing by Council, the approved use must only operate (including loading and unloading), between the following hours:
 - Monday to Friday: 5:30am to 6:00pm
 - Saturdays and Sundays: 6:00am to 5:00pm

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

LANDSCAPING

12. The developer must submit to Council's Planning and Environment Manager or authorised delegate for endorsement, a Landscaping Plan for all landscaping associated with the development. The Plan must be prepared by a suitably qualified and experienced person in landscape design and construction.
13. The Landscaping Plan must detail:
 - 13.1 all landscaping areas shown on the Approved Plans, including a 2 metre wide landscaping strip to be provided along the Nicholson Street frontage adjacent to the new Parks and Recreation shed;
 - 13.2 the typical species to be planted, consisting mainly of drought-tolerant species suitable to their individual location on-site;
 - 13.3 the number and size of plants; and
 - 13.4 the typical planting detail including preparation, backfill, staking and mulching.
14. The developer must prepare and landscape the site in accordance with the Approved Landscape Plan, or as otherwise approved in writing by Council's authorised delegate. Any amendments approved by Council's authorised delegate are taken to be a part of the Approved Landscape Plan.
15. The approved landscaped areas must be maintained, and the site must remain in a clean and tidy state at all times.

FENCING

16. Existing boundary fencing must be maintained for the duration of the development.

VISUAL AND GENERAL AMENITY

17. Any graffiti on the buildings must be removed immediately.
18. The buildings and the site must be maintained in a clean and tidy manner at all times.
19. All plant, air-conditioning equipment and the like must be visually screened from Nicholson Street.

ACOUSTIC AMENITY - NOISE LIMITS

20. Noise from the 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.

MECHANICAL PLANT

21. All regulated devices as defined by the *Environmental Protection Act 1994* must be installed, operated and maintained to comply with the noise limits as specified within the *Environmental Protection Act 1994*.

REFUSE STORAGE AREAS

22. Refuse bin storage areas must be screened from public view. Where bin storage occurs outside any buildings, such storage areas shall be screened with a minimum 1.5 metre high solid screen fence or wall.
23. The size and capacity of the refuse storage areas must be sufficient to accommodate the level of waste likely to be generated from the development having regard to the frequency of refuse collection.

WASTE MANAGEMENT

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

OUTDOOR LIGHTING IMPACT MITIGATION

26. Outdoor lighting of the development shall mitigate adverse lighting and illumination impacts by:
 - 26.1 providing outdoor lighting that is designed, installed and regulated in accordance with the parameters outlined in *Australian Standard 1158.1.1 Control of Obstructive Effects of Outdoor Lighting*; and
 - 26.2 installation of outdoor lighting:
 - 26.2.1 to provide graduated intensity of lighting with lower-level brightness at the perimeter of the subject land and higher intensities at the centre of the subject land;
 - 26.2.2 to be directed onto the subject land away from neighbouring properties; and
 - 26.2.3 with shrouding devices to be used to preclude the light overspill onto surrounding properties where necessary.

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

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

PARKING AND ACCESS

29. Provide a person with disability (PWD) car parking space designed and line marked in accordance with *Australian Standard 2890.6 Off-street Parking for People with Disabilities*.
30. Provide vehicle bollards or tyre stops to control vehicular access and to protect landscaping or pedestrian areas where appropriate.

WATER SUPPLY

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

SEWERAGE

32. Connect the development to Council's reticulated sewerage system via a single connection.

ELECTRICITY AND TELECOMMUNICATIONS

33. Connect the development to electricity and telecommunication services.

HAZARDOUS CHEMICALS AND FUEL STORAGE

34. Ensure that all hazardous chemicals are stored and handled in accordance with the *Work Health and Safety Act 2011*.
35. Diesel is to be stored and handled in accordance with *Australian Standard 1940-2004 The Storage and Handling of Flammable and Combustible Liquids*.

STORMWATER MANAGEMENT

36. Provide overland flow paths that do not alter the characteristics of existing overland flows or create an increase in flood damage on other properties.
37. Ensure that adjoining properties and roadways are protected from ponding as a result of any site works undertaken.
38. Discharge all minor storm flows that fall or pass onto the site to the lawful point of discharge in accordance with the *Queensland Urban Drainage Manual (QUDM)*.

EROSION AND SEDIMENT CONTROL - GENERAL

39. 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.
40. 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.

ADVISORY NOTES

NOTE 1 - Flood Hazard

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

NOTE 2 - Currency Period

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

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

NOTE 3 - Aboriginal Cultural Heritage

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

NOTE 4 - General Environmental Duty

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

NOTE 5 - General Safety of Public During Construction

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

NOTE 6 - Property Note (Audit of Conditions)

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

NOTE 7 - Duty to Notify of Environmental Harm

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

Background Information

Application No: 030.2025.593.001	Assessment No: 1259	Subject File Refs: AD6.6.2 & LG7.6.1
Assessing Officer:	Tim O'Leary REEL PLANNING, CONSULTANT	
PART 1: APPLICATION		
Applicant:	Western Downs Regional Council C/- Swep Consulting	
Owner:	Western Downs Regional Council	
Site Address:	Nicholson Street and Geisel Street, Dalby	
Site Area:	Lot 1 on RP68274: 4,297m ² Lot 1 on RP66409: 1,012m ² Lot 1 on RP99082: 261m ² Total: 5,570m ²	
Real Property Description:	Lot 1 on RP68274, Lot 1 on RP66409 and Lot 1 on RP99082	
Proposed Development:	Material Change of Use to establish a Transport Depot	
Category of Assessment:	Impact	
Type of Application:	Material Change of Use	
Relevant Planning Scheme:	Western Downs Planning Scheme 2017 incorporating Amendment 2	
Zone:	Community Facilities	

Overlays:	<ul style="list-style-type: none"> · Airport Environs - OLS Conical Limitation · Flood Hazard - Low · Agricultural Land Classification - Class A · Road Hierarchy Overlay - Feeder (Edward Street) - Access (Geisel Street) - State Controlled Arterial (Nicholson Street) · Noise Corridor (Mandatory Category) - Category 0: Noise Level < 58 dB(A) - Category 1: 58 - 62 dB(A) - Category 2: 63 - 67 dB(A) - Category 3: 68 - 72 dB(A) - Category 4: Noise Level > 72 dB(A) 	
Pre-lodgement Meeting:	No	Date: N/A
Application Lodgement Date:	01/09/2025	
Properly Made Application:	Yes	Date: 01/09/2025
Confirmation Notice Issued:	Yes	Date: 10/09/2025
PART 2: REFERRALS		
State Assessment and Referral Agency (SARA) as Concurrence Agency under Schedule 10 of the <i>Planning Regulation 2017</i>	<ul style="list-style-type: none"> · On 12/09/2025, the application was referred to SARA by the applicant. · On 16/09/2025, SARA issued a Confirmation Notice advising that the application was properly referred. · On 15/10/2025, SARA issued a Concurrence Agency response. 	
PART 4: PUBLIC NOTIFICATION		
Start Date:	Yes	Date: 17/10/2025
Notice of Compliance Received:	Yes	Date: 10/11/2025
Submissions Received:	No	Nil
PART 5: DECISION PERIOD		
Date Commenced:	11/11/2025	
Decision Due Date:	15/01/2025	(extended by agreement from 06/01/2026 for Report to be decided at Council Meeting)

Report

1. Background Information

1.1 Site Context

The subject site is legally described Lot 1 on RP68274, Lot 1 on RP66409 and Lot 1 on RP99082 and is located at Nicholson Street and Geisel Street, Dalby. The site has a combined area of 5,570m² and has frontage to Nicholson Street, Edward Street and Geisel Street.

The property is developed for the purpose of a water reservoir and is owned and operated by Western Downs Regional Council. The property features existing water storage tanks and operational buildings.

The site is located within the Community Facilities Zone of the Western Downs Planning Scheme 2017 incorporating Amendment 2 (the Planning Scheme). The Airport Environs, Flood Hazard and Agricultural Land Classification Overlays of the Planning Scheme impact the land.

Surrounding land fronting Nicholson Street is located in the Major Centre Zone, with nearby land along Edward and Geisel Streets located in the Medium Density Residential Zone. The locality consists of Dwelling Houses and Multiple Dwellings along Edward Street, Geisel Street and the south-eastern side of Nicholson Street.

The property has an existing bitumen crossover to Edward Street and an existing bitumen crossover to Nicholson Street.

The frontage of the development to Nicholson Street, Geisel Street and Edward Street is improved by stormwater infrastructure and Nicholson Street features pedestrian infrastructure.

The property is serviced by reticulated water, sewer, electricity and telecommunications.

1.2 Proposal

The applicant has lodged a Development Application seeking Development Approval for a Material Change of Use to establish a Transport Depot on the site.

The intent of the development is to relocate Council's Parks and Recreation Depot to the site from the current location on Lot 1 on RP89565 and Lot 3 on RP46745, located at Bunya Street, Dalby.

The applicant intends to demolish the existing shed on the property that is adjacent to the Nicholson Street frontage of the site. A new Parks and Recreation office building will replace the existing shed and will incorporate offices, a staff room, staff amenities and secure equipment storage for Dalby Parks and Recreation staff.

The development will also use the existing shed at the rear of the property for the storage of equipment and machinery associated with the Dalby Parks and Recreation operations.

All other buildings and structures associated with operation of the water reservoirs and associated infrastructure will remain unchanged because of the development.

The applicant has advised that the proposed development will generally operate from 5:30am to 4:40pm from Monday to Friday and from 6am to 1pm on weekends.

A new water main connection to Nicholson Street and relocation of the existing powerline connection are proposed to service the development on the property.

It is noted that no other formal parking spaces that service the existing water reservoir use applies and the development proposes 1 PWD parking space on the property.

The proposed development will not change the existing access arrangements to the development from Nicholson Street and to Edward Street.

2. Assessment

2.1 Assessment Benchmarks

The development of a Material Change of Use for a Transport Depot within the Community Facilities Zone is Impact Assessable development under the Planning Scheme and requires assessment against all the relevant Assessment Benchmarks of the Planning Scheme.

ASSESSMENT MATTERS	
Assessment Benchmarks	<p>The development was assessed against the following Assessment Benchmarks:</p> <ul style="list-style-type: none"> ▪ Western Downs Planning Scheme 2017 incorporating Amendment 2 <ul style="list-style-type: none"> • Strategic Plan • Community Facilities Zone Code • Transport Access and Parking Code • Infrastructure Services Code • Airport Environs Overlay Code • Flood Hazard Overlay Code

ASSESSMENT MATTERS							
Reasons for Decision	The development was assessed against all of the Assessment Benchmarks listed above and complies with all of these with the exceptions listed below:						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%; background-color: #cccccc;">Benchmark Reference</th> <th style="width: 50%; background-color: #cccccc;">Reasons for Approval Despite Non-compliance with Benchmark</th> </tr> </thead> <tbody> <tr> <td colspan="2" style="background-color: #000000; color: white; text-align: center;">Community Facilities Zone Code</td> </tr> <tr> <td style="vertical-align: top;"> <p>AO4.1 Buildings and structures have a minimum setback of 6 metres from the primary road frontage.</p> <p>Where adjoining land in a Residential Zone Category</p> <p>AO4.4 Buildings and structures have a minimum side and rear boundary clearance of 3 metres.</p> </td> <td style="vertical-align: top;"> <p>The proposed Parks and Recreation Office building provides a side setback of 3m, which is compliant with Acceptable Outcome 4.3 of the Community Facilities Zone Code.</p> <p>However, the Parks and Recreation Office provides a front setback of 5m from the Nicholson Street site frontage which does not comply with Acceptable Outcome 4.1 of the Community Facilities Zone Code.</p> <p>The Parks and Recreation Office building will be located on Lot 1 on RP68274 which is also improved by a large concrete water tank and an existing shed which, together, dominate the street frontage of Nicholson Street.</p> <p>Both existing and proposed buildings are located marginally within the required frontage setback, with the new Parks and Recreation Office to replace this existing shed.</p> <p>The applicant proposes to install landscaping along the frontage of the site to buffer the visual impact of the proposed Parks and Recreation Office building. Landscaping will be conditioned as part of the approval.</p> <p>The Parks and Recreation Office will significantly enhance the character and streetscape presentation of the site and provide a human-scale interface for the site. The proposed Parks and Recreation Office also provides compliant overall height and side boundary setbacks, which assists in ensuring that the proposal will cause no overshadowing, privacy or overlooking impacts on the adjoining property.</p> <p>The existing rear shed is also presently located within the side and rear boundary setbacks under Acceptable Outcome 4.3 of the Community Facilities Zone Code.</p> <p>The proposed development will not change the built form or siting of the existing shed and it will simply be used for the storage of equipment and machinery for operation by the Parks and Recreation team in Dalby.</p> <p>The proposed Shed is to be fully enclosed as part of the development. However, this enclosure of the front of the shed will have no material impact on the existing interfaces the shed has with the side and rear boundaries.</p> </td> </tr> </tbody> </table>	Benchmark Reference	Reasons for Approval Despite Non-compliance with Benchmark	Community Facilities Zone Code		<p>AO4.1 Buildings and structures have a minimum setback of 6 metres from the primary road frontage.</p> <p>Where adjoining land in a Residential Zone Category</p> <p>AO4.4 Buildings and structures have a minimum side and rear boundary clearance of 3 metres.</p>	<p>The proposed Parks and Recreation Office building provides a side setback of 3m, which is compliant with Acceptable Outcome 4.3 of the Community Facilities Zone Code.</p> <p>However, the Parks and Recreation Office provides a front setback of 5m from the Nicholson Street site frontage which does not comply with Acceptable Outcome 4.1 of the Community Facilities Zone Code.</p> <p>The Parks and Recreation Office building will be located on Lot 1 on RP68274 which is also improved by a large concrete water tank and an existing shed which, together, dominate the street frontage of Nicholson Street.</p> <p>Both existing and proposed buildings are located marginally within the required frontage setback, with the new Parks and Recreation Office to replace this existing shed.</p> <p>The applicant proposes to install landscaping along the frontage of the site to buffer the visual impact of the proposed Parks and Recreation Office building. 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	Benchmark Reference	Reasons for Approval Despite Non-compliance with Benchmark					
Community Facilities Zone Code							
<p>AO4.1 Buildings and structures have a minimum setback of 6 metres from the primary road frontage.</p> <p>Where adjoining land in a Residential Zone Category</p> <p>AO4.4 Buildings and structures have a minimum side and rear boundary clearance of 3 metres.</p>	<p>The proposed Parks and Recreation Office building provides a side setback of 3m, which is compliant with Acceptable Outcome 4.3 of the Community Facilities Zone Code.</p> <p>However, the Parks and Recreation Office provides a front setback of 5m from the Nicholson Street site frontage which does not comply with Acceptable Outcome 4.1 of the Community Facilities Zone Code.</p> <p>The Parks and Recreation Office building will be located on Lot 1 on RP68274 which is also improved by a large concrete water tank and an existing shed which, together, dominate the street frontage of Nicholson Street.</p> <p>Both existing and proposed buildings are located marginally within the required frontage setback, with the new Parks and Recreation Office to replace this existing shed.</p> <p>The applicant proposes to install landscaping along the frontage of the site to buffer the visual impact of the proposed Parks and Recreation Office building. Landscaping will be conditioned as part of the approval.</p> <p>The Parks and Recreation Office will significantly enhance the character and streetscape presentation of the site and provide a human-scale interface for the site. The proposed Parks and Recreation Office also provides compliant overall height and side boundary setbacks, which assists in ensuring that the proposal will cause no overshadowing, privacy or overlooking impacts on the adjoining property.</p> <p>The existing rear shed is also presently located within the side and rear boundary setbacks under Acceptable Outcome 4.3 of the Community Facilities Zone Code.</p> <p>The proposed development will not change the built form or siting of the existing shed and it will simply be used for the storage of equipment and machinery for operation by the Parks and Recreation team in Dalby.</p> <p>The proposed Shed is to be fully enclosed as part of the development. However, this enclosure of the front of the shed will have no material impact on the existing interfaces the shed has with the side and rear boundaries.</p>						

ASSESSMENT MATTERS	
	<p>The proposed development is considered to comply with Performance Outcome 4 of the Community Facilities Zone Code.</p>
	<p>AO10.1 Loading and unloading of goods is restricted to between the following hours:</p> <p>(a) 7.00am and 6.00pm Monday to Friday; (b) 8.00am and 5.00pm Saturdays.</p>
	<p>The subject land is adjoined to the south-east by properties that are developed for residential purpose and are located within the Medium Density Residential Zone.</p> <p>As the site is adjoined by properties within the Medium Density Residential Zone, the proposed development is required to comply with Acceptable Outcomes 10.1 and 10.2 of the Community Facilities Zone Code.</p> <p>The applicant has advised that the operating hours for the existing Depot are generally as follows:</p> <ul style="list-style-type: none"> ▪ 5:30am to 4:30pm Monday to Friday; and ▪ 6am to 1pm on Saturdays and Sundays. <p>The applicant's proposed operating hours do not comply with Acceptable Outcome 10.1 of the Community Facilities Zone Code.</p> <p>It is considered that non-compliance with Acceptable Outcome 10.1 of the Community Facilities Zone Code is unlikely to materially impact on the amenity of adjoining residents on the property.</p> <p>The applicant also seeks to operate on Saturdays and Sundays which will only be required on occasion, and will not be all the time, which does not comply with Acceptable Outcome 10.2 of the Community Facilities Zone Code.</p> <p>The proposed Transport Depot is of small scale and will operate in conjunction with the water reservoir on the same property.</p> <p>The closest sensitive land uses within the Medium Density Residential Zone will be screened by the existing shed at the rear of the site and by mature landscaping.</p> <p>The operating hours have been conditioned to align with the operating hours required for the operation of Council's Parks and Recreation team (ie being able to operate on Sundays, before 7am week days and before 8am on Saturdays) and the operating hours prescribed within Acceptable Outcome 10.1 of the Community Facilities Zone Code.</p> <p>The proposed development will be conditioned to ensure that noise emissions from the development will need to comply with <i>Environmental Policy 2019</i>.</p>
	<p>AO10.2 No unloading or loading occurs on Sundays and public holidays.</p>

ASSESSMENT MATTERS		
		<p>The proposed development will be conditioned that if Council receives a legitimate noise complaint, the applicant will have to review the operating hours and operational procedures of the development to mitigate any acoustic impacts on surrounding sensitive land uses.</p> <p>The proposed development is consistent with the Performance Outcomes of the Community Facilities Zone Code.</p>
	<p>AO6.1 A minimum of one shade tree is provided for every six car parking spaces.</p> <p>AO6.3 A landscape buffer with a minimum width of 1 metre is provided to all vehicle movement and car parking areas adjacent to buildings and site boundaries.</p>	<p>The proposal includes the construction of one on-site car park, with no landscaping proposed in the vicinity of the car park.</p> <p>The proposal does not comply with Acceptable Outcome 6.1 or 6.3 of the Community Facilities Zone Code.</p> <p>The frontage of Nicholson Street and Edward Street are improved by existing street trees which visually screen the site and will be retained subject to the development.</p> <p>The proposal will provide landscaping along the site frontage of Nicholson Street in line with the building face of the proposed Parks and Recreation Office building. This landscaping will appropriately contribute to the visual amenity of the site and locality and improve the streetscape of Nicholson Street.</p> <p>On this basis, the proposed development is considered to comply with Performance Outcome 6 of the Community Facilities Zone Code.</p>

2.2 Assessment against Western Downs Planning Scheme 2017 incorporating Amendment 2

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 Liveable Communities and Housing, Environment and Heritage Themes of the Strategic Plan are relevant to this application.

The proposed development results in the co-location of public sector activities in a suitable location that takes advantage of existing infrastructure. The proposed new Depot will ensure that Council's Parks and Recreation team can continue to ensure that Dalby's parks and public spaces remain beautiful, functional and well managed for the use of the community.

While the site is in the Community Facilities Zone which typically does not contemplate a Transport Depot land use, the proposed development fulfils the purpose and overall outcomes of the Zone due to the operation of the site by Council and co-location of the use with other Council assets. The development will support the liveability of Dalby and support its role as a major centre in the Western Downs.

The proposed development is consistent with the strategic themes of the Strategic Plan and is supported.

2.2.2 Community Facilities Zone Code

The site is located within the Community Facilities Zone in which a Material Change of Use for a Transport Depot is an inconsistent use.

The Overall Outcomes of the Community Facilities Zone Code specify that the Community Facilities Zone is intended to accommodate community related facilities that are owned and/or operated by Local Government Agencies.

The proposed development is generally in compliance with the design and layout expectations outlined in the Zone Code and is co-located with an existing Utility Installation, creating an identifiable node of Council facilities in proximity to the Dalby Showgrounds.

The site is also highly accessible from Nicholson Street, and the proposed built form closely aligns with the existing improvements on the site. No extensions to Council's existing infrastructure network will be required to service the proposed development.

With the exception of the siting requirements within the Community Facilities Zone Code discussed in Part 2.1 of this Report, the proposed development is compliant with the design and siting requirements within the Acceptable Outcomes of the Community Facilities Zone Code.

The property is adjoined to the south by Lot 3 on RP66409 (6 Geisel Street) and Lot 2 on RP99082 (4 Geisel Street) which are both developed for residential purposes and are located within the Medium Density Residential Zone.

As discussed above, the applicant proposes general operating hours of 6am to 4pm on weekdays (Monday to Friday) and has advised that they will operate on both Saturday and Sunday on an intermittent basis.

The development does not comply with loading and unloading hours within Acceptable Outcomes 10.1 and 10.2 of the Community Facilities Zone Code.

Based on the small scale and operation of the use, it is considered unlikely to generate significant noise emission for adjoining sensitive land uses.

It is considered that the alternative operating hours are acceptable and have been conditioned to align with the proposed operating hours.

The proposed development has been conditioned to comply with the noise requirements relevant to the *Environmental Noise Policy 2019* with regard to the sensitive receptors.

The development has been conditioned that in the event Council receives a valid noise complaint, the operational measures will need to be reviewed and the noise generated by the approved use addressed.

The site will store waste bins behind the proposed Shed and will be conditioned to meet Council's required standards.

The proposed development complies with the Performance Outcomes of the Community Facilities Zone Code.

2.2.3 Transport, Access and Parking Code

The property is accessed from Nicholson Street and the existing compliant crossover will remain unchanged as part of this development.

Acceptable Outcome 4 of the Transport, Access and Parking Code provides that a parking rate is to be provided in accordance with Table 9.3.5.2 of the Transport, Access and Parking Code.

Table 9.3.5.2 of the Transport, Access and Parking Code does not specify a car parking rate for a Transport Depot land use and provides that parking is to be provided at a rate sufficient to accommodate the expected demand for the use.

No formal car parking spaces are presently available on the site. One car parking space is provided as part of the development, which is a PWD parking space.

The applicant has advised that there is existing street parking along the frontage of the property to Nicholson Street to accommodate staff parking for the proposed Transport Depot.

It is noted that there would additionally be space for on-street parking along the frontage of Edward Street and Geisel Street.

It is considered that the on-site and on-street parking available is sufficient to meet the demand of the development and complies with Performance Outcome 4 of the Transport Access and Parking Code.

The access and vehicle manoeuvring arrangements allow for a service vehicle accessing the site to enter and exit in a forward motion.

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

2.2.4 Infrastructure Services Code

The proposed development will be conditioned to comply with the Acceptable Outcomes of the Infrastructure Services Code.

2.2.5 Airport Environs Overlay Code

The site is mapped as being within the Obstacle Limitation Surface (391m) for the Dalby Aerodrome within the Airport Environs Overlay Code.

The height of the development will not penetrate the obstacle limitation surface, and no vertical lighting will be installed on the site.

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

2.2.6 Flood Hazard Overlay Code

Part of the relevant properties are located within the Low Flood Hazard Area within the Flood Hazard Overlay Mapping of the Planning Scheme.

The siting of the new building and existing building and storage of hazardous waste are not within the part of the property located within the Low Flood Hazard Area.

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

3. Other Relevant Matters

3.1 Referral

The application required referral to SARA as Concurrency Agency under Schedule 10 of the *Planning Act 2016*, as the site gains access to Nicholson Street which is a State controlled road.

On 15 October 2025, SARA provided a Referral Agency response subject to conditions of approval, including a condition requiring the road access to be constructed in line with the Approved Plan.

The Referral Agency response provided by SARA is attached for consideration (**Attachment 3**).

3.2 Public Notification

The application for Material Change of Use for a Transport Depot (Parks and Recreation Depot) is Impact Assessable development under the Planning Scheme and the applicant was required to publicly notify the application as part of the development assessment process in accordance with the *Planning Act 2016* and the *Development Assessment Rules 1.3*.

Public notification for the application was undertaken for a period of 15 business days between 17 October 2025 and 7 November 2025.

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

- placed an advertisement within the Western Downs Town and Country on 16 October 2025; and
- placed a notice on the premises in the way prescribed under the DA Rules on 16 October 2025; and
- notified the owners of all lots adjoining the subject property on 13 October 2025.

On 10 November 2025, Council received a Notice of Compliance with Public Notification along with evidence that Public Notification had been completed in accordance with the *DA Rules* and the *Planning Act 2016*.

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

3.3 Infrastructure Charges

Infrastructure Charges are levied on development by Council in accordance with Council's Infrastructure Charges Resolution (No. 7.1) 2017 (the Resolution).

The property is located within Charge Area A and is serviced by the reticulated Water, Sewer Transport, Stormwater and Parks Networks.

The development of a Material Change of Use for a Transport Depot use is charged at a rate of \$42.50 per m² of Gross Floor Area (GFA) for the water, sewerage, transport and parks networks. Stormwater is charged at a rate of \$4.00 per m² of impervious area.

The development will not increase the amount of impervious area and will not increase demand on Council's stormwater network.

The site was not subject to a development approval and it is not considered that the credit has been previously applied under Part 3.4(1)(e) of the Resolution.

The existing use rights applicable to the property for a Water Reservoir is consistent with a Material Change of Use for a Utility Installation which falls within the Essential Services Class of the Resolution.

Under Table 3.3.3 of the Resolution, Essential Services is charged at a rate of \$119.00 per m² for the Water, Sewer, Transport and Parks Networks.

The existing buildings, including the shed that will be demolished on the relevant properties, have a combined GFA of 568.9m² which comes to a credit of \$67,699.10 under Part 3.1(1)(e)(v) of the Resolution.

In this instance, there will be no Infrastructure Charges applicable to the development which will be reflected within the Infrastructure Charges Notice (see **Attachment 4**) attached to the approval.

Consultation (Internal/External)

Internal

Council's A/Planning and Environment Manager, Consultant Development Engineer 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 2. It is considered that the proposed development is consistent with the requirements of the Planning Scheme and is therefore recommended to be approved, subject to the attached conditions.

Attachments

1. Locality Plans
2. Proposal Plans
3. Referral Agency Response
4. Infrastructure Charges Notice

Authored by: T O'Leary
CONSULTANT PLANNER

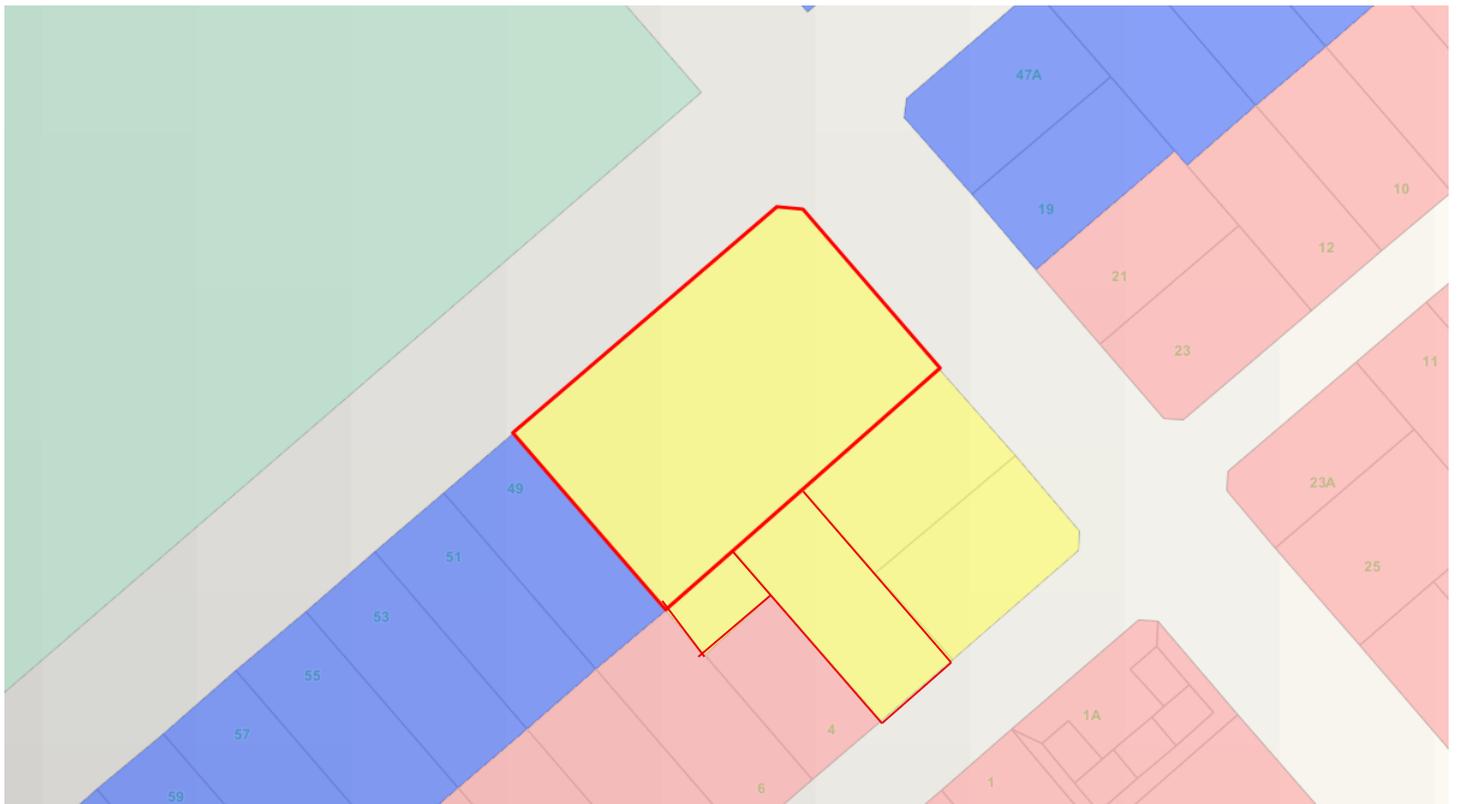
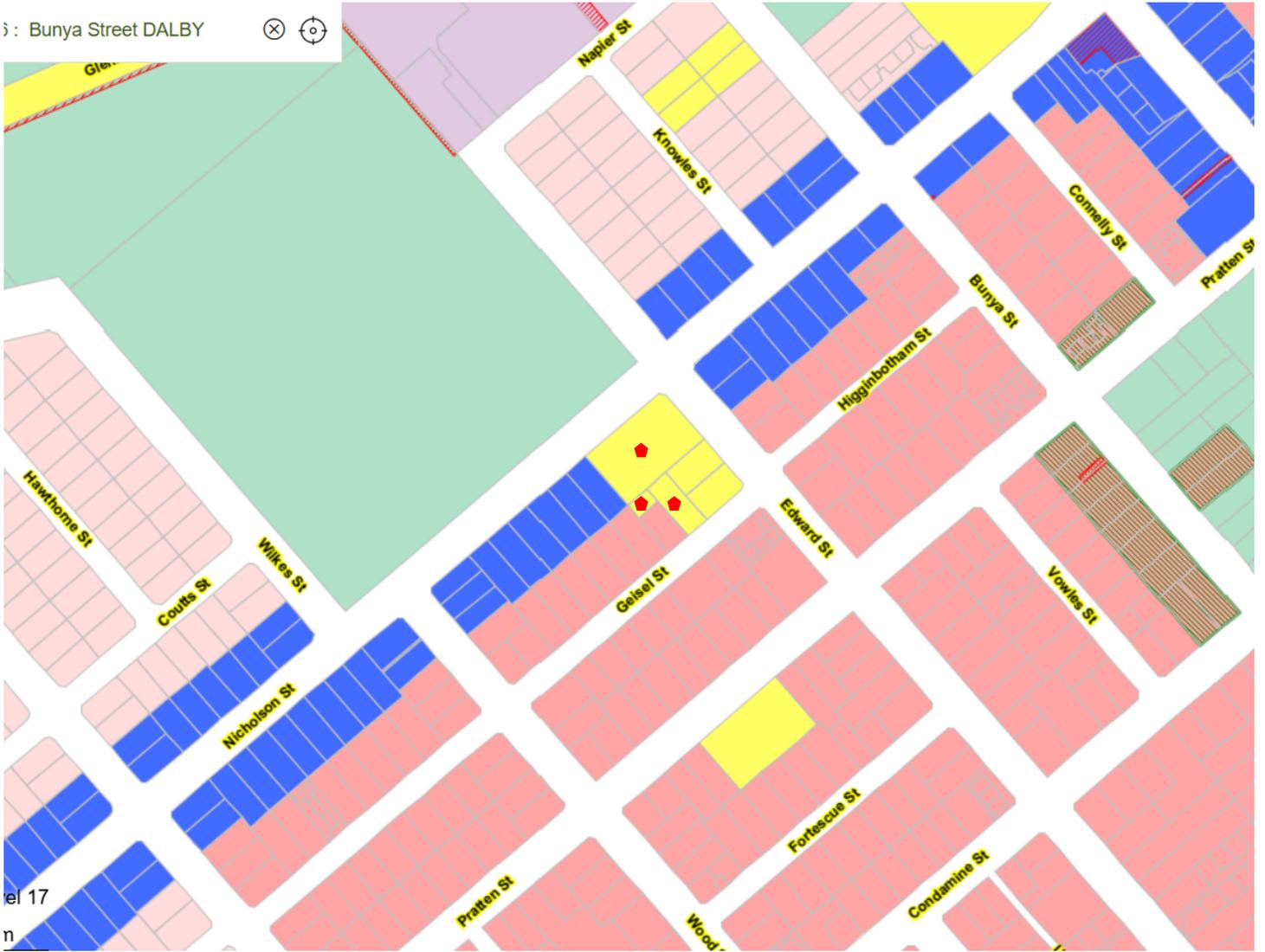
Attachment 1 - Locality Plans

Aerial View



Zone Map

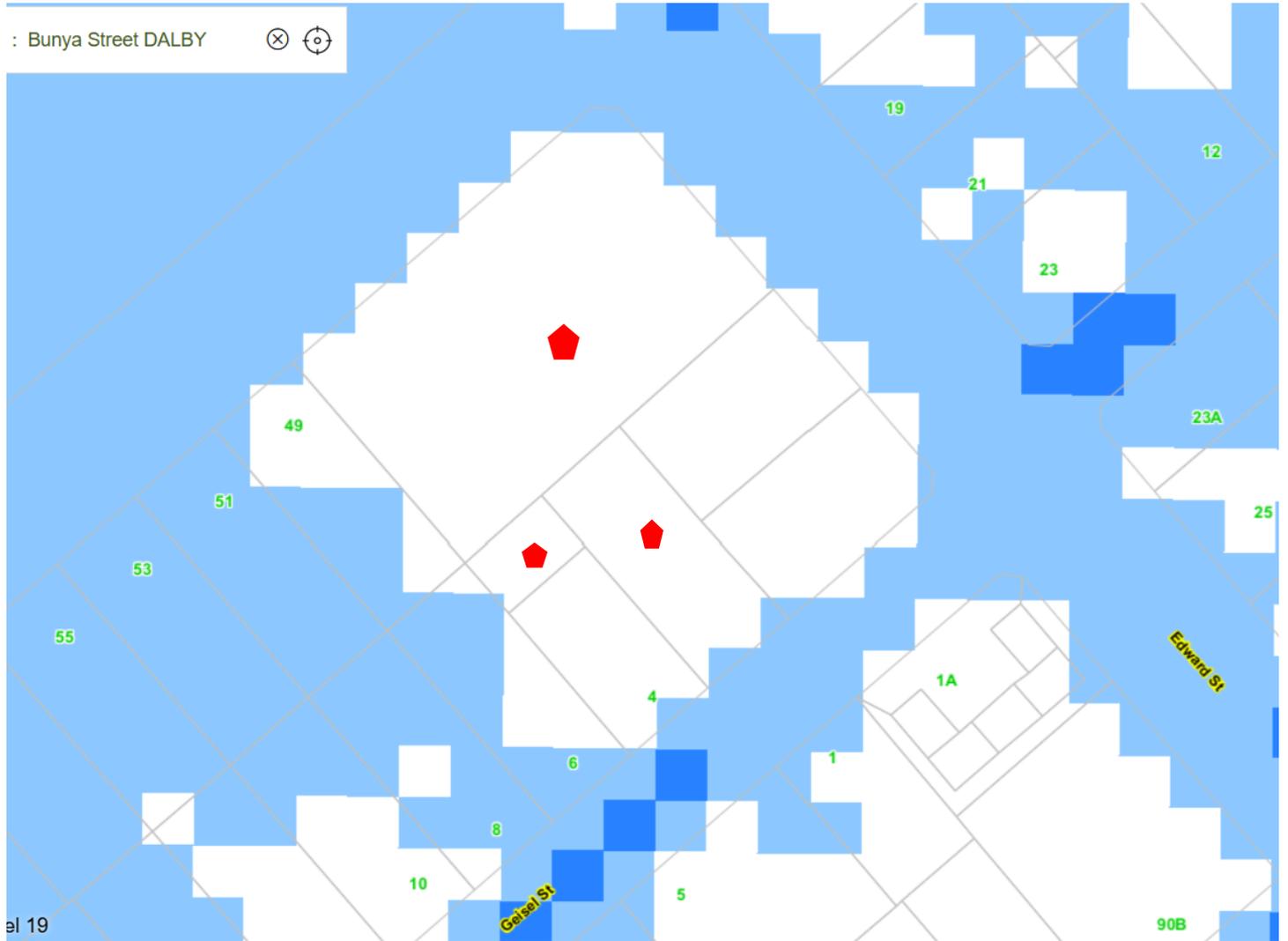
3: Bunya Street DALBY



Planning Zones

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

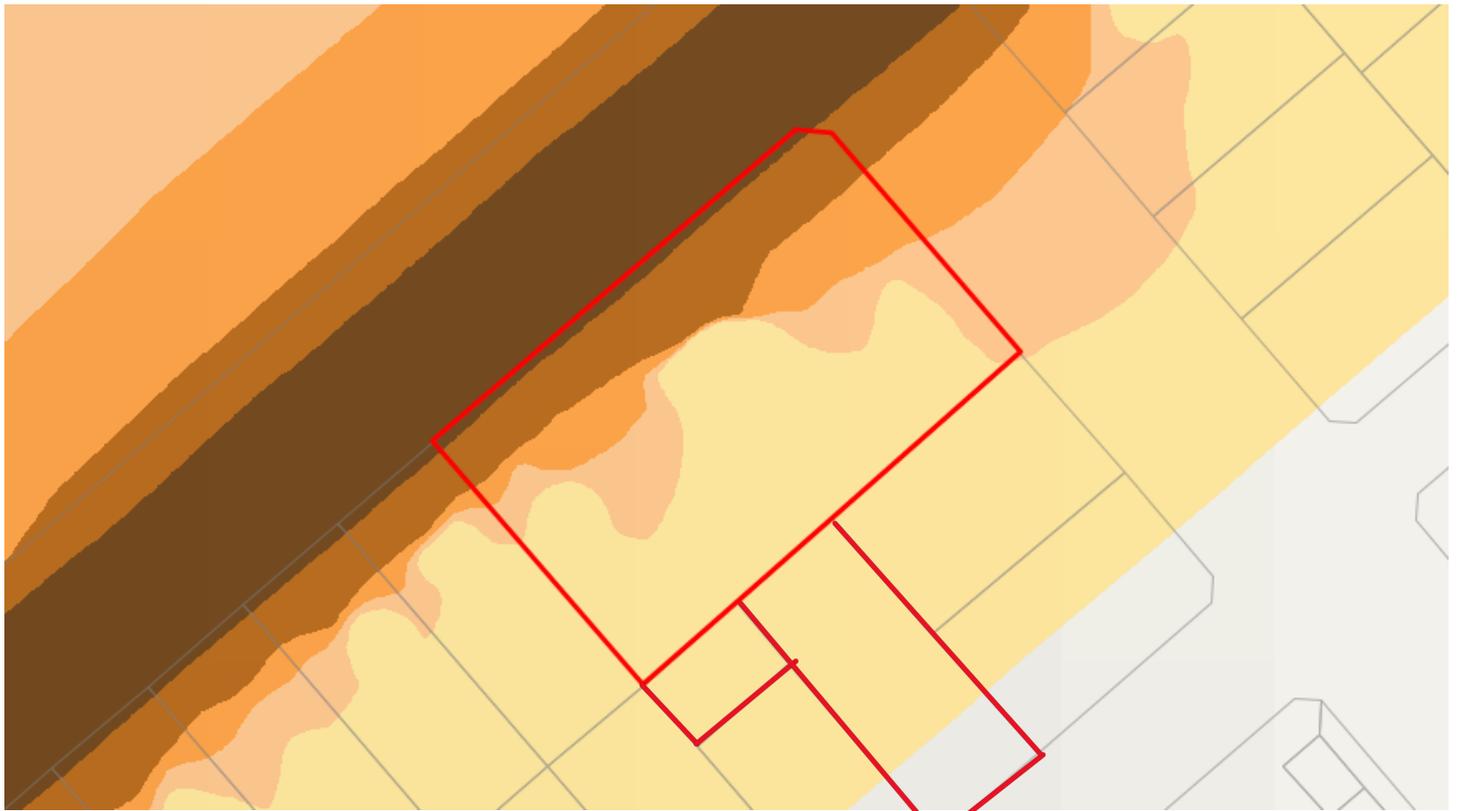
Flood Hazard Overlay



Flood Hazard

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

Noise Corridor Overlay



Noise Corridor (Mandatory Category)

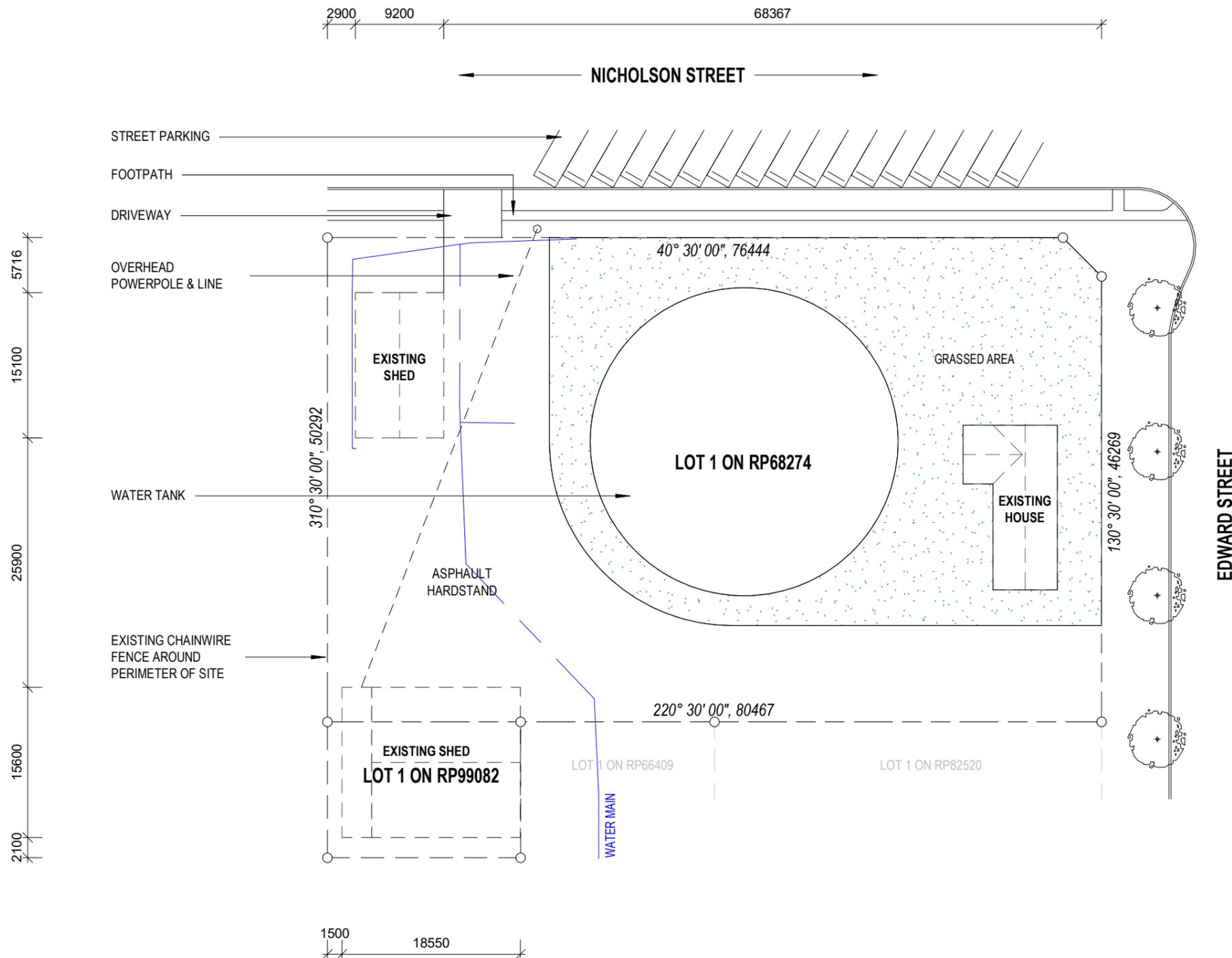
Category 0: Noise Level < 58 dB(A)

Category 1: 58 - 62 dB (A)

Category 2: 63 - 67 dB (A)

Category 3: 68 - 72 dB (A)

Category 4: Noise Level > 72dB (A)



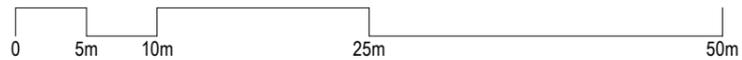
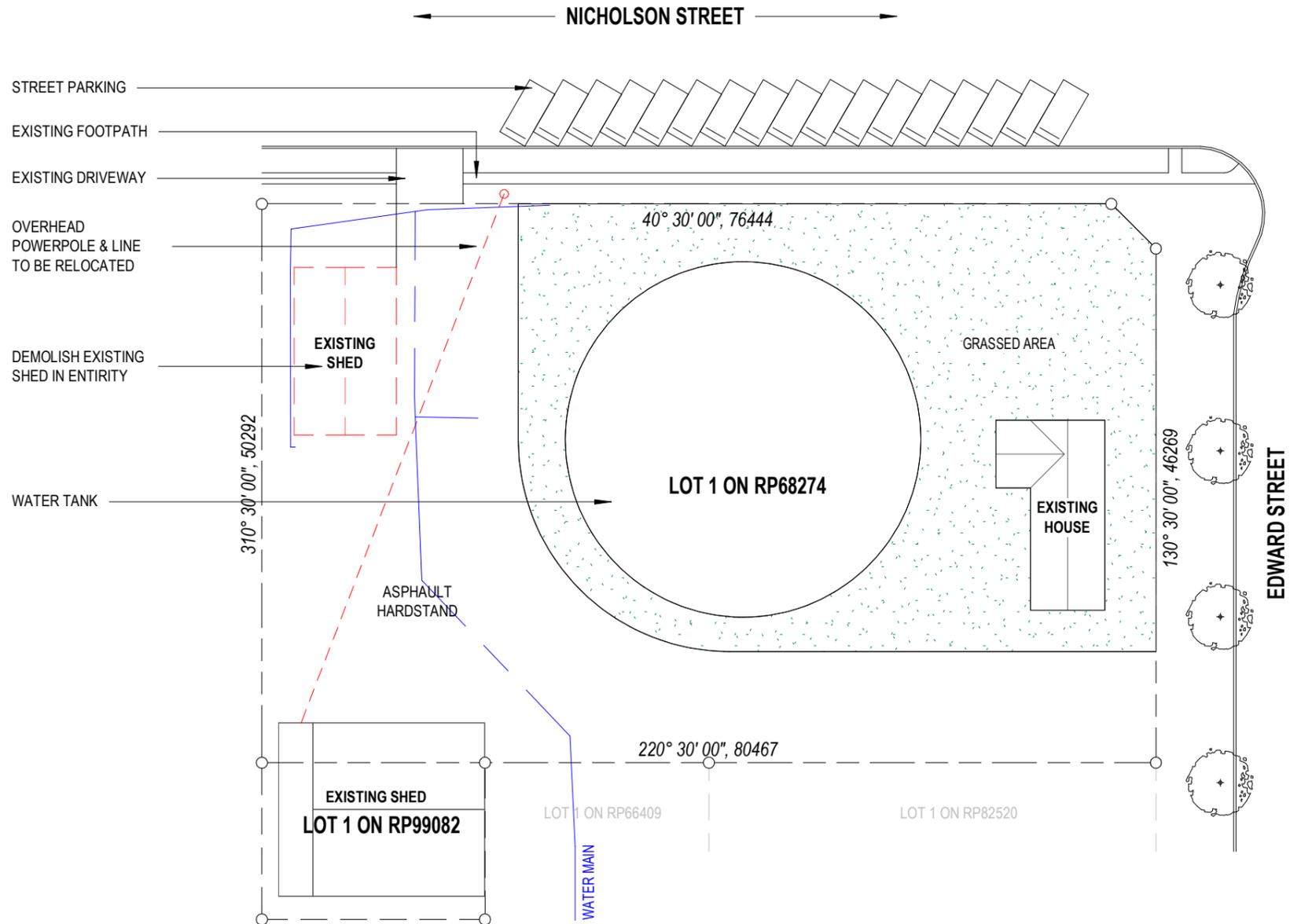
PROPERTY DESCRIPTION

LOT 1 ON RP68274
 SITE AREA = 4297m²



C DEVELOPMENT APPLICATION 17-07-2025 C.S.B

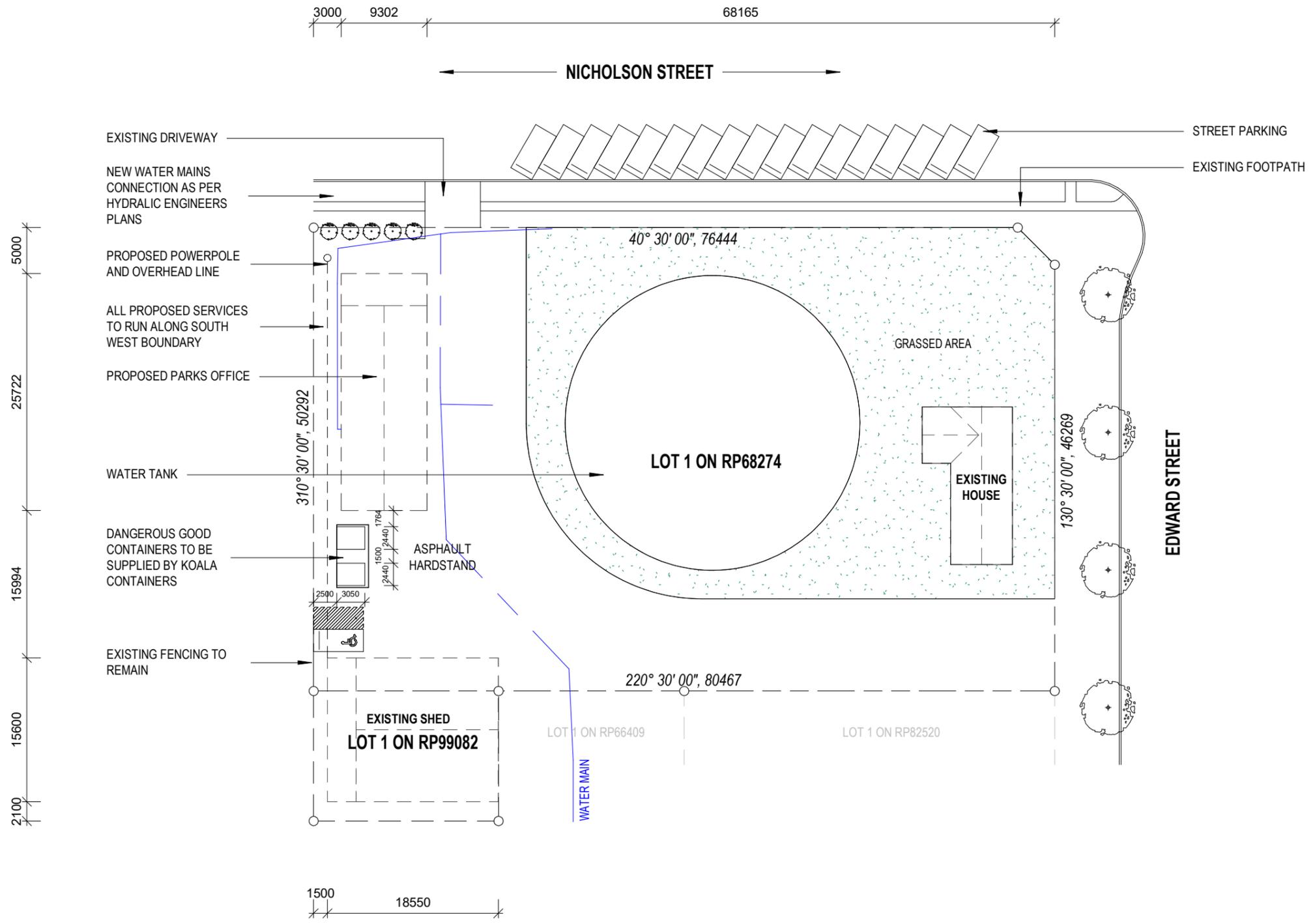




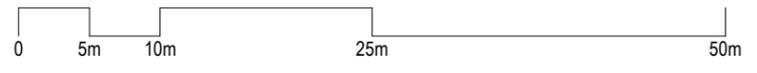
PROPERTY DESCRIPTION

LOT 1 ON RP68274
 SITE AREA = 4297m²

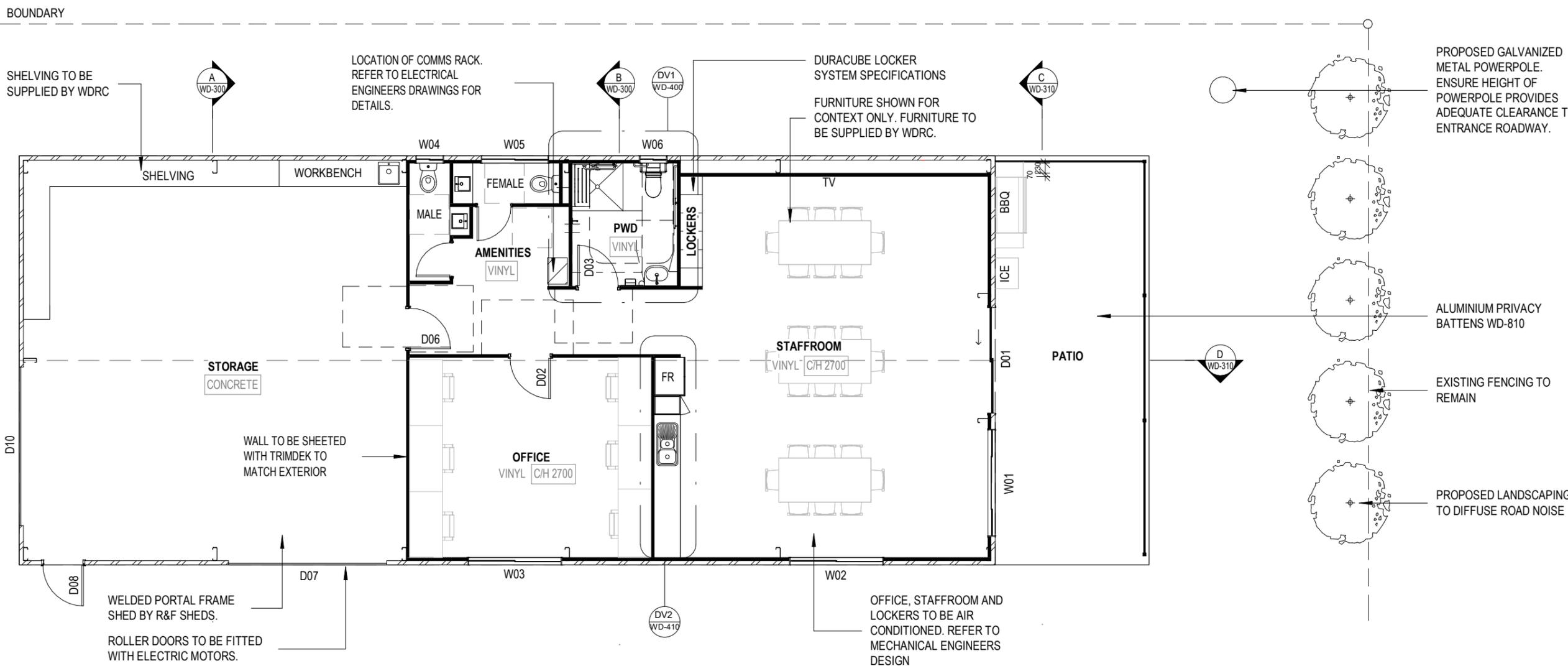
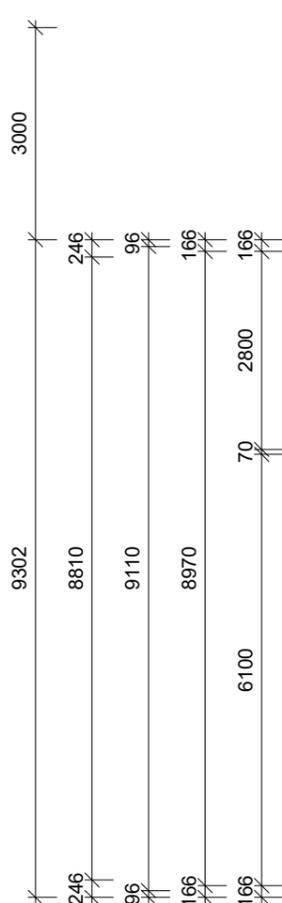
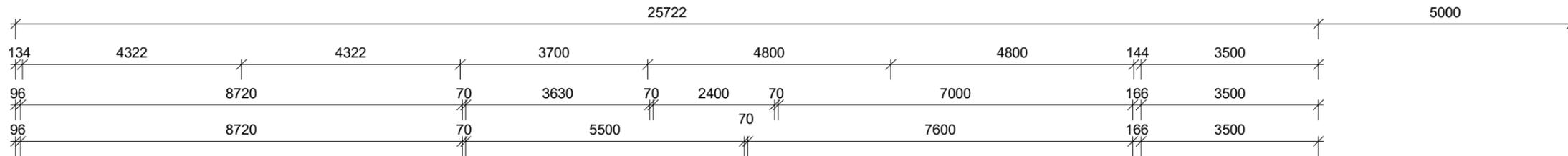
C DEVELOPMENT APPLICATION 17-07-2025 C.S.B



PROPERTY DESCRIPTION
 LOT 1 ON RP68274
 SITE AREA = 4297m²



C DEVELOPMENT APPLICATION 17-07-2025 C.S.B



- WALL TYPES**
- TIMBER STUD FRAMED WALL
 - STEEL CLAD TIMBER FRAMED WALL
 - STEEL





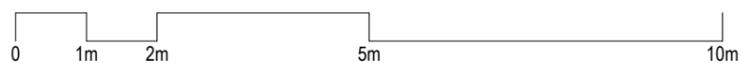
NORTH WEST ELEVATION

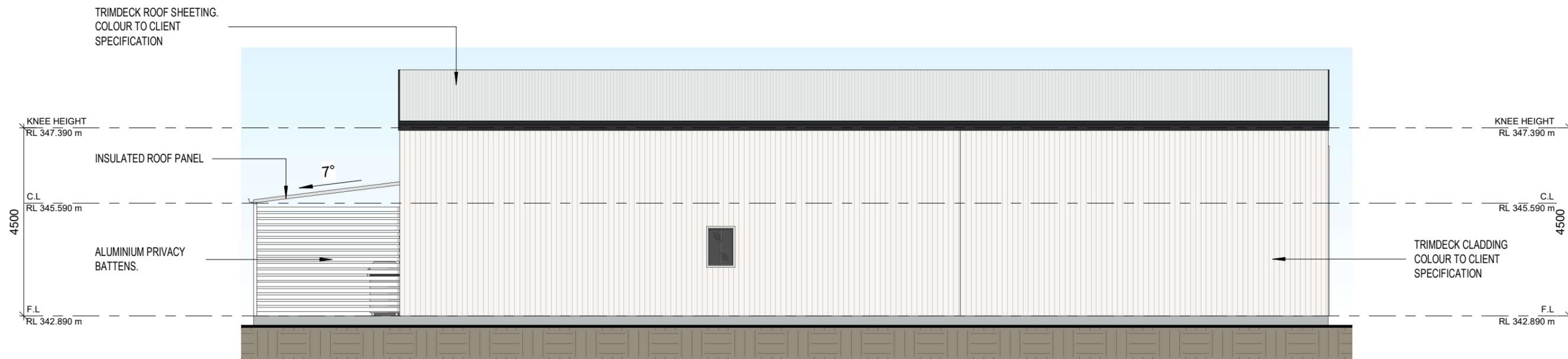
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SOUTH EAST ELEVATION

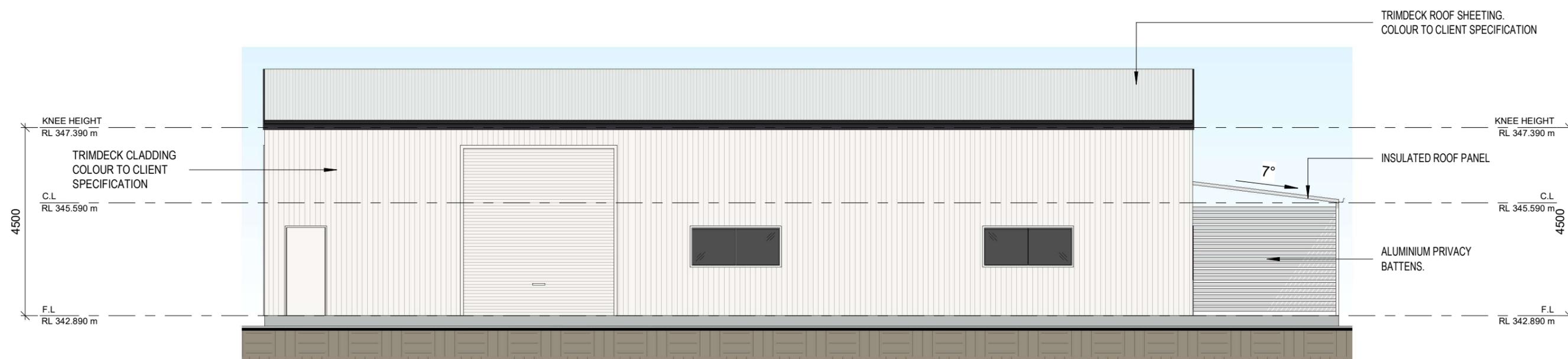
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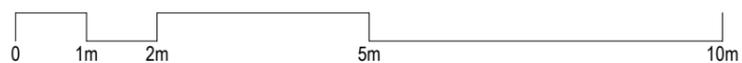
SOUTH WEST ELEVATION

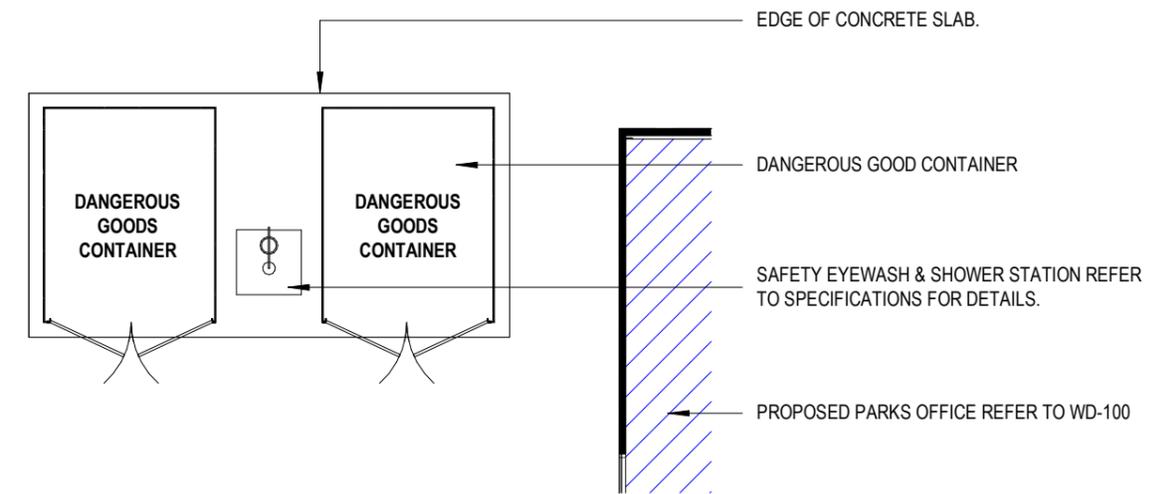
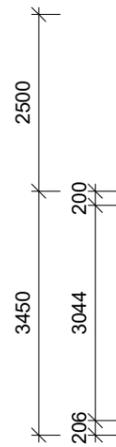
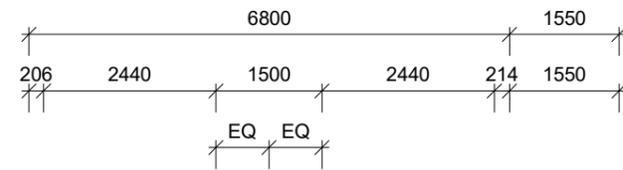
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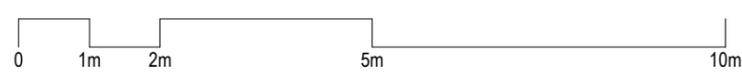
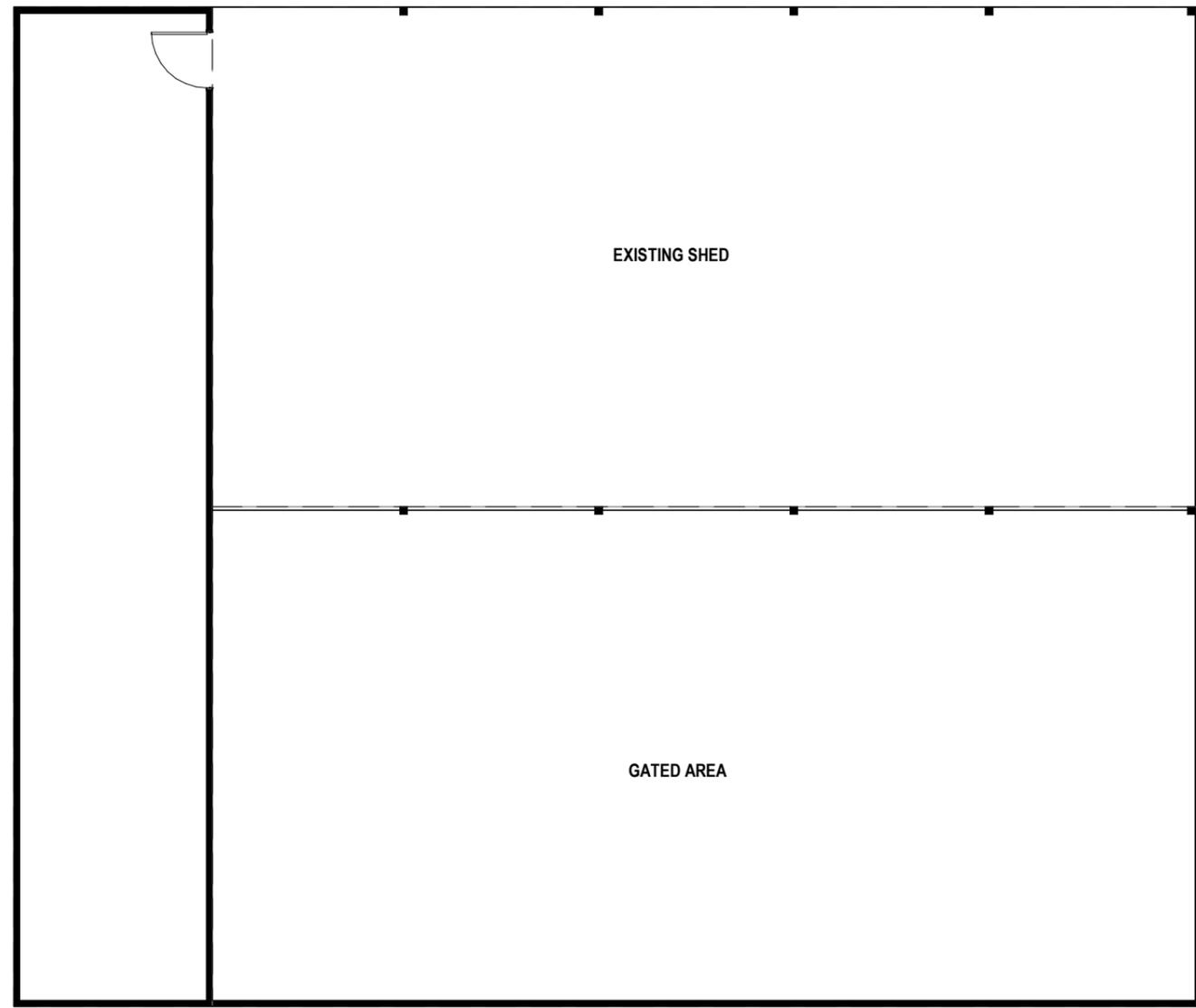
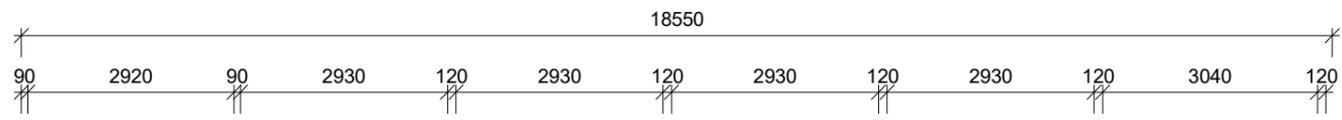


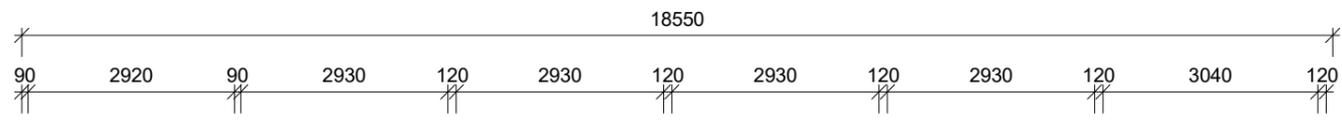
NORTH EAST ELEVATION

SCALE 1 : 100

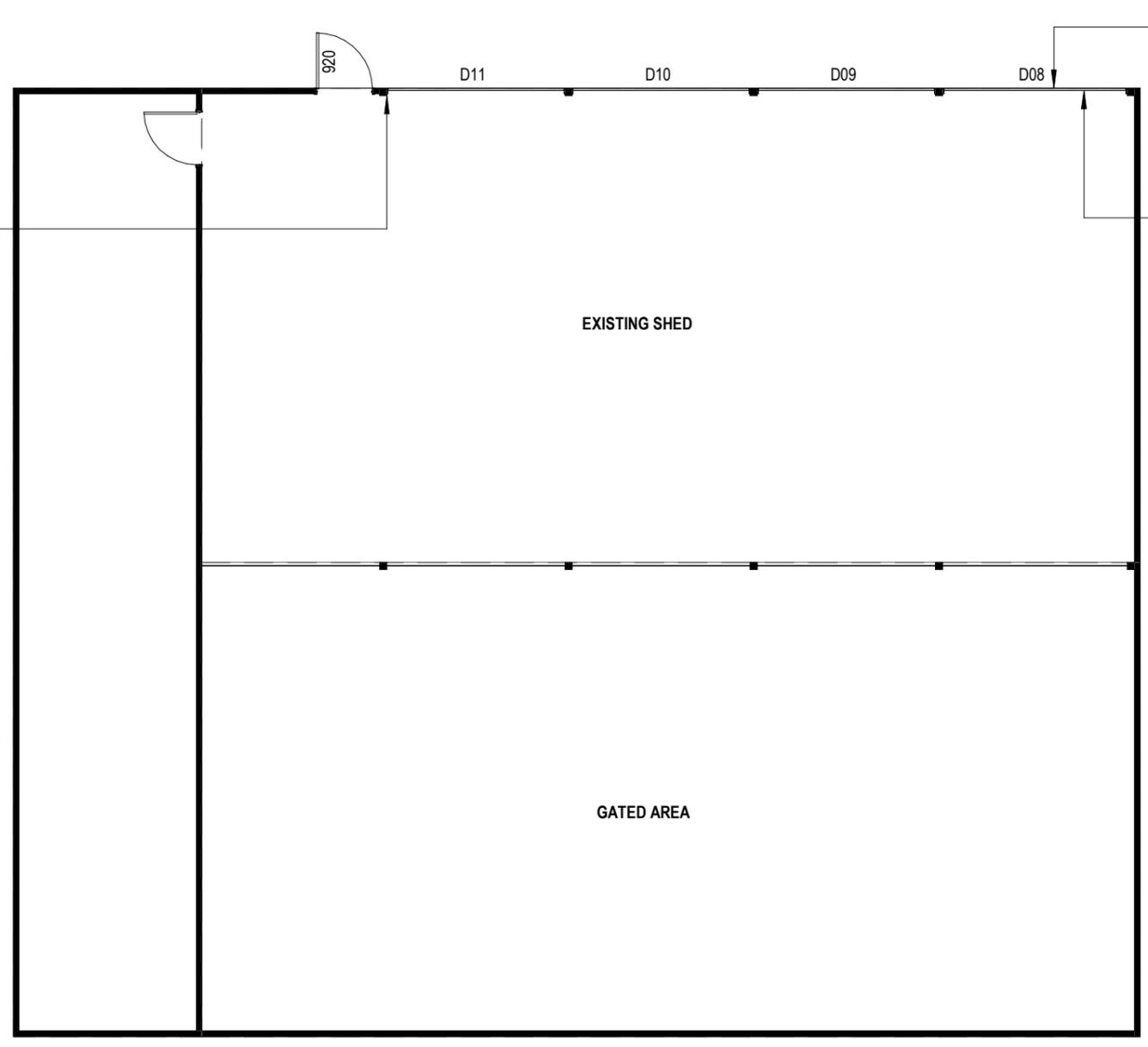






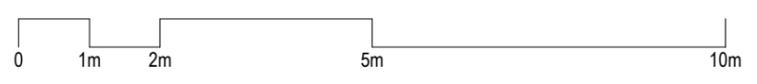


ROLLER DOORS TO BE FRAMED WITH MERBOU JAMBS. DRIP FLASHING TO BE INSTALLED ACROSS THE TOP WITH VERTICAL FLASHING INSTALLED OVER JAMBS EXTERNALLY



MAXIMUM OPENING WIDTH AND HEIGHT TO SUIT EXISTING

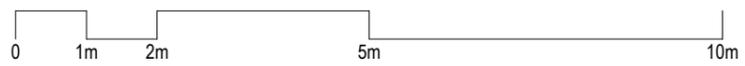
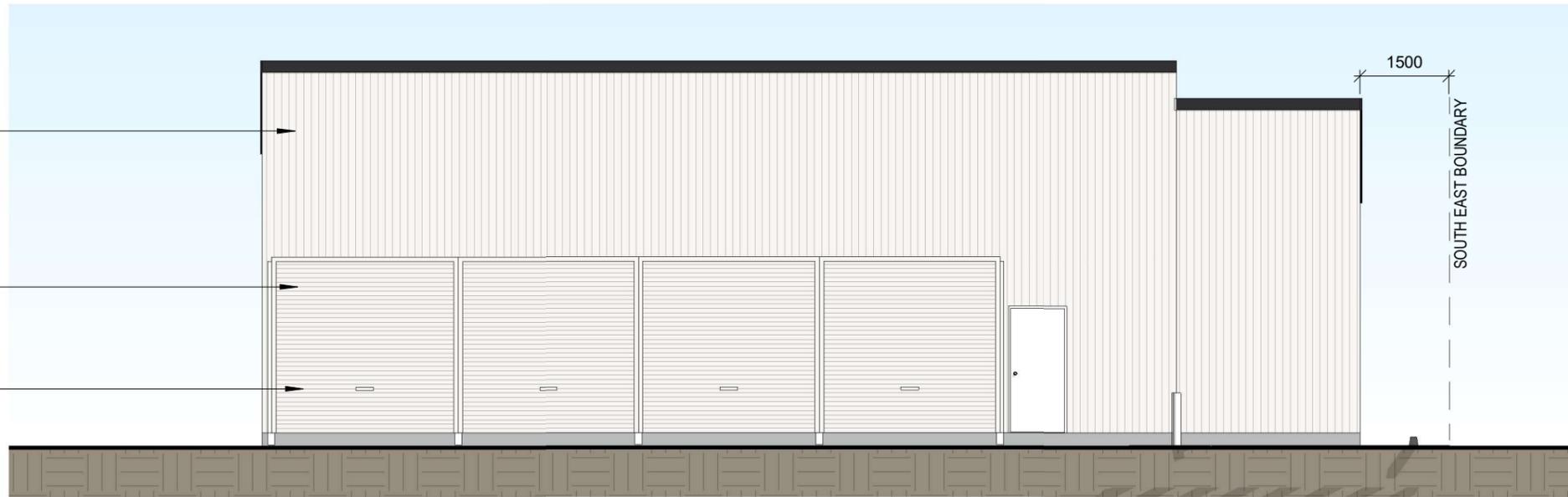
INSTALL NEW ROLLER DOORS ALONG OPEN FRONT



ALL EXISTING IRON ON FRONT OF SHED TO REMAIN

ROLLER DOORS TO BE INSTALLED INTO EXISTING OPENING WITH MAXIMUM SIZE POSSIBLE AND BE THE SAME SIZE TO MAINTAIN UNIFORMITY.

COLOUR TO CLIENT SPECIFICATION



SARA reference: 2509-48166 SRA
Council reference: 030.2025.593.001

15 October 2025

Chief Executive Officer
Western Downs Regional Council
PO Box 551
DALBY QLD 4405
info@wdrc.qld.gov.au

Attention: Jenny Cameron

Dear Ms Cameron

SARA referral agency response—Nicholson Street, Dalby

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 12 September 2025.

Response

Outcome:	Referral agency response – with conditions
Date of response:	15 October 2025
Conditions:	The conditions in Attachment 1 must be attached to any development approval
Advice:	Advice to the applicant is in Attachment 2
Reasons:	The reasons for the referral agency response are in Attachment 3

Development details

Description:	Development permit	Material change of use for Transport Depot (Parks and Recreation Depot)
SARA role:	Referral agency	
SARA trigger:	Schedule 10, part 9, division 4, subdivision 2, table 4, item 1 (Planning Regulation 2017) - Development near a state transport corridor or that is a future state transport corridor	
SARA reference:	2509-48166 SRA	

Assessment manager: Western Downs Regional Council

Street address: Nicholson Street, Dalby

Real property description: Lot 1 on RP68274; Lot 1 on RP66409; Lot 1 on RP99082

Applicant name: Western Downs Regional Council

Applicant contact details: PO Box 257
Chinchilla QLD 4413
kate@swepcon.com.au

State-controlled road access permit: This referral included an application for a road access location, under section 62A(2) of *Transport Infrastructure Act 1994*. Below are the details of the decision:

- Approved
- Reference: TMR25-047569
- Date: 7 October 2025

If you are seeking further information on the road access permit, please contact the Department of Transport and Main Roads at Downs.South.West.IDAS@tmr.qld.gov.au

Human Rights Act 2019 considerations: Consideration of section 58 of the *Human Rights Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (section 30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Rodney O'Brien, Principal Planning Officer, on 07 4616 7304 or via email ToowoombaSARA@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Paul Gleeson
A/Manager

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations about a referral agency response provisions
Attachment 5 - Documents referenced in conditions

cc Western Downs Regional Council, kate@swepcon.com.au

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the documents referenced below are found at **Attachment 5**)

No.	Conditions	Condition timing
Material change of use		
Schedule 10, part 9, division 4, subdivision 2, table 4, item 1 (Planning Regulation 2017) - Development near a state transport corridor or that is a future state transport corridor —The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	Road access is located generally in accordance with Proposed Site Plan prepared by WD Building Design, dated 17.07.2025, Job No. 20240115 and sheet WD-075	At all times

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions (SDAP) (version 3.2). If a word remains undefined it has its ordinary meaning.

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the SARA's decision are:

The development complies with the assessment benchmarks of State code 1: Development in a state-controlled road environment of SDAP. Specifically, the development does not:

- o adversely impact the structural integrity or physical condition of the state-controlled road
- o adversely impact the function and efficiency of the state-controlled road

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.2), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 of the *Human Rights Act 2019*

Attachment 4—Representations about a referral agency response provisions

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Attachment 5—Documents referenced in conditions

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INFRASTRUCTURE CHARGES NOTICE

APPLICANT: Western Downs Regional Council

APPROVED DEVELOPMENT: Material Change of Use to establish a Transport Depot on land situated at Nicholson Street and Geisel Street, Dalby

FILE REFS: 030.2025.593.001, A1259 & LG7.6.1

AMOUNT OF THE CHARGE: Nil

LAND TO WHICH CHARGE APPLIES: Lot 1 on RP68274, Lot 1 on RP66409 and Lot 1 on RP99082

PAYABLE TO: Western Downs Regional Council

WHEN PAYABLE: Prior to commencement of the use

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

The charge has been calculated on the following basis:

USE	Charge	Reference	No. of Units	Amount
Material Change of Use for Transport Depot (Industry Development Class)	\$42.50 per m ² of GFA (water, sewer, transport and parks networks)	Table 3.3.3, Col 2, Charge Area A	528.64m ²	\$22,467.20
CREDIT	Credit Charge	Reference	No. of Units	Discount Amount
Credit for existing Use Material Change of Use for Essential Services	\$119.00 per m ² of GFA (water, sewer, transport and parks networks)	Part 3.4(1)(e)(v)	568.94m ²	\$67,703.86
			TOTAL CHARGE	NIL

INFORMATION NOTICE

[Section 119 of the *Planning Act 2016*]

DECISION AND REASONS

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

APPEALING DECISION

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

Title (030.2025.425.001) Community and Liveability Report Development Application for Material Change of Use for a Warehouse (Self Storage) on Lot 213 on SP183221 at Redgen Street Chinchilla Warne C/- Sweb Consulting

Date 22 December 2025

Responsible Manager C. Hallinan, A/PLANNING AND ENVIRONMENT MANAGER

Summary

The purpose of this Report is for Council to decide the proposed development application for a Material Change of Use for a Warehouse (Self Storage) on land described as Lot 213 on SP183221, located at Redgen Street, 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 development application for a Material Change of Use for a Warehouse (Self Storage) on land described as Lot 213 on SP183221, located at Redgen Street, Chinchilla, be approved, subject to the following conditions:

APPROVED PLANS AND DOCUMENT

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

Plan/Document No. and Version	Title and Details	Dated
SD-050, Rev G	Stage 1 Site Plan, prepared by WD Building Design, as amended in red by Council	15-09-2025
SD-051, Rev G	Stage 2 Site Plan, prepared by WD Building Design, as amended in red by Council	15-09-2025
SD-052, Rev G	Stage 3 Site Plan, prepared by WD Building Design, as amended in red by Council	15-09-2025
SD-200, Rev F	Site Elevations, prepared by WD Building Design	10-09-2025
250176, Version 2	Stormwater Management Plan, prepared by Baker Rossow Consulting Engineers	24/09/2025

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

APPROVED DEVELOPMENT

4. The approved development is for a Material Change of Use for a Warehouse (Self Storage) as shown on the Approved Plans.
5. The development is to occur sequentially in three (3) stages as illustrated on the Approved Plans.
6. Conditions within this approval are applicable to each Stage of the development, unless otherwise specified.

COMPLIANCE, TIMING AND COSTS

7. 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.
8. All costs associated with compliance with these conditions shall be the responsibility of the developer unless otherwise noted.

FEES AND CHARGES

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

MAINTENANCE

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

INFRASTRUCTURE CHARGES

11. 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 for each stage of approval.

OPERATING HOURS

12. Unless otherwise approved in writing by Council, the approved use must only operate (including loading and unloading) between the following hours:
Monday to Sunday: 24 hours

13. In the event that Council receives a legitimate noise complaint in relation to noise emissions generated by the development, Council reserves the right to require the applicant to re-assess operational procedures already in place. In this instance, the applicant may be required to undertake a Noise Impact Assessment and implement any recommendations in relation to noise attenuation.

LANDSCAPING

14. Prior to commencement of the use for Stage 1 of the development, the developer must submit to Council's Planning and Environment Manager or authorised delegate for endorsement, a Landscaping Plan for all landscaping associated with the development. The Plan must be prepared by a suitably qualified and experienced person in landscape design and construction.
15. The Landscaping Plan/s must detail:
 - 15.1 all landscaping areas shown on the Approved Plans, including a landscaping strip to be provided along the frontage of the site to Ainsworth Street and Redgen Street;
 - 15.2 the staging of the development as illustrated within the Approved Plans;
 - 15.3 the typical species to be planted, consisting mainly of drought-tolerant species suitable to their individual location on-site;
 - 15.4 the number and size of plants; and
 - 15.5 the typical planting detail including preparation, backfill, staking and mulching.

Note: For guidance in selecting appropriate plant species, it is recommended that the applicant review Planning Policy 1 (Development Manual) of the Western Downs Planning Scheme 2017 incorporating Amendment 1.
16. The developer must prepare and landscape the site in accordance with the Approved Landscape Plan/s, or as otherwise approved in writing by Council's authorised delegate. Any amendments approved by Council's authorised delegate are taken to be a part of the Approved Landscape Plan.
17. The approved landscaped areas must be maintained at all times.

ACCESS AND FENCING

18. Prior to commencement of the use for Stage 1 of the development, the developer is to construct the fencing arrangements illustrated on the Approved Plans, including construction of the acoustic barrier fencing with a height of 2.4 metres along the full length of the boundary adjoining Lot 1 on SP172898.

Note: Council may agree to alternative fencing arrangements, in writing as authorised by Council's Planning and Environment Manager or an authorised delegate.
19. Site access is to be limited by a secured gate, only accessible to customers and staff associated with the operation and maintenance of the approved development.
20. Boundary fences are not to be erected in a parallel arrangement with existing fences erected along the same boundary. That is, existing fences shall be completely removed.

VISUAL AND GENERAL AMENITY

21. Any graffiti on the buildings must be removed immediately.
22. The buildings and the site must be maintained in a clean and tidy manner at all times.

23. 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.

ACOUSTIC AMENITY - NOISE LIMITS

24. 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.

REFUSE STORAGE AREAS

25. Refuse bin storage areas must be screened from public view. Where bin storage occurs outside any buildings, such storage areas shall be screened with a minimum 1.5 metre high solid screen fence or wall.
26. The size and capacity of the refuse storage areas must be sufficient to accommodate the level of waste likely to be generated from the development having regard to the frequency of refuse collection.

WASTE MANAGEMENT

27. 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*.
28. All waste generated on-site must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction and Recycling Act 2011*.

OUTDOOR LIGHTING – IMPACT MITIGATION

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

ENGINEERING WORKS

31. Submit to Council, an Operational Work application for earthworks, stormwater, erosion and sediment control.
32. 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.

33. Undertake Engineering designs and construction in accordance with Council's Planning Scheme, Development Manual and Standard Drawings, and relevant Australian Standards.
34. 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

35. 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.
36. 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.

PARKING AND ACCESS - GENERAL

37. Design and construct all manoeuvring areas with concrete, asphalt or a two-coat bitumen seal.
38. Ensure access to vehicle loading and manoeuvring areas and driveways remain unobstructed and available for their intended purpose during the hours of operation.

VEHICLE ACCESS

39. Prior to commencement of the use for Stage 1 of the development, construct a commercial crossover between the property boundary and the edge of the Ainsworth Street road pavement, having a minimum width of 6 metres, generally in accordance with Council's Standard Drawing No. R-006, Revision A. Ensure that crossover splay is designed to accommodate turning movements of a Medium Rigid Vehicle.
40. Construct any new crossovers such that the edge of the crossover is no closer than 1 metre to any existing or proposed infrastructure, including any stormwater gully pit, manhole, service infrastructure (eg power pole, telecommunications pit), road infrastructure (eg street sign, street tree, etc).

STORMWATER MANAGEMENT

41. Provide stormwater management generally in accordance with the Approved Stormwater Management Plan prepared by Baker Rossow Consulting Engineers, Revision 2, dated 24 September 2025, subject to detailed design and except as altered by conditions of this development approval.

Comment: The applicant is encouraged to discuss with Council options to manage stormwater on the site and potentially reduce the amount of fill required.

42. Submit to Council, the final amended Stormwater Management Plan and Report for approval prior to Council's approval of Operational Work.
43. Gutters for roof areas shall be sized to accommodate the 2% AEP storm event.
44. 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.

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

WATER SUPPLY

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

ELECTRICITY AND TELECOMMUNICATIONS

47. Connect the development to electricity and telecommunication services.

EARTHWORKS – RETAINING STRUCTURES AND BATTERS

48. Ensure retaining walls and earthworks batters designs do not adversely affect adjoining properties or services within the vicinity.

EROSION AND SEDIMENT CONTROL - GENERAL

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

ENVIRONMENTAL HEALTH

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

- 51.1 do not cause nuisance to adjoining residents by the way of smoke, dust, stormwater discharge or siltation of drains, at any time, including non-working hours;
- 51.2 remove immediately, any material spilled or carried onto existing roads to avoid dust nuisance and to ensure traffic safety; and
- 51.3 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 the landscaping or areas disturbed during construction.

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

- 52.1 uncontaminated overland stormwater flow; and
- 52.2 uncontaminated stormwater to the stormwater system.

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

ADVISORY NOTES

NOTE 1 - Currency Period

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

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

NOTE 2 - Aboriginal Cultural Heritage

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

NOTE 3 - General Environmental Duty

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

NOTE 4 - General Safety of Public During Construction

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

NOTE 5 - Property Note (Audit of Conditions)

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

NOTE 6 - Duty to Notify of Environmental Harm

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

NOTE 7 - Infrastructure Charges

An Infrastructure Charges Notice is attached for each Stage of the development.

Background Information

The relevant background information to this application is as follows:

Application No: 030.2025.425.001	Assessment No: 13697	Subject File Refs: AD6.6.2 & LG7.6.1
Assessing Officer:	Tim O' Leary CONSULTANT PLANNER	
PART 1: APPLICATION		
Applicant:	Broden Warne C/- Swep Consulting	

Owner:	BE Warne atf Broden Warne Family Trust and Mr BE Warne	
Site Address:	Redgen Street, Chinchilla	
Site Area:	2,759m ²	
Real Property Description:	Lot 213 on SP183221	
Proposed Development:	Warehouse (Self Storage)	
Category of Assessment:	Impact	
Type of Application:	Material Change of Use for a Warehouse (Self Storage)	
Relevant Planning Scheme:	Western Downs Planning Scheme 2017 incorporating Amendment 1	
Zone:	Major Centre	
Precinct:	N/A	
Overlays:	<ul style="list-style-type: none"> - Infrastructure - Extractive Industry - Agricultural Land Classification - Water Resource Catchment - Road Hierarchy - Waste Station Buffer - Petroleum Lease PL 185 - Authority to Prospect ATP 676 - Class A - Groundwater Vulnerability Area - Access (Redgen Street and Ainsworth Street) 	
Pre-lodgement Meeting:	No	Date: N/A
Application Lodgement Date:	27/06/2025	
Properly Made Application:	Yes	Date: 17/07/2025
Action Notice Issued:	Yes	Date: 09/07/2025
Required Action Taken:	Yes	Date: 17/07/2025
Confirmation Notice Issued:	Yes	Date: 30/07/2025
PART 3: INFORMATION REQUEST		
Information Request Issued:	Yes	Date: 31/07/2025
Applicant's Response Received:	Yes	Date: 26/09/2025
PART 4: PUBLIC NOTIFICATION		
Start Date:	Yes	Date: 09/10/2025
Notice of Compliance Received:	Yes	Date: 03/11/2025
Submissions:	Yes	Nine
Submission Consideration Period:	From 04/11/2025 to 17/11/2025	
PART 5: DECISION PERIOD		
Date Commenced:	18/11/2025	
Decision Due Date:	16/01/2025 (extended by agreement for Report to be decided at Council Meeting)	

Report

1. Background Information

1.1 Property Context

The property is legally described as Lot 213 on SP183221 and located at Redgen Street, Chinchilla. The site has an area of 2,759m² and frontage to Redgen Street and Ainsworth Street which are both bitumen sealed roads maintained by Council.

The site is currently undeveloped and is otherwise cleared of significant vegetation.

The property is located within the Major Centre Zone of the Western Downs Planning Scheme 2017 incorporating Amendment 1 (the Planning Scheme). The property is identified within the Infrastructure, Extractive Industry, Agricultural Land Classification, Water Resource Catchment and Road Hierarchy Overlays of the Planning Scheme.

The surrounding land to the north, east and west is located within the Major Centre Zone and predominantly undeveloped.

Two unbuilt approvals exist over the surrounding land, being a Service Station opposite the site on Ainsworth Street and an 18 Unit Multiple Dwelling to the north on Lots 208 and 209 on SP183221.

Surrounding land to the south is located within the Rural Residential Zone and used for residential purposes.

The property currently has no formal access points. Connection to all Council's urban reticulated infrastructure networks is available on the subject site, including water, sewer, electricity and telecommunications.

1.2 Proposal

The applicant has submitted a development application seeking development approval for a Material Change of Use for a Warehouse (Self Storage) on the property.

The proposed development will involve the use of the site for shipping containers which will be available to rent for personal storage purposes. Each shipping container will have an area of 14.88m² and a maximum height of 2.59m.

The proposal will be developed in three stages, as follows:

Stage 1

- 38 x storage containers with a gross floor area (gfa) of 565.44m²;
- 1 x water tank;
- concrete access driveway and bitumen internal driveway;
- 2.1m spear fencing to the northern, western and eastern boundaries;
- 1.8m high acoustic fencing + 0.3m barbed wire to the southern boundary;
- landscaping along the northern and eastern boundaries; and
- all fill and retaining walls associated with the development.

Stage 2

- 24 x storage containers (totalling 62) with additional gfa of 357.21m²; and
- 2 x water tanks (totalling 3).

Stage 3

- 21 x storage containers (totalling 83) with additional gfa of 312.48m²; and
- 1 x water tank (totalling 4).

The proposed development will operate 24 hours a day, 7 days a week. The development will be unmanned and will not require a site office.

The applicant intends to construct a 2.1m high spear fence along the northern and eastern road frontage boundaries of the property. Landscaping areas will be provided along the northern and eastern road frontages of the site.

The southern boundary will have a retaining wall along the majority of its length, with a maximum height of 1.1m, along with a 2.4m high acoustic rated fence which will visually and acoustically screen the adjoining rural residential development.

No formal car parking spaces are proposed on-site. The units have been designed as a "drive to the door" self-storage facility where light vehicles (or vehicles and trailers) will park adjacent to the customer's assigned storage space.

The proposed development will be accessed via a single crossover to Ainsworth Street. The development will be connected to electricity.

The applicant seeks to install water tanks to provide water for the development to maintain landscaping treatments on the site and for cleaning purposes.

2. Assessment

2.1 Assessment Matters

The application for a Material Change of Use for a Warehouse (Self Storage) is Impact Assessable development within the Major Centre Zone and outside the streets identified in the Tables of Assessment for the Major Centre Zone within the Planning Scheme.

The following are the Assessment Benchmarks that apply to this development:

ASSESSMENT MATTERS									
Assessment Benchmarks	<p>The development was assessed against the following Assessment Benchmarks:</p> <ul style="list-style-type: none"> ▪ Western Downs Planning Scheme 2017 incorporating Amendment 1 <ul style="list-style-type: none"> · Strategic Plan · Major Centre Zone Code · Infrastructure Overlay Code · Natural Resources Overlay Code · Transport, Access and Parking Code · Infrastructure Services Code 								
Reasons for Decision	<p>The development was assessed against all of the Assessment Benchmarks listed above and complies with all of these with the exceptions listed below.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #e0e0e0;">Benchmark Reference</th> <th style="background-color: #e0e0e0;">Reasons for Approval Despite Non-compliance with Benchmark</th> </tr> </thead> <tbody> <tr> <td colspan="2" style="background-color: #e0e0e0;">Strategic Plan</td> </tr> <tr> <td style="background-color: #e0e0e0;">3.3.11.1(4)</td> <td></td> </tr> <tr> <td style="background-color: #e0e0e0;"> <p>The interface between Rural Residential development and surrounding land uses incorporates buffers and provides adequate separation distances to maintain and protect the health and wellbeing of residents and their enjoyment of the prevailing rural amenity while protecting the rights of existing uses.</p> </td> <td> <p>The proposed development does not provide any notable separation distance between the Self Storage land use and the adjoining Rural Residential development.</p> <p>The applicant proposes a 2.4m high acoustic barrier will be erected along the majority of the shared boundary between the subject site and the adjoining Rural Residential lot to the south.</p> <p>Furthermore, the proposed development is located in the Major Centre Zone which is intended to be the location for a wide variety of high intensity activities.</p> <p>This includes a Warehouse land use, which is listed as a consistent land use within the Zone.</p> <p>Consequently, the proposed Self Storage use, when developed in conjunction with the conditions of approval, is considered to produce an appropriate outcome and interface between a Major Centre Zone and a Rural Residential Zone.</p> </td> </tr> </tbody> </table>	Benchmark Reference	Reasons for Approval Despite Non-compliance with Benchmark	Strategic Plan		3.3.11.1(4)		<p>The interface between Rural Residential development and surrounding land uses incorporates buffers and provides adequate separation distances to maintain and protect the health and wellbeing of residents and their enjoyment of the prevailing rural amenity while protecting the rights of existing uses.</p>	<p>The proposed development does not provide any notable separation distance between the Self Storage land use and the adjoining Rural Residential development.</p> <p>The applicant proposes a 2.4m high acoustic barrier will be erected along the majority of the shared boundary between the subject site and the adjoining Rural Residential lot to the south.</p> <p>Furthermore, the proposed development is located in the Major Centre Zone which is intended to be the location for a wide variety of high intensity activities.</p> <p>This includes a Warehouse land use, which is listed as a consistent land use within the Zone.</p> <p>Consequently, the proposed Self Storage use, when developed in conjunction with the conditions of approval, is considered to produce an appropriate outcome and interface between a Major Centre Zone and a Rural Residential Zone.</p>
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ASSESSMENT MATTERS	
Major Centre Zone Code	
<p>AO6.1</p> <p>Building elements are consistent with development in the Major Centre Zone having regard to:</p> <p>(a) roof form and pitch;</p> <p>(b) eaves and awnings;</p> <p>(c) façade articulation, including balconies; and</p> <p>(d) building materials, colours and textures.</p>	<p>The proposed development is located within an area of Major Centre Zone land which is generally lacking in existing constructed development, with the only other development located on the far eastern and western lots within the Major Centre Zone.</p> <p>Consequently, there is no consistent pre-existing pattern of development or character on display within the locality.</p> <p>The proposed development takes the appearance of a small scale storage use, screened by a mixture of solid and permeable fencing and landscaping.</p> <p>In particular, the proposal will have limited visual impact on the adjoining Rural Residential Zoned land due to the acoustic barriers along this boundary.</p> <p>The proposed development is considered to comply with Performance Outcome 6 of the Major Centre Zone Code.</p>
<p>Where adjoining land in a Residential Zone Category</p> <p>AO15.1</p> <p>The operating hours of business activities and centre activities are restricted to between 7.00am and 9.00pm.</p>	<p>The development is bordered by land within the Rural Residential Zone to the south which is developed for Rural Residential purposes and the operating hours prescribed under Acceptable Outcomes 15.1, 15.2 and 15.3 of the Major Centre Zone Code are relevant to the assessment of the development.</p> <p>The proposed operating hours for the development will be 24 hours, 7 days a week.</p>
<p>AO15.2</p> <p>Loading and unloading of goods is restricted to between the following hours:</p> <p>(a) 7.00am and 6.00pm Monday to Friday;</p> <p>(b) 8.00am and 5.00pm Saturdays.</p>	<p>The proposed operating hours conflict with the intended operating hours prescribed under Acceptable Outcomes 15.1, 15.2 and 15.3 of the Major Centre Zone Code.</p> <p>Based on the proposed operating hours and nature of the development, the development has the potential to result in visually and acoustic impacts on the adjoining Rural Residential property.</p>
<p>AO15.3</p> <p>No unloading or loading occurs on Sundays or public holidays.</p>	<p>The proposed development will involve a 2.4m acoustic barrier along the southern boundary of the site, along the boundary to the adjoining Rural Residential lot.</p>

ASSESSMENT MATTERS		
		<p>Furthermore, despite the 24/7 operation of the development, it is anticipated that late night operation of the site will be a relatively rare occurrence with most customers visiting the site during standard business hours.</p> <p>Access to the site will only be possible for paying users of the site, with an electronic gate and keypad system ensuring that only legitimate users of the site will be able to enter at any time of the day.</p> <p>A condition has been recommended that in the event of a legitimate noise complaint, Council will require the operational hours and procedures to be reviewed and that the applicant may need to engage a qualified and experienced Acoustic Consultant and implement any recommendations in relation to noise attenuation.</p> <p>The physical measures above are considered sufficient to appropriately manage the acoustic impacts of the proposed development and comply with Performance Outcome 15 of the Major Centre Zone Code.</p>
Infrastructure Services Code		
	<p>Where within an Urban Zone AO2.1</p> <p>Development is connected to a reticulated sewerage system in accordance with SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards.</p>	<p>The property is serviced by Council's sewer network and is sited within a serviced area.</p> <p>The property is located within the Major Centre Zone which is an Urban Zone. Accordingly, the development is required to comply with Acceptable Outcome 2.1 of the Infrastructure Services Code.</p> <p>The applicant has advised that the development will not provide any toilets as part of the development and therefore does not comply with Acceptable Outcome 2.1 of the Infrastructure Services Code.</p> <p>The property is unmanned and will not have any on-site staff. The development will generally involve people stopping and unloading for small periods of time on the site.</p> <p>It is not considered that the operation or nature of the use provides a demonstrated need for the development to connect to Council's reticulated sewer network.</p> <p>The proposed development is considered to comply with Performance Outcome 2 of the Infrastructure Services Code.</p>

ASSESSMENT MATTERS	
Transport, Access and Parking Code	
<p>AO4</p> <p>Car parking is provided in accordance with the requirements identified in Table 9.4.5.2 - Car Parking Generation Rates and Service Vehicle Requirements.</p> <p>Note - Car parking rates are to be rounded up to the nearest whole number.</p>	<p>The proposed development does not provide any formal car parking spaces, which does not comply with Acceptable Outcome 4 of the Transport, Access and Parking Code.</p> <p>Table 9.4.5.2 of the Transport, Access and Parking Code provides that for a Warehouse, a parking rate of 1 parking space per 100m² of gfa is required, therefore, 12 parking spaces would be required for the proposed development.</p> <p>The applicant has advised that the development would not involve any site staff and will be a drive through development where customers park and load and unload in front of the storage unit.</p> <p>The proposed development provides sufficient aisle width in its driveways to ensure that site users can drive and park directly adjacent to their storage unit, without blocking or endangering other site users.</p> <p>It is considered that the applicant's alternative solution is reasonable and is considered to comply with Performance Outcome 4 of the Transport, Access and Parking Code.</p>
<p>AO10.2</p> <p>Development provides a vehicle manoeuvring area that:</p> <p>(a) accommodates the service vehicle specified in Table 9.5.4.2 - Car Parking Generation Rates and Service Vehicle Requirements;</p> <p>(b) complies with Part 7 - Car Parking and Manoeuvring Standards of SC6.2 – Planning Scheme Policy 1 – Design and Construction Standard.</p>	<p>The applicant has provided swept path diagrams that indicate a Medium Rigid Vehicle (MRV) is capable of moving throughout the site without issue, and enter and exit in a forward gear.</p> <p>It is noted that an MRV is a smaller vehicle than the Articulated Vehicle (AV) specified in Table 9.5.4.2 and Acceptable Outcome 10.2 of the Transport, Access and Parking Code.</p> <p>The proposed development is for a Warehouse (Self Storage), which will not require an Articulated Vehicle to service the site.</p> <p>Council's Consultant Development Engineer agrees that a Medium Rigid Vehicle is a reasonably designed vehicle to represent the largest anticipated vehicle to attend the site (being smaller trucks and light vehicles with trailers).</p> <p>The proposal is therefore considered to comply with Performance Outcome 10 of the Transport, Access and Parking Code.</p>

2.2 Assessment against Western Downs Planning Scheme 2017 incorporating Amendment 1

2.2.1 Strategic Plan

The proposed development represents a consistent use within the Major Centre Zone. The proposed development is consistent with the purpose of the Major Centre Zone, as it will add to the mix of uses within the Major Centre Zone servicing the township of Chinchilla.

The Self Storage facility represents an appropriate and new commercial land use for the site, as it is a relatively low intensity activity, infilling the edge of the existing Major Centre Zoned land and the adjoining Rural Residential area.

The development will include appropriate landscaping treatments and fencing to reduce the amenity impacts of the development and ensure that it is consistent with the commercial character of Ainsworth Street within the Major Centre Zone.

The proposed development will feature suitable access to Ainsworth Street and has strong connectivity to the wider road network as it is located in close proximity to the intersection of Ainsworth Street and to the Warrego Highway.

The proposed site will not require connection to reticulated water, as it will provide a suitable supply for landscaping and for maintenance purposes.

The proposed development is consistent with the policy elements of the Strategic Plan.

2.2.2 Major Centre Zone Code

The property is located in the Major Centre Zone and the applicant seeks approval for a Material Change of Use for a Warehouse (Self Storage).

It is considered that the development is consistent with the purpose of the Major Centre Zone, which is to provide a large variety of uses and activities to service part of the Local Government Area, including administrative, business, community, cultural, entertainment, professional, residential and retail uses or activities.

The development is consistent with the design and siting requirements for buildings and structures within the Acceptable Outcomes of the Major Centre Zone Code.

The proposed development will operate outside the operating hours prescribed for a Major Centre Zone where adjoining a residential property. As discussed in Part 2.1 of this Report, the applicant proposes design measures to appropriately screen the development from impacting the surrounding area. Conditions have been recommended to ensure this.

The proposed development is consistent with the Performance Outcomes of the Major Centre Zone Code.

2.2.3 Transport, Access and Parking Code

The development will be conditioned to provide access to Ainsworth Street in accordance with Council's Engineering standards.

As discussed in Part 2.1 of this Report, it is considered that the site provides sufficient space for customers to park on a temporary basis and to be able to manoeuvre in a safe and functional manner within the development footprint.

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 serviced by Council's reticulated water and sewer networks. The development will be connected to the reticulated water network but does not propose to connect the development to Council's reticulated sewer network.

Non-compliance with Acceptable Outcome 2.1 of the Infrastructure Services Code is discussed in Part 2.1 of this Report and it is considered that the development not connecting to the sewer is acceptable, based on the nature and operation of the use.

Stormwater will be managed on-site in accordance with relevant Engineering standards. Stormwater will be collected on-site and directed to lawful points of discharge on Redgen and Ainsworth Streets.

The proposed development is considered to comply with the Performance Outcomes of the Infrastructure Services Code.

2.2.5 Natural Resources Overlay Code

The property is identified within the Groundwater Vulnerability Area and Class A Agricultural Land Classification within the Overlay mapping of the Planning Scheme.

The property is located within an established urban locality and is not located within the Rural Zone. The subject land is of a size, location and configuration that is fragmented and alienated for rural purposes.

Furthermore, the development will not impact or gain access to groundwater resources.

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

2.2.6 Infrastructure Overlay Code

The site is within the Waste Station Buffer Area under the Infrastructure Overlay mapping of the Planning Scheme.

As the proposed development does not introduce a sensitive land use within the Waste Station Buffer, the proposed development complies with all applicable benchmarks within the Infrastructure Overlay Code.

3. Other Relevant Matters

3.1 Infrastructure Charges

Infrastructure charges are levied on development by Council in accordance with Council's Infrastructure Charges Resolution (No. 7.1) 2017 (the Resolution).

The property is located within Priority Infrastructure Area A and the development will be serviced by Council's Water, Transport, Stormwater and Parks Networks.

The development of a Material Change of Use for a Warehouse (Self Storage) falls within the Industry Class of the Resolution. The development of Industry is charged at a rate of \$34.00 per m² of gfa for the Water, Transport and Parks Networks and at a rate of \$4.00 per m² of impervious area for the Stormwater Network.

The infrastructure charges for the development will be fully offset in Stage 1 and partially offset in Stage 2 of the development by a credit of \$32,256.00 for the existing lot based on the relevant networks in accordance with Part 3.4(e)(iii) of the Resolution.

An Infrastructure Charges Notice has been prepared for each Stage of the development and are attached for consideration (**Attachment 3**).

3.2 Public Notification

The application for a Material Change of Use for a Warehouse (Self Storage) is Impact Assessable development under the Planning Scheme and the applicant was required to publicly notify the application as part of the development assessment process in accordance with the *Planning Act 2016* and the *Development Assessment (DA) Rules 1.3*.

Public notification for the application was undertaken for a period of 15 business days between 9 October 2025 and 31 October 2025.

To commence public notification for the application, the applicant:

- placed an advertisement within the Western Downs Town and Country on 9 October 2025; and
- placed a notice on the premises in the way prescribed under the *DA Rules* on 8 October 2025; and
- notified the owners of all lots adjoining the subject property on 7 and 8 October 2025.

On 3 November 2025, Council received a Notice of Compliance with Public Notification along with evidence that public notification had been completed in accordance with the *DA Rules* and the *Planning Act 2016*.

At the conclusion of the Public Notification Period, Council had received 9 submissions regarding the application. The matters raised in the submissions and the Assessing Officer's consideration of these matters is provided below:

Matters Raised in Submissions	Assessing Officer's Description of how Matters were dealt with in reaching the Decision
<p>Suitability of land use for the subject site</p> <p>Submitters are concerned that the proposed development is incompatible with the character and intended planning outcomes of the area.</p>	<p>The proposed development is located within the Major Centre Zone. This Zone is anticipated to contain a large variety of uses and activities to service part of the Local Government Area, including administrative, business, community, cultural, entertainment, professional, residential and retail uses or activities. A Warehouse is identified as a consistent use within the Major Centre Zone Code.</p> <p>The proposed Self Storage facility will operate with a lower intensity of activity than many other potential land uses identified as consistent development within the Major Centre Zone. This low level of activity makes it an appropriate development to be located on the boundary of a Major Centre Zone where adjacent to Rural Residential Zoned land.</p>

Matters Raised in Submissions	Assessing Officer's Description of how Matters were dealt with in reaching the Decision
<p>Traffic, safety and access</p> <p>Submitters are concerned with the increase in traffic and potential of vehicles stopped on the road while accessing the site.</p>	<p>As noted above, a Self Storage land use is considered a lower intensity activity than most anticipated land uses within the Major Centre Zone.</p> <p>Traffic to the proposed land use will not need to travel beyond the site down Ainsworth Street, and the traffic will not be of sufficient volume to block access to the south, thereby appropriately limiting the potential impacts on the Rural Residential area.</p> <p>Furthermore, the proposed development will be accessed via an electronic sliding gate, ensuring that users will only briefly be required to stop in the driveway while the gate opens and not block the street.</p>
<p>Residential amenities</p> <p>Submitters are concerned by the potential of the development to impact on residential acoustic, visual and lighting amenity.</p>	<p>In response to the submitters' concerns, most notably from adjoining residents to the south of the site, the applicant has offered to increase the height of the acoustic barrier along the southern boundary of the site to 2.4m (and remove the associated barbed wire).</p> <p>Conditions have been recommended that in the event of a legitimate noise complaint being received, Council will require the operational hours and procedures to be reviewed and the applicant may need to engage a qualified and experienced Acoustic Consultant and to implement any recommendations in relation to noise attenuation.</p> <p>The applicant has also removed the igloos initially proposed as part of the development. This results in a maximum height on the southern boundary of the site, relative to the ground level of the neighbouring site to the south, of 3.69m (consisting of a 1.1m retaining wall and a 2.59m shipping container).</p> <p>The Acceptable Outcomes of the Major Centre Zone Code allow for development of up to 20m in height.</p> <p>Consequently, the height is below that which can be developed in the Major Centre Zone and the proposed development represents an outcome that appropriately acknowledges the transition in zoning that occurs along its southern boundary.</p> <p>Furthermore, the acoustic barrier along the southern boundary of the site and landscaping along the Ainsworth Street frontage will reduce the visual impact of the proposed development when viewed from the south and east.</p> <p>Finally, lighting on the site is conditioned to comply with <i>Australian Standard 1158.1.1 – Control of Obtrusive Effects of Outdoor Lighting</i>, ensuring that no adverse lighting impacts will be experienced outside the site.</p>

Matters Raised in Submissions	Assessing Officer's Description of how Matters were dealt with in reaching the Decision
	The proposal is considered to appropriately integrate a range of measures in combination with the recommended conditions to be imposed by Council, to ensure that the residential amenity of nearby residents in the Rural Residential Zone is appropriately protected.
<p>Privacy and overlooking</p> <p>Submitters are concerned by the potential for unwanted observation or intrusion from the site to the residential lot to the south.</p>	<p>The height (2.4m) of the acoustic barrier proposed by the applicant is considered an appropriate deterrent to ensure that no unwanted observation or intrusion from the subject site into the adjoining residential lot to the south will occur.</p> <p>Furthermore, no direct view from within the proposed shipping containers will be possible, as these structures will not have any windows.</p>
<p>Stormwater</p> <p>Submitters are concerned that the proposed development may adversely affect the stormwater regime in the area.</p>	A Stormwater Management Plan has been prepared for the site. This Plan, along with appropriate conditions imposed by Council's Consultant Development Engineer, will ensure that no adverse stormwater impacts will be imposed on surrounding properties.
<p>Impact on property values</p> <p>Submitters are concerned of the potential loss in their property value as a result of the development.</p>	Property value, including potential impacts on surrounding values, is not considered a relevant matter to the assessment of the development application.
<p>Relocation of industrial uses</p> <p>A submitter raised prior examples of industrial uses relocating from residential to industrial areas.</p>	The proposed development is located within a Major Centre Zone, and consequently, is considered consistent development within the Zone.

Consultation (Internal/External)

Internal

Council's A/Planning and Environment Manager, Consultant Development Engineer 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 requirements of the Planning Scheme and is therefore recommended to be approved, subject to the attached conditions.

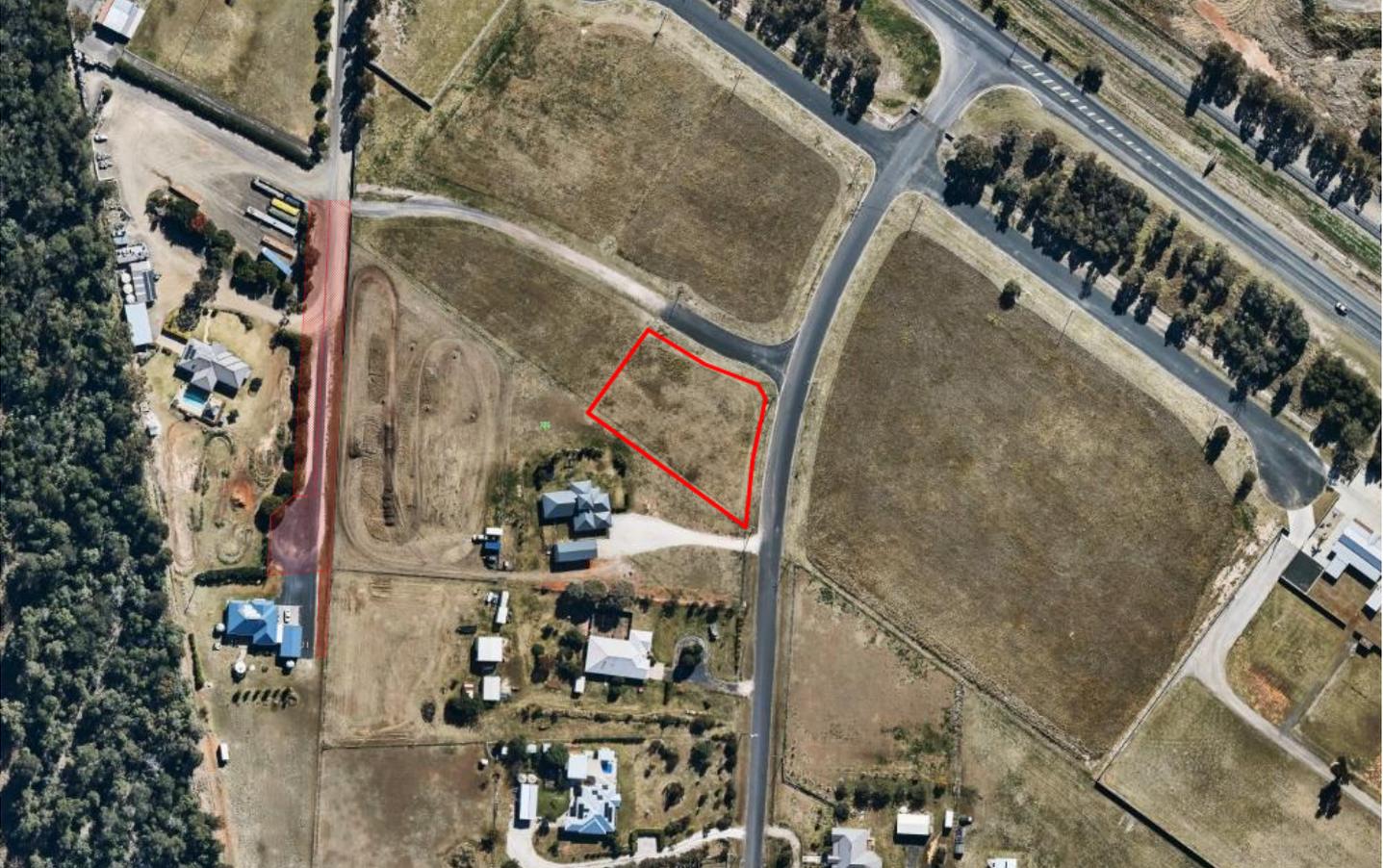
Attachments

1. Locality Plans
2. Proposal Plans and Document
3. Infrastructure Charges Notices

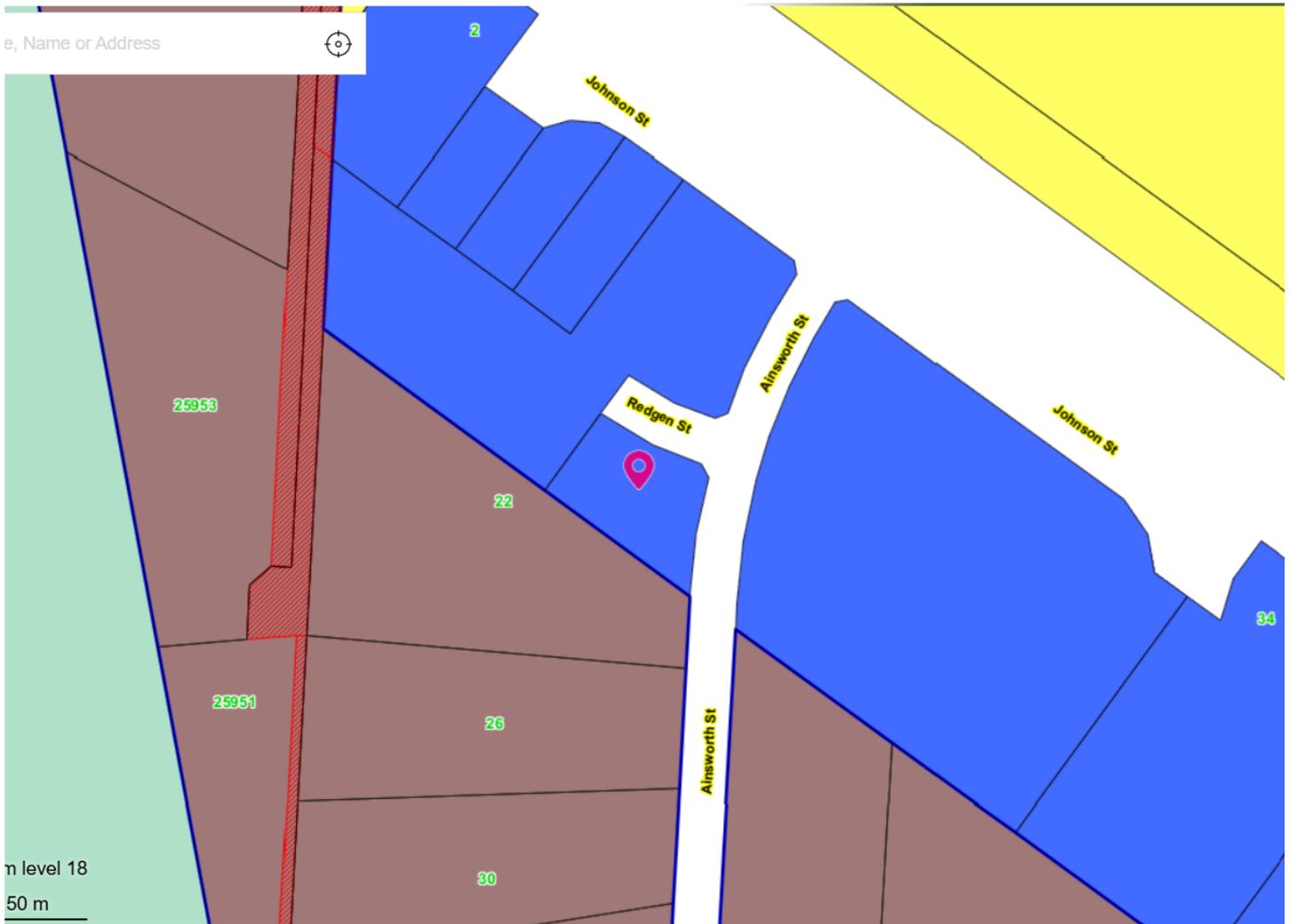
Authored by: T O'Leary
CONSULTANT PLANNER

Attachment 1 - Locality Plans

Site Aerial



Zone Map



Planning Zones

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



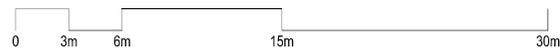
PROPERTY DESCRIPTION

LOT 213 ON SP183221
 SITE AREA = 2759m²



PROPERTY DESCRIPTION

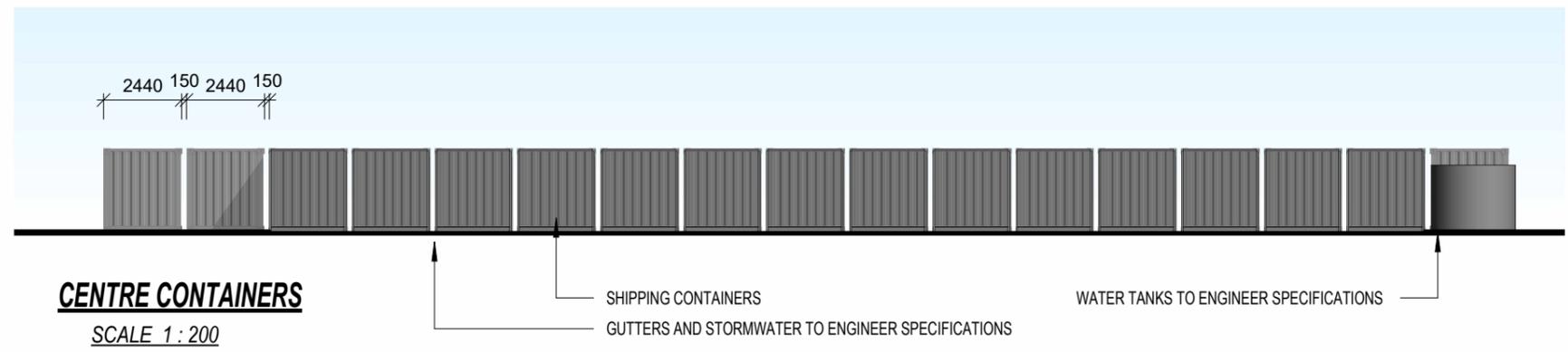
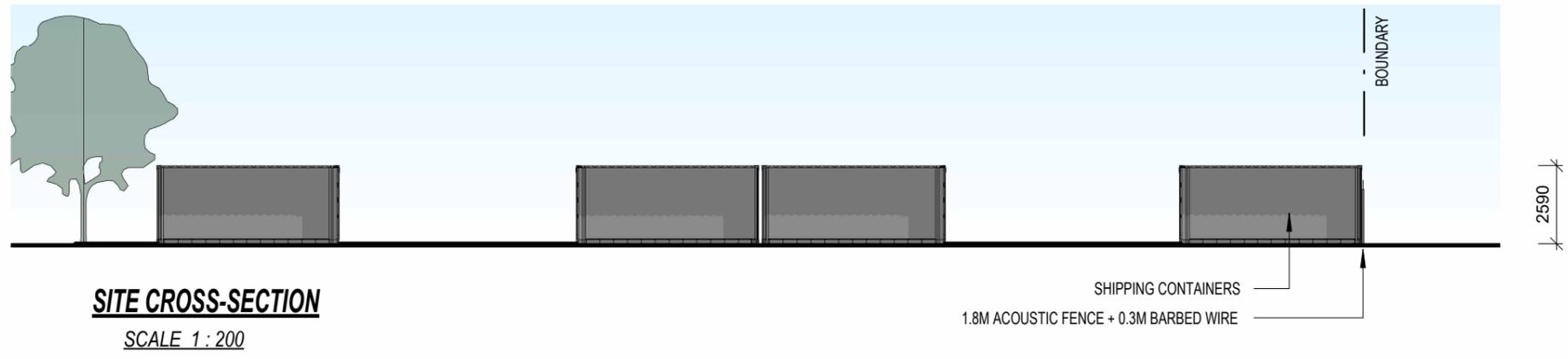
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G ENGINEER AMENDMENTS 15-09-2025 J.M.P





**Lot 213 Ainsworth Street,
Chinchilla
Stormwater Management Plan
250176**

Sep 2025

Document Control Sheet

Project No.: 250176

Contact: Wai-Hung Lee

Document History:

Version	Date	Author	Details
1	18/08/2025	WHL	DA
2	24/09/2025	WHL	DA

Reviewed by: BSB

Approved for Issue by: Wai-Hung Lee (RPEQ: 29963)

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1. INTRODUCTION

A Concept Stormwater Management Plan (CSWMP) has been prepared to support the Development Application for the proposed self-storage facility, for SWEP Consulting, on a site located at Lot 213 Ainsworth Street, Chinchilla. The facility is proposed to be completed in three (3) stages, each of which have been assessed within this report.

The scope of this report includes the proposed drainage layout to provide a non-worsening of stormwater assessment as well as the associated methodology in accordance with Western Downs Regional Council (WDRC) Planning Scheme Policy (PSP) SC6.2 Part 2. For stormwater quality assessment, Dalby is categorised as the western climatic zone of Queensland and the population centre is less than 25,000 people. As such, compliance with the State Planning Policy (SPP) July 2017 – Healthy Waterways for Stormwater Quality will not be required. This CSWMP addresses and provides specific outcomes for stormwater discharge only.

Figure 2.1 overleaf shows the location of the site, together with the reporting points for stormwater outfall (Outfall 1 & Outfall 2).

1.1 STORMWATER DRAINAGE ASSESSMENT

The hydrological and hydraulic assessment address the overland flow paths and quantity of flow from the proposed development for the 10% AEP (Q10), 5% (Q20), and 2% (Q50) annual exceedance probability (AEP's) events. This report details the analyses undertaken to derive the peak flows, for the pre-development and post-developed scenarios.

Due to the size of the lot and the commercial development category, the recommended minor and major system design are 10% and 2% AEP in accordance with QUDM 2016 Table 7.3.1 and 7.3.2. As such, the minor and major storms adopted for this development are 10% AEP (Q10) and 2% AEP (Q50) respectively.

2. SITE DESCRIPTION

Site Address: Lot 213 Ainsworth Street, Chinchilla
Title: Lot 213 on SP183221
Locality: Chinchilla

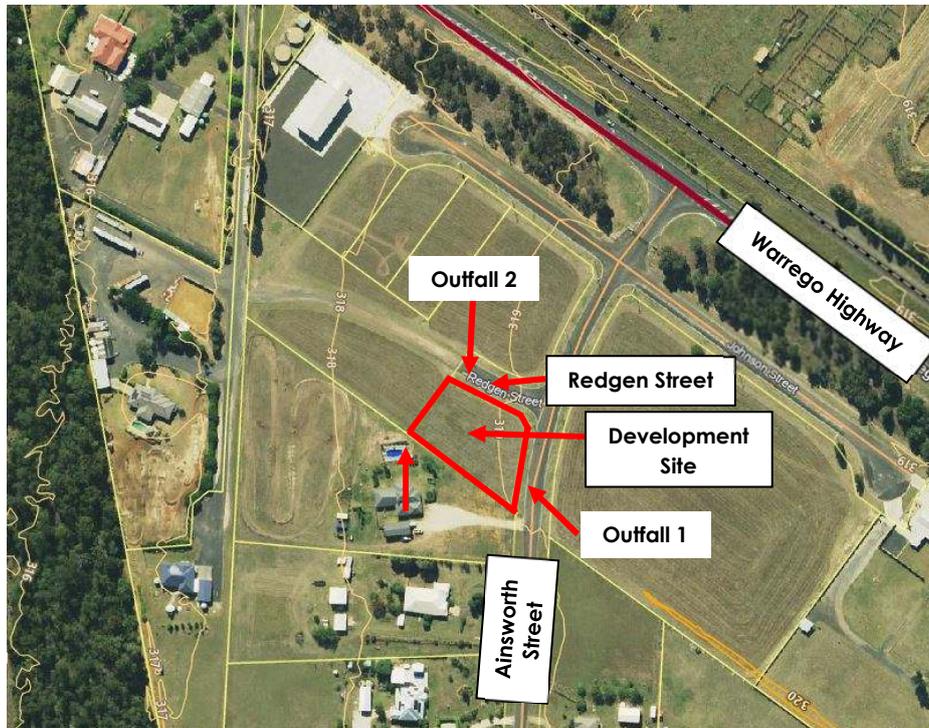


Figure 2.1: Locality Plan showing the existing site at Lot 213 Ainsworth Street, Chinchilla
(Image source: Queensland Globe)



Figure 2.2: Street View showing the existing site, looking north-west from the intersection of Redgen Street and Ainsworth Street. (Image source: Site Inspection June 2025)

The subject site is situated on the western side of Ainsworth Street with a total allotment size of 2,759m². Currently, the area to be developed is a greenfield site as shown in *Figure 2.1 and 2.2* above. The existing topography across the site ranges from 0.75-1.0% falling toward the rear (west) of the allotment. As such, the pre-development stormwater from this un-developed site would discharge to the west, into the adjacent property (Lot 204 on SP183221). There is no records of existing stormwater infrastructure around the site.

As part of the stormwater strategy for this development, approximately 13% of stormwater generated on the subject development is proposed to discharge towards the frontage of the development to Ainsworth Street kerb and channel. The remainder of the stormwater generated from the post-development site is proposed to be attenuated and discharged to the kerb and channel at Redgen Street. Thus, reducing the stormwater flow directly to the adjacent neighbour at the rear of the subject site where the existing site is currently falling. In addition, stormwater attenuation measures have been proposed to mitigate the stormwater discharge post-development. Further details for attenuated stormwater discharge to "Outfall 2" can be found in the next section of this report. The proposal includes the following:

1. The site is proposed to be filled from approx. 300mm to 1100mm to direct the stormwater to the kerb and channel shown as "Outfall 1" and "Outfall 2";
2. No Retaining wall exceeds 1.0 metre height to the frontage of the streets;
3. New underground pipework to collect and discharge stormwater from the site to Redgen Street at "Outfall 2";
4. No diversion and concentration of flows to the adjacent neighbours are to occur based on this proposal. It would only improve the situation of the adjacent neighbours by conveying the stormwater to the street kerb and channel.

2.1 STORMWATER LAWFUL POINT OF DISCHARGE (LPOD)

The location for post-development stormwater discharge (LPOD) is Ainsworth Street and Redgen Street kerb and channel referred to as "Outfall 1" and "Outfall 2" in this CSWMP.

In accordance with QUDM 2016 and WDRC PSP SC6.2, the post-development stormwater from the subject development is not expected to create the following:

- Diversion of stormwater to and from the adjacent lots;
- More than 50L/s at a single point of discharge for a minor storm event;
- Adverse impacts or nuisance to downstream properties.

3. STORMWATER QUANTITY ASSESSMENT

The design philosophy and methodology of the strategy for the management of stormwater for the proposed development is outlined below.

3.1 HYDROLOGICAL AND HYDRAULIC MODELLING

Rainfall intensities and temporal patterns for the area were calculated from the methodology described in Book 2 of Australian Rainfall and Runoff (ARR 2016). The Log Normal Intensities, Temporal Patterns and resultant Intensity-Frequency-Duration (IFD) table determined for Chinchilla are attached in Appendix A.

The change in the hydrological response of the catchment between the existing and developed case was investigated using the "Initial Loss / Continuing loss (IL-CL)" model in "DRAINS" program. DRAINS is a rainfall-runoff modelling program that is used to simulate runoff hydrographs at defined points throughout a watershed / catchment for a set of catchment conditions and specified rainfall events. In line with the ARR 2016 and stormwater industry standards, the IL-CL model has been utilised as an alternative approach to Horton (ILSAX). The IL-CL values can be obtained from ARR data hub based on a specific site. Thus, this provides a better accuracy for modelling of a specific site. The following parameters have been adopted for this site:

- Stormwater Initial Losses = 43.0mm
- Stormwater Continuing Losses = 0.0mm

Individual IL-CL hydrologic models were developed for the existing and proposed developed catchment conditions for 10% (Q10), 5% (Q20) and 2% (Q50) Annual Exceedance Probability (AEP's). A series of 10 storms, ranging from 5 minutes to 2.0 hour were used to test for the maximum discharge during the 10% to 2% AEP events.

Methods outlined in the Queensland Urban Drainage Manual (QUDM, 2016) were adopted to calculate the peak discharge for the developed conditions. The pre and post-development catchment areas modelled is made up of the site itself as shown on the Pre and Post-Development Catchment Drawing Nos. 250176 / DA-02 & DA-03, included in Appendix C. Stormwater catchment details such as catchment areas, fraction impervious, minor and major runoff coefficients can be found on the tables on these plans. The fraction Impervious (FI) of zero has been computed for the pre-development stormwater analysis to represent the existing condition of the site.

The proposed Site Layout, being Project No. 20250059 prepared by WD Building Design and Detail Survey being Drawing No. 15899-DTM-01_A prepared by DSQ Land Surveyors, are provided in Appendix B. The calculations included herein, are based on this Site Layout and Survey Plan.

3.2 STORMWATER MANAGEMENT STRATEGY

To enable a stormwater drainage system to be developed, it was necessary to assign preliminary design levels for the site, including levels to the new driveway platform. These details and the proposed stormwater drainage system, are nominated on Drawing Nos. 250176 / DA-01 to DA-03 included in Appendix C.

Based on the design, the following stormwater attenuation measures are proposed:

- New roof gutters connected to each containers are proposed for all stages of the development for collection of roofwater to the above-ground detention tanks;
- Four 15kL above-ground detention tanks with Ø25mm orifice proposed at the bottom of each tank to perform as a low flow outlet for each cluster of containers. The requirements of the above-ground detention tanks for each stage are as follows:
 - ◆ Stage 1 – Two 15kL detention tanks, 1 each for each cluster of containers;
 - ◆ Stage 2 – One additional 15kL detention tanks.
 - ◆ Stage 3 – One additional 15kL detention tank.
- The underground pipework as shown on DA-01 have been proposed for convey and discharge of stormwater runoff collected from the driveway V-drains;
- The concrete V-drain has been graded such that any overflow from these pits are contained within these V-drain and directed toward a designated flow path towards a sag pit and "Outfall 2" during a major storm event. Due to this designated overland flow path, the 2 containers (labelled as No.17 & 83 on WD Building Design plans) at the northern corner of the

development are proposed to be suspended to a minimum 0.300m to allow for the major stormwater flow to pass through;

- A small detention area of approximately 3.6kL shown as Catchment C7 on DA-03 has been modelled for further attenuation of the site;
- Table 3.1 outlines the peak flow estimates for the existing scenario, as well as the post development scenarios for the proposed Stage 1, 2 and 3 of the development.

Catchment Conditions	Overall Catchment Area (ha)	AEP Discharge (m ³ /s)		
		10%	5%	2%
Existing Site (Pre-Development) Existing point of discharge at the rear of the allotment ("Outfall X"), north-western boundary	0.276	0.046	0.071	0.102
Developed Site (Post-Development) Stage 1 Discharge at "Outfall 1" Ainsworth Street Kerb & Channel Discharge at "Outfall 2" Redgen Street Kerb & Channel	0.276	0.011	0.013	0.015
Combined Stage 1 (Outfall 1 & 2)		0.043	0.047	0.063
		0.054	0.060	0.078
Stage 1 & 2 Discharge at "Outfall 1" Ainsworth Street Kerb & Channel Discharge at "Outfall 2" Redgen Street Kerb & Channel	0.276	0.011	0.013	0.015
Combined Stage 1 & 2 (Outfall 1 & 2)		0.046	0.057	0.066
		0.057	0.070	0.081
Stages 1,2 & 3 Discharge at "Outfall 1" Ainsworth Street Kerb & Channel Discharge at "Outfall 2" Redgen Street Kerb & Channel	0.276	0.011	0.013	0.015
Combined Stage 1,2 & 3 (Outfall 1 & 2)		0.046	0.054	0.060
		0.057	0.067	0.075
"Non-worsening" of stormwater for the 3 Stages of development:				
Stage 1 Decrease (-) Increase (+)		0.008	-0.011	-0.024
Stage 1 & 2 Decrease (-) Increase (+)		0.011	-0.001	-0.021
Stage 1,2 & 3 Decrease (-) Increase (+)		0.011	-0.004	-0.027

Table 3.1: Catchment Discharge- Hydrologic Details

The overall comparison between the pre-developed and post-developed case for the completion of all 3 stages is shown above. The comparison considers flows discharging from “Outfall 1” & “Outfall 2” as the permissible site discharge leaving the site post-development. The difference in peak flows for the final stage (Stage 1,2 & 3) are summarised as follows:

- Total peak flow for a 10% (Q10) AEP event is increased by 0.011m³/s after development;
- Total peak flow for a 5% (Q20) AEP event is decreased by 0.004m³/s after development; and
- Total peak flow for a 2% (Q50) AEP event is decreased by 0.027m³/s after development.

Generally, Council requires that post-developed flows be equal to or less than the pre-developed flows leaving the site for the minor and major storm events. However, as shown in *Table 3.1*, the total peak stormwater flows discharging for the post-development scenario for 10% AEP event has increased by approximately 24% at worst from the pre-development conditions. While the full attenuation of stormwater is preferable, additional design strategies such as having additional detention tanks and oversized underground pipes have been investigated and found to be unfeasible due to the topography of the site. Overall, the overland stormwater discharge to the neighbouring lot at the rear has been reduced post-development. As such, it is to our understanding that, the “best engineering practice” has been carried out to address Council's non-worsening requirement.

3.3 DETENTION SYSTEM

Detention systems are designed to attenuate the rate of stormwater run-off from a developed area to a level that is no greater than those generated by the existing catchment and to offset additional impervious surface proposed for this development. For this project, a detention system consisting of Four 15kL above ground tanks and surface detention volume of approximately 3.6kL are proposed as noted in Section 3.2 of this CSWMP and accompanying drawings.

3.4 “DRAINS” SCREEN CAPTURES

“DRAINS” results in the form of screen captures associated with:

- the Pre-Development Conditions; and
- the Post-Development Conditions.

for the 10%, 5% and 2% AEP events associated with all 3 stages are included in Appendix D. It can be noted from these screen captures that the post-development discharge at “Outfall 1” & “Outfall 2” are less than 50 L/s for a minor storm event (10% AEP).

4. CONCLUSION

This CSWMP has been developed to address specific stormwater drainage outcomes and solutions for Stormwater Quantity Discharge, in support of the Development Application for the proposed self-storage facility at Lot 213 Ainsworth Street, Chinchilla.

4.1 STORMWATER QUANTITY ANALYSIS

The hydrological and hydraulic analyses have been undertaken using rainfall-runoff modelling program, "DRAINS" version 2025.01 to determine peak runoff for the nominated 10%, 5% and 2% AEP rainfall events.

The stormwater strategy outlined in this report, achieve the "best engineering practice" as per WDRC guidelines and PSP on the surrounding properties.

4.2 LEGAL POINT OF DISCHARGE

As indicated on the attached catchment plans and as detailed in *Clause 2.1*, stormwater runoff from the development is proposed to outlet to kerb and channel at Ainsworth Street and Redgen Street referred to as "Outfall 1" and "Outfall 2" in this CSWMP.

4.3 SUMMARY

Acceptable solutions to Council's outcomes for Stormwater Quantity Discharge have in our professional opinion been achieved in this report in conjunction with the accompanying calculations and concept engineering drawings.

This development is not expected to cause any actionable nuisance to downstream properties, caused by peak discharges, flood levels, frequency / duration of flooding, flow velocities, sedimentation and scour effects.

APPENDIX A

IFD-Chinchilla



Location

Label: Chinchilla

Latitude: -26.7458 [Nearest grid cell: 26.7375 (S)]

Longitude: 150.6269 [Nearest grid cell: 150.6375 (E)]

Very Frequent Design Rainfall Intensity (mm/h) Issued: 23 October 2024

Rainfall intensity for Durations, Exceedance per Year (EY), and Annual Exceedance Probabilities (AEP).

[FAQ for New ARR probability terminology.](#)

Duration	Exceedance per Year (EY)							
	12EY	6EY	4EY	3EY	2EY	1EY	0.5EY#	0.2EY*
1 min	48.3	59.2	77.9	91.1	110	142	181	233
2 min	44.0	54.2	70.7	81.9	97.8	124	158	205
3 min	40.2	49.7	65.3	75.9	90.6	115	146	189
4 min	37.1	46.0	60.8	70.9	84.9	108	138	177
5 min	34.5	42.9	57.0	66.7	80.1	102	130	167
10 min	26.3	32.8	44.0	51.9	62.9	81.5	104	133
15 min	21.7	27.1	36.4	43.1	52.4	68.4	87.0	112
20 min	18.7	23.3	31.3	37.0	45.2	59.2	75.3	96.8
25 min	16.5	20.5	27.6	32.6	39.9	52.4	66.7	85.7
30 min	14.8	18.4	24.7	29.3	35.8	47.2	60.0	77.1
45 min	11.5	14.3	19.1	22.6	27.6	36.5	46.4	59.8
1 hour	9.56	11.8	15.7	18.6	22.7	30.0	38.1	49.2
1.5 hour	7.24	8.89	11.8	13.9	17.0	22.4	28.4	36.6
2 hour	5.90	7.22	9.55	11.2	13.7	18.1	22.9	29.5
3 hour	4.39	5.35	7.04	8.26	10.0	13.2	16.7	21.4
4.5 hour	3.24	3.94	5.16	6.04	7.32	9.56	12.1	15.5
6 hour	2.61	3.16	4.13	4.84	5.84	7.60	9.59	12.3
9 hour	1.92	2.32	3.02	3.53	4.25	5.51	6.93	8.85
12 hour	1.54	1.86	2.42	2.82	3.39	4.39	5.52	7.04
18 hour	1.13	1.37	1.77	2.06	2.48	3.19	4.01	5.12

Note:

The 0.5 EY design rainfall corresponds to the 2 year Average Recurrence Interval (ARI) IFD **not** the 50% AEP IFD.

* The 0.2 EY design rainfall corresponds to the 5 year Average Recurrence Interval (ARI) IFD **not** the 20% AEP IFD.

This page was created at **10:16 on Wednesday 23 October 2024 (AEST)**



Location

Label: Chinchilla

Latitude: -26.7458 [Nearest grid cell: 26.7375 (S)]

Longitude: 150.6269 [Nearest grid cell: 150.6375 (E)]

IFD Design Rainfall Intensity (mm/h)

Issued: 23 October 2024

Rainfall intensity for Durations, Exceedance per Year (EY), and Annual Exceedance Probabilities (AEP).

[FAQ for New ARR probability terminology](#)

Duration	Annual Exceedance Probability (AEP)						
	63.2%	50%#	20%*	10%	5%	2%	1%
1 min	142	163	228	273	316	373	417
2 min	124	142	201	242	283	337	379
3 min	115	132	186	223	260	309	347
4 min	108	124	174	209	242	287	322
5 min	102	117	164	196	228	270	302
10 min	81.5	93.3	130	155	180	212	236
15 min	68.4	78.4	109	130	151	178	199
20 min	59.2	67.9	94.9	113	131	155	173
25 min	52.4	60.1	84.1	100	116	137	154
30 min	47.2	54.0	75.6	90.4	105	124	139
45 min	36.5	41.8	58.6	70.2	81.7	97.0	109
1 hour	30.0	34.4	48.2	57.8	67.4	80.2	90.3
1.5 hour	22.4	25.6	35.9	43.2	50.4	60.3	68.1
2 hour	18.1	20.6	28.9	34.7	40.6	48.7	55.1
3 hour	13.2	15.0	21.0	25.3	29.6	35.6	40.4
4.5 hour	9.56	10.9	15.2	18.3	21.4	25.8	29.3
6 hour	7.60	8.64	12.0	14.5	17.0	20.5	23.3
9 hour	5.51	6.24	8.68	10.4	12.3	14.8	16.8
12 hour	4.39	4.97	6.90	8.30	9.75	11.8	13.4
18 hour	3.19	3.62	5.02	6.05	7.12	8.60	9.79

Note:

The 50% AEP IFD **does not** correspond to the 2 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 1.44 ARI.

* The 20% AEP IFD **does not** correspond to the 5 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 4.48 ARI.

This page was created at **10:10 on Wednesday 23 October 2024 (AEST)**

APPENDIX B

Survey Plan

Development Site Plan

Baker Rossow

DETAIL SURVEY Ainsworth Street, Chinchilla

GENERAL NOTES:

- VISIBLE SERVICES ONLY HAVE BEEN LOCATED. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATION OF ALL SERVICES.
- MGA2020 ZONE 56 COORDINATES & AHD ELEVATIONS DERIVED FROM GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) PSM: 89350, E 266661.266, N 7038653.991, RL 317.030
- DATA SET IS GROUND COORDINATES SCALED FROM TRUE MGA TO PLANE ABOUT POINT 9000. S.F. 0.999781031 E: 266757.495, N 7038317.376 MGA TRUE.
- BOUNDARIES HAVE NOT BEEN SURVEYED OR REINSTATED
- BOUNDARIES SHOWN ARE COMPILED FROM SURVEY PLANS.
- CONTOUR INTERVAL SHOWN IS 0.2 METRE.

LEGEND

- COMMUNICATIONS PIT
- BYDA COMM'S
- POWER POLE
- LIGHT POLE
- GUY POLE
- ELECTRICITY O/H
- SEWER MANHOLE
- BYDA SEWER MAIN
- WATER METER
- STOP VALVE
- WATER HYDRANT
- BYDA WATER MAIN
- CROWN OF ROAD
- FENCE
- SURVEY CONTROL POINT



Revisions	Surveyed	Drawn	Checked	Passed	Date
A					
A	ORIGINAL PLAN	JMD	HG	JMD	AJP
					18.06.25



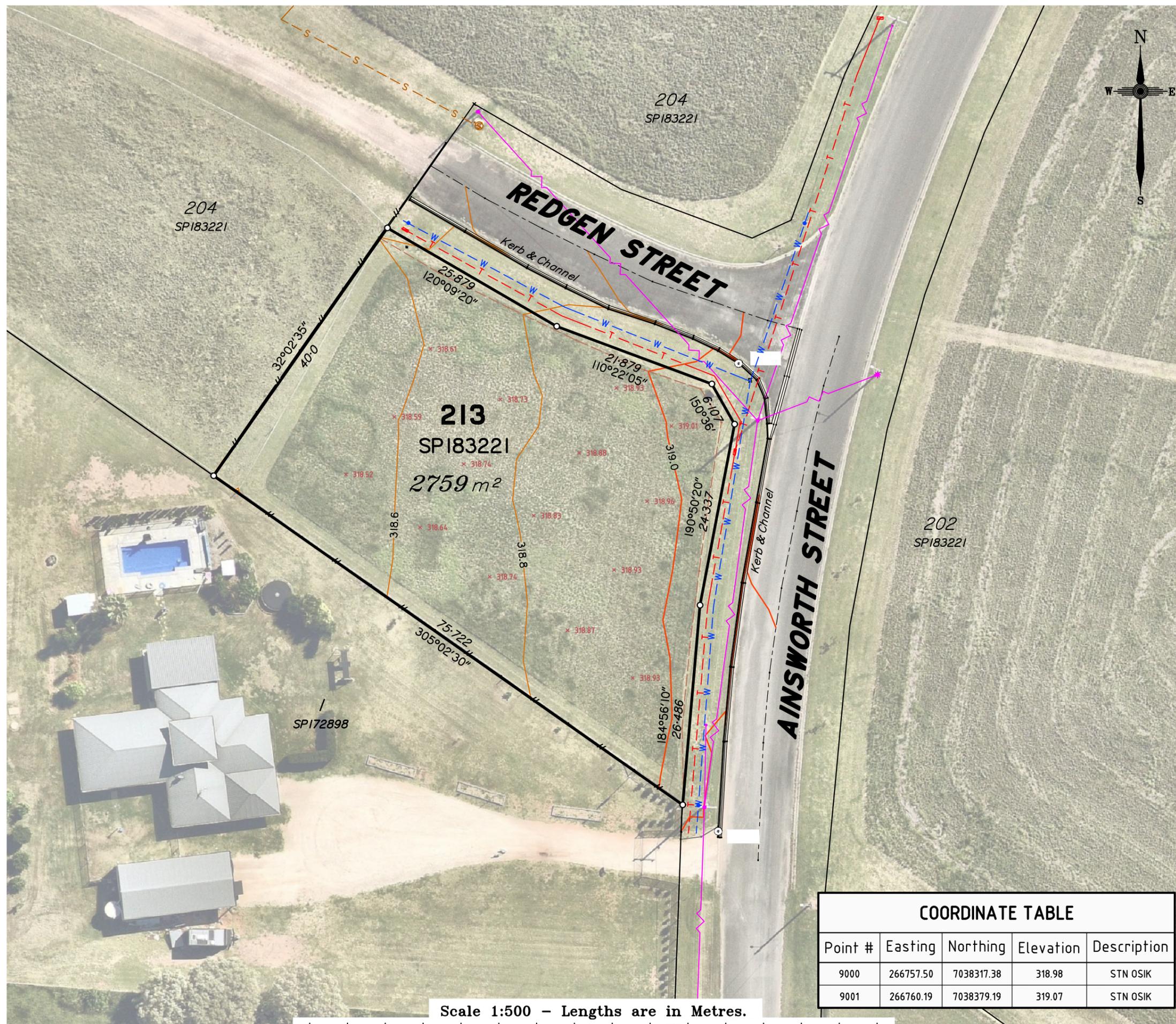
DALBY
6/66 Drayton Street, Dalby 4405 Ph: (07) 5437 8555
mail@dsqsurvey.com ABN: 91 615 043 251
www.dsqsurvey.com ACN: 615 043 251
SUNSHINE COAST - CHINCHILLA - TOOWOOMBA

Horiz. Datum MGA2020-56 Vert. Datum AHD
Origin PSM 89350 Origin PSM 89350
RL 317.030 RL 317.030

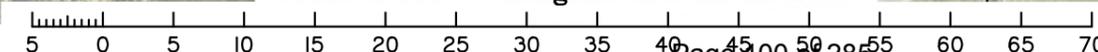
Locality: CHINCHILLA
Local Government: WESTERN DOWNS R. C.

SHEET 1 OF 1 Scale A3 1:500

DRAWING NUMBER 15899-DTM-01 REV. A



Scale 1:500 - Lengths are in Metres.



COORDINATE TABLE

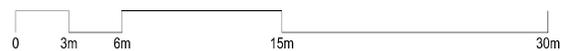
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9001	266760.19	7038379.19	319.07	STN OSIK

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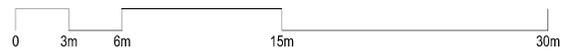


PROPERTY DESCRIPTION

LOT 213 ON SP183221
 SITE AREA = 2759m²



G ENGINEER AMENDMENTS 15-09-2025 J.M.P



PROPERTY DESCRIPTION

LOT 213 ON SP183221
SITE AREA = 2759m²

G ENGINEER AMENDMENTS 15-09-2025 J.M.P



PROPERTY DESCRIPTION

LOT 213 ON SP183221

SITE AREA = 2759m²

G ENGINEER AMENDMENTS 15-09-2025 J.M.P

APPENDIX C

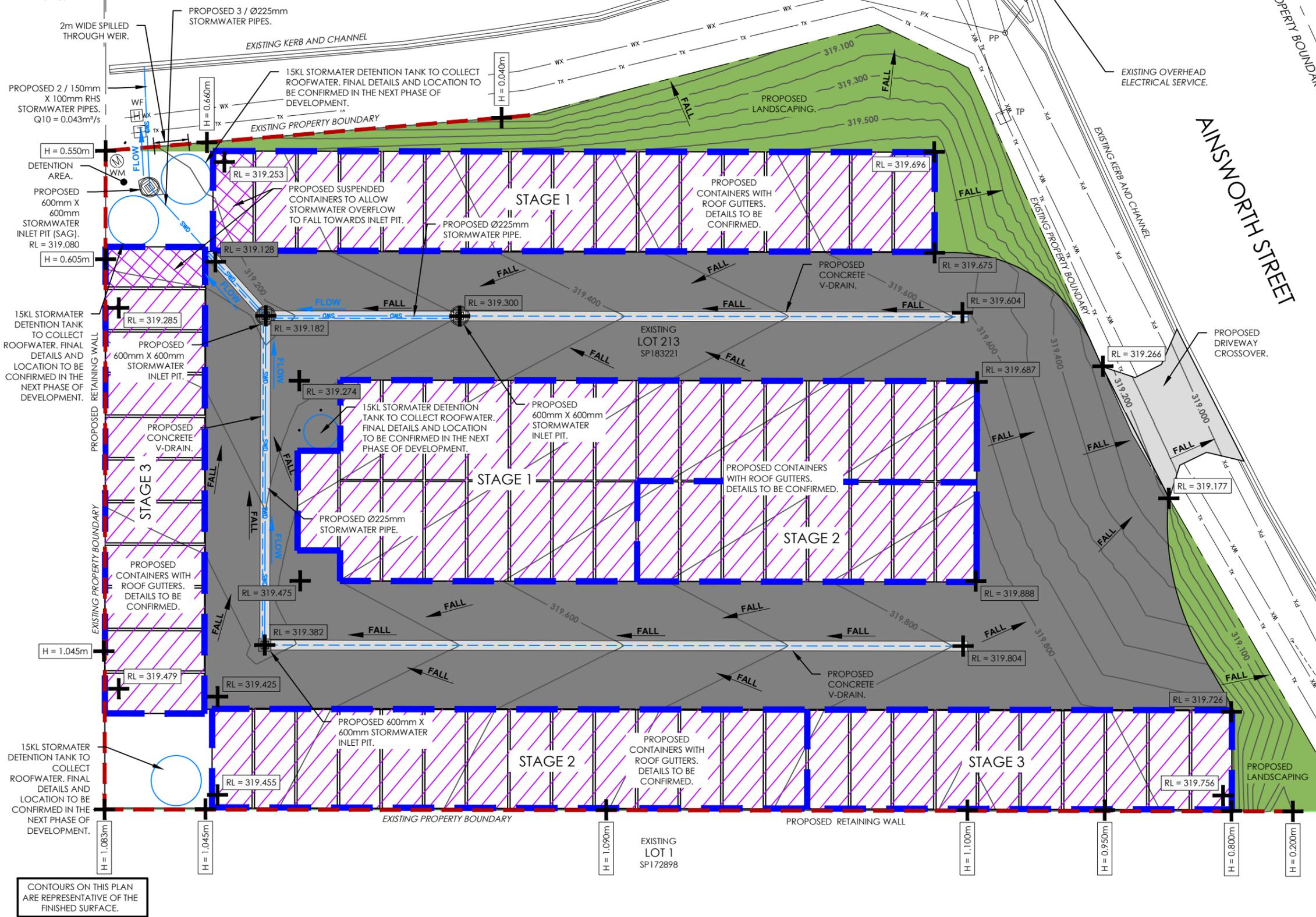
BRCE Drawings



EXISTING LOT 204 SP183221

REDGEN STREET

AINSWORTH STREET



LEGEND	
	EXISTING PROPERTY BOUNDARY
	FINISHED SURFACE CONTOURS (0.10m INTERVALS)
	EXISTING KERB & CHANNEL
	EXISTING RETAINING WALL
	PROPOSED CONTAINER STAGE
	PROPOSED STORMWATER MAIN
	PROPOSED V-DRAIN
	EXISTING WATER SERVICE
	EXISTING ELECTRICAL OVERHEAD SERVICE
	EXISTING TELSTRA SERVICE
	PROPOSED BITUMEN DRIVEWAY AREA
	PROPOSED CONCRETE SURFACE AREA
	PROPOSED STORAGE CONTAINERS
	PROPOSED LANDSCAPING AREA
	DENOTES HEIGHT OF PROPOSED RETAINING WALL
	DENOTES PROPOSED DESIGN SURFACE LEVEL
	DENOTES DESIGN SURFACE FALL
	DENOTES STORMWATER PIPE FLOW
	EXISTING TELECOMMUNICATIONS PIT
	EXISTING WATER STOP VALVE
	EXISTING WATER METER
	EXISTING WATER FITTING
	EXISTING POWER POLE

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THESE DRAWINGS ARE FOR THE PURPOSE OF DEVELOPMENT APPLICATION, IN ORDER TO DEMONSTRATE CONCEPTS FOR ROADWORKS, SEWER, STORMWATER DRAINAGE, WATER SUPPLY AND ALLOTMENT EARTHWORKS, SUBJECT TO DETAILED DESIGN

CONTOURS ON THIS PLAN ARE REPRESENTATIVE OF THE FINISHED SURFACE.

REVISIONS	DRAWN	DESIGN	DATE
B	MJC	AJH	23/09/25
A	GMM	AJH	14/08/25



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CLIENT
BRODEN WARNE C/- SWEP CONSULTING

PROJECT
**PROPOSED SELF STORAGE FACILITY
LOT 213 AINSWORTH STREET, CHINCHILLA**

TITLE
STORMWATER DRAINAGE LAYOUT PLAN

SCALE		EXAMINED		PROJECT NUMBER		ORIG. SIZE	
1:250		BSB		250176		A3	
CERTIFIED		RPEQ: 29963		PLAN NUMBER		REVISION	
				DA-01		B	

DA-01 STORMWATER LAYOUT PLAN.DWG - 24/07/2025 11:58:51 AM



CATCHMENT NAME	CATCHMENT AREA (ha)	RUNOFF COEFF MINOR	RUNOFF COEFF MAJOR	IMPERVIOUS CATCHMENT AREA (%)
EX1	0.276	0.53	0.61	0.00

STORMWATER CATCHMENT PRE-DEVELOPMENT TABLE

LEGEND

- — — — — EXISTING PROPERTY BOUNDARY
- — — — — 319.000 EXISTING SURFACE CONTOURS (0.20m INTERVALS)
- — — — — STORMWATER CATCHMENT BOUNDARY PRE - DEVELOPMENT

CONTOURS ON THIS PLAN ARE REPRESENTATIVE OF THE EXISTING SURFACE.

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REVISIONS	DRAWN	DESIGN	DATE
B	MJC	AJH	23/09/25
A	AJH	AJH	14/08/25



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PROJECT
PROPOSED SELF STORAGE FACILITY
LOT 213 AINSWORTH STREET, CHINCHILLA

TITLE
STORMWATER CATCHMENT PLAN
PRE-DEVELOPMENT

SCALE	EXAMINED	PROJECT NUMBER	ORIG. SIZE
1:250 SCALE - 1:250 AT A3 SCALE - 1:125 AT A1	BSB	250176	A3
	CERTIFIED	PLAN NUMBER	REVISION
	RPEQ: 29963	DA-02	B

DA-02 PRE-DEVELOPMENT SW CATCHMENT.DWG - 24/09/2025 11:59:17 AM



OUTFALL 2

REDGEN STREET

CATCHMENT NAME	CATCHMENT AREA (ha)	RUNOFF COEFF MINOR	RUNOFF COEFF MAJOR	IMPERVIOUS CATCHMENT AREA (%)
C1	0.028	0.90	1.00	100.00
C2A	0.024	0.90	1.00	100.00
C2B	0.011	0.90	1.00	100.00
C3	0.013	0.90	1.00	100.00
C4	0.034	0.90	1.00	100.00
C5	0.007	0.53	0.61	0.00
C6	0.021	0.53	0.61	0.00
C7	0.004	0.53	0.61	0.00
C8	0.004	0.53	0.61	0.00
R1	0.027	0.90	1.00	100.00
R2	0.049	0.90	1.00	100.00
R3	0.038	0.90	1.00	100.00
R4	0.017	0.90	1.00	100.00

STORMWATER CATCHMENT POST-DEVELOPMENT TABLE

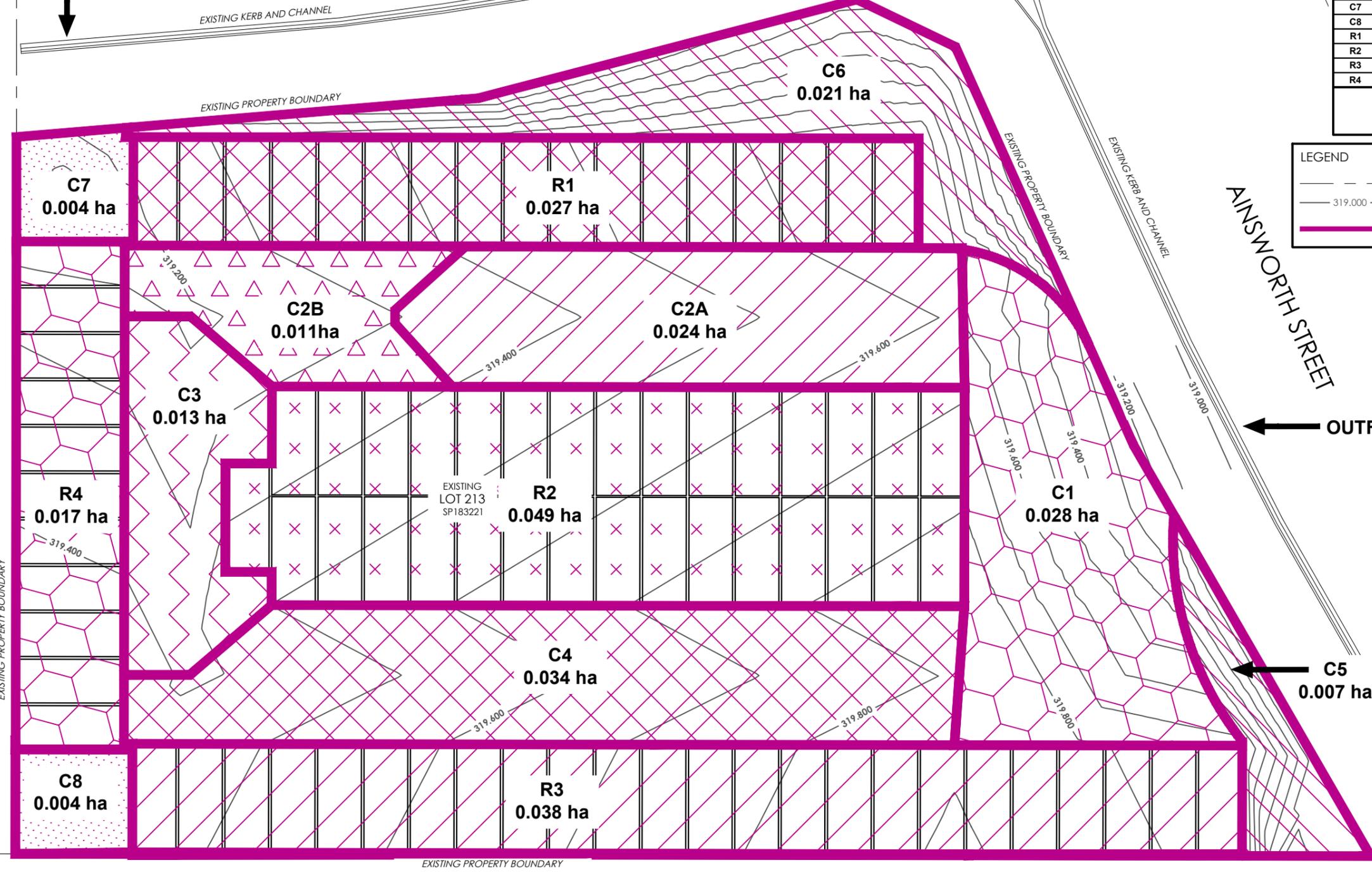
LEGEND

- EXISTING PROPERTY BOUNDARY
- - - PRELIMINARY DESIGN SURFACE CONTOURS (0.1m INTERVALS)
- STORMWATER CATCHMENT BOUNDARY POST-DEVELOPMENT

CONTOURS ON THIS PLAN ARE REPRESENTATIVE OF THE PRELIMINARY DESIGN SURFACE.

AINSWORTH STREET

OUTFALL 1



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REVISIONS	DRAWN	DESIGN	DATE
B	MJC	AJH	23/09/25
A	AJH	AJH	14/08/25



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PROJECT
PROPOSED SELF STORAGE FACILITY
LOT 213 AINSWORTH STREET, CHINCHILLA

TITLE
STORMWATER CATCHMENT PLAN
POST DEVELOPMENT

SCALE	1:250	0 1 2 3 4 5 6m
EXAMINED	BSB	PROJECT NUMBER 250176
CERTIFIED	RPEQ: 29963	PLAN NUMBER DA-03
		ORIG. SIZE A3
		REVISION B

DA-03 POST DEVELOPMENT SW CATCHMENT.DWG - 26/07/2025 11:59:34 AM



REDGEN STREET

EXISTING KERB AND CHANNEL

EXISTING PROPERTY BOUNDARY

EXISTING PROPERTY BOUNDARY

EXISTING KERB AND CHANNEL

AINSWORTH STREET

LEGEND	
	EXISTING PROPERTY BOUNDARY
	PROPOSED CONTAINERS
	PROPOSED CONTAINER STAGE

DEPTHS OF CUT/FILL			
No.	Min. Level	Max. Level	Colour
1	-0.200	0.000	
2	0.000	0.200	
3	0.200	0.400	
4	0.400	0.600	
5	0.600	0.800	
6	0.800	1.000	
7	1.000	1.200	

DEPTH BANDING GENERATED FROM BETWEEN EXISTING SURFACE AND TOP OF FINISHED DESIGN SURFACE.

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NOT FOR CONSTRUCTION**

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EXISTING LOT 204
SP183221

A-A
05

PROPOSED CONTAINERS WITH ROOF GUTTERS. DETAILS TO BE CONFIRMED.

STAGE 3

EXISTING LOT 213
SP183221

STAGE 1

PROPOSED CONTAINERS WITH ROOF GUTTERS. DETAILS TO BE CONFIRMED.

PROPOSED CONTAINERS WITH ROOF GUTTERS. DETAILS TO BE CONFIRMED.

STAGE 1

STAGE 2

PROPOSED CONTAINERS WITH ROOF GUTTERS. DETAILS TO BE CONFIRMED.

STAGE 2

STAGE 3

EXISTING LOT 1
SP172898

B-B
05

REVISIONS	DRAWN	DESIGN	DATE
B	MJC	AJH	23/09/25
A	AJH	AJH	14/08/25



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PROJECT
PROPOSED SELF STORAGE FACILITY
LOT 213 AINSWORTH STREET, CHINCHILLA

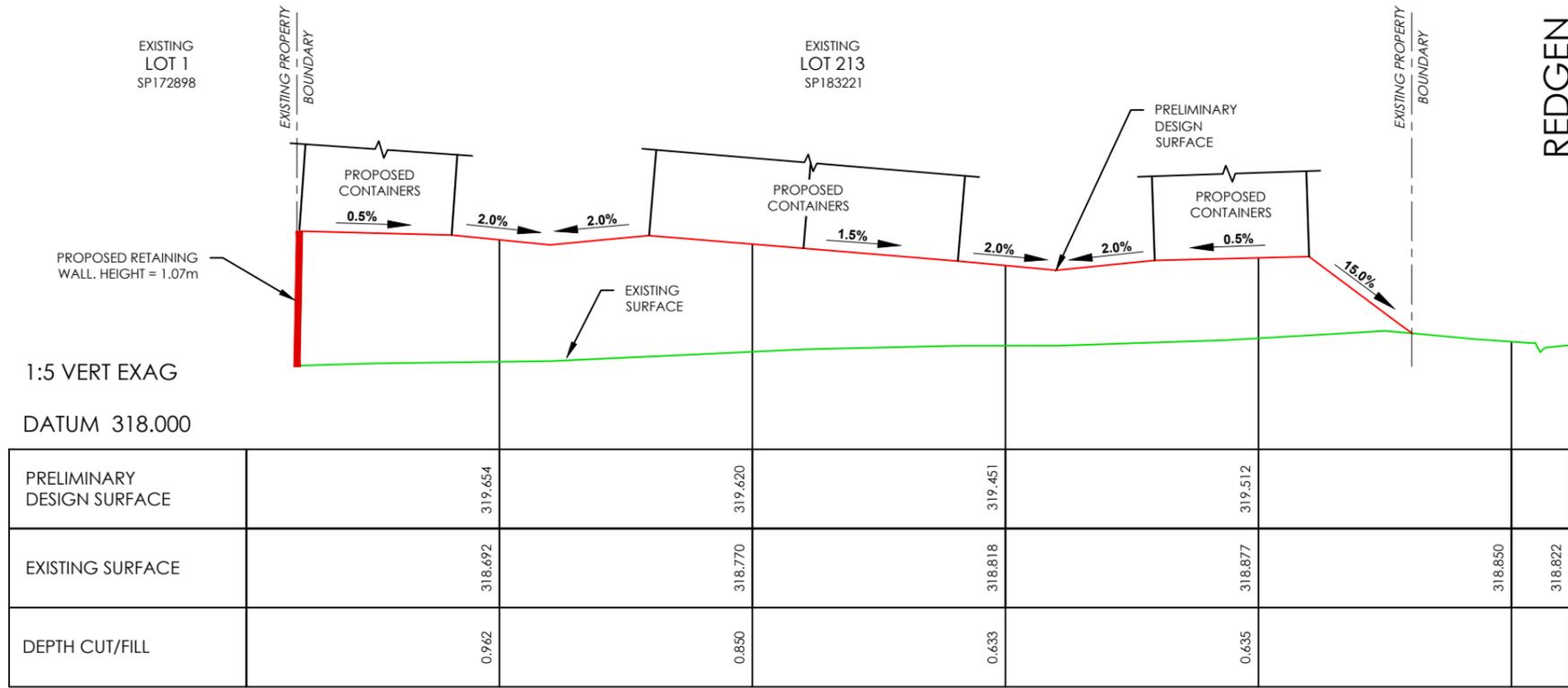
TITLE
EARTHWORKS DEPTH BANDING PLAN

SCALE		PROJECT NUMBER		ORIG. SIZE
1:250		250176		A3
EXAMINED	BSB	PLAN NUMBER	DA-04	REVISION
CERTIFIED	RPEQ: 29963			B

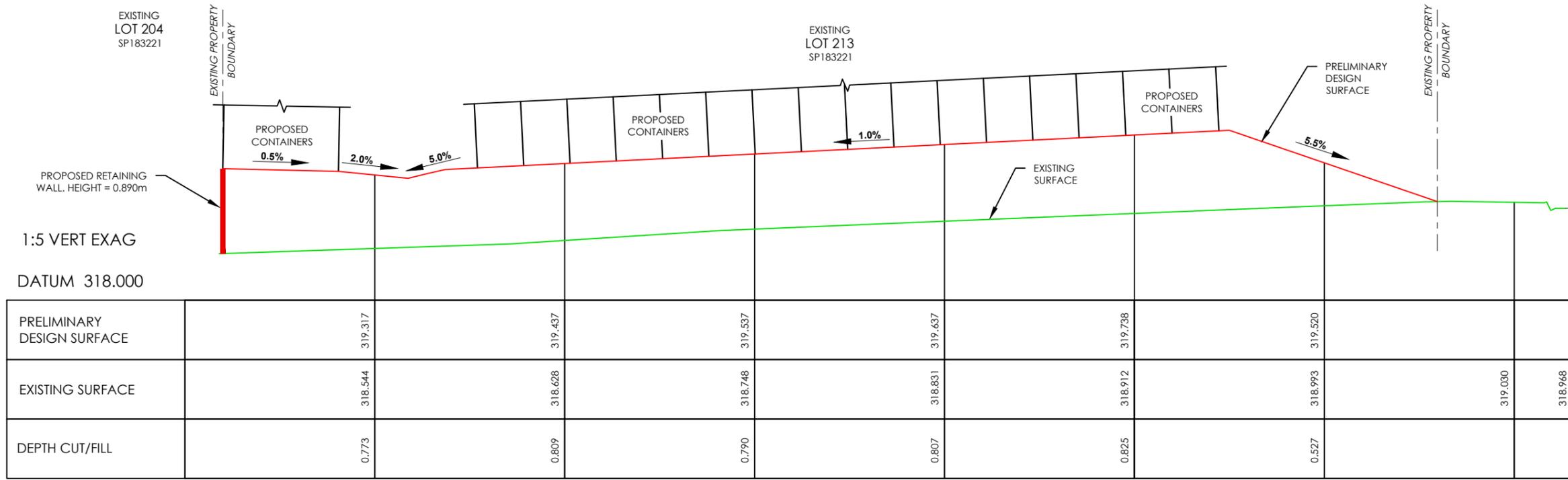
DA-04-05 EARTHWORKS DEPTH BANDING PLAN.DWG - 24/09/2025 12:00:03 PM

DA SUBMISSION
NOT FOR CONSTRUCTION

THESE DRAWINGS ARE FOR THE PURPOSE OF DEVELOPMENT APPLICATION, IN ORDER TO DEMONSTRATE CONCEPTS FOR ROADWORKS, SEWER, STORMWATER DRAINAGE, WATER SUPPLY AND ALLOTMENT EARTHWORKS. SUBJECT TO DETAILED DESIGN



SECTION **B**
04



SECTION **A**
04

REVISIONS	DRAWN	DESIGN	DATE
B	MJC	AJH	23/09/25
A	AJH	AJH	14/08/25



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CLIENT: BRODEN WARNE C/- SWEP CONSULTING

PROJECT: PROPOSED SELF STORAGE FACILITY LOT 213 AINSWORTH STREET, CHINCHILLA

TITLE: EARTHWORKS SITE CROSS SECTIONS

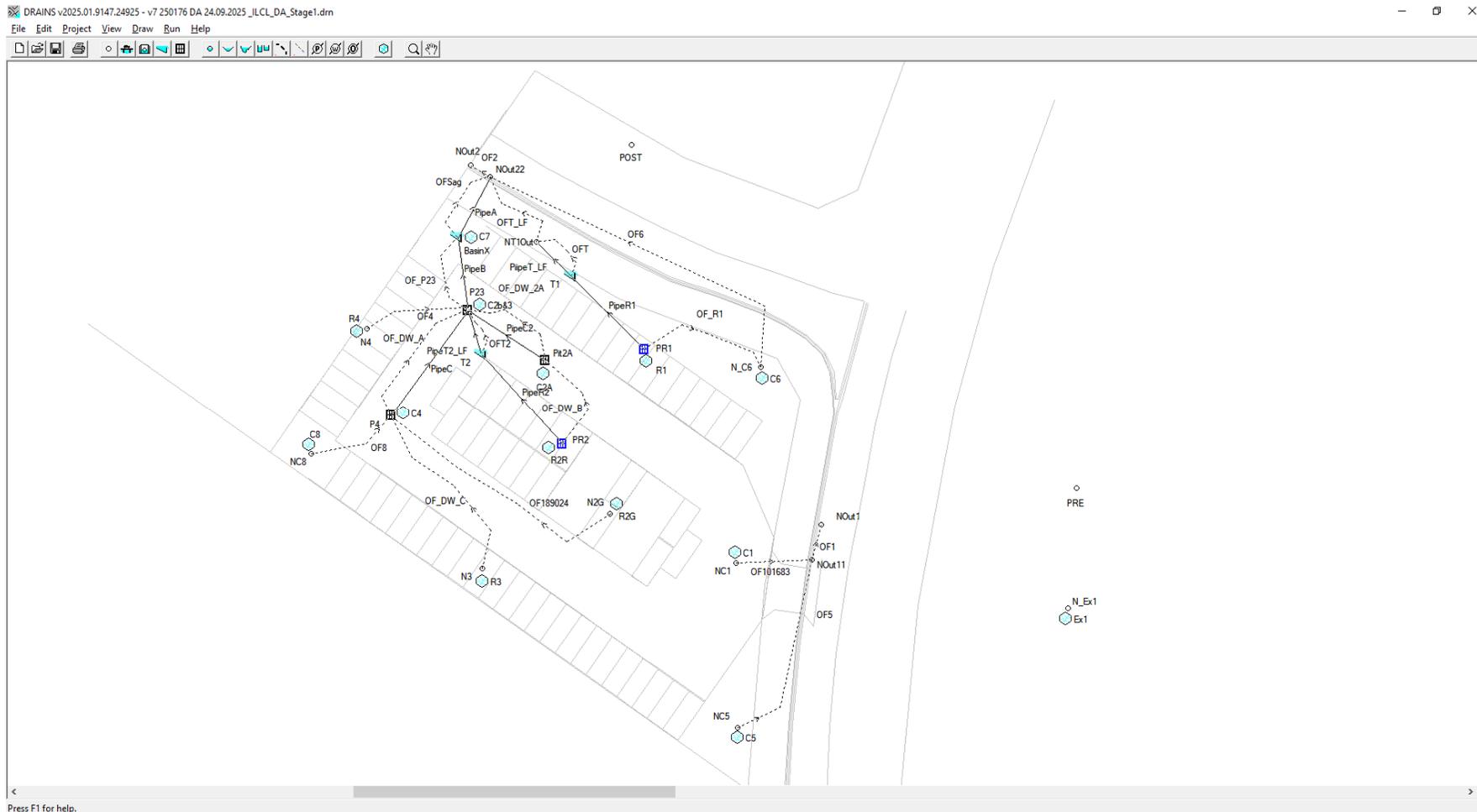
SCALE: 1:250 AT A3 SCALE: 1:125 AT A1 HORIZONTAL	SCALE: 1:50 AT A3 SCALE: 1:25 AT A1 VERTICAL	EXAMINED: BSB	PROJECT NUMBER: 250176	ORIG. SIZE: A3
CERTIFIED: RPEQ: 29963	PLAN NUMBER: DA-05	REVISION: B		

DA-04-05 EARTHWORKS DEPTH BANDING PLAN.DWG - 24/09/2025 12:00:23 PM

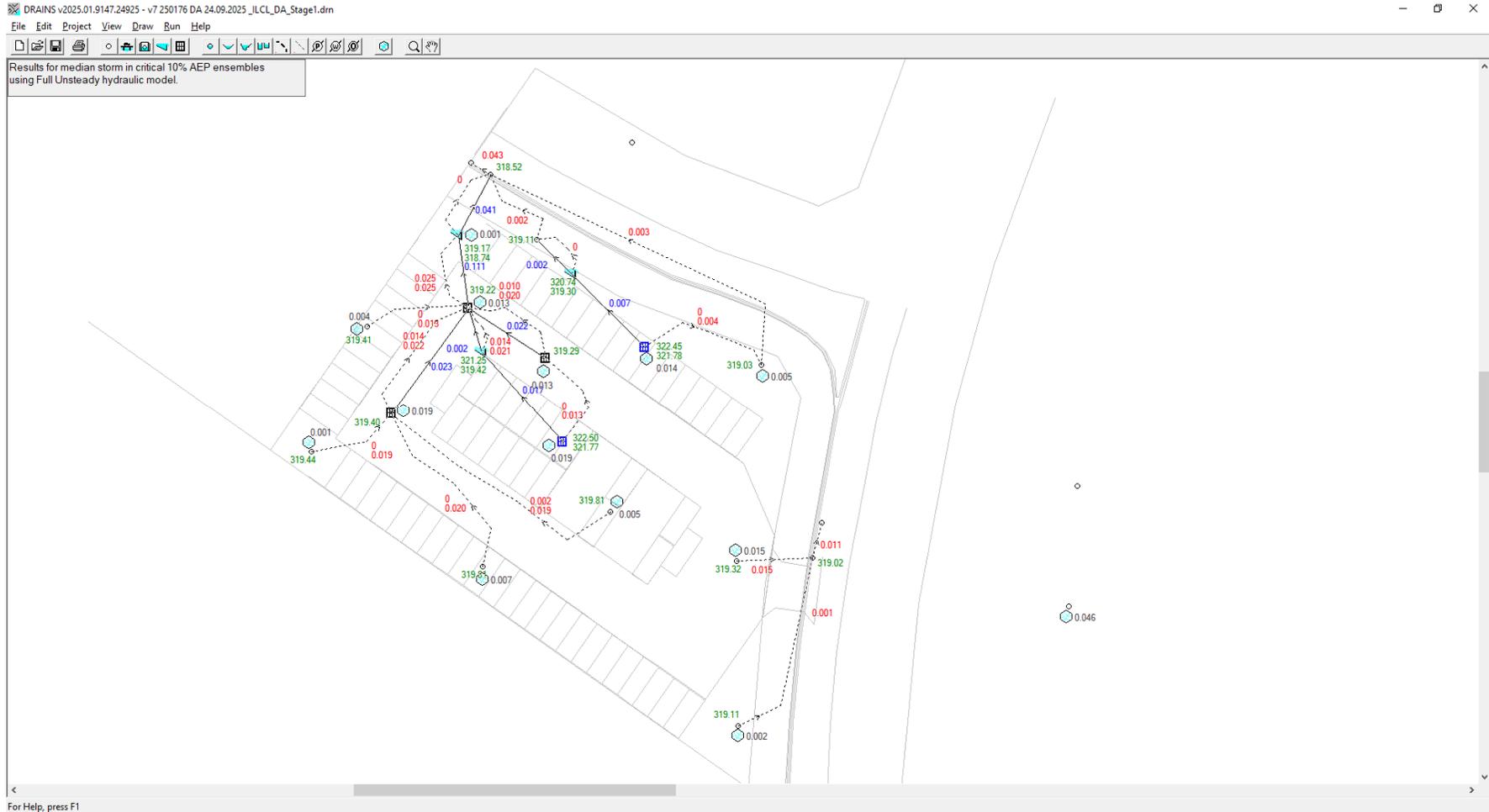
APPENDIX D

"DRAINS" Results

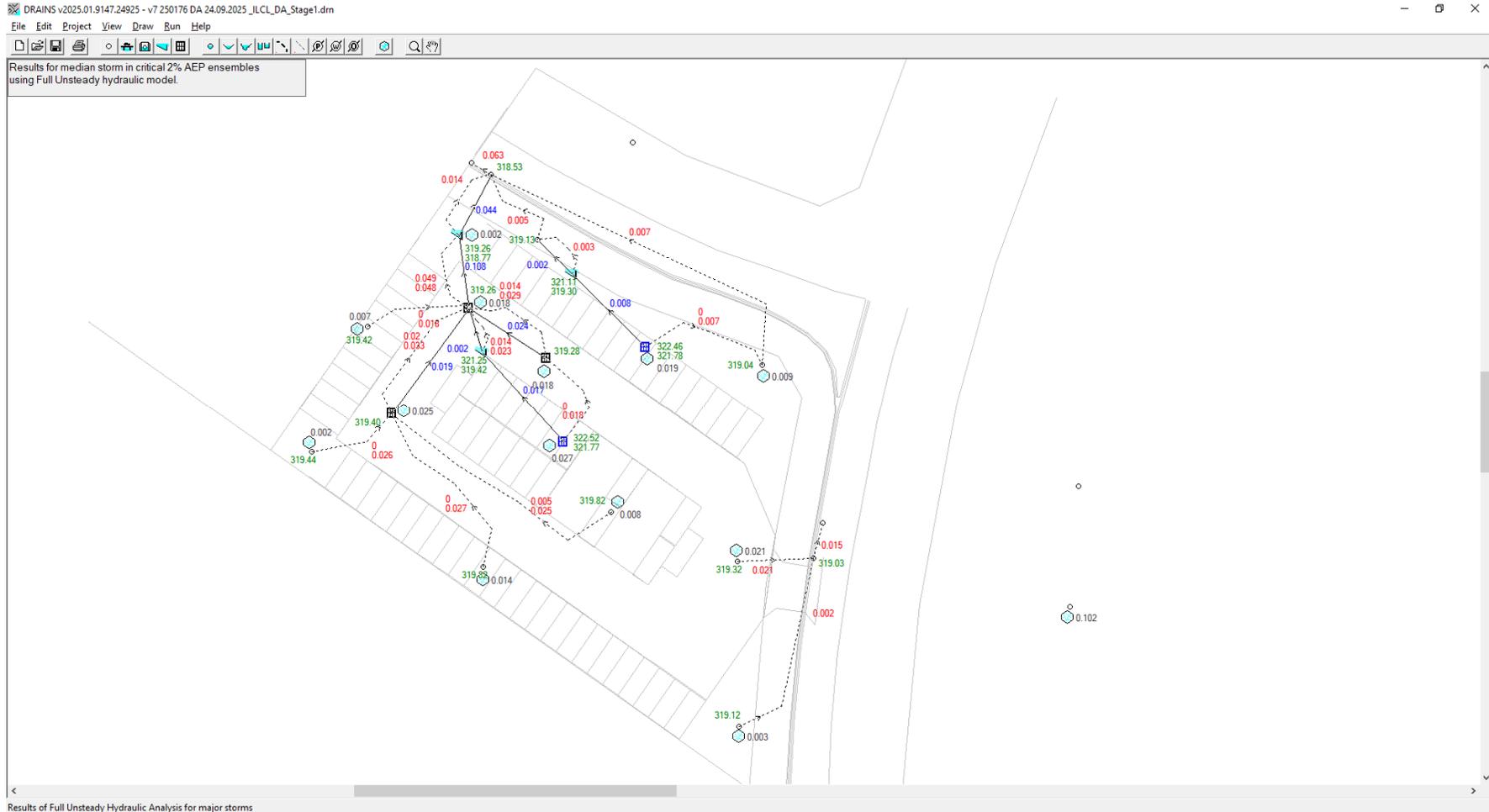
1.0 STAGE 1 - "DRAINS" MODEL LAYOUT – PRE & POST DEVELOPMENT



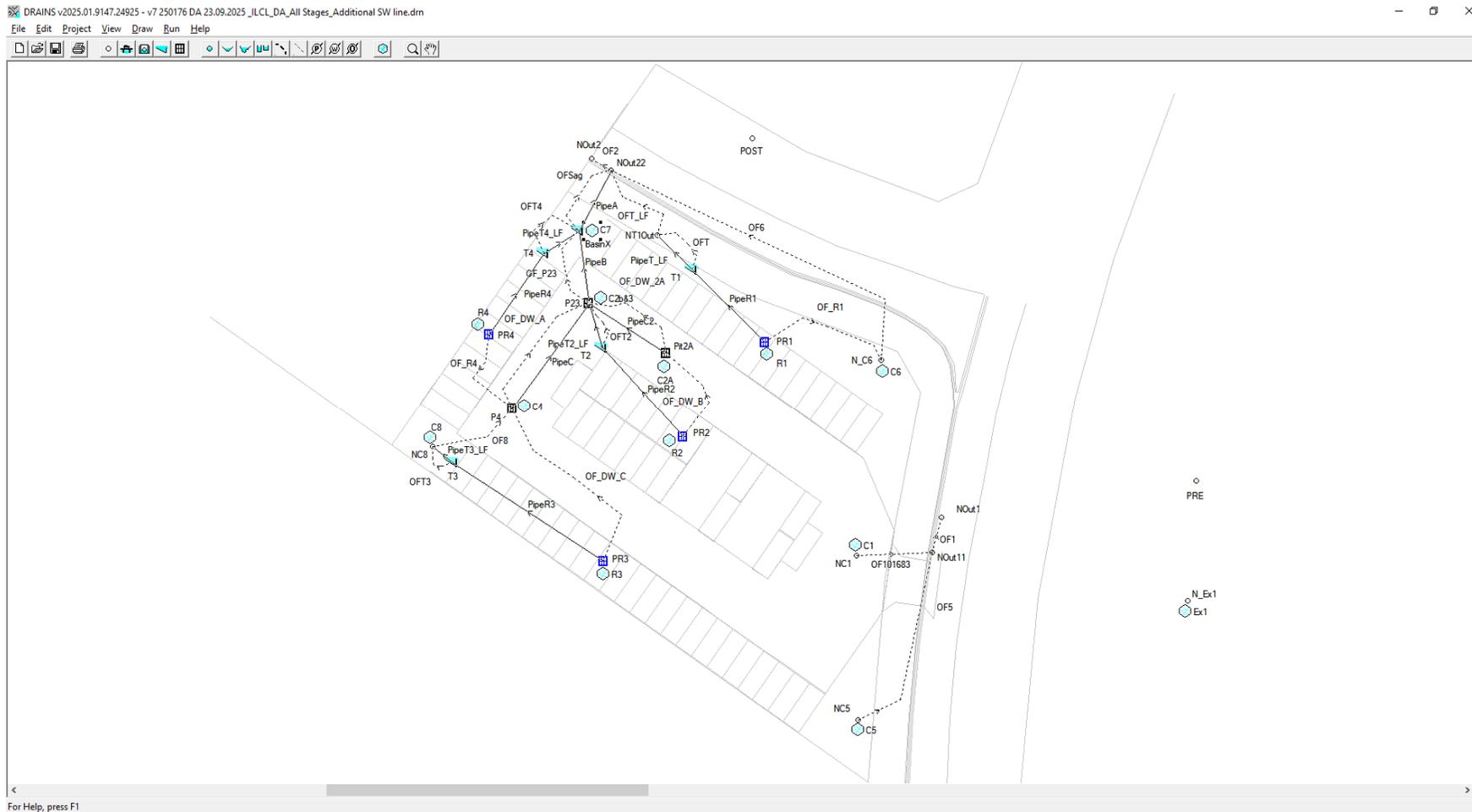
2.0 STAGE 1 - 10% AEP RESULTS – PRE & POST DEVELOPMENT



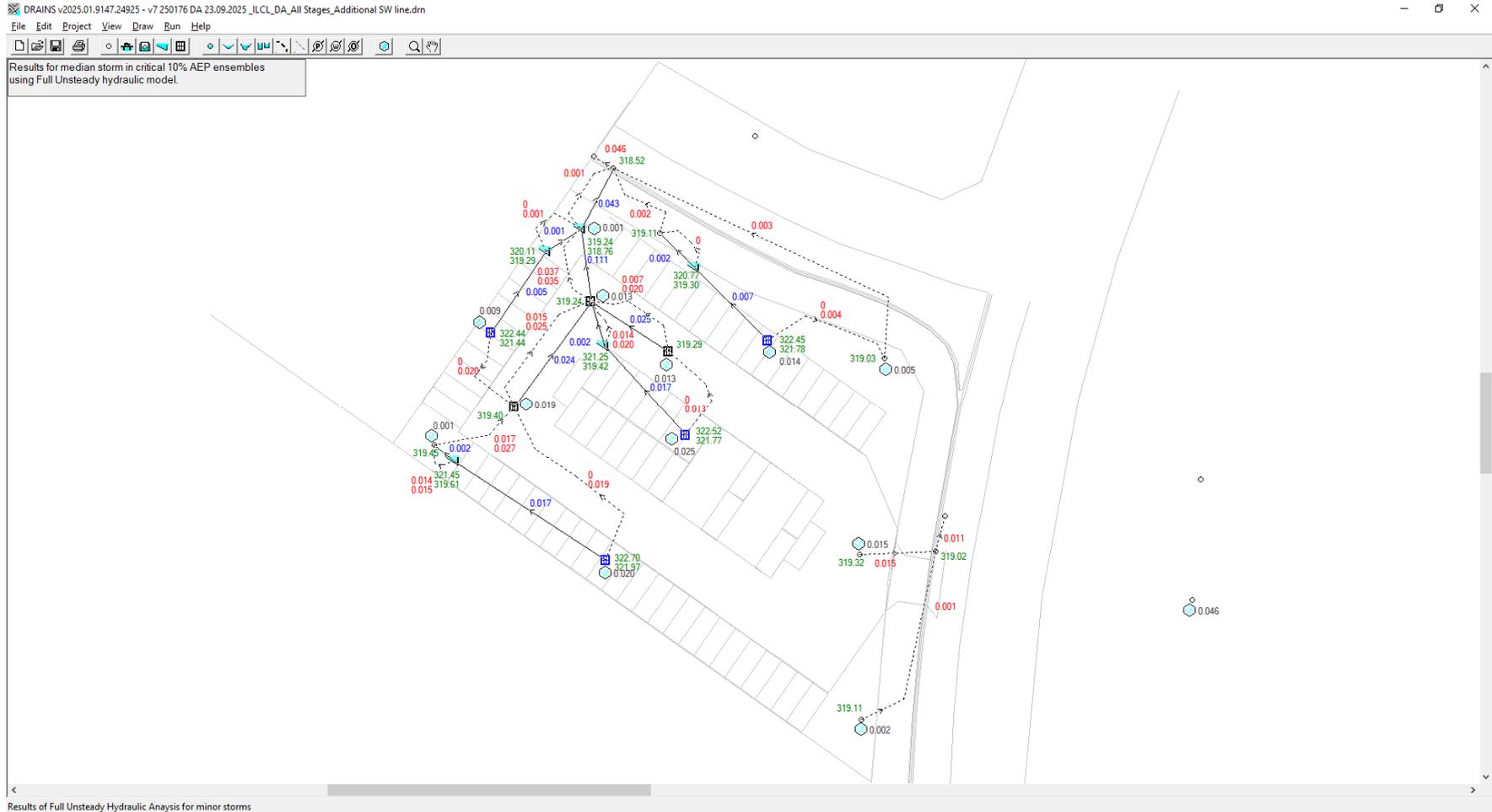
4.0 STAGE 1 - 2% AEP RESULTS – POST DEVELOPMENT



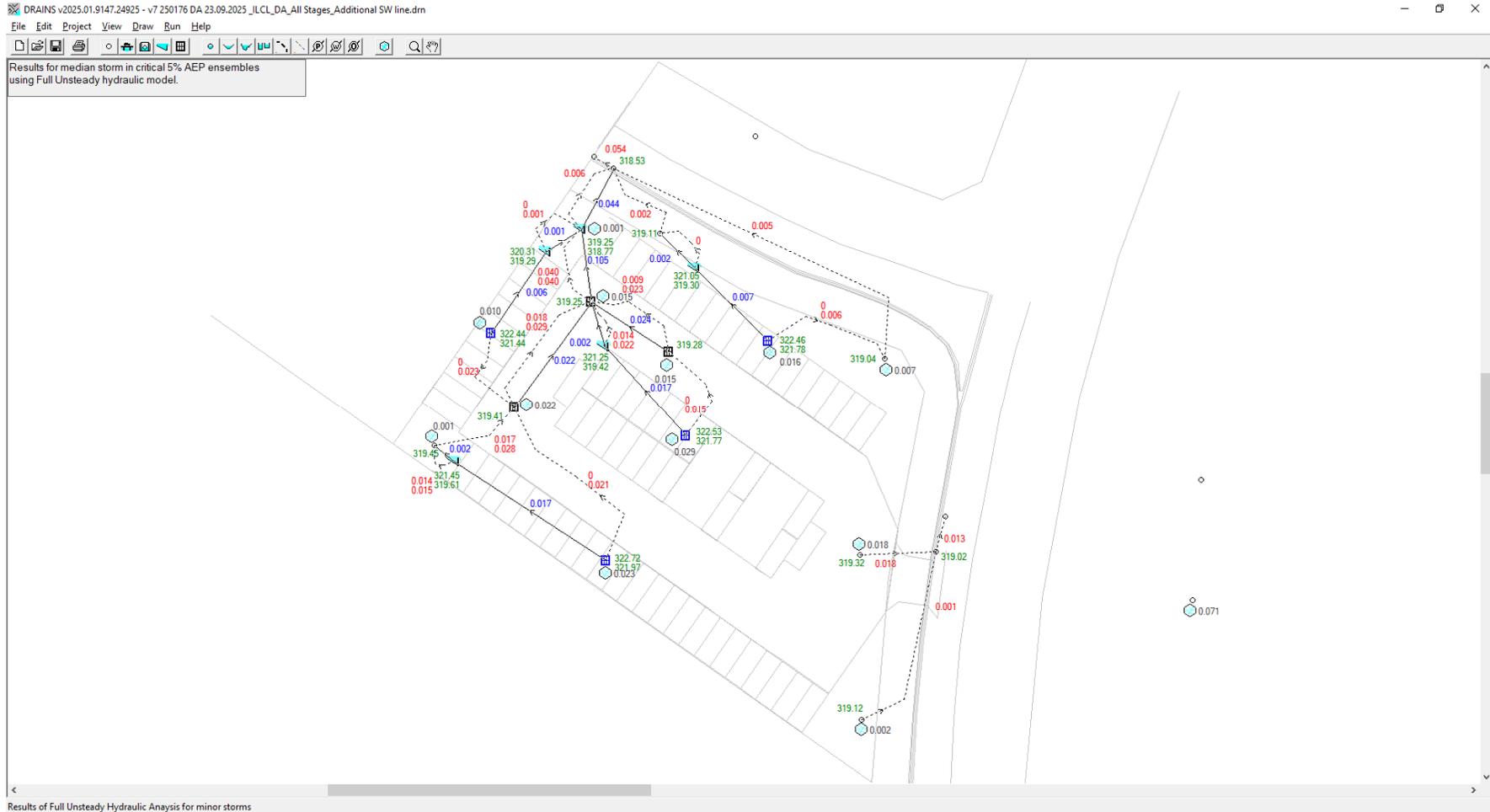
9.0 STAGE 1, 2 & 3 - "DRAINS" MODEL LAYOUT – PRE & POST DEVELOPMENT



10.0 STAGE 1, 2 & 3 - 10% AEP RESULTS – PRE & POST DEVELOPMENT



11.0 STAGE 1, 2 & 3 - 5% AEP RESULTS – PRE & POST DEVELOPMENT



INFRASTRUCTURE CHARGES NOTICE - STAGE 1

APPLICANT:	Broden Warne
APPROVED DEVELOPMENT:	STAGE 1 of the development application for a Material Change of Use for a Warehouse (Self Storage) on land situated at Redgen Street, Chinchilla
FILE REFS:	030.2025.425.001, A13697 & LG7.6.1
AMOUNT OF THE CHARGE:	NIL
LAND TO WHICH CHARGE APPLIES:	Lot 213 on SP183221
PAYABLE TO:	Western Downs Regional Council
WHEN PAYABLE:	Prior to commencement of the use for Stage 1 of the approval

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

The charge has been calculated on the following basis:

USE	Charge	Reference	No. of Units	Amount
Material Change of Use - Industry Class (Warehouse)	\$34.00* per m ² GFA (water, transport and parks networks)	Table 3.3.3, Col 2, Charge Area A	565.44m ²	\$19,224.96
	\$4.00 per m ² impervious area (stormwater network)	Table 3.3.3, Col 3, Charge Area A	1,818.44m ²	\$ 7,273.76
CREDIT	Credit Charge	Reference	No. of Units	Discount Amount
Existing Commercial lot	\$32,236.00* per lot (water, stormwater, transport and parks networks)	3.4(1)(e)(iii)	1 existing lot	\$32,256.00
			TOTAL CHARGE	NIL

* Includes a 20% discount for development not within an area serviced by, or requiring connection to Council's reticulated sewer network. The rate applied is in accordance with Table 5.1 Allocation of Infrastructure Charge to Trunk Infrastructure Networks.

INFORMATION NOTICE

[Section 119 of the *Planning Act 2016*]

DECISION AND REASONS

This infrastructure charge has been levied in accordance with Sections 119 to 121 of the *Planning Act 2016* and Council's ***Infrastructure Charges Resolution (No. 7.1) 2017*** for additional demand placed on Council's trunk infrastructure that will be generated by stage 1 of the approved development.

APPEALING DECISION

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

INFRASTRUCTURE CHARGES NOTICE - STAGE 2

APPLICANT:	Broden Warne
APPROVED DEVELOPMENT:	STAGE 2 of the development application for a Material Change of Use for a Warehouse (Self Storage) on land situated at Redgen Street, Chinchilla
FILE REFS:	030.2025.425.001, A13697 & LG7.6.1
AMOUNT OF THE CHARGE:	\$9,479.84
LAND TO WHICH CHARGE APPLIES:	Lot 213 on SP183221
PAYABLE TO:	Western Downs Regional Council
WHEN PAYABLE:	Prior to commencement of the use for Stage 2 of the approval

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

The charge has been calculated on the following basis:

USE	Charge	Reference	No. of Units	Amount
Material Change of Use - Industry Class (Warehouse)	\$34.00* per m ² GFA (water, transport and parks networks)	Table 3.3.3, Col 2, Charge Area A	357.12m ²	\$12,142.08
	\$4.00 per m ² impervious area (stormwater network)	Table 3.3.3, Col 3, Charge Area A	208.32m ²	\$833.28
CREDIT	Credit Charge	Reference	No. of Units	Discount Amount
Lot Credit balance left from Stage 1 of the development	5,757.28* (water, stormwater, transport and parks networks)	3.4(1)(e)(iii)	-	\$5,757.28
* Includes a 20% discount for development not within an area serviced by, or requiring connection to Council's reticulated sewer network. The rate applied is in accordance with Table 5.1 Allocation of Infrastructure Charge to Trunk Infrastructure Networks.			Water	\$1732.35
			Stormwater	\$2,742.87
			Transport	\$1,371.43
			Parks	\$1,371.43
			TOTAL CHARGE	\$7,218.08

INFORMATION NOTICE

[Section 119 of the *Planning Act 2016*]

DECISION AND REASONS

This infrastructure charge has been levied in accordance with Sections 119 to 121 of the *Planning Act 2016* and Council's ***Infrastructure Charges Resolution (No. 7.1) 2017*** for additional demand placed on Council's trunk infrastructure that will be generated by stage 2 of the approved development.

APPEALING DECISION

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

INFRASTRUCTURE CHARGES NOTICE - STAGE 3

APPLICANT:	Broden Warne
APPROVED DEVELOPMENT:	STAGE 3 of the development application for a Material Change of Use for a Warehouse (Self Storage) on land situated at Redgen Street, Chinchilla
FILE REFS:	030.2025.425.001, A13697 & LG7.6.1
AMOUNT OF THE CHARGE:	\$13,182.75
LAND TO WHICH CHARGE APPLIES:	Lot 213 on SP183221
PAYABLE TO:	Western Downs Regional Council
WHEN PAYABLE:	Prior to commencement of the use for Stage 3 of the approval

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

The charge has been calculated on the following basis:

USE	Charge	Reference	No. of Units	Amount
Material Change of Use - Industry Class (Warehouse)	\$34 per m ² GFA (water, transport and parks networks)	Table 3.3.3, Col 2, Charge Area A	312.48m ²	\$10,624.32
	\$4.00 per m ² impervious area (stormwater network)	Table 3.3.3, Col 3, Charge Area A	312.48m ²	\$ 1,249.92
Credit	Credit Charge	Reference	No. of Units	Discount Amount
NIL	-	-	-	NIL
* Includes a 20% discount for development not within an area serviced by, or requiring connection to Council's reticulated sewer network. The rate applied is in accordance with Table 5.1 Allocation of Infrastructure Charge to Trunk Infrastructure Networks.			Water	\$ 2,636.55
			Sewer	\$ 2,656.55
			Stormwater	\$ 3,954.83
			Transport	\$ 1,977.41
			Parks	\$ 1,977.41
			TOTAL CHARGE	\$13,182.75

INFORMATION NOTICE

[Section 119 of the *Planning Act 2016*]

DECISION AND REASONS

This infrastructure charge has been levied in accordance with Sections 119 to 121 of the *Planning Act 2016* and Council's ***Infrastructure Charges Resolution (No. 7.1) 2017*** for additional demand placed on Council's trunk infrastructure that will be generated by stage 3 of the approved development.

APPEALING DECISION

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

Title (030.2025.604.001) Community and Liveability Report Development Application for Material Change of Use for Dwelling House on Lot 1 on RP15837 and Lot 65 on D94 Louisa Street Dalby Wellgrounded Landscaping and Construction Pty Ltd C/- Paul Connolly (Agent)

Date 18 December 2025

Responsible Manager C. Hallinan, A/PLANNING AND ENVIRONMENT MANAGER

Summary

The purpose of this Report is for Council to decide the proposed development for a Material Change of Use to establish a Dwelling House on land described as Lot 1 on RP15837 and Lot 65 on D94 including Easement A on SP337356 and situated at Louisa 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 a Material Change of Use to establish a Dwelling House on land described as Lot 1 on RP15837 and Lot 65 on D94 and located at Louisa Street, Dalby, be considered, and that Council decide to refuse the application, based on the following grounds:
 - (1) The entire subject site is identified within an Extreme Flood Hazard Area illustrated by the Flood Hazard Overlay Mapping of the Western Downs Planning Scheme 2017 incorporating Amendment 2.
 - (2) The proposed development involves establishing a new Accommodation Activity (ie Dwelling) within an Extreme Flood Hazard Area.
 - (3) The Flood Model Mapping identifies the site is subject to flooding with a minimum water depth of 0.9 of a metre and a maximum water depth of 6.34 metres during a 1% Annual Exceedance Probability flood event. The flood water depth at the location for the proposed Dwelling House on the site is 1.2 metres to 2 metres during a 1% Annual Exceedance Probability flood event.
 - (4) The subject site has frontage to Louisa Street and Riley Street, both of which are unformed road reserves. Louisa Street and Riley Street are accessed via Alice Street, which is identified as being subject to an area of Extreme Flood Hazard. The proposed development involves roadworks to Alice Street and Louisa Street to provide access to the site. The proposed access to the site is also located in an identified Major Stormwater Overland Flow Path.

- (5) Alice Street leading into and at the intersection with Louisa and Riley Streets is subject to flooding with a water depth of 2 metres to 3 metres during a 1% Annual Exceedance Probability flood event.
- (6) As a consequence of the matters stated in paragraphs (1) to (5) above:
- (a) the proposed development will result in an increase to the number of persons at risk from flooding;
 - (b) the associated consequences of flooding could result in impacts on the proposed building and supporting infrastructure and personal possessions; and
 - (b) the proposed development will result in the establishment of an Accommodation Activity where flood free vehicle evacuation access between a Dwelling House and a flood safe accessible road is not available.
- (7) Despite the matters stated in paragraph (6), it has not been demonstrated that there is sufficient planning justification to approve the development.
- (8) It has not been demonstrated that the proposed use is unable to be located on land outside an Extreme Flood Hazard Area.
- (9) Because of the matters stated in paragraphs (1) to (8) above, the proposed development does not comply with the following assessment benchmarks of the Western Downs Planning Scheme 2017 incorporating Amendment 2:
- (a) Rural Zone, Overall Outcome (14);
 - (b) Flood Hazard Overlay Code, paragraph 8.2.4.2(1)(iii) and (iv);
 - (c) Performance Outcome 3 of the Flood Hazard Overlay Code;
 - (d) Performance Outcome 4 of the Flood Hazard Overlay Code; nor
 - (e) Performance Outcome 5 of the Flood Hazard Overlay Code.
- (10) Compliance with the assessment benchmarks cannot be achieved by the imposition of development conditions.

Background Information

The relevant background information to this application is as follows:

Application No: 030.2025.604.001	Assessment No: 4541	Subject File Refs: AD6.6.2 & LG7.6.1
Assessing Officer:	Kym Bannerman PLANNING OFFICER DEVELOPMENT ASSESSMENT	
PART 1: APPLICATION		
Applicant:	Wellgrounded Landscaping and Construction Pty Ltd C/- Paul Connolly (Agent)	
Owner:	Mr MJG Denham and Ms CTL Taylor	
Site Address:	Louisa Street, Dalby	
Site Area:	Lot 1 on RP15837: 2.716ha Lot 65 on D94: 2.259ha Total: 4.975ha	
Real Property Description:	Lot 1 on RP15837 and Lot 65 on D94 including Easement A on SP337356	
Proposed Development:	Dwelling House	
Level of Assessment:	Impact	
Type of Application:	Material Change of Use	
Relevant Planning Scheme:	Western Downs Planning Scheme 2017 incorporating Amendment 2	
Zone:	<ul style="list-style-type: none"> · Rural · Recreation and Open Space 	
Precinct:	N/A	

Overlays:	<ul style="list-style-type: none"> · Airport Environs · Biodiversity · Flood Hazard · Infrastructure · Natural Resources · Stormwater Overland Flow Path · Waterway Corridors · Road Hierarchy 	<ul style="list-style-type: none"> - OLS Approach Limitation Override Theme - MSES - Regulated Vegetation Line - Extreme - Railway Buffer - Class A Agricultural Land - Major Flow Path - Waterway Corridor - Unformed (Louisa & Riley Streets)
Pre-lodgement Meeting:	No	Date: N/A
Application Lodgement Date:	04/09/2025	
Properly Made Application:	Yes	Date: 08/09/2025
Confirmation Notice Issued:	Yes	Date: 18/09/2025
PART 2: REFERRALS	N/A	
PART 3: INFORMATION REQUEST		
Information Request Issued:	Yes	Date: 02/10/2025
Response Received:	Yes	Date: 08/10/2025
PART 4: PUBLIC NOTIFICATION		
Date Commenced:	27/10/2025	
Notice of Compliance with Public Notification Received:	Yes	Date: 18/11/2025
Submissions Received:	Three (1 properly made and 2 not properly made)	
Submission Consideration Period:	Ended by Council as Assessment Manager	Date: 19/11/2025
PART 5: DECISION PERIOD		
Date Commenced:	20/11/2025	
Decision Due Date:	15/01/2026 (extended by agreement for Report to be decided at Council Meeting)	

Report

1. Background Information

1.1 Site Context

The subject site comprises two allotments legally described as Lot 1 on RP15837 and Lot 65 on D94 including Easement A on SP337356 and is located at Louisa Street, Dalby. Lot 65 on D94 is encumbered by an easement, Easement A on SP337356, which is for stormwater purposes (Mary Street underground stormwater project).

The property has a total area of 4.975ha and has frontage to Louisa Street and Riley Street road reserves. Both Louisa Street and Riley Street are unformed road reserves adjoining the site. Myall Creek forms the eastern side boundary of both allotments. The southern boundary of Lot 1 on RP15837 adjoins a railway corridor. The site is undeveloped and is currently vacant.

The subject land is included in both the Rural and Recreation and Open Space Zones in the Western Downs Planning Scheme 2017 incorporating Amendment 2 (the Planning Scheme). The Airport Environs, Biodiversity, Flood Hazard, Infrastructure, Natural Resources, Stormwater Overland Flow Path and Waterway Corridors Overlays of the Planning Scheme impact the land.

1.2 Proposal

The applicant has submitted a development application seeking approval for a Material Change of Use to establish a Dwelling House on the site. The Dwelling House is proposed to be a single storey residence with a total floor area of 223m² and elevated above the flood height with an overall height of approximately 8m (subject to final design development and final structural design).

The proposed Dwelling will contain 4 bedrooms and 3 bathrooms. The Dwelling will be wholly located on Lot 1 on RP15837 and will be accessed via a driveway through Lot 65 on D94 which will provide access from Louisa Street.

2. Assessment

2.1 Assessment Matters

The following are the assessment benchmarks that apply to this development:

ASSESSMENT MATTERS							
Assessment Benchmarks Reasons for Decision	<p>The development was assessed against the following Assessment Benchmarks:</p> <ul style="list-style-type: none"> ▪ Western Downs Planning Scheme 2017 incorporating Amendment 2 <ul style="list-style-type: none"> · Strategic Plan · Rural Zone Code · Recreation and Open Space Zone Code · Airport Environs Overlay Code · Biodiversity Areas Overlay Code · Flood Hazard Overlay Code · Infrastructure Overlay Code · Natural Resources Overlay Code · Stormwater Overland Flow Path Overlay Code · Waterway Corridors Overlay Code · Infrastructure Services Code · Transport, Access and Parking Code 						
	<p>The development was assessed against all of the Assessment Benchmarks listed above and complies with all of these with the exceptions listed below:</p>						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #cccccc;">Assessment Benchmark</th> <th style="background-color: #cccccc;">Planning Officer's Response</th> </tr> </thead> <tbody> <tr> <td colspan="2" style="background-color: #000000; color: white;">Flood Hazard Overlay Code</td> </tr> <tr> <td style="background-color: #cccccc; vertical-align: top;"> <p>Where for Material Change of Use</p> <p>AO3.1</p> <p>Uses within the following activity groups are not located within an Extreme Flood Hazard Area identified on Flood Hazard Overlay Maps (OM-004):</p> <p>(a) accommodation activities;</p> <p>(b) business activities;</p> <p>(c) centre activities, community activities or entertainment activities, except where for a Club with a maximum gross floor area of 100m²;</p> <p>(d) industry activities;</p> </td> <td> <p>As shown on the Proposal Plans, the Dwelling will be sited with a floor level of above 344.3m AHD which is above the defined flood level of the property. The subject site is an existing allotment located within an established residential area which features other Dwelling Houses and Domestic Outbuildings.</p> <p>While the proposed Dwelling will be elevated to ensure that habitable rooms are above the defined flood level, the development proposes an Accommodation Activity (Dwelling) within an Extreme Flood Hazard Area and therefore does not comply with Accetable Outcome 3.1 of the Flood Hazard Overlay Code.</p> <p>The development will result in an increase in the number of persons to be at risk from flooding and the associated consequences of flooding could result in impacts on the proposed building and supporting infrastructure.</p> </td> </tr> </tbody> </table>	Assessment Benchmark	Planning Officer's Response	Flood Hazard Overlay Code		<p>Where for Material Change of Use</p> <p>AO3.1</p> <p>Uses within the following activity groups are not located within an Extreme Flood Hazard Area identified on Flood Hazard Overlay Maps (OM-004):</p> <p>(a) accommodation activities;</p> <p>(b) business activities;</p> <p>(c) centre activities, community activities or entertainment activities, except where for a Club with a maximum gross floor area of 100m²;</p> <p>(d) industry activities;</p>	<p>As shown on the Proposal Plans, the Dwelling will be sited with a floor level of above 344.3m AHD which is above the defined flood level of the property. The subject site is an existing allotment located within an established residential area which features other Dwelling Houses and Domestic Outbuildings.</p> <p>While the proposed Dwelling will be elevated to ensure that habitable rooms are above the defined flood level, the development proposes an Accommodation Activity (Dwelling) within an Extreme Flood Hazard Area and therefore does not comply with Accetable Outcome 3.1 of the Flood Hazard Overlay Code.</p> <p>The development will result in an increase in the number of persons to be at risk from flooding and the associated consequences of flooding could result in impacts on the proposed building and supporting infrastructure.</p>
Assessment Benchmark	Planning Officer's Response						
Flood Hazard Overlay Code							
<p>Where for Material Change of Use</p> <p>AO3.1</p> <p>Uses within the following activity groups are not located within an Extreme Flood Hazard Area identified on Flood Hazard Overlay Maps (OM-004):</p> <p>(a) accommodation activities;</p> <p>(b) business activities;</p> <p>(c) centre activities, community activities or entertainment activities, except where for a Club with a maximum gross floor area of 100m²;</p> <p>(d) industry activities;</p>	<p>As shown on the Proposal Plans, the Dwelling will be sited with a floor level of above 344.3m AHD which is above the defined flood level of the property. The subject site is an existing allotment located within an established residential area which features other Dwelling Houses and Domestic Outbuildings.</p> <p>While the proposed Dwelling will be elevated to ensure that habitable rooms are above the defined flood level, the development proposes an Accommodation Activity (Dwelling) within an Extreme Flood Hazard Area and therefore does not comply with Accetable Outcome 3.1 of the Flood Hazard Overlay Code.</p> <p>The development will result in an increase in the number of persons to be at risk from flooding and the associated consequences of flooding could result in impacts on the proposed building and supporting infrastructure.</p>						

	<p>(e) rural activities, except where for animal husbandry, cropping and permanent plantation.</p>	<p>Therefore, the proposal also does not comply with the corresponding Performance Outcome 3 of the Flood Hazard Overlay Code.</p>
	<p>Where for Material Change of Use</p> <p>AO4.3</p> <p>New buildings are provided with flood free pedestrian and vehicle evacuation access between the building and a flood safe accessible road.</p>	<p>The applicant proposes the Dwelling House to be accessed via a crossover to Louisa Street.</p> <p>Louisa Street is currently unformed. In order to ensure appropriate access is provided, the applicant would be required to design and construct Alice Street and Louisa Street to the extent shown on the Site Plan to an appropriate standard, including a 6m wide double/double bitumen seal, any necessary stormwater drainage/culverts and table drains.</p> <p>Louisa Street and Riley Street, which are located in an Extreme Flood Hazard Area, are accessed via Alice Street which is also identified as being subject to Extreme Flood Hazard.</p> <p>Alice Street leading into and at the intersection with Louisa and Riley Streets, is subject to flooding with a water depth of 2m to 3m during a 1% Annual Exceedance Probability flood event. The proposed access to the site is also located in an identified Major Stormwater Overland Flow Path.</p> <p>The ground level of the road at Alice Street is lower than the ground level of the site.</p> <p>The flood water depth at the location for the proposed Dwelling on the site is 1.2m to 2m during a 1% Annual Exceedance Probability flood event and as such, the road and proposed access location for the Dwelling will be flood impacted earlier than the site in a flood event. The proposed development would result in the establishment of an Accommodation Activity where flood free vehicle evacuation access between a Dwelling and a flood safe accessible road is not available.</p> <p>If the occupants of the Dwelling decide to stay on the site for a period of time during a flood event, taking into consideration the Dwelling is elevated, the lack of vehicle access to a flood safe accessible road would mean that a safe evacuation via the road network would not be possible and therefore, the development has the potential to increase demand on emergency services during a flood event.</p>

		<p>The proposed development does not comply with Acceptable Outcome 4.1 or the corresponding Performance Outcome 4 of the Flood Hazard Overlay Code, as:</p> <ul style="list-style-type: none"> • the development will result in an increase to the number of people calculated to be at risk from flooding; • has the potential to result in property damage; and • does not provide flood safe access to buildings.
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2.2 Assessment against Western Downs Planning Scheme 2017 incorporating Amendment 2

2.2.1 Zone Codes

Rural Zone Code

The site is included in both the Rural and Recreation and Open Space Zones. The proposed Dwelling House will be located on Lot 1 on RP15837 within the portion of the site that is included in the Rural Zone. The proposed site access via Louisa Street through Lot 65 on D94 is also located within the portion of the site included in the Rural Zone.

While a Dwelling House is identified as consistent development within the Rural Zone, the development is not consistent with Overall Outcome 14 of the Rural Zone Code, as the development will increase the number of people or structures at risk of natural hazards.

The proposed development complies with the building height, accommodation density, site coverage and setback requirements prescribed in the Rural Zone Code.

Recreation and Open Space Zone Code

A portion of the site towards the eastern side boundary to Myall Creek is included in the Recreation and Open Space Zone.

As the development footprint does not encroach within the Recreation and Open Space Zone, an assessment against the Recreation and Open Space Zone Code is not required.

However, it is noted that a Dwelling House is identified as consistent development within the Recreation and Open Space Zone. Overall, Outcome 11 of the Recreation and Open Space Zone also seeks to ensure that development is not located where it will increase the number of people or structures at risk of natural hazards, such as flooding.

2.2.2 Overlay Codes

Airport Environs Overlay Code

The property is identified in the OLS Approach Limitation Area of the Airport Environs Overlay mapping of the Planning Scheme.

The proposed Dwelling House is elevated above the flood height and will have an overall height of 8m above ground level.

The OLS height at the site is 390m and the minimum natural surface level of the site is 339.09m, therefore, the height of the proposed Dwelling complies with this requirement.

The proposed development is considered to comply with the Acceptable Outcomes of the Airport Environs Overlay Code.

Biodiversity Areas Overlay Code

The Biodiversity Overlay mapping of the Planning Scheme identifies an MSES - Regulated Vegetation Line on the site, in proximity to Myall Creek.

The proposed development will not be located within areas mapped as having Matters of State Environmental Significance vegetation. The proposed Dwelling House will be located on a portion of the site that is cleared, and no clearing of vegetation at the site's eastern boundary to Myall Creek is proposed.

The proposed development is considered to comply with the Acceptable Outcomes of the Biodiversity Areas Overlay Code.

Flood Hazard Overlay Code

The entire subject site is identified as Extreme Flood Hazard within the Flood Hazard Overlay mapping of the Planning Scheme.

The development proposes a Dwelling House which will increase the number of persons and property at risk of flooding. It is acknowledged that the development has been designed with the Dwelling to be elevated above the defined flood level.

The maximum flood level for the site is 345.48m AHD. The habitable floor level is required to be 300mm above, therefore, 345.78m AHD is needed to comply with Acceptable Outcome 4.1 of the Flood Hazard Overlay Code.

As shown on the Proposal Plans, the Dwelling will be sited with a floor level above the flood height at 346.6m AHD and therefore complies with this requirement.

The proposed development also complies with Acceptable Outcome 4.2 of the Flood Hazard Overlay Code, with pier and beam construction proposed, which will retain the flood storage and conveyance capacity of the premises.

As discussed in the Assessment Benchmarks Table above, the development does not comply with Acceptable Outcome 4.3 of the Flood Hazard Overlay Code, with no flood free pedestrian or vehicle evacuation access between the proposed Dwelling and a flood safe accessible road available.

The applicant provided a Draft Evacuation Strategy as part of their application, however, this document is not a Flood Emergency Evacuation Plan prepared by a suitably qualified person having regard to industry standards, as detailed in Performance Outcome 5 of the Flood Hazard Overlay Code.

It is noted that the Draft Evacuation Strategy provided by the applicant suggests that in relation to evacuation routes and safe locations, there are two ways out that avoid low points. It is considered that this is unachievable at the site, noting the unformed road frontages and the low point and higher water level on Alice Street and railway corridor adjoining the site's southern boundary.

It is considered that the proposed development does not comply with the Performance Outcomes of the Flood Hazard Overlay Code.

Infrastructure Overlay Code

The subject site contains a Railway Buffer Area adjacent to the site's southern side boundary as identified on the Infrastructure Overlay mapping of the Planning Scheme.

The Infrastructure Overlay Code does not contain any specific Acceptable Outcomes relating to the Railway Buffer Area. However, Performance Outcome 8 of the Code seeks to ensure that sensitive land uses are located and designed to ensure that noise emissions from existing or planned major road and railway corridors do not adversely affect the development's primary function or the wellbeing of occupants, including their ability to sleep, work or otherwise undertake quiet enjoyment without unreasonable interference from road traffic noise. Performance Outcome 10 of the Code requires that developments retain and enhance existing vegetation between the intended location of the development and a major road or railway corridor, so as to provide dense screening from potential noise, dust, odour and visual impacts emanating from the corridor.

It is noted that the development did not require referral to the State Assessment and Referral Agency (SARA) with the Department of Transport and Main Roads as Technical Agency, despite being located within 25m of a State Transport Corridor (Railway Corridor), as a Dwelling House is included in the definition of "excluded Material Change of Use".

The proposed Dwelling is set back 36m from the boundary adjoining the railway corridor in an area of the site which has been historically cleared. The development is for a single Dwelling only, within an established residential area which features other Dwelling Houses and therefore, is considered suitably located in relation to the railway corridor.

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

Natural Resources Overlay Code

The subject site is identified as Agricultural Land Class A on the Natural Resources Overlay mapping of the Planning Scheme.

Acceptable Outcome 6.1 of the Natural Resources Overlay Code requires development to not be located on land identified as Agricultural Land Class A or B unless identified in Table 8.2.7.2. A Dwelling House is identified as acceptable development within Agricultural Land in Table 8.2.7.2 of the Code.

The proposed development is considered to comply with the Acceptable Outcomes of the Natural Resources Overlay Code.

Stormwater Overland Flow Path Overlay Code

The subject site contains a Major Flow Path within Lot 65 on D94 as identified on the Stormwater Overland Flow Path Overlay mapping of the Planning Scheme. Lot 65 on D94 contains an easement to the site's northern boundary, which is for stormwater purposes and contains an underground stormwater pipe for drainage. The drain directs stormwater into the Myall Creek.

It is proposed to locate the Dwelling within Lot 1 on RP15837 which does not contain an identified Stormwater Overland Flow Path. No buildings or structures associated with the development are proposed to be located within the Major Flow Path.

The applicant proposes the Dwelling House to be accessed via a crossover to Louisa Street, which is currently unformed. The access point to the site from Louisa Street would be located within the Major Flow Path.

Council's Consultant Development Engineer has reviewed the application and has advised that in order to ensure appropriate access is provided, the applicant would be required to design and construct Alice Street and Louisa Street to the extent shown on the Site Plan to an appropriate standard, including a 6m wide double/double bitumen seal, any necessary stormwater drainage/culverts and table drains. Any filling associated with necessary roadworks in Louisa Street and site access within the Major Flow Path would be assessed as part of a future Operational Work application.

Subject to conditions and further assessment, it is considered that the proposed development could comply with the Acceptable Outcomes of the Stormwater Overland Flow Path Overlay Code.

Waterway Corridors Overlay Code

The eastern boundary of the site is defined by Myall Creek. Myall Creek is identified as a Waterway Corridor on the Waterway Corridor Overlay mapping.

The Site Plan does not illustrate the setback from Myall Creek. However, the applicant has advised that a 25m minimum setback from Myall Creek is proposed. If the application is approved, a condition could be applied requiring a minimum setback of 50m between the Dwelling House and Myall Creek to ensure compliance with the Waterway Corridors Overlay Code.

The proposed development is considered to comply with the Performance Outcomes of the Waterway Overlay Code.

2.2.3 Development Codes

Infrastructure Services Code

The site is serviced by Council's reticulated water network as well as electricity and telecommunication connections. The site is not serviced by reticulated sewer and therefore a suitable on-site wastewater treatment system will be conditioned to be installed, if approved.

The proposed development could be conditioned to ensure that stormwater generated by the development is appropriately managed.

It is considered that the proposed development could comply with the Performance Outcomes of the Infrastructure Services Code, subject to conditions.

Transport, Access and Parking Code

It is proposed to locate the Dwelling House on Lot 1 on RP15837 and to be accessed via a driveway through Lot 65 on D94 which will provide access from Louisa Street.

Louisa Street is currently unformed. If the application is approved, the applicant would be required to design and construct the vehicle access to an appropriate standard. This would include designing and constructing Alice Street and Louisa Street to the extent shown on the Site Plan and specifically, a 6m wide double bitumen seal and any necessary stormwater drainage/culverts and table drains.

It is considered that the proposed development could comply with the Performance Outcomes of the Transport Access and Parking Code, subject to conditions.

3. Other Relevant Matters

3.1 Public Notification

The application for a Material Change of Use to establish a Dwelling House on a site identified as Extreme Flood Hazard is Impact Assessable in the Western Downs Planning Scheme 2017 incorporating Amendment 2.

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

The applicant:

- published a notice in the Western Downs Today on 22 October 2025;
- placed a notice on the frontage of the land on 23 October 2025; and
- notified the adjoining land owner on 24 October 2025.

Three submissions were received in relation to the proposed development, one of which was properly made and two were not properly made.

The submissions were provided to the applicant and the applicant provided a response to the submissions received. Council's Assessing Officer has considered the matters raised in the submissions and the applicant's response to the submissions, in the Table of Submissions attached to this Report (**Attachment 3**).

Consultation (Internal/External)

Internal

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

Council's Consultant Development Engineer has assessed the development application 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 2 and it is recommended that the application be refused based on the grounds of refusal identified within this Report.

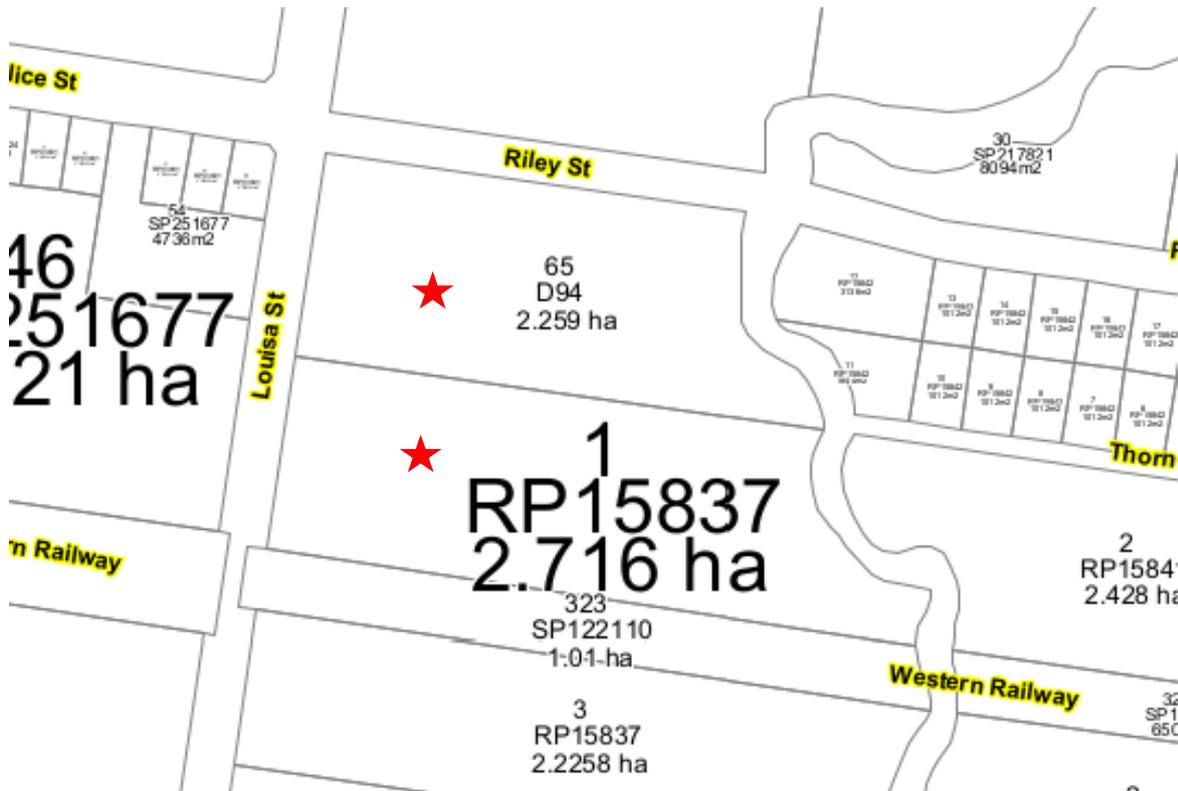
Attachments

1. Locality Plans and Site Photographs
2. Proposal Plans
3. Table of Submissions

Authored by: K Bannerman
PLANNING OFFICER DEVELOPMENT ASSESSMENT

Attachment 1 - Locality Plans and Site Photographs

Lot and Plan



Zoning Map

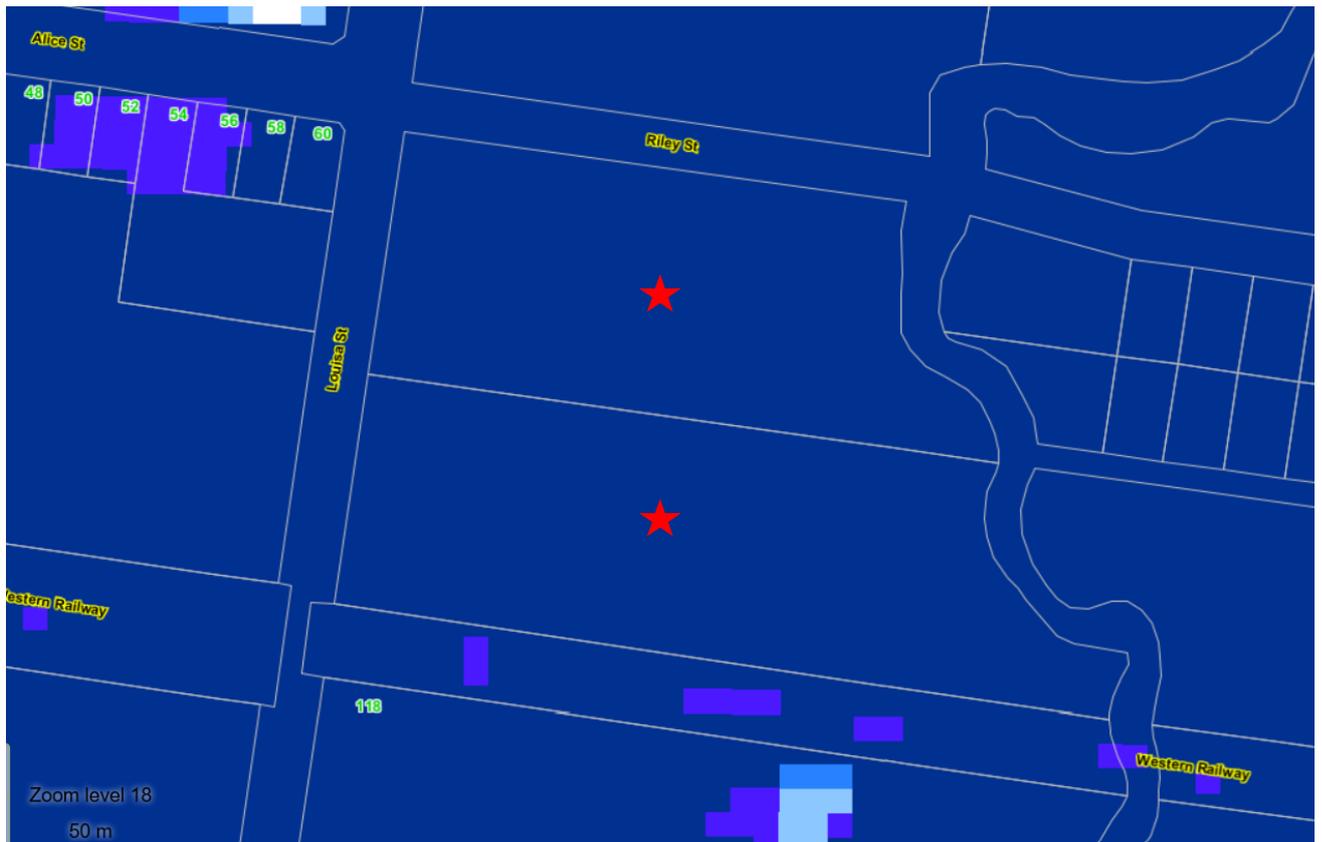


Recreation and Open Space Zone Rural Zone Low Density Residential Zone

Aerial Map



Flood Hazard Overlay Map



Flood Hazard



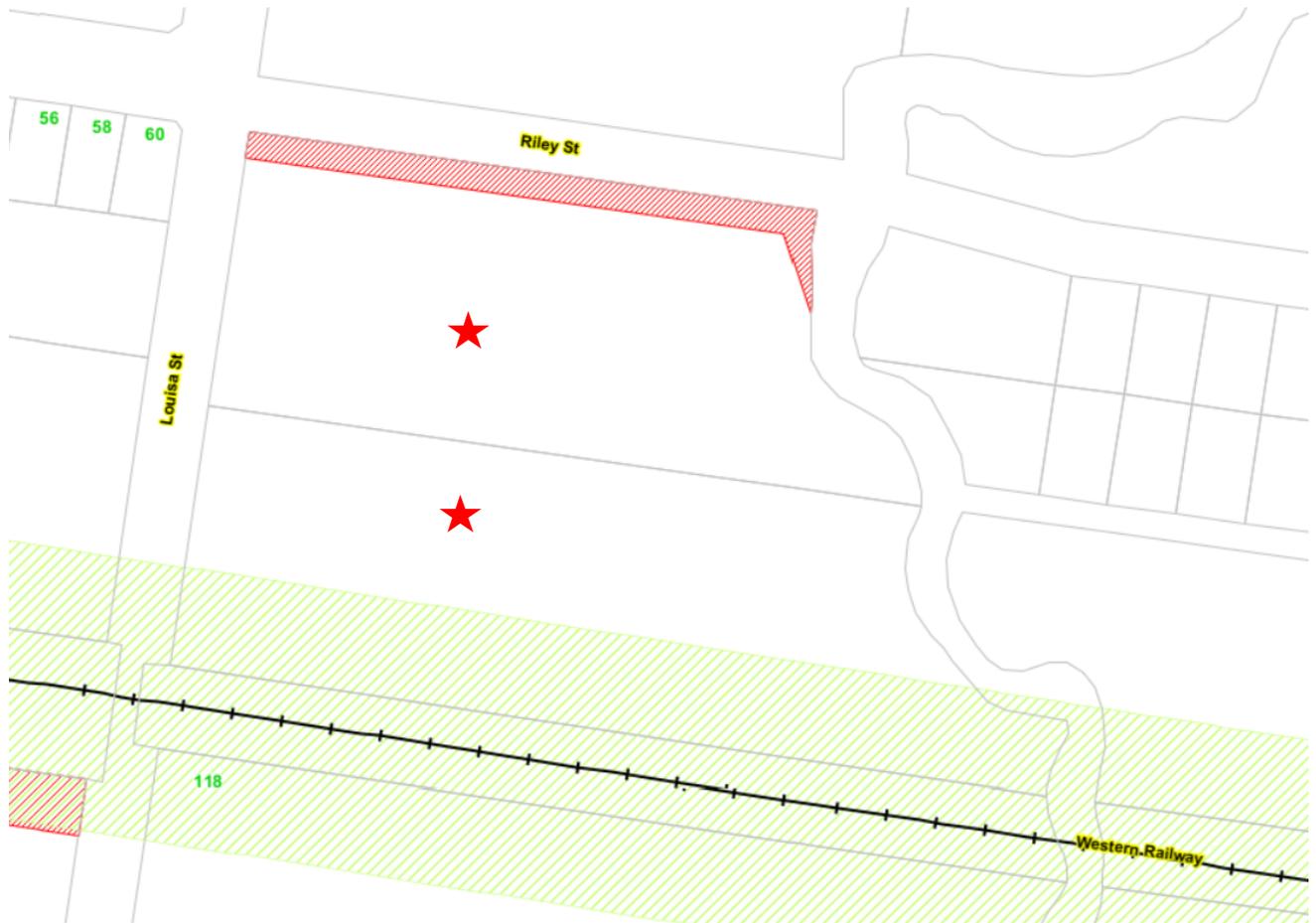
-  Low Flood Hazard Area (1% AEP)
-  Medium Flood Hazard Area (1% AEP)
-  High Flood Hazard Area (1% AEP)
-  Extreme Flood Hazard Area (1% AEP)

Waterways Corridor Overlay Map



 Waterway Corridor

Infrastructure Overlay



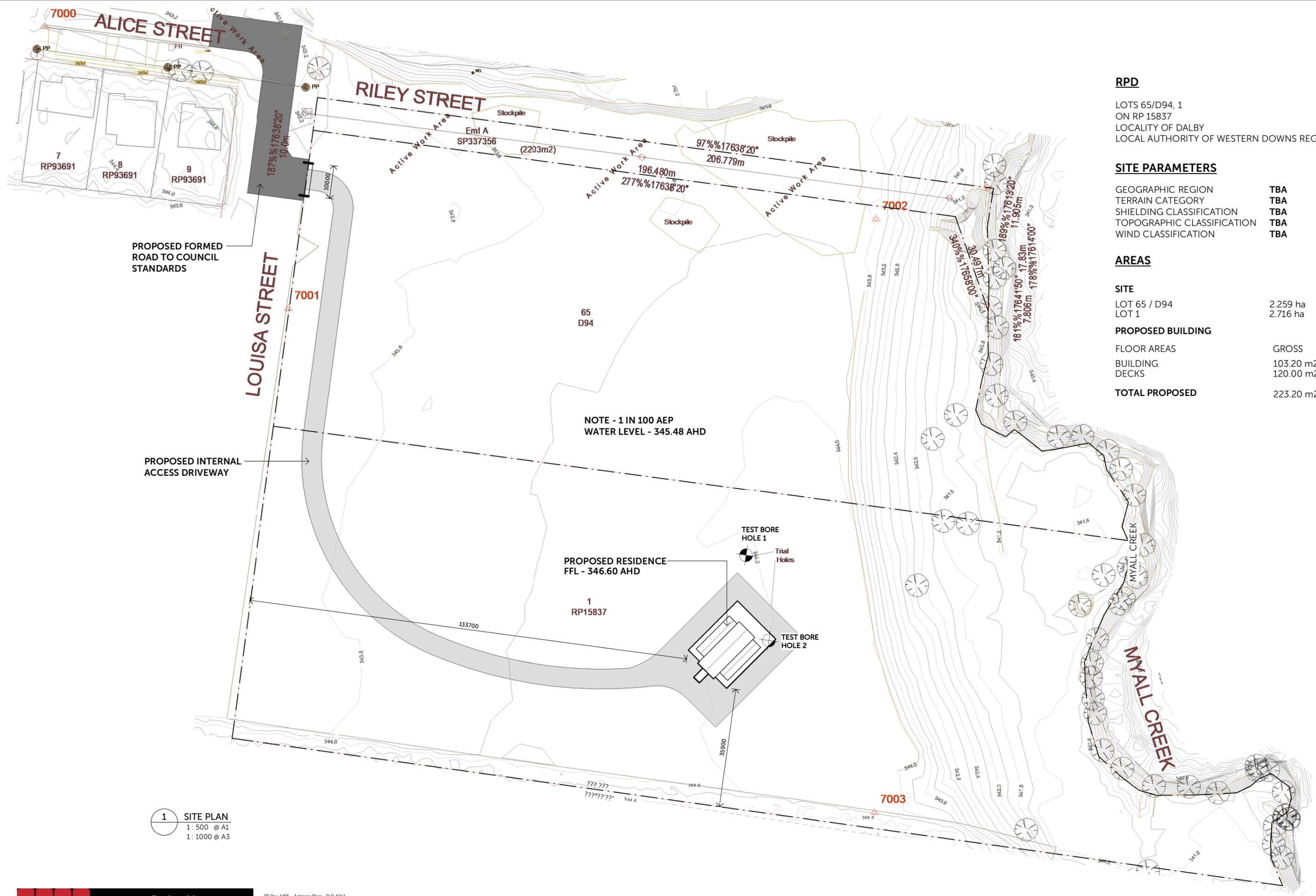
 Railway Buffer

Photographs from Site Inspection









RPD
 LOTS 65/D94, 1
 ON RP 15837
 LOCALITY OF DALBY
 LOCAL AUTHORITY OF WESTERN DOWNS REGIONAL

SITE PARAMETERS

GEOGRAPHIC REGION	TBA
TERRAIN CATEGORY	TBA
SHIELDING CLASSIFICATION	TBA
TOPOGRAPHIC CLASSIFICATION	TBA
WIND CLASSIFICATION	TBA

AREAS

SITE	
LOT 65 / D94	2.259 ha
LOT 1	2.716 ha
PROPOSED BUILDING	
FLOOR AREAS	GROSS
BUILDING	103.20 m ²
DECKS	120.00 m ²
TOTAL PROPOSED	223.20 m ²

1 SITE PLAN
 1: 500 @ A1
 1: 1000 @ A3

Project Managers
I.D. Construction Professionals
 Australia Pty Ltd

PO Box 4496, Ashmore Plaza, QLD 4214
 T. +61 4 2480 8602
 E. paul_jdcp@me.com
 www.idconstructionpro.com

Revisions

1	2025-08-03	PRELIMINARY CLIENT ISSUE
2	2025-08-23	PRELIMINARY ISSUE
3	2025-09-03	REVISED PRELIMINARY ISSUE
4	2025-09-04	REVISED PRELIMINARY ISSUE

Project
PROPOSED RESIDENCE
 LOUISA STREET, DALBY

Drawing
SITE PLAN

Drawn: DHA
 Scale: 1: 500 @ A1
 1: 1000 @ A3

Project No.	2025-11
Drawing No.	1.00
Revision	4

HATCH LEGEND - FLOOR PLAN
1 : 100

- CPT-1 CARPET
- C CONCRETE
- FT-1 FLOOR TILE
- G GARDEN BED/LANDSCAPING
- GR GRASS
- T-1 TIMBER FLOORING
- VF-1 VINYL FLOORING

+ add / remove hatches as required



1 FLOOR PLAN - PROPOSED
1 : 50 @ A1
1 : 100 @ A3



PROPRIETARY PREFABRICATED BUILDING POD

STAIRS

SELECTED BALUSTRADING TO PERIMETER OF DECK

LINE OF ROOF OVER

PROPOSED DECK

PROPRIETARY PREFABRICATED BUILDING POD

1 FLOOR PLAN - DETAILED LAYOUT
 2.01
 1: 25 @ A1
 1: 50 @ A3

Project Managers
I.D. Construction Professionals
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PO Box 4496, Ashmore Plaza, QLD 4214
 T. +61 4 2480 8602
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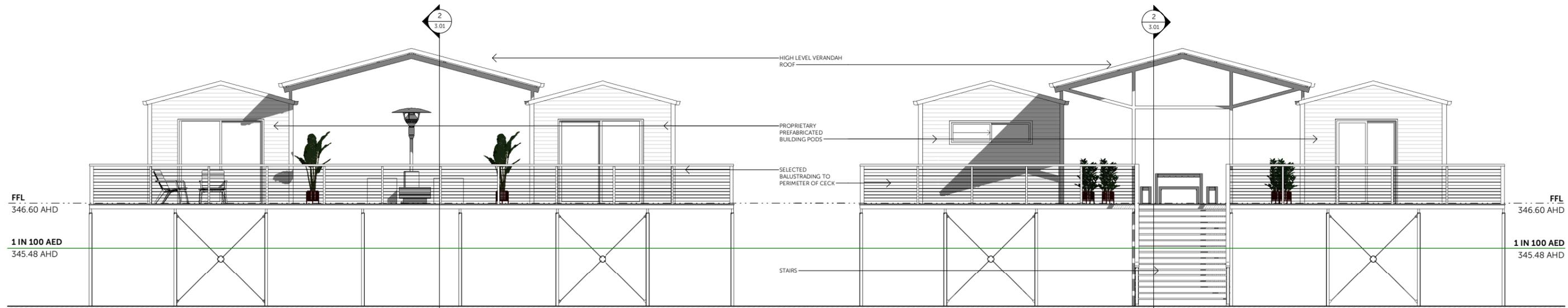
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2	2025-08-09	REVISED CLIENT ISSUE

Project
PROPOSED RESIDENCE
 LOUISA STREET, DALBY

Drawing
FLOOR PLAN - DETAILED LAYOUT

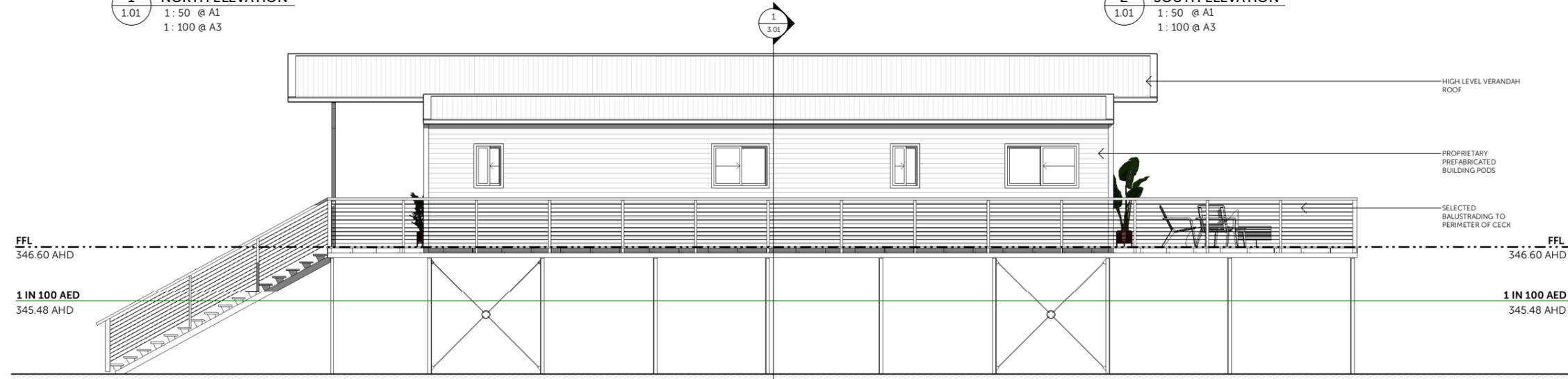
Drawn
 DHA
 Scale
 1: 25 at A1
 1: 50 @ A3

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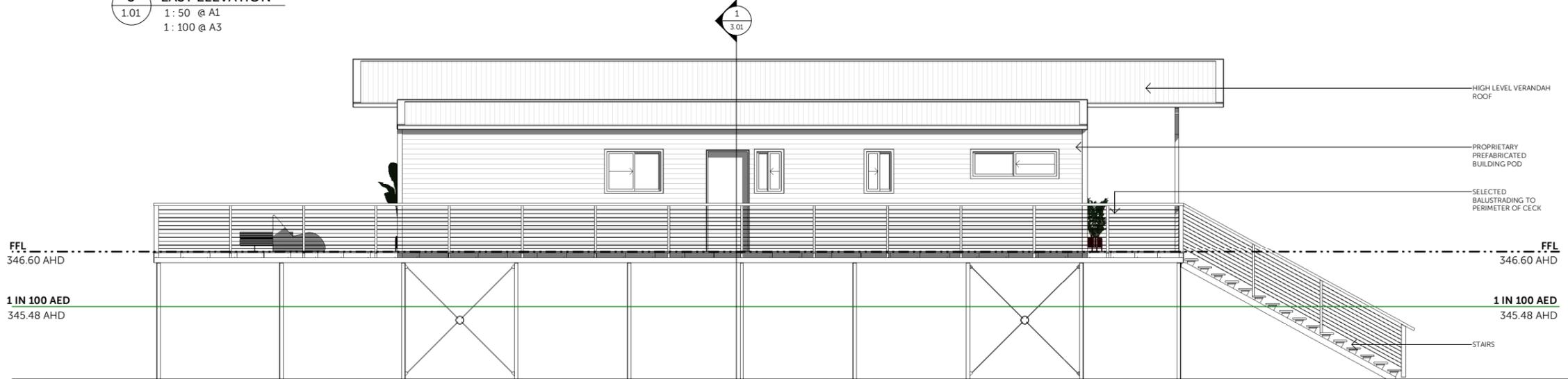


1 NORTH ELEVATION
1.01
1: 50 @ A1
1: 100 @ A3

2 SOUTH ELEVATION
1.01
1: 50 @ A1
1: 100 @ A3



3 EAST ELEVATION
1.01
1: 50 @ A1
1: 100 @ A3



4 WEST ELEVATION
1.01
1: 50 @ A1
1: 100 @ A3

Maximum height 8m above natural ground level

Plan amended in red by Council on 19/11/2025

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Australia Pty Ltd

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2	2025-08-09	REVISED CLIENT ISSUE
3	2025-09-04	REVISED PRELIMINARY ISSUE

Project
PROPOSED RESIDENCE
LOUISA STREET, DALBY

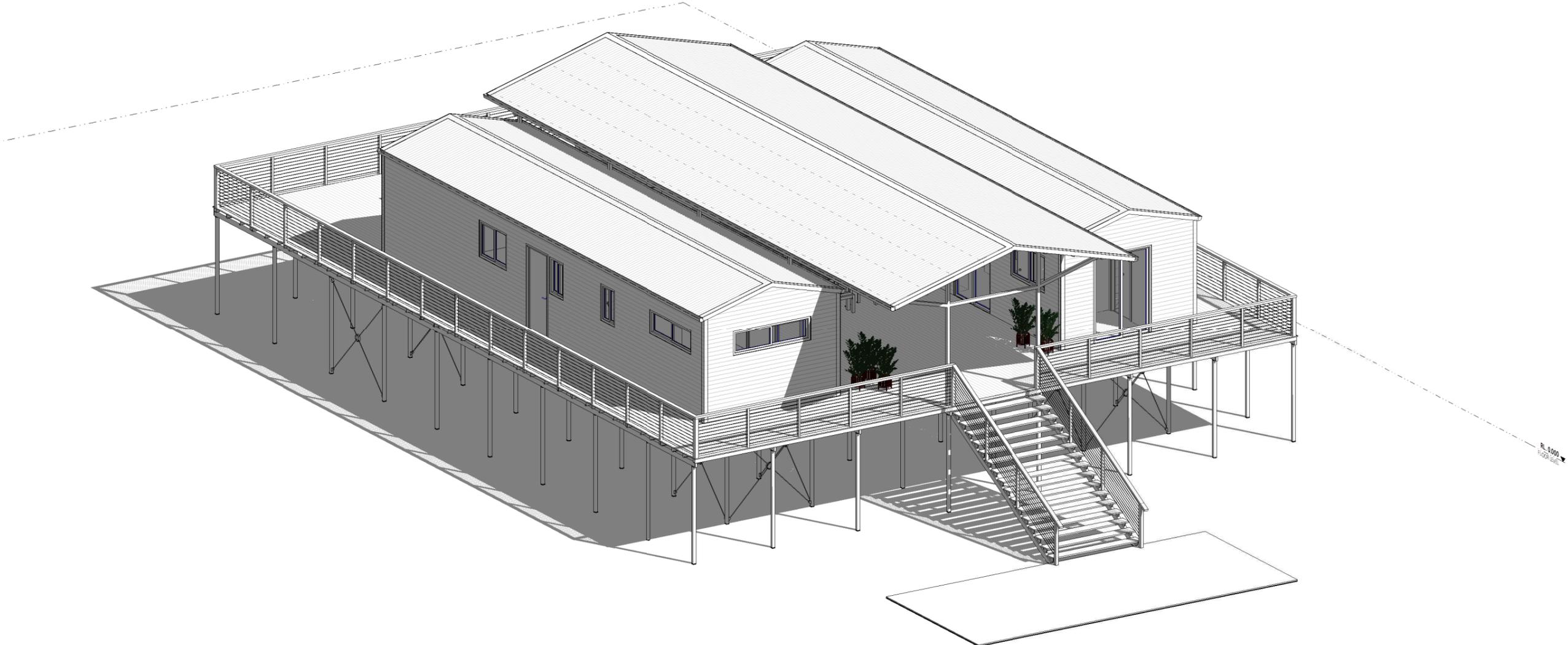
Drawing
ELEVATIONS

Drawn: DHA
Scale: 1: 50 @ A1
1: 100 @ A3

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2. DRAWINGS AND SPECIFICATIONS TAKE PRECEDENCE OVER 3D VIEWS.
3. DEPICTIONS OF THE FOLLOWING, INCLUDING BUT NOT LIMITED TO: BUILDING ELEMENTS, COLOURS, EQUIPMENT, FINISHES, FIXTURES, MATERIALS AND LIGHT FITTINGS ARE NOT NECESSARILY A TRUE REPRESENTATION OF THE FINAL PRODUCT. SCHEDULES AND OTHER DOCUMENTS SHOULD BE SOUGHT TO VERIFY THE FINAL SELECTIONS.
4. DAYLIGHTING AND ARTIFICIAL LIGHTING CONDITIONS REPRESENTED MAY NOT REFLECT FINAL PRODUCT AND COULD AFFECT THE PERCEIVED COLOUR OF MATERIALS. REFER TO PHYSICAL SAMPLES FOR EXACT COLOURS PROPOSED.



1 3D VIEW 1

Attachment 3 - Table of Submission

Submitters' Concerns	Submission Exert	Applicant's Response to Submission	Planning Officer's Comments
Flood Plain	<i>"It is a flood plain and will contribute to continued need for added services in the area when needing attendance and services when residents get flooded in. In the past 12 months that area has been under water 3 times, making entry and exit impossible, if not hazardous."</i>	N/A	<p>It is acknowledged that the development proposes pier and beam construction which will retain the flood storage and conveyance capacity of the premises with the Dwelling proposed to be elevated above the defined flood level.</p> <p>However, the development does not have flood free pedestrian or vehicle evacuation access between the proposed Dwelling and a flood safe accessible road available.</p> <p>If the occupants of the Dwelling decide to stay on the site for a period of time during a flood event, taking into consideration the Dwelling is elevated, the lack of vehicle access to a flood safe accessible road would mean that safe evacuation via the road network would not be possible and therefore, it is agreed with the submitter, that the development has the potential to increase demand on emergency services during a flood event.</p>
Motor Cross Track	<p><i>"They have also set up the grounds for use as a motor cross track making it a very unpleasant neighbourhood to be living in, considering the daily motorbike noise. Their behaviours attract many other motorbike users, all unregistered and unlicensed riders, to the property and to join in."</i></p> <p><i>"We fear the motorbikes as a nuisance, will make our living in the area, stressful where we all will not be able to enjoy our home and yard, but that of the incredibly loud motorbikes as a noise pollution, if not an illegal issue."</i></p> <p><i>"They have set up a motocross course with 2 stroke high performance bikes which they use every day and up until 6pm. But worse still, the weekends attract other local kids with their bikes and it is a nuisance, dangerous and not a fit and proper use of a suburban/rural property."</i></p>	<p>The applicant has provided a response to the submissions on behalf of the land owners who have advised that they did not set up a motor cross circuit at the site. The fill was on the site and this was used by the owner's 15 year old son for a period during the school holidays on a new motorbike he had received as a birthday present. The land owners have a residence in Brisbane and are not planning on residing on the site until the proposed Dwelling is constructed. The land owner has advised it was a one-off and that they typically travel to motorcross tracks for riding.</p>	<p>As no unlawful planning use is occurring at the site, the complaints regarding the riding of motorbikes on the site are not a valid planning ground relevant to the assessment of the current application.</p> <p>Nonetheless, it was confirmed with Council's Environmental Health Supervisor that noise complaints with regard to motorbikes on the site had been made to Council. A formal letter was issued to the land owner and a telephone call was made advising of noise regulations. Should any further complaints be received, these will be investigated and actioned accordingly.</p>

Submitters' Concerns	Submission Exert	Applicant's Response to Submission	Planning Officer's Comments
<p>Damage to Road and Footpath</p>	<p><i>"We have already noticed the new owners' daily schedule of morning and afternoon, with trailers and trucks short-cut across other owners' footpaths and sharp turning into their access points, creating a hazard as well as the noise and that of the destruction of the access and entry into the property. We fear that the building time of 9-11 months of trade persons, delivery vans, trucks and all other vehicles and heavy machinery will create a hazard, noise and destruction of residents' footpaths to a greater extent."</i></p> <p><i>"I propose that there is very strict instruction regarding construction of a proper driveway with storm drainage consideration prior to any work commencing."</i></p>	<p>N/A</p>	<p>It is acknowledged that as both Louisa Street and Riley Street are unformed road reserves, the site is not currently accessed via a formed road, meaning that the current access arrangement will not be suitable once the site is developed.</p> <p>The current application is recommended for refusal, however, if approved, conditions could be applied requiring the applicant to design and construct vehicle access to an appropriate standard.</p>

Title (035.2025.700.001) Community and Liveability Report Development Application for Reconfiguring a Lot - Boundary Realignment (2 Lots into 2 Lots) of Lots 22 and 23 on RP101710 at Benn Street Tara Western Downs Regional Council C/- Precinct Urban Planning Pt

Date 10 December 2025

Responsible Manager C. Hallinan, A/PLANNING AND ENVIRONMENT MANAGER

Summary

The purpose of this Report is for Council to decide the proposed development for Reconfiguring a Lot - Boundary Realignment (2 lots into 2 lots) of land described as Lots 22 and 23 on RP101710 and Easement B on SP146265 and situated at Benn Street, Tara.

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 (2 lots into 2 lots) of land described as Lots 22 and 23 on RP101710 and Easement B on SP146265 and situated at Benn Street Tara, be approved, subject to the following conditions:

APPROVED PLAN

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

Plan No., Reference	Title and Details	Dated
M6115 6001 001, Sheet 1 of 2, Revision A	Proposed Boundary Realignment, Proposed 2 Lots into 2 Lots, prepared by Minstaff Survey	15/09/25

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 (2 lots into 2 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) and whilst the use continues, unless otherwise noted within these conditions.
5. All costs associated with compliance with these conditions shall be the responsibility of the developer.
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, shall be paid in full, in accordance with the rate at the time of payment.

MAINTENANCE

8. The development shall be maintained in accordance with the Approved Plan, subject to and modified by any conditions of this approval.

LOT NUMBERING

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

LANDSCAPING

10. 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.
11. 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.

ENGINEERING WORKS

12. 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.
13. Be responsible for any alteration 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

14. 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.
15. 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

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

VEHICLE ACCESS

18. Ensure that the existing vehicular access points from Benn Street are maintained.

SERVICES

19. Ensure that all services provided to each lot are wholly located within the lot they serve.

ELECTRICITY

20. Maintain existing electricity supply to all lots within the development.

EROSION AND SEDIMENT CONTROL - GENERAL

21. 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.

ENVIRONMENTAL HEALTH

22. Undertake operations and construction work associated with this development to the requirements of Council, including the following:
 - 22.1 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;
 - 22.2 remove immediately, any material spilled or carried onto existing roads to avoid dust nuisance and to ensure traffic safety; and
 - 22.3 do not carry out work on Sundays or Public Holidays (unless approved otherwise by Council).

Timing: During construction and on-maintenance period and the establishment period of landscaping or areas disturbed during construction.
23. 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:
 - 23.1 uncontaminated overland stormwater flow; and
 - 23.2 uncontaminated stormwater to the stormwater system.

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

ADVISORY NOTES

NOTE 1 - 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 2 - Aboriginal Cultural Heritage

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

NOTE 3 - General Environmental Duty

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

NOTE 4 - General Safety of Public During Construction

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

NOTE 5 - Property Note (Audit of Conditions)

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

NOTE 6 - Duty to Notify of Environmental Harm

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

Background Information

Application No: 035.2025.700.001	Assessment No's: 30469 & 30427	Subject File Refs: AD6.6.2 & LG7.9.1
Assessing Officer:	Jenny Cameron PLANNING OFFICER DEVELOPMENT ASSESSMENT	
PART 1: APPLICATION		
Applicant:	Western Downs Regional Council C/- Precinct Urban Planning Pty Ltd	
Owner:	Lot 22 on RP101710 - Western Downs Regional Council Lot 23 on RP101710 - Tinmar Pty Ltd	
Site Address:	Benn Street, Tara	
Site Area:	Lot 22: 1,004m ² Lot 23: 52,170m ² Total: 53,174m ²	

Real Property Description:	Lots 22 and 23 on RP101710 and Easement B on SP146265	
Proposed Development:	Boundary Realignment - 2 lots into 2 lots	
Level of Assessment:	Impact	
Type of Application:	Reconfiguring a Lot	
Relevant Planning Scheme:	Western Downs Planning Scheme 2017 incorporating Amendment 2	
Zones:	Lot 22: Community Facilities Lot 23: Low Density Residential	
Precinct:	Nil	
Overlays:	<ul style="list-style-type: none"> · Flood Hazard - Low, Medium and High · Infrastructure - Sewage Treatment Plant Buffer · Agricultural Land Classification - Class A · Stormwater Overland Flow Path - Minor and Major Flow Paths · Road Hierarchy - Access (Benn Street, Old Hospital Road, Gill Street and Tucker Street) 	
Pre-lodgement Meeting:	No	
Application Lodgement Date:	09/10/2025	
Properly Made Application:	Yes	Date: 13/10/2025
Confirmation Notice Issued:	Yes	Date: 21/10/2025
PART 4: PUBLIC NOTIFICATION		
Start Date:		Date: 14/11/2025
Finish Date:		Date: 05/12/2025
Notice of Compliance Received:	Yes	Date: 08/12/2025
Submissions:	Nil	
PART 5: DECISION PERIOD		
Date Commenced:	09/12/2025	
Decision Due Date:	04/02/2026	

Report

1. Background

1.1 Site

The subject land is legally described as Lots 22 and 23 on RP101710 and Easement B on 146265, is situated at Benn Street, Tara, and has a total area of 53,174m². The property has road frontages to Benn Street (Primary), Tucker Street, Old Hospital Road and Gill Street.

Lot 23 is currently improved by several industrial sheds that gain access via a gravelled driveway to Benn Street. Lot 23 is burdened by Easement B on SP146265 along the western boundary.

Lot 22 is currently improved by Council's sewerage pump system infrastructure and ancillary sheds, and gains access via a gravelled driveway to Benn Street.

Lot 23 is located in the Low Density Residential Zone, while Lot 22 is in the Community Facilities Zone of the Western Downs Planning Scheme 2017 incorporating Amendment 2 (the Planning Scheme). The Flood Hazard, Infrastructure, Agricultural Land Classification, Stormwater Overland Flow Path and Road Hierarchy Overlays of the Planning Scheme impact the land.

Both existing allotments forming the subject site are currently serviced by Council's reticulated water, sewerage and stormwater networks. The existing lots are serviced by reticulated electricity and telecommunication supply networks.

1.2 Proposal

The applicant has lodged a development application for Reconfiguring a Lot - Boundary Realignment (2 lots into 2 lots) on the subject land.

The proposed development seeks to realign the common boundary between the lots to facilitate a land swap of 610m² between the two property owners to remove existing encroachments over the property boundaries.

In this regard, it is noted that the owner of Lot 23 has constructed driveway improvements on Council's land (Lot 22) to the south of the existing sewer pump facility. The location of the access restricts Council's ability to utilise the full area of Lot 22.

The land swap will allow the land owner of Lot 23 to maintain their driveway improvements wholly within their land (Proposed Lot 23), whilst providing Council with undeveloped land to the north of the Pump Station for future development/expansion of the existing Utility Installation if required. The proposed land swap will ensure Council's existing Sewerage Pump Station is maintained wholly within Proposed Lot 22.

Given the proposal involves a neat land swap of 610m², the total area of each existing lot will be maintained, with Proposed Lot 22 comprising a total area of 1,004m² and Proposed Lot 23 comprising a total area of 52,084m².

The existing and proposed areas of each lot are as follows:

Lot	Existing Area	Proposed Area
22	1,004m ²	1,004m ²
23	52,170m ²	52,170m ²

The proposed lots will maintain existing accesses from Benn Street, with no amendment to existing access arrangements required. Furthermore, the development will not change infrastructure servicing arrangements for each allotment.

2. Assessment

2.1 Assessment Matters

The development application for Reconfiguring a Lot - Boundary Realignment (2 lots into 2 lots) is Impact Assessable development, as part of the property is impacted by High Flood Hazard as Illustrated by the Flood Hazard Overlay Mapping of the Planning Scheme.

The following are the Assessment Benchmarks applying to this development:

ASSESSMENT MATTERS	
Assessment Benchmarks	<p>The proposed development was assessed against the following Assessment Benchmarks:</p> <ul style="list-style-type: none"> ▪ Western Downs Planning Scheme 2017 incorporating Amendment 2: <ul style="list-style-type: none"> ▪ Strategic Plan ▪ Community Facilities Zone Code ▪ Low Density Residential Zone Code ▪ Reconfiguring a Lot Code ▪ Flood Hazard Overlay Code ▪ Infrastructure Overlay Code ▪ Natural Resources Overlay Code ▪ Stormwater Overland Flow Path Overlay Code ▪ Transport, Access and Parking Code
Reasons for Decision	<p>The development was assessed against all of the Assessment Benchmarks listed above and complies with all of those listed.</p>

2.2 Assessment Against Western Downs Planning Scheme 2017 incorporating Amendment 2

2.2.1 Strategic Plan

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.

The proposed development is a boundary realignment seeking to safeguard future development for Tara's wastewater infrastructure on Lot 23 and align Lot 22 with the existing access arrangements to Benn Street.

The development will not impact on servicing infrastructure of each lot and will not change the access arrangements of each lot to Benn Street.

The development will not result in any impacts to the environment or increase the number of people at risk to flooding.

The proposed development is consistent with the strategic elements of the Strategic Plan.

2.2.2 Zone Codes

Low Density Residential Zone Code

Existing Lot 23 is located within the Low Density Residential Zone and requires assessment against the Low Density Residential Zone Code.

As the proposed 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 siting of the existing building to the amended boundary between the allotments complies with the minimum side and rear boundary setbacks for the Low Density Residential Zone Code.

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

Community Facilities Zone Code

Existing Lot 22 is located within the Community Facilities Zone and requires assessment against the Community Facilities Zone Code.

As the proposed development is not proposing any additional buildings or structures, the design requirements of the Community Facilities Zone Code including the building height and site coverage are not relevant to the assessment of this application.

The siting of the existing building to the amended boundary between the allotments complies with the minimum side and rear boundary setbacks for the Community Facilities Zone Code.

The proposed development complies with the Acceptable Outcomes of the Community Facilities Zone Code.

2.2.3 Overlay Codes

Flood Hazard Overlay Code

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

The northern portion of Lot 23 is subject to High, Medium and Low Flood Hazard Areas. Lot 22 is subject to areas of Medium and Low Flood Hazards. The existing buildings are built on part of the site subject to Low or Medium Flood Hazard Areas.

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

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

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

Infrastructure Overlay Code

The northern boundary of the subject site is mapped as being within a Sewage Treatment Plant Buffer Area illustrated by the Infrastructure Overlay mapping of the Planning Scheme.

The existing buildings on each lot are located outside the Buffer Area. No further development is proposed within the Sewage Treatment Plant Buffer as part of the current Reconfiguring a Lot application.

Any future development on either lot will be assessed against the Infrastructure Overlay Code to ensure appropriate measures are taken in relation to this Buffer Area.

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

Natural Resources Overlay Code

The subject site is identified as Class A Agricultural Land by the Agricultural Land Classification Overlay mapping of the Planning Scheme and requires assessment against the Natural Resources Overlay Code.

However, the sites are within the area of Tara township and therefore, no further assessment of the Natural Resources Overlay Code is required.

Stormwater Overland Flow Path Overlay Code

The subject site is intersected by a Minor Flow Path illustrated within the Stormwater Overland Flow Path Overlay Mapping of the Planning Scheme.

The proposed development is for a Boundary Realignment only (no new lots are to be created) and therefore, is not considered to impact the hydraulic capacity of the flow paths.

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

2.2.4 Development Codes

Reconfiguring a Lot Code

Lot 22 is located within the Low Density Residential Zone while Lot 23 is located within the Community Facilities Zone.

As a result of the proposed boundary realignment, Proposed Lot 22 and Proposed Lot 23 will be located within both the Low Density Residential Zone and the Community Facilities Zone.

Despite the mixed Zoning of both proposed lots, the lot size and frontage meet the requirements of the Reconfiguring a Lot Code for each Zone.

The usability of each lot is maintained and improved in such a way that the Wastewater Pump site can be further developed if required. The proposal also improves access arrangements, as it allows for access to proposed Lot 23 via its own land.

Both proposed lots have access to a constructed road and will continue their existing connections to services.

It is considered that the proposed development is consistent with the Acceptable Outcomes of the Reconfiguring a Lot Code.

Transport Access and Parking Code

Proposed Lots 22 and 23 have existing driveway crossovers to Benn Street. No change to any of the existing site accesses are proposed as part of the boundary realignment.

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

3. Other Relevant Matters

3.1 Public Notification

The application is for Reconfiguring a Lot on land which is mapped as containing areas of High and Extreme Flood Hazards and is therefore Impact Assessable in the Western Downs Planning Scheme 2017 incorporating Amendment 2.

Public Notification was undertaken in accordance with the requirements of the *Planning Act 2016* and *Development Assessment Rules* between 14 November 2025 and 5 December 2025.

The applicant:

- published a notice in the Western Downs Town and Country on 13 November 2025;
- placed a notice on each frontage of the subject land on 10 November 2025 to 5 December 2025; and
- notified the adjoining land owners on 10 November 2025.

No submissions were received in relation to the proposed development during the Public Notification Period.

3.2 Infrastructure Charges

Infrastructure charges are levied in accordance with Council's Infrastructure Charges Resolution (No 7.1) 2017.

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 A/Planning and Environment Manager, Principal Planner and Consultant Development Engineer 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 2. It is considered that the proposed development is consistent with the intent of the Western Downs Planning Scheme 2017 incorporating Amendment 2 and is therefore recommended for approval, subject to conditions.

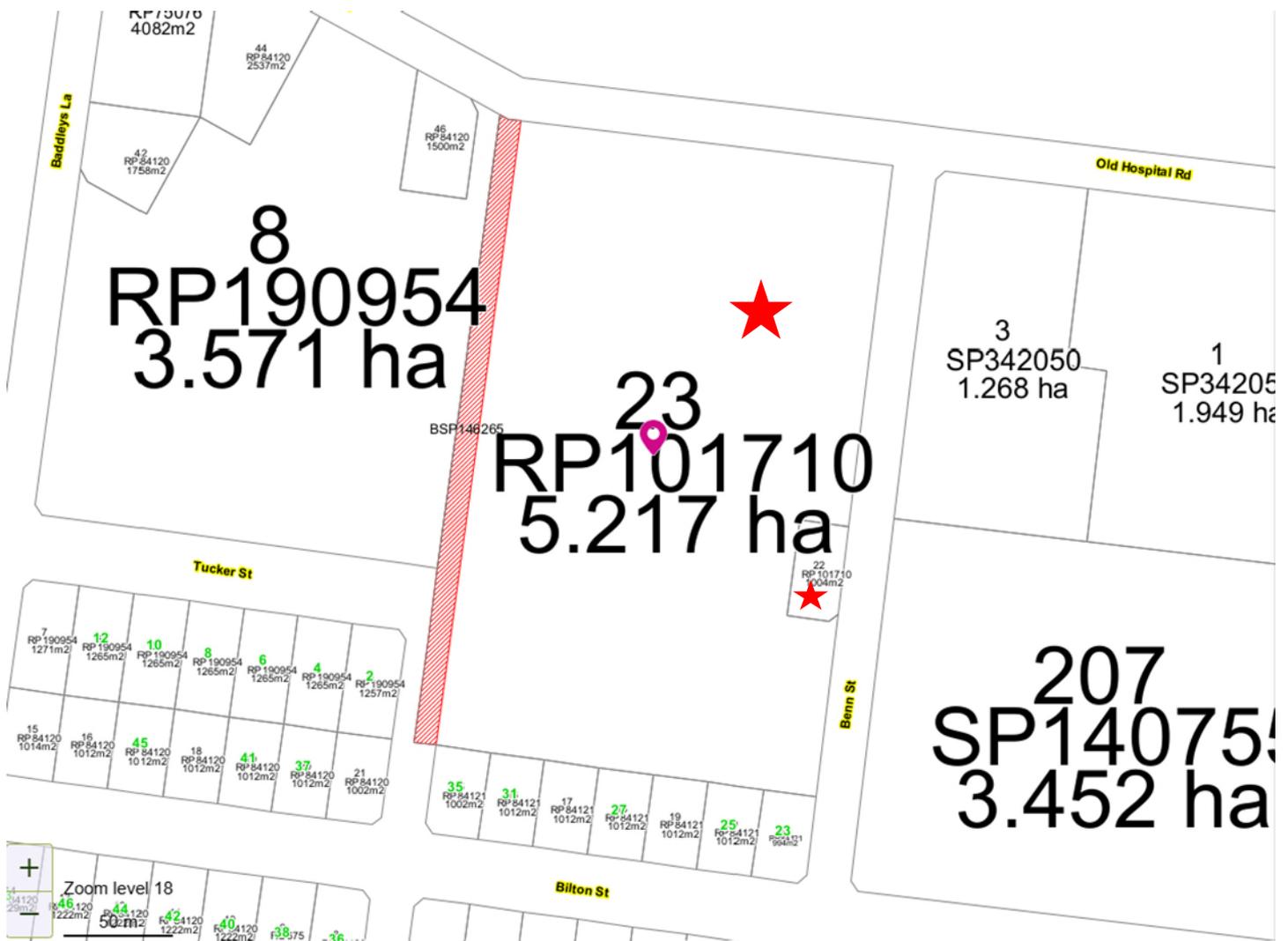
Attachments

1. Locality Plans and Proposed Land Swap Plan
2. Proposal Plan

Authored by: J Cameron
PLANNING OFFICER DEVELOPMENT ASSESSMENT

Attachment 1 - Locality Plans and Proposed Land Swap Plan

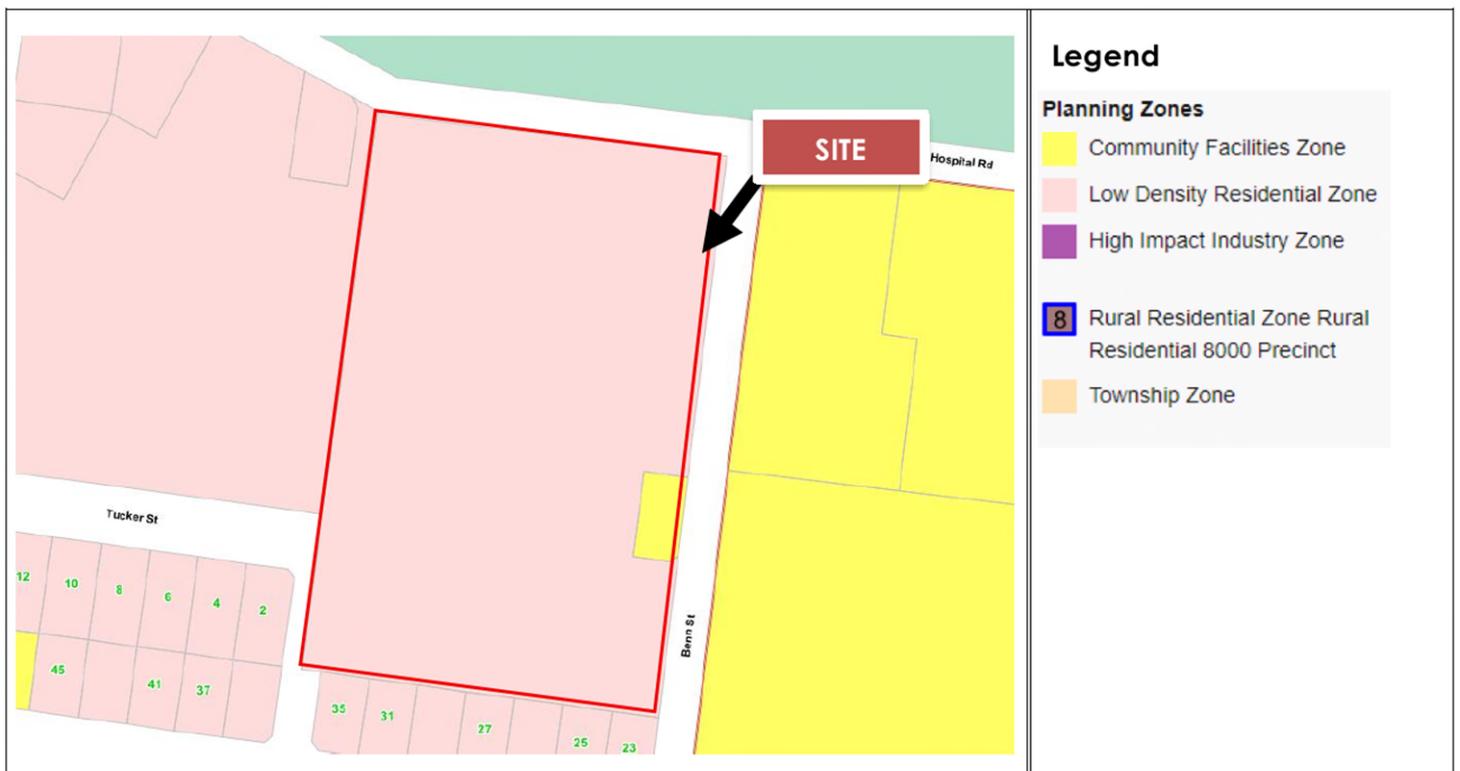
Lot on Plan Details



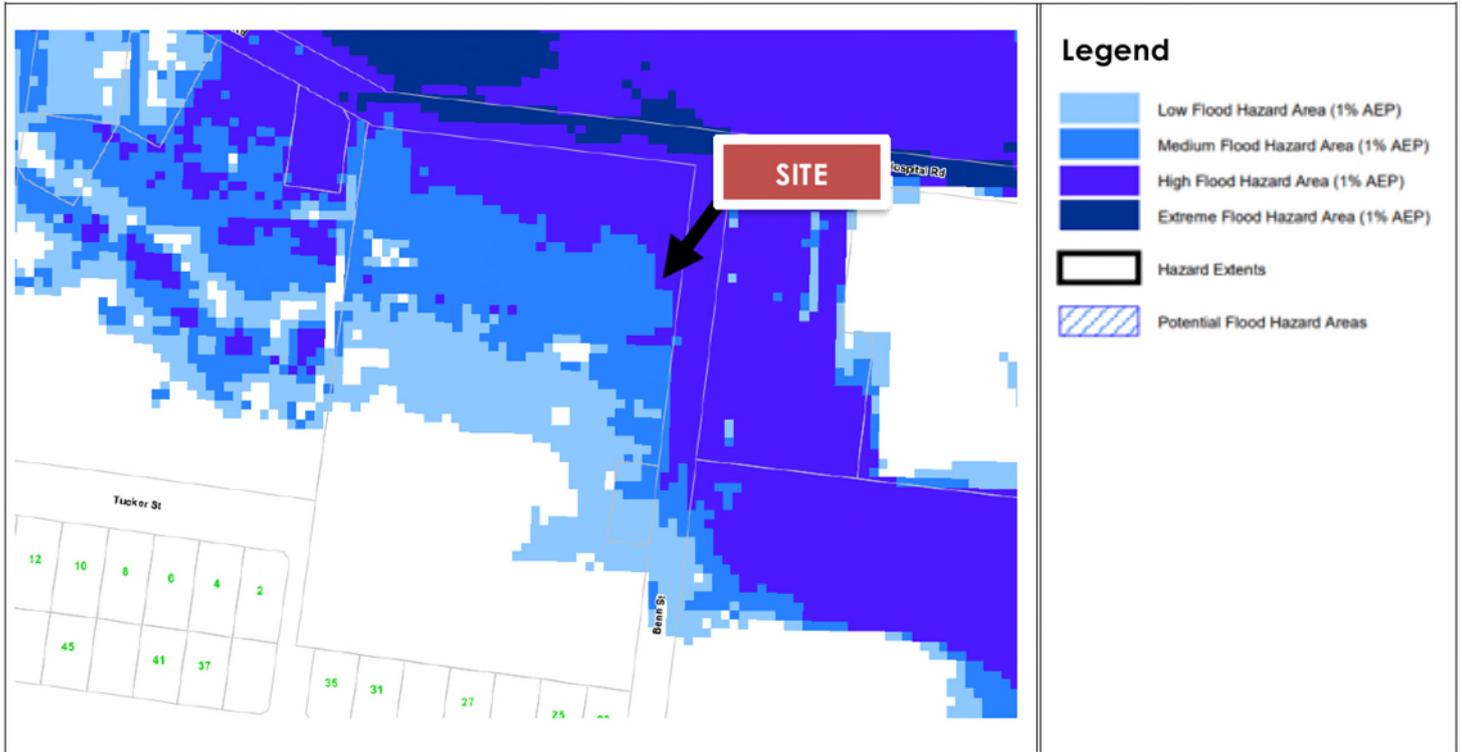
Aerial Imagery



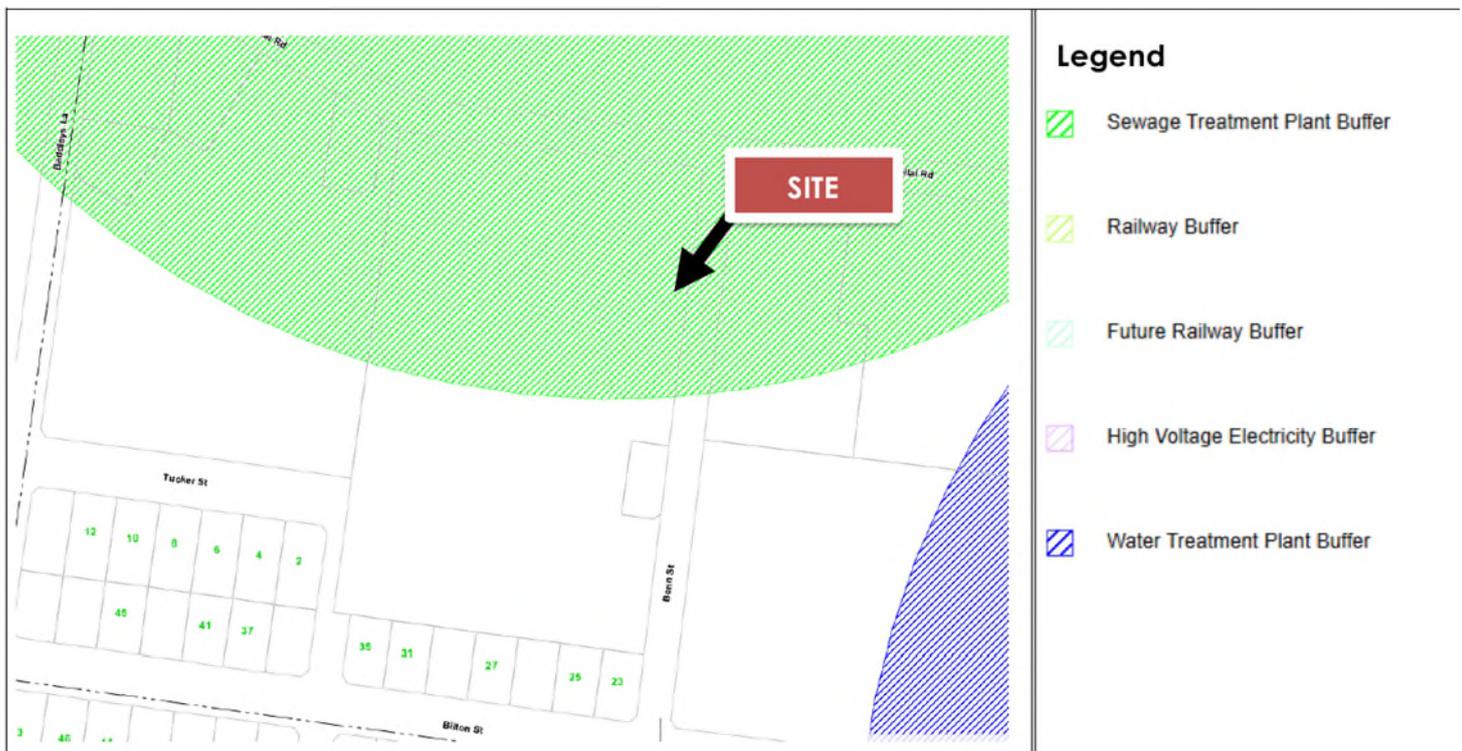
Zoning Details



Flood Hazard Overlay



Infrastructure Overlay



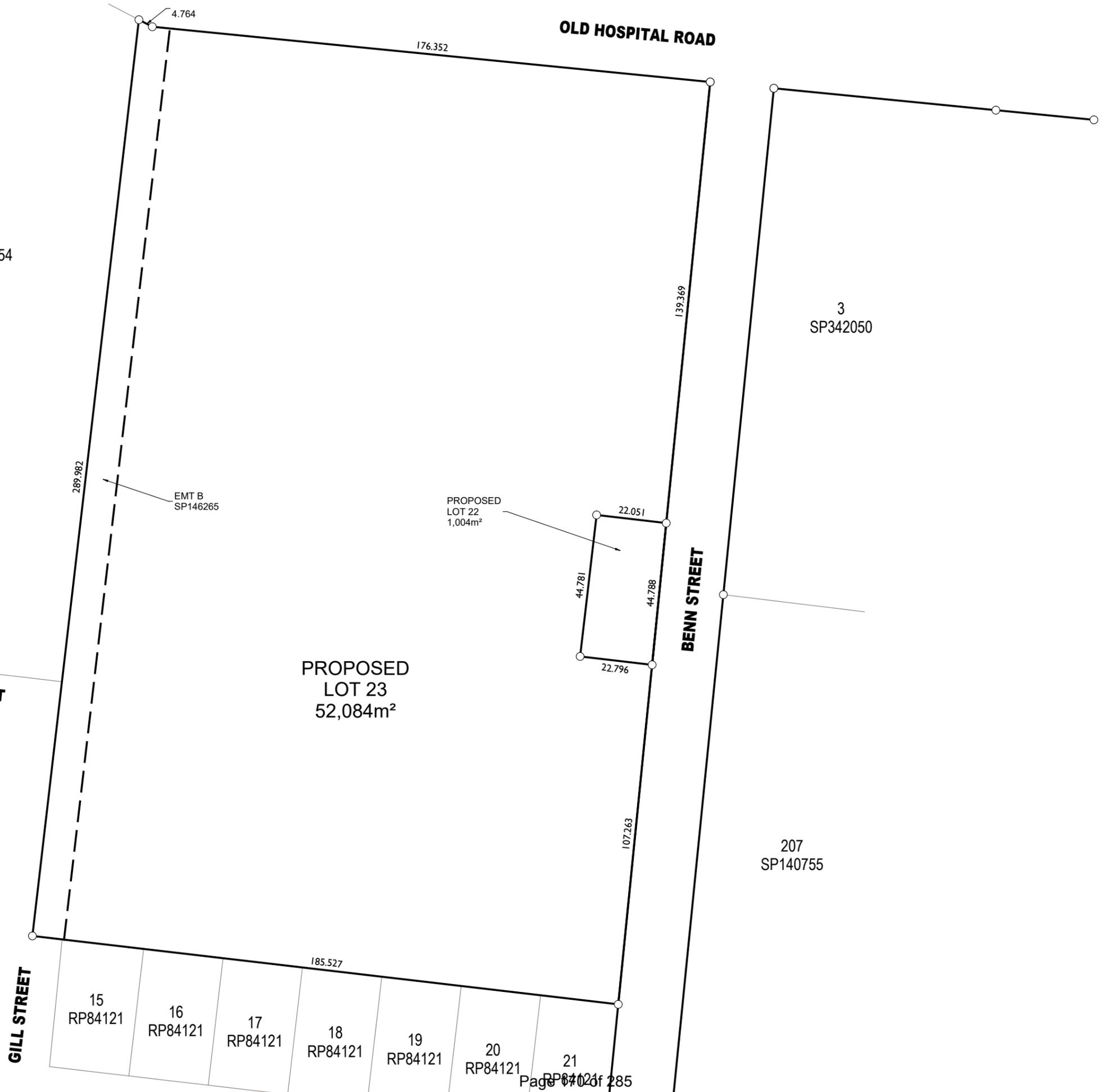
Plan Demonstrating Proposed Land Swap

Land swap of 610m² from south to north



RP Data
 Lot(s) : 23 & 22 on RP101710
 Locality : Tara
 LGA : Western Downs Regional Council
 Zone : Lot 23 Low Density Residential
 Lot 22 Community Facilities
 Lot Area : 53.087 HA

8
 RP190954



Note:
 This plan was prepared as a proposed lot reconfiguration only and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and the requirements of Council and any other authority which may have requirements under the relevant legislation. In particular, no reliance should be placed on the information for financial dealings involving the land.

Lot boundaries were not marked at the time of survey and have been derived from survey plan IS337458 & RP101710.

This note is an integral part of the plan.



Rev	Date	Revision Details
A	15/09/25	ISSUE TO CLIENT

Minstaff Survey
 CONSULTING CADASTRAL ENGINEERING AND MINING SURVEYORS
 ABN 35 609 674 875
 admin@minstaffsurvey.com
 +61 7 4637 9790

CLIENT

PROJECT
Tara SPS 1 Replacement
 Lot 22 & 23 on RP101710
 Benn Street
 Tara, QLD, 4421

DESCRIPTION
**Proposed Boundary Realignment
 Proposed 2 Lots into 2 Lots**

PROJECT DATUM
 Horizontal Datum : MGA94 (Ground)
 PSM88278
 Level Datum : PSM88278
 RL 310.390m AHD
 Local Authority : Western Downs Regional Council

DRAWING INFORMATION
 Surveyed : N/A Project No : M6115
 Drawn : MAW Ref No : 6003-CAD-1
 Checked : RKD Date of Survey : N/A

CONTOURS
 Major : N/A Scale @ A3 : 1 : 1250
 Minor : N/A Date : 15/09/25

DRAWING NUMBER
M6115 6001 001
 Sheet No. 1 of 2 Revision : A

Title **Executive Services Chief Executive Officer Report December 2025**

Date 7 January 2026

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 December 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 December 2025.

CEO J. Taylor

Date	Who/Where	Details
01 December 2025	<ul style="list-style-type: none"> • Workshop 2: Queensland Government - Biofuels Feedstock Expansion Study • Meeting with KPMG Australia and Queensland Treasury Department 	<p>Teams</p> <p>Teams</p>
02 December 2025	<ul style="list-style-type: none"> • Pre-Agenda Meeting • Councillor Information Sessions 	<p>Dalby</p> <p>Dalby</p>
03 December 2025	<ul style="list-style-type: none"> • Development Assessment Panel Meeting 	Dalby
04 December 2025	<ul style="list-style-type: none"> • Ordinary Meeting of Council • Councillor Information Sessions 	<p>Dalby</p> <p>Dalby</p>

06 December 2025	<ul style="list-style-type: none"> Darling Downs Freight Service Christmas Event 	Dalby
08 December 2025	<ul style="list-style-type: none"> Meeting with Shell QGC Meeting with Queensland Farmers Federation Australian Energy Producers Networking Reception 	Brisbane Brisbane Brisbane
9 December 2025	<ul style="list-style-type: none"> Meeting with AgForce Meeting with VisIR 	Brisbane Brisbane
11 December 2025	<ul style="list-style-type: none"> Webinar with Corrs Chambers Westgarth on reforms to the Environment Protection & Biodiversity Conservation Act (EPBC Act) 	Online
12 December 2025	<ul style="list-style-type: none"> Meeting with Brown and Bird Meeting with Rate Payer 	Teams Dalby
15 December 2025	<ul style="list-style-type: none"> Meeting with TechOne 	Dalby
17 December 2025	<ul style="list-style-type: none"> Meeting with Department of Local Government, Water and Volunteers Meeting with Bell Community 	Dalby Bell
19 December 2025	<ul style="list-style-type: none"> Christmas Storytime 	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 December 2025.

Attachments

Nil.

Authored by: Bridget Donald, SENIOR EXECUTIVE OFFICER

Title **Executive Services Report Outstanding Actions December 2025**

Date 7 January 2026

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 December 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 December 2025

Authored by: B. Donald, Senior Executive Officer

Attachment 1. Outstanding Council Meeting Action List - As at 4 December 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	<p>That Council resolves:</p> <p>(a) that the exception provided in s236(1)(b) of the <i>Local Government Regulation 2012</i> applies to the disposal of a valuable non-current asset of Council and accordingly, disposal by way of tender or auction is not required;</p> <p>(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;</p> <p>(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</p>	<p>Executive Services</p> <p>Contract Amendments have been resolved and expect to have the contract signed in the coming weeks.</p> <p>4.11.25 Update: Status unchanged.</p> <p>24.11.25 Update: Terms under review.</p> <p>15.12.25 Update: Status unchanged.</p> <p>08.01.26 Update: In progress</p>
05/12/2024	Executive Services Confidential Report Potential Lease Agreement at the Tara Aerodrome	AD6.6.2	<p>That Council receives this report and resolves:</p> <p>1. that the exception in section 236(1)(b)(i) of the <i>Local Government Regulation 2012</i> (Qld) applies in relation to the lease and the easement, such that the disposal is not required to be by way of tender or auction;</p> <p>2. to offer Rural Fire Service a 30 year lease over the portion of the land surveyed as Lease A, within lot 2 RP96955, for a peppercorn rental amount of \$1.00 exclusive of GST and is not subject to CPI increases; and</p> <p>3. to grant an easement which burdens that part of lot 2 RP96955 described as Easement B (servient tenement) for</p>	<p>Executive Services</p> <p>4.11.25 Update: Response received by our Legal Department with proposed amendments. Currently reviewing.</p> <p>24.11.25 Update: Terms under review.</p> <p>15.12.25 Waiting on confirmation from the Public Trustee whether the lease is proceeding.</p>

Meeting date	Item description	File No.	Council Resolution/Task	Responsible Division and current Status
			the benefit of Lease A (dominant tenement) pursuant to section 82 of the <i>Land Title Act 1994</i> (Qld);	08.01.26 Potentially not going forward. Waiting on more information from RFS.
05/12/2024	Executive Services Confidential Report Potential Lease Agreement Chinchilla Aerodrome for the Installation of Self-serve JetA1 Fuel Facility	AD6.6.2	<p>That Council resolves:</p> <ol style="list-style-type: none"> 1. that the exception contained within section 236(1)(c)(vii) of the <i>Local Government Regulation 2012 (Qld)</i> 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: <ol style="list-style-type: none"> 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. 	<p>Executive Services</p> <p>4.11.25 Update: Legal team reviewing amendments by IOR.</p> <p>24.11.25 Update: Terms under review</p> <p>15.12.25 Lease very close to signing.</p> <p>08.01.26 Waiting for Lessee signed lease to be returned to Legal.</p>
18/09/2025	Corporate Services Recreational Ship Use Jandowae Dam		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:	<p>Corporate Services</p> <p>4.11.25 Update: Use of Jandowae dam by powered recreational ships has ceased.</p>

Meeting date	Item description	File No.	Council Resolution/Task	Responsible Division and current Status
			<ol style="list-style-type: none"> 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 	<p>Investigation of viable options to adequately address the associated risks of powered recreational ships has commenced, with no timeline confirmed, due to need to liaise with Queensland Government agencies and third parties.</p> <p>15.12.25 Legal recommendations being prepared for Council consideration.</p>

Deputations:

Meeting date	Name	Topic	Responsible Division	Comments
04 December 2025	Wulf von der Decken	The Deputee addressed Council regarding the Dalby Cultural Centre at Thomas Jack Park.	Community & Liveability	Acknowledgement of deputation to be given to the Deputee via letter.
04 December	Carolyn Tillman	The Deputee addressed Council regarding exhibitions and operations at Gallery 107.	Community & Liveability	Acknowledgement of deputation to be given to the Deputee via letter.
04 December 2025	Catherine Dempsey	Deputation was read on behalf of Deputee. Deputation addressed Council regarding the lack of shelter outside the Dalby Shopping Centre taxi rank on Cunningham Street.	Infrastructure Services	Councillors to discuss budgetary consideration for a new project or to add to next financial year. IS team will gather costings.
20 November 2025	Meandarra State School Students	Meandarra State School presented a Deputation to support upgrades at Garrad Park Meandarra.	Community & Liveability	Letter drafted to the Principal of Meandarra State School. A report to Council will be taken to the January OMC.

Title Corporate Services Report Adopt Corporate Plan 2026 - 2031

Date 6 January 2026

Responsible Manager P. Greet, CUSTOMER SUPPORT AND GOVERNANCE MANAGER

Summary

The purpose of this Report is to present the draft *Corporate Plan 2026-2031* for adoption.

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.*

Strategic Priority: Active Vibrant Community

- *We are a happy, inclusive community, proud of where we live.*
- *Our people of diverse backgrounds and ages are united by social, cultural, and sporting activities.*
- *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.*

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

Strategic Priority: Sustainable Organisation

- *We are recognised as a financially intelligent and responsible Council.*
- *We focus on proactive, sustainable planning for the future.*
- *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.*

The draft *Corporate Plan 2026-2031* builds upon the work undertaken in advancing the *Corporate Plan 2021-2026*, refining its direction and providing clarity for the organisation and the community vis-a-vis critical issues confronting the region over the coming five years.

Material Personal Interest/Conflict of Interest

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

Officer's Recommendation

That Council resolves to adopt the *Western Downs Regional Council Corporate Plan 2026-2031*, to commence 1 July 2026, noting it will be utilised to develop and guide the 2026-27 Operational Plan and budget.

Background Information

A corporate plan is a legislative requirement, setting the strategic direction for Council over a five-year period and informing the annual operational plan and budget. Council's current *Corporate Plan 2021-2026* is due to expire in 2026. The development of the new corporate plan commenced in June 2025.

Report

The draft *Corporate Plan 2026-2031* has been developed following consultation and engagement with elected members, key internal stakeholders, and the community. It provides clear and concise strategic direction to guide Council over the next five years by outlining Council's four key strategic priorities, namely Sustainable Effective Council (Performance), Balanced Prosperous Lifestyle (Place), Vibrant Connected Communities (People), and Diverse Thriving Economy (Progress).

The corporate plan outlines the success indicators Council is aspiring to achieve under each strategic priority area. Importantly, it outlines key strategic issues Council will advocate for on behalf of the community, Council's communication and community engagement commitment, and risk appetite statement.

The new corporate plan, after adoption, will formally commence on 1 July 2026 following the expiration of the current corporate plan. This timing allows for the its priorities to be aligned with the 2026-2027 budget and operational plan.

Consultation (Internal/External)

The draft *Corporate Plan 2026-2031* was developed through a workshop with Council and the Executive Leadership Team held 16 June 2025 and facilitated by an external consultant. Further content was developed during subsequent Councillor information sessions.

In line with Council's legislative obligations and Council's commitment to meaningful communication and community engagement, community engagement in the form of a 'Have your Say' survey was undertaken from 8 December 2025 to 5 January 2026. Results of the community engagement are contained within Attachment Two. This engagement has informed the final version which is presented for adoption.

Legal/Policy Implications (Justification if applicable)

The *Local Government Act 2009* requires Council to prepare a five-year corporate plan that outlines Council's strategic direction for each period of five financial years. The *Local Government Regulation 2012* provides that Council must outline its strategic direction and state the performance indicators for measuring Council's progress in achieving its vision. Council is required to discharge its responsibilities in a way that is consistent with the corporate plan. The corporate plan may be amended at any time by resolution. The corporate plan is the strategic document of Council and overarches Council's policies and plans.

Budget/Financial Implications

Section 165 of the *Local Government Regulation 2012* provides that a local government must adopt its five-year corporate plan in sufficient time to allow a budget and annual operational plan, consistent with the corporate plan, to be adopted for the first financial year that is covered by the corporate plan.

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

The corporate plan is a high-level strategic document that sets out the overarching vision and direction for Council and the community. The final version of the *Corporate Plan 2026-2031* has been developed following careful consideration of consultation feedback and informed by the input of Councillors and Executive. Analysis of feedback informs the final version of the corporate plan, which is presented for adoption.

Attachments

1. *Draft Western Downs Regional Council Corporate Plan 2026-2031*
2. Summary Results Have Your Say Draft Corporate Plan 2026-2031

Authored by: K Gillespie, GOVERNANCE COORDINATOR

A DIVERSE REGION AT THE FOREFRONT OF THE CHANGING WORLD

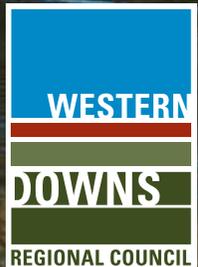
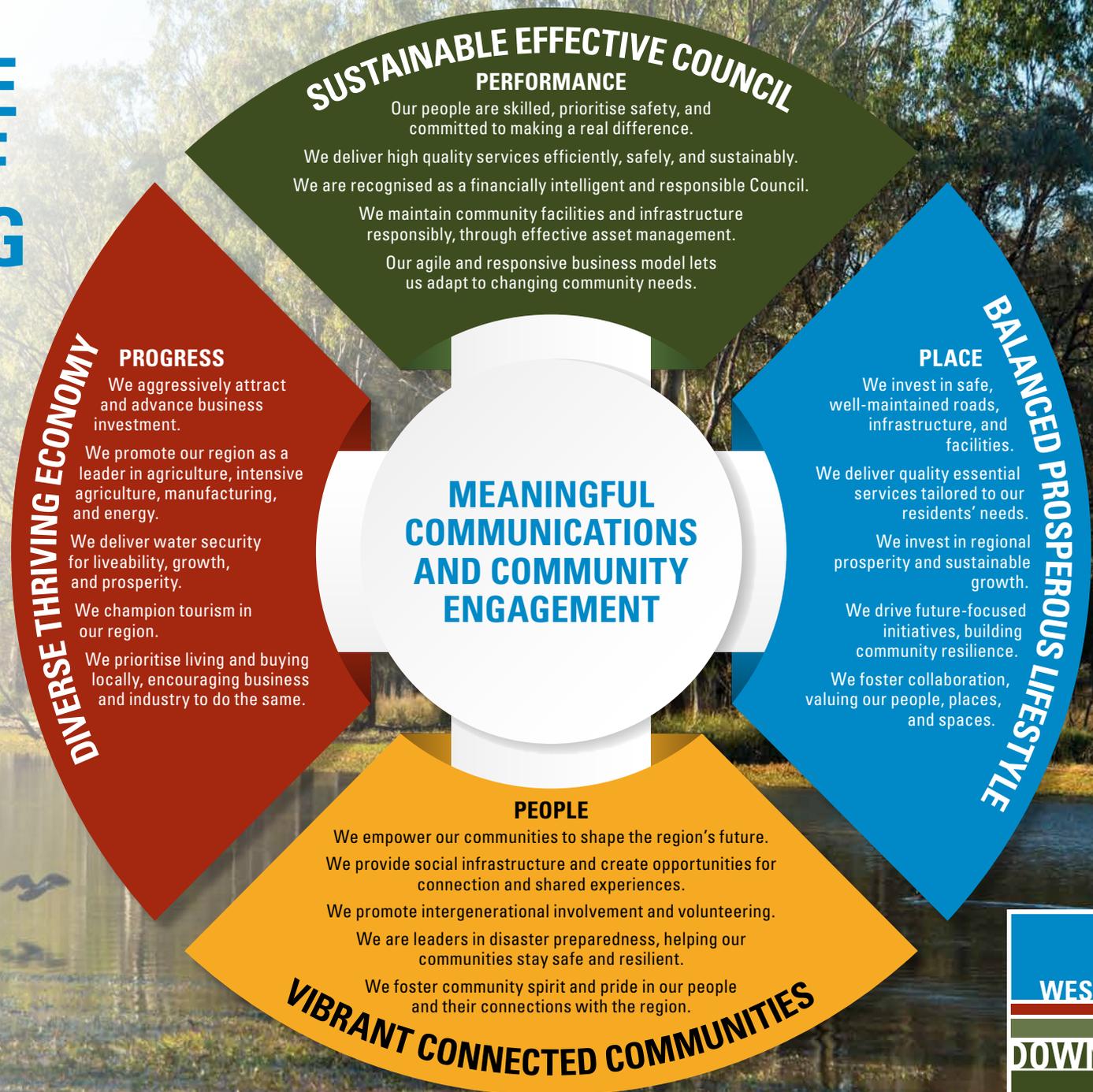
CORPORATE PLAN 2026-2031

ADVOCACY: A REGIONAL VOICE

Our key priorities for advocacy are transport, water, telecommunications, and the economy. We will always advocate and collaborate for our communities' needs when opportunities arise, especially when initiatives benefit our region.

RISK APPETITE STATEMENT

Council has a high appetite for initiatives where there is a good understanding of the risk and confidence that the outcomes will lead to significant improvements or opportunity for service delivery.



Have Your Say Western Downs

Form Results Summary

Dec 08, 2025 - Jan 03, 2026

Project: Corporate Plan 2026-2031

Form: Corporate Plan 2026-31. Take the survey here!

Tool Type: Form

Activity ID: 188

Exported: Jan 05, 2026, 02:51 PM

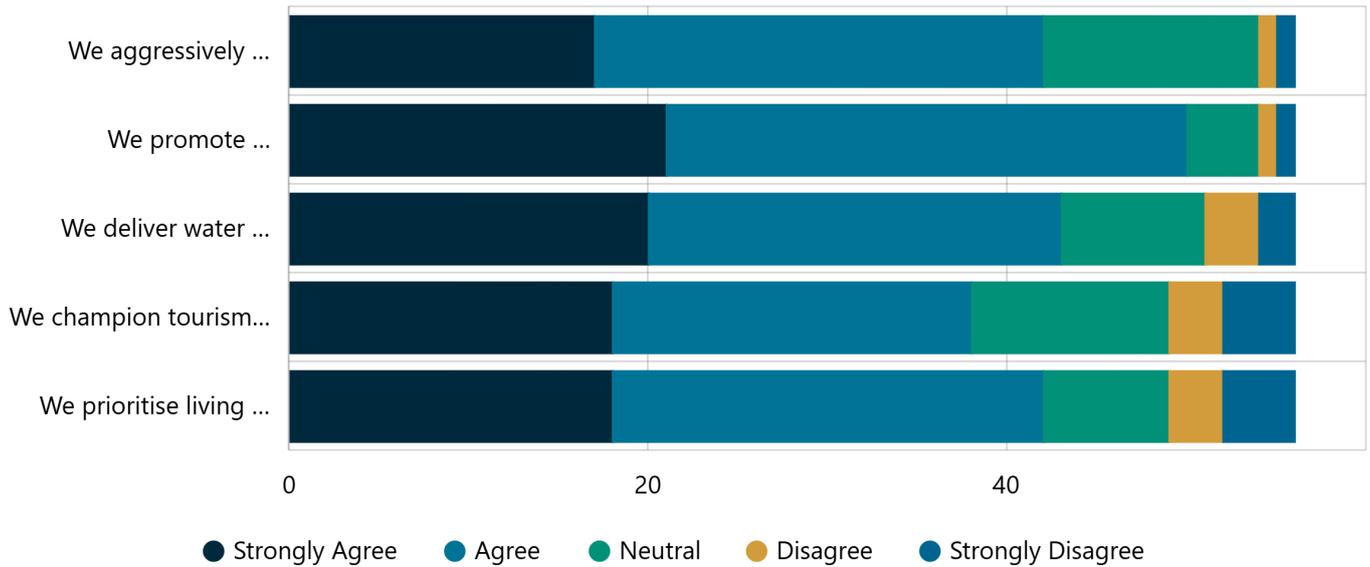
Exported By: Natarsha.Collins

Filter By: No filters applied.

Contribution Summary

1. DIVERSE THRIVING ECONOMY

Matrix | Skipped: 0 | Answered: 56 (100%)



	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Count	Score
We aggressively attract and advance business investment.	30.36% 17	44.64% 25	21.43% 12	1.79% 1	1.79% 1	56	2.00
We promote our region as a leader in agriculture, intensive agriculture, manufacturing, and energy.	37.50% 21	51.79% 29	7.14% 4	1.79% 1	1.79% 1	56	1.79
We deliver water security for liveability, growth, and prosperity.	35.71% 20	41.07% 23	14.29% 8	5.36% 3	3.57% 2	56	2.00
We	32.14%	35.71%	19.64%	5.36%	7.14%	56	2.20

champion
tourism in
our region.

18

20

11

3

4

We prioritise
living and
buying
locally,
encouraging
business and
industry to
do the same.

32.14%
18

42.86%
24

12.50%
7

5.36%
3

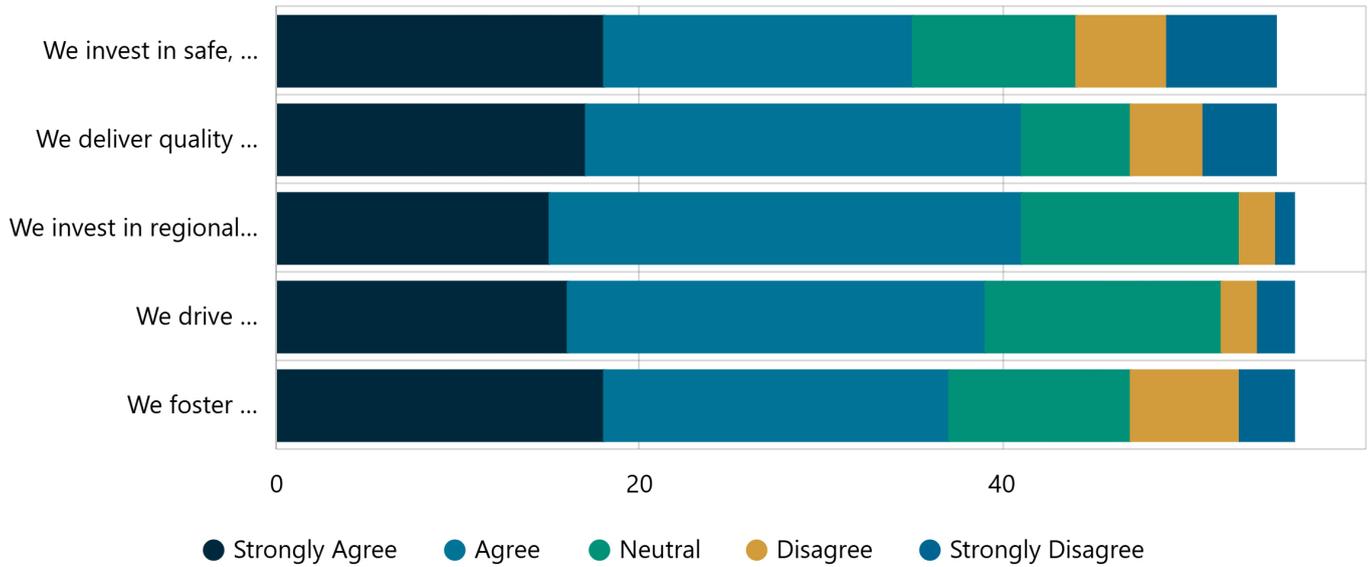
7.14%
4

56

2.13

2. BALANCED PROSPEROUS LIFESTYLE

Matrix | Skipped: 0 | Answered: 56 (100%)

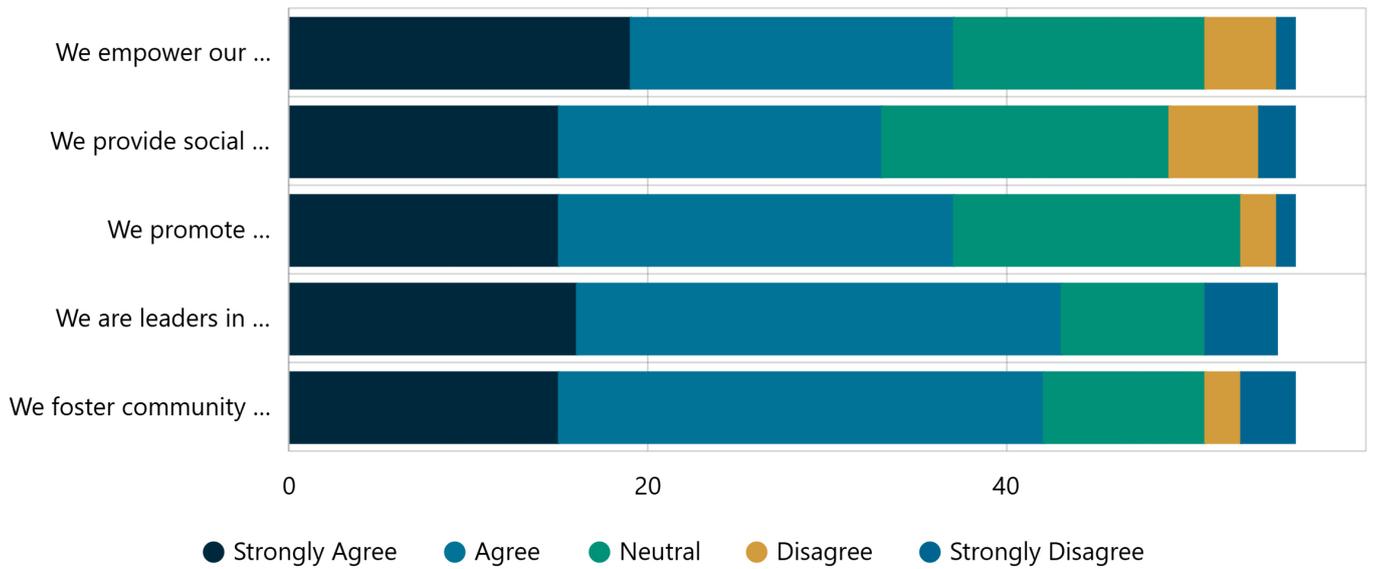


	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Count	Score
We invest in safe, well-maintained roads, infrastructure, and facilities.	32.73% 18	30.91% 17	16.36% 9	9.09% 5	10.91% 6	55	2.35
We deliver quality essential services tailored to our residents' needs.	30.91% 17	43.64% 24	10.91% 6	7.27% 4	7.27% 4	55	2.16
We invest in regional prosperity and sustainable growth.	26.79% 15	46.43% 26	21.43% 12	3.57% 2	1.79% 1	56	2.07
We drive future-focused initiatives, building community resilience.	28.57% 16	41.07% 23	23.21% 13	3.57% 2	3.57% 2	56	2.13
We foster collaboration, valuing our people,	32.14% 18	33.93% 19	17.86% 10	10.71% 6	5.36% 3	56	2.23

places, and
spaces.

3. VIBRANT CONNECTED COMMUNITIES

Matrix | Skipped: 0 | Answered: 56 (100%)



	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Count	Score
We empower our communities to shape the region's future.	33.93% 19	32.14% 18	25.00% 14	7.14% 4	1.79% 1	56	2.11
We provide social infrastructure and create opportunities for connection and shared experiences.	26.79% 15	32.14% 18	28.57% 16	8.93% 5	3.57% 2	56	2.30
We promote intergenerational involvement and volunteering.	26.79% 15	39.29% 22	28.57% 16	3.57% 2	1.79% 1	56	2.14
We are leaders in disaster preparedness, helping our communities stay safe and resilient.	29.09% 16	49.09% 27	14.55% 8	0% 0	7.27% 4	55	2.07
We foster community...	26.79% 15	48.21% 27	16.07% 9	3.57% 2	5.36% 3	56	2.13

community spirit and pride in our people and their connections with the region.

15

27

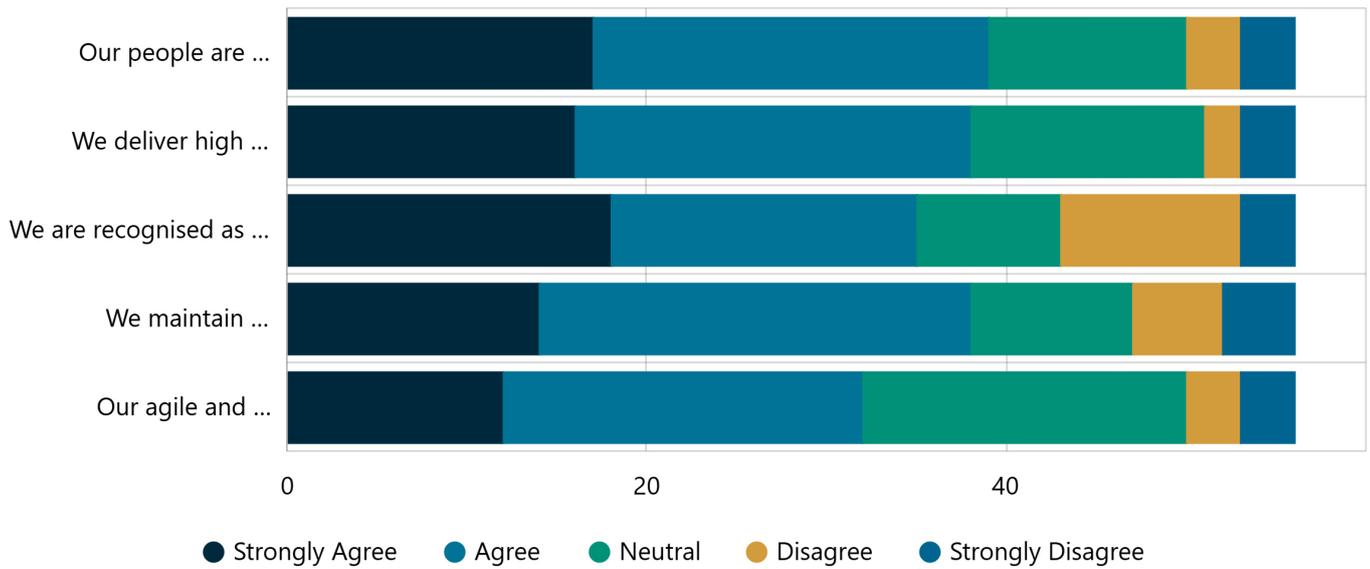
9

2

3

4. SUSTAINABLE EFFECTIVE COUNCIL

Matrix | Skipped: 0 | Answered: 56 (100%)



	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Count	Score
Our people are skilled, prioritise safety, and committed to making a real difference.	30.36% 17	39.29% 22	19.64% 11	5.36% 3	5.36% 3	56	2.16
We deliver high quality services efficiently, safely, and sustainably.	28.57% 16	39.29% 22	23.21% 13	3.57% 2	5.36% 3	56	2.18
We are recognised as a financially intelligent and responsible Council.	32.14% 18	30.36% 17	14.29% 8	17.86% 10	5.36% 3	56	2.34
We maintain community facilities and infrastructure responsibly, through effective asset management.	25.00% 14	42.86% 24	16.07% 9	8.93% 5	7.14% 4	56	2.30

Our agile and responsive business model lets us adapt to changing community needs.	21.43% 12	35.71% 20	32.14% 18	5.36% 3	5.36% 3	56	2.38
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Title	Corporate Services Financial Report December 2025
Date	5 January 2026
Responsible Manager	T. Skillington, CHIEF FINANCIAL OFFICER

Summary

This Report provides Council with the Financial Report for the period ending 31 December 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 December 2025 Financial Report and;

- (1) notes the amendments to the 2025-26 capital works programme as listed in section three of this report, with additional expenditure of \$4,934 (exclusive of goods and services tax) added to the programme.

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.

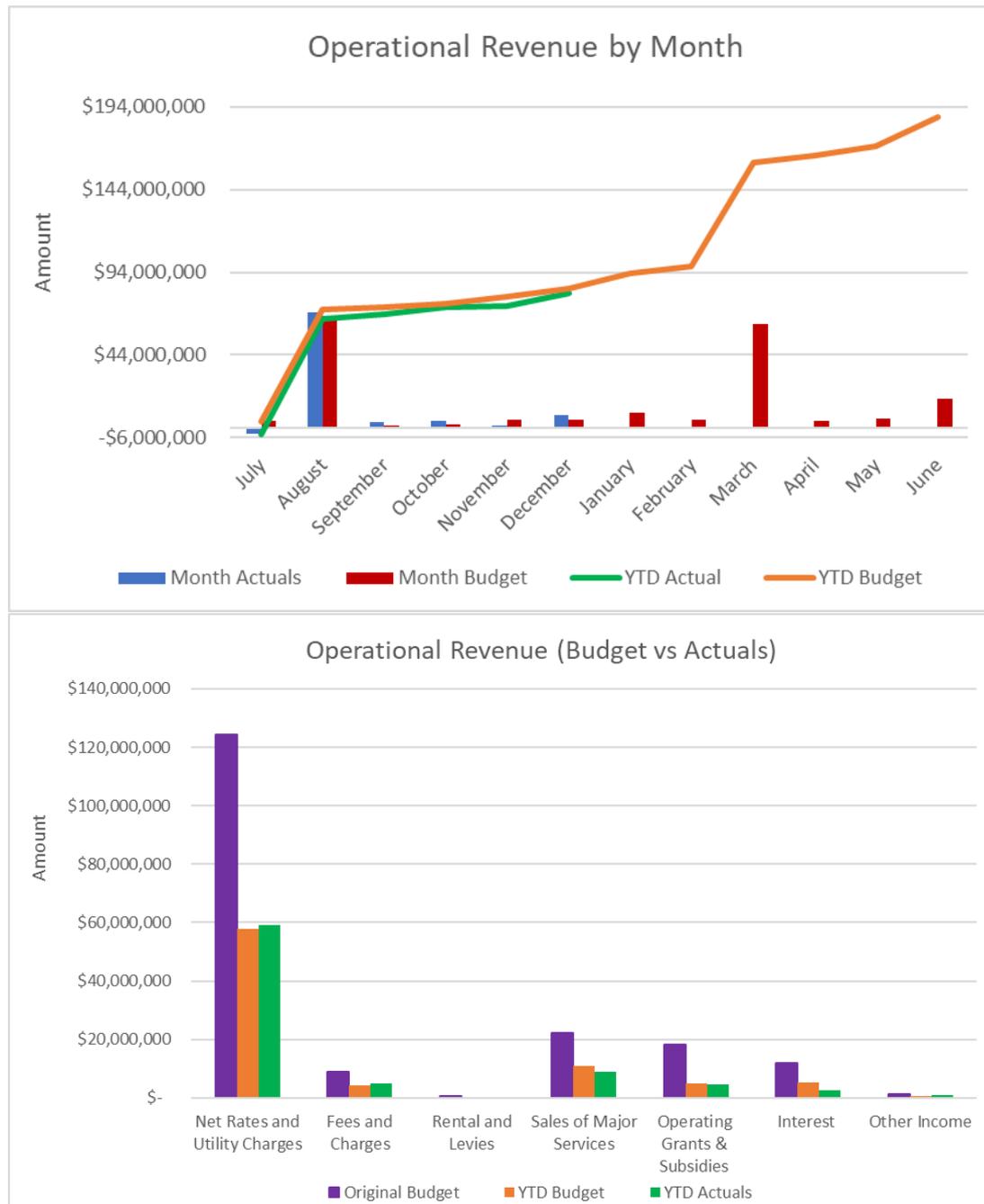
Report

1. Operating Result

As of 31 December 2025, Council recorded an operating deficit of \$11,856,263, which is better than the expected budgeted deficit of \$12,775,707, which is \$919,444 better off. The Operating Surplus Ratio sits at negative 14.6 per cent, falling short of Council's target of 1.0 per cent. This below target result reflects expenditure currently exceeding revenue, which is typical at this point in the year as several of Council's major revenue streams are received intermittently rather than evenly throughout the year.

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

Operational Revenue

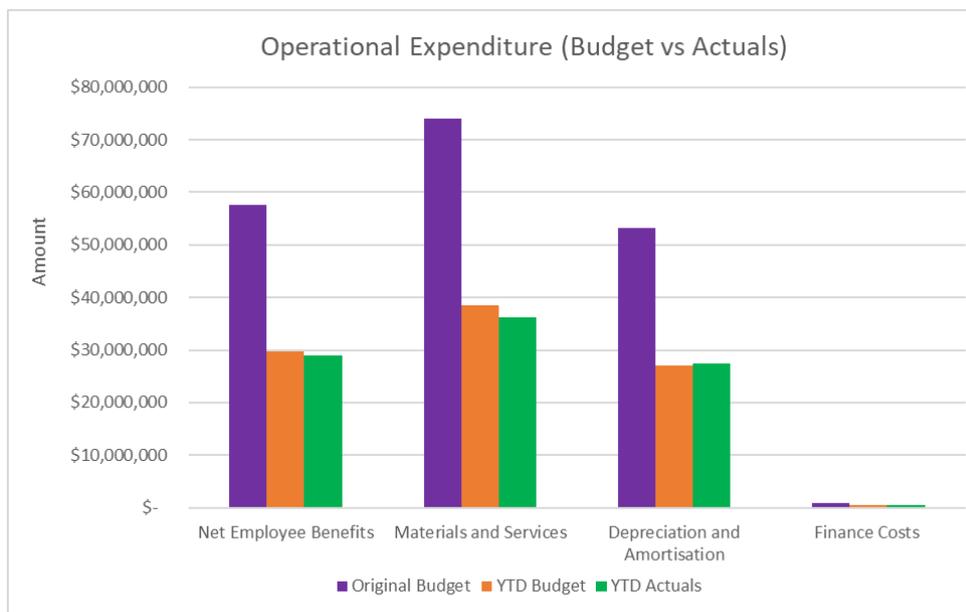
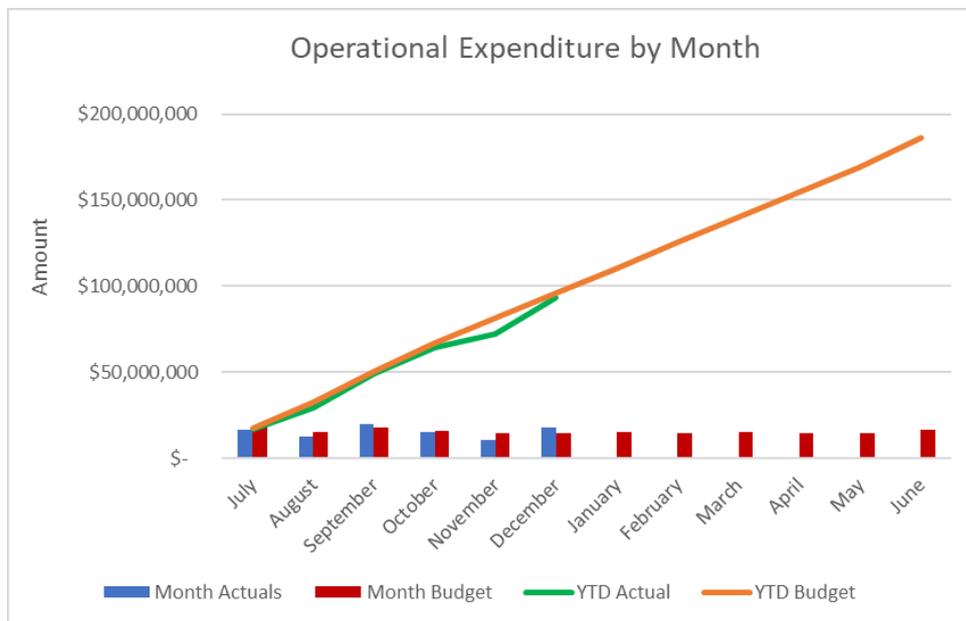


Operational Revenue is behind budget as of 31 December 2025, due mainly to:

- ↑ Net Rates and Utility Charges are currently tracking ahead of budget due to an outstanding Fire Levy payment, which is a phasing issue. Once this payment is processed, Rates and Utility Charges are expected to align with the budget;
- ↑ Fees and Charges are greater than budget due mainly to development application fees, water sales, and cemetery fees being ahead of budget. This increase is partly offset by reduced washdown bay revenue due to the temporary closure of the Dalby facility for capital works;
- ↑ Rental and levies income is currently tracking ahead of budget, primarily due to rental and lease income being ahead of budget;

- ↓ Sales of Major Services are currently behind budget, largely due to timing differences between completed works and the receipt of income for commercial projects, as well as gas and gravel sales tracking below budget. This is partially offset by Saleyards revenue, which is exceeding budget due to higher turnover. Additionally, the awarding of further commercial works is expected to increase revenue over the remainder of the year;
- ↓ Operating Grants and Subsidies are below budget, reflecting timing variances in grant receipts. The only grant at risk of not being fully received this financial year is the Financial Assistance Grant, which is dependent on the prepayment of the 2026-2027 allocation for full recognition;
- ↓ Interest revenue is currently behind budget, primarily due to the Queensland Investment Corporation fair value movement being lower than expected. However, the distribution payment has exceeded budget. Interest incomes from both the Queensland Treasury Corporation and the NAB general account are also tracking below budget; and
- ↑ Other Income is above budget, primarily due to miscellaneous reimbursements being ahead of budget.

Operational Expenditure



Operational Expenditure is behind budget as of 31 December 2025, due mainly to:

- ↓ Net Employee Benefits are tracking below budget, driven by a lower Full Time Equivalent count and overtime expenditure being under budget. A point to note, maternity leave and workers compensation reimbursements are recorded under Other Income, with the related expenses classified under Employee Benefits. As these items do not net off across categories, Employee Benefits and Other Income will appear overstated;
- ↓ Materials and Services expenditure is currently tracking behind budget due to timing differences for invoices not accrued at month end and the timing of this report. Full year expenditure is expected to exceed budget because of additional unbudgeted costs for gravel production and increased legal fees, both approved by council resolution, as well as expenditure for Planning Scheme amendments, which is fully funded and was reported to council in a prior finance report;
- ↑ Depreciation and amortisation is above budget, driven by higher than projected valuations of transport assets. Once flood related works begin to be capitalised, depreciation is also expected to exceed budget for the full year; and
- ↑ Finance Costs are ahead of budget due to higher Queensland Investment Corporation management fees, which have increased in line with the growth in investment balances.

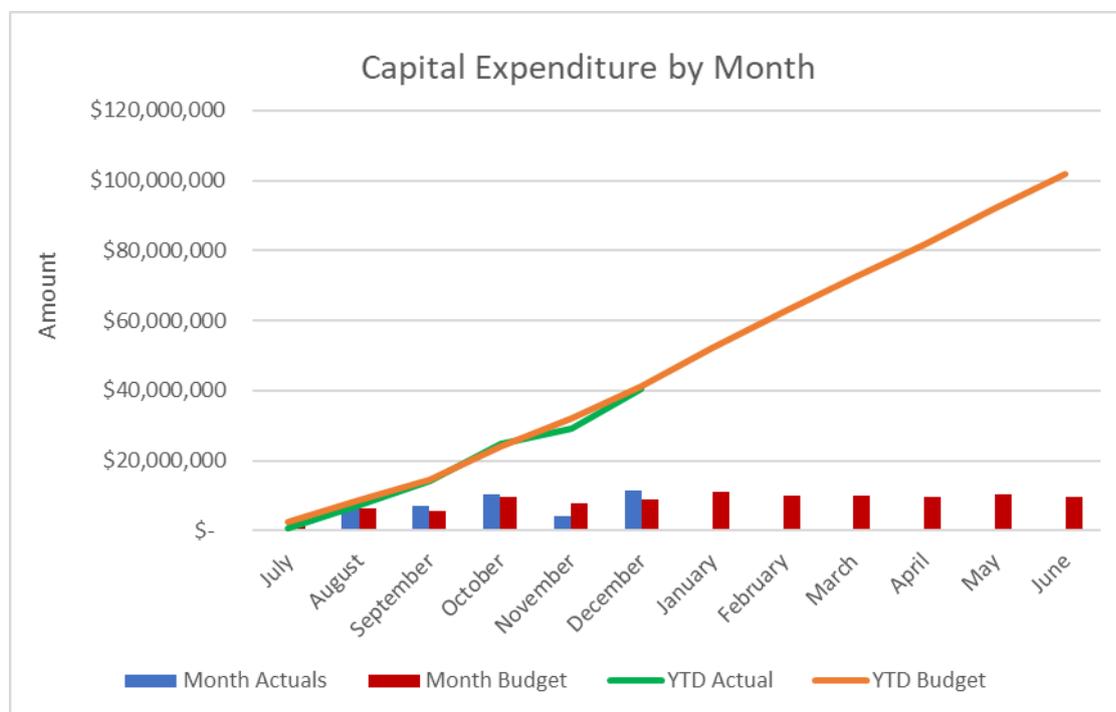
2. Capital Revenue and Expenditure

Capital Revenue

- ↓ Capital Revenue is behind budget for December 2025 due to a timing difference of receiving income, with \$11,075,369 recognised year to date.

Capital Expenditure

- ↓ As of 31 December 2025, capital expenditure is tracking below budget by \$579,269, with \$40,700,425 spent year to date.



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

	Total Approved Budget	YTD Budget	YTD Actuals	Variance (YTD Budget less YTD Actuals)
Total Council	101,783,274	41,279,694	40,700,435	(579,259)
General	82,766,539	26,989,061	26,153,026	(836,035)
Flood	11,180,376	8,980,376	9,971,496	991,120
Carry-Over	4,893,631	4,099,294	3,704,783	(394,511)
Resource Funded	2,942,728	1,210,963	871,130	(339,833)

- (a) Council's general programme is currently tracking behind budget. This variance is attributable to a timing issue of works complete and invoicing;
- (b) Council's flood programme is ahead of budget primarily due to timing factors. Most works are nearing completion;
- (c) Council's carry-over programme (projects carried from 2024-2025 to 2025-2026) is behind budget due to a delay in completing works; and
- (d) the resource funded programme is currently tracking behind budget due to timing factors. No concerns have been identified and all works remain on schedule for completion prior to the end of financial year.

3. Budget Adjustments

Budget adjustments are required to the 2025-2026 capital works programme. These adjustments have already sought approval or are requiring Council approval in accordance with the adopted *2025-26 Budget Policy*. Amounts below are exclusive of goods and services tax.

Budget Increase added to the 2025-26 programme - Approved by the Chief Executive Officer			
Project	Expenditure Budget	Revenue Budget	Comment
Additional Budget Required			
Install Solar Panelling at Dalby Customer Service Centre Car Park 2021/22	\$4,934	\$0	Additional expenditure required to cover final contract negotiation claims.
Total	\$4,934	\$0	
Contra Budget Adjustment			
Bellbird Road (0.00 - 2.03) Resource Funded Capital Maintenance	\$73,214	(\$86,134)	These projects form part of a Road Infrastructure Agreement with a resource company. The budgets for these projects were included in the adopted Regional Resheet Program budget. The profit margin for these projects was included in the adopted Commercial Works Sales Revenue Budget.
Weranga North Road (34.793 - 35.117) Resource Funded Capital Maintenance	\$28,465	(\$33,488)	
Regional Resheet Budget	(\$101,679)	\$119,622	
Total	\$0	\$0	

4. Work in Progress Update

Work in Progress (WIP) represents the costs of capital works that are currently underway. These costs remain on the balance sheet until the project is completed, the close-out documentation is finalised, and the expenditure is capitalised. Due to the number of multi-year projects, flood-related works, and delays in completing close-out paperwork, Council's Work in Progress balance has remained elevated. This balance will never reduce to zero, as capital works are continually in progress. During the audit, it was identified that older Work in Progress items amounting to \$27,100,000 required review and resolution. The update below outlines the progress made in addressing this.

Status	Amount
Works now capitalised	\$11,500,000
Close out paperwork received and awaiting processing	\$15,300,000
Awaiting close out paperwork	\$300,000
Total	\$27,100,000

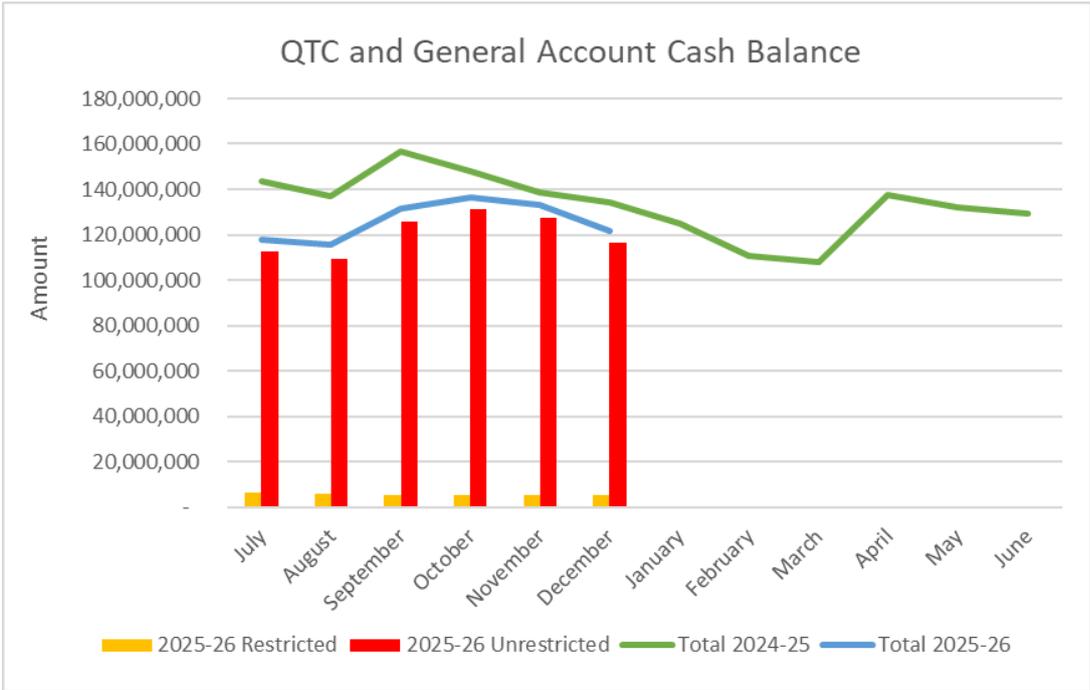
5. Cash and Investments

Council's Cash and Investments as of 31 December 2025 totalled \$254,127,792. Council's cash is made up of:

- (a) \$121,788,146 Queensland Treasury Corporation Cash Fund and General Bank Account; and
- (b) \$132,339,645 Queensland Investment Corporation Investment Fund.

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

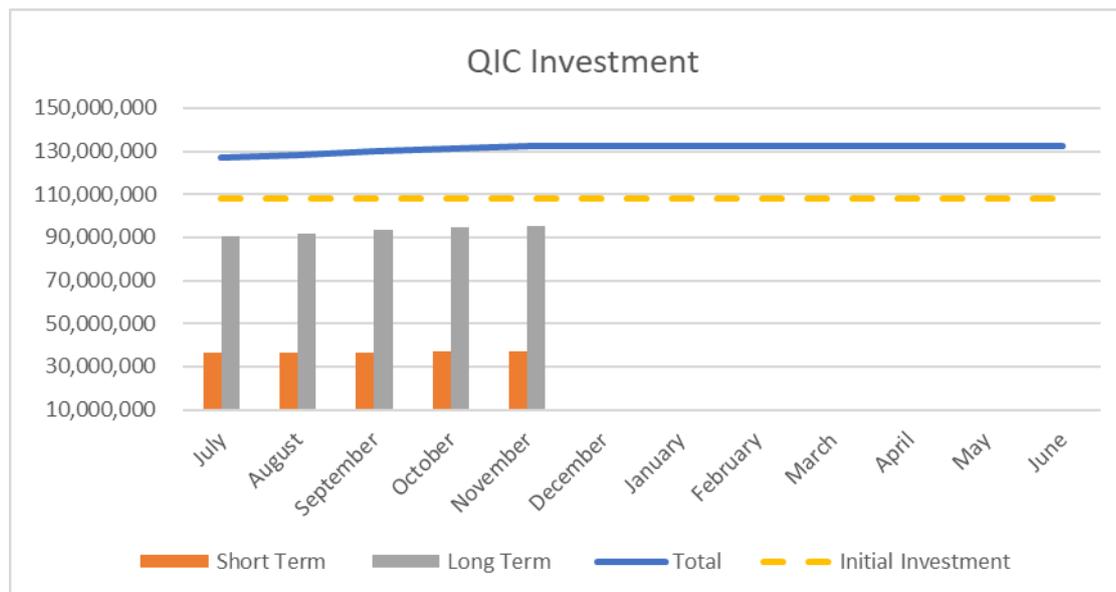
The balance in the Queensland Treasury Corporation cash fund and general bank account as of 31 December 2025 totalled \$121,788,146 of which \$5,072,129 is considered restricted in nature, leaving the unrestricted balance at \$116,716,017 which represents 10.6 months of operating expenses, excluding depreciation and finance costs, in which Council could sustain itself without receiving any forms of income. This position exceeds the legislative and Council's target of four (4) months.



(b) Queensland Investment Corporation Investments

The balance in the Queensland Investment Corporation's investment accounts of 31 December 2025 totalled \$132,339,646. Distributions (interest) 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, whereas the distributions are recognised quarterly, Council can at any point call upon these funds. Each investment is listed below:

- (i) \$37,137,266 Queensland Investment Corporation's Short-Term Income Fund; and
- (ii) \$95,202,380 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 31 December 2025. Council received fifty (50) per cent of its 2025-2026 Financial Assistance Grant (\$7,600,000) in the 2024-2025 year. At present, it remains uncertain whether a portion of the 2026-27 allocation will be brought forward into 2025-2026. If not, this may result in a deficit for the year. In addition, Depreciation and Materials and Services are projected to exceed budget for the financial 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 the variances and associated concerns outlined in the above sections.

Attachments

- 1. One Page Report December 2025

Authored by: C. PRAIN, CO-ORDINATOR FINANCIAL PLANNING AND ANALYSIS

	Council Consolidated				Council Net				Gas				Water				Sewerage				Waste				
	Original Budget	YTD Budget	YTD Actuals	YTD Variance	Original Budget	YTD Budget	YTD Actuals	YTD Variance	Original Budget	YTD Budget	YTD Actuals	YTD Variance	Original Budget	YTD Budget	YTD Actuals	YTD Variance	Original Budget	YTD Budget	YTD Actuals	YTD Variance	Original Budget	YTD Budget	YTD Actuals	YTD Variance	
Operating Revenue																									
Rates and Utility Charges	(122,745,498)	(60,972,794)	(61,061,693)	(88,899)	(97,942,537)	(48,571,313)	(48,643,267)	(71,954)	-	-	-	-	(7,143,239)	(3,571,620)	(3,584,411)	(12,791)	(10,750,814)	(5,375,407)	(5,370,813)	4,594	(6,908,908)	(3,454,454)	(3,463,202)	(8,748)	
Volumetric	(7,950,664)	-	18,709	18,709	-	-	-	-	-	-	-	-	(7,950,664)	-	18,709	18,709	-	-	-	-	-	-	-	-	
Less: Discounts & Pensioner Remissions	6,494,543	3,247,318	1,941,754	(1,305,564)	4,971,499	2,485,795	1,415,385	(1,070,410)	-	-	18,680	18,680	701,867	350,934	129,566	(221,368)	499,913	249,957	233,385	(16,572)	321,264	160,632	144,738	(15,894)	
Net Rates and Utility Charges	(124,201,618)	(57,725,476)	(59,101,230)	(1,375,754)	(92,971,038)	(46,085,518)	(47,227,882)	(1,142,364)	-	-	18,680	18,680	(14,392,036)	(3,220,686)	(3,436,136)	(215,450)	(10,250,901)	(5,125,450)	(5,137,428)	(11,978)	(6,587,643)	(3,293,822)	(3,318,464)	(24,642)	
Fees and Charges	(8,814,158)	(4,451,552)	(4,911,994)	(460,442)	(5,070,938)	(2,579,942)	(3,075,891)	(495,949)	(28,000)	(14,000)	(14,908)	(908)	(1,359,120)	(679,560)	(776,510)	(96,950)	-	-	(9,272)	(9,272)	(2,356,100)	(1,178,050)	(1,035,413)	142,637	
Rental and Leases	(684,840)	(294,920)	(337,107)	(42,187)	(589,840)	(294,920)	(313,504)	(18,584)	-	-	-	-	(95,000)	(120,000)	(23,603)	(23,603)	-	-	-	-	-	-	-	-	
Sales of Major Services	(23,312,467)	(9,606,772)	(8,781,266)	825,506	(18,226,194)	(7,697,620)	(7,130,472)	567,148	(4,032,283)	(1,882,152)	(1,645,305)	236,847	(42,000)	(21,000)	(1,614)	19,386	(12,000)	(6,000)	(3,875)	2,125	-	-	-	-	
Operating Grants & Subsidies	(18,099,290)	(4,985,491)	(4,574,561)	410,930	(18,099,290)	(4,985,491)	(4,574,561)	410,930	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Interest	(12,045,406)	(5,197,704)	(2,620,635)	2,577,069	(11,941,230)	(5,145,615)	(2,574,245)	2,571,370	-	-	-	-	(53,597)	(26,799)	(22,196)	4,603	(25,235)	(12,618)	(12,185)	433	(25,344)	(12,672)	(12,009)	663	
Other Income	(1,319,161)	(686,737)	(938,137)	(251,400)	(1,101,411)	(577,862)	(810,253)	(232,991)	-	-	-	-	-	-	-	-	-	-	-	-	(217,750)	(108,875)	(127,884)	(19,009)	
Total Operating Revenue	(187,476,940)	(82,948,652)	(81,264,930)	1,683,722	(147,999,931)	(67,366,968)	(65,706,808)	1,660,160	(4,060,283)	(1,896,152)	(1,641,533)	254,619	(15,941,753)	(3,948,045)	(4,260,059)	(312,014)	(10,288,136)	(5,144,068)	(5,162,760)	(18,692)	(9,186,837)	(4,593,419)	(4,459,770)	99,649	
Operating Expenses																									
Employee Benefits	64,930,004	33,500,405	32,877,832	(622,573)	57,057,837	29,868,298	29,793,666	(74,632)	250,697	131,946	129,018	(2,928)	4,768,668	2,177,474	1,933,725	(243,749)	2,269,269	1,036,196	740,218	(295,978)	584,443	286,492	281,205	(5,287)	
Less Capitalised Employee Benefits	(7,251,997)	(3,738,143)	(3,858,328)	(120,185)	(7,251,997)	(3,738,143)	(3,842,468)	(104,325)	-	-	-	-	-	-	(6,959)	(6,959)	-	-	(476)	(476)	-	-	-	(8,425)	
Net Employee Benefits	57,678,007	29,762,262	29,019,504	(742,758)	49,805,839	26,130,155	25,951,198	(178,957)	250,697	131,946	129,018	(2,928)	4,768,668	2,177,474	1,926,766	(250,708)	2,269,269	1,036,196	739,742	(296,454)	584,443	286,492	272,780	(13,712)	
Materials and Services	73,997,206	38,492,947	36,201,824	(2,291,123)	53,792,405	29,275,531	27,684,494	(1,591,037)	1,700,806	850,403	806,947	(43,456)	4,746,936	2,325,460	2,889,536	564,076	1,934,709	913,971	1,129,272	215,301	11,822,350	5,127,582	3,691,575	(1,436,007)	
Depreciation and Amortisation	53,293,749	27,005,890	27,392,010	386,120	43,209,099	21,902,121	22,046,052	143,931	325,186	163,929	162,964	(965)	6,114,294	3,102,274	3,337,944	235,670	3,024,907	1,524,885	1,526,493	1,608	620,263	312,681	318,557	5,876	
Finance Costs	926,518	463,259	507,855	44,596	926,518	463,259	507,855	44,596	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Corporate Overhead	-	-	-	-	(2,833,652)	(1,416,826)	(1,416,826)	-	256,287	128,144	128,144	-	1,458,431	729,216	729,216	-	834,491	417,246	417,246	-	284,443	142,222	142,222	-	
Total Operating Expenses	185,896,380	95,724,358	93,121,193	(2,603,165)	144,900,200	76,354,240	74,772,773	(1,581,467)	2,532,976	1,274,422	1,227,073	(47,349)	17,088,329	8,334,424	8,883,462	549,038	8,063,376	3,892,297	3,812,753	(79,545)	13,311,499	5,868,976	4,425,134	(1,443,842)	
Operating (surplus)/deficit	(1,580,560)	12,775,707	11,856,263	(919,444)	(3,099,731)	8,987,273	9,065,965	78,692	(1,527,307)	(621,730)	(414,461)	207,270	1,146,576	4,386,379	4,623,403	237,024	(2,224,760)	(1,251,771)	(1,350,008)	(98,237)	4,124,662	1,275,557	(68,637)	(1,344,193)	
Capital Revenue																									
Capital Grants & Subsidies	(27,342,617)	(10,342,981)	(10,200,141)	142,840	(24,918,783)	(9,584,147)	(9,439,284)	144,863	-	-	-	-	(2,423,834)	(758,834)	(760,857)	(2,023)	-	-	-	-	-	-	-	-	
Contributions	(6,001,919)	(750,000)	(526,997)	223,003	(6,001,919)	(750,000)	(526,997)	223,003	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Contributions - Contributed Assets	(100,000)	-	-	-	(100,000)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Contributions from Developers - Cash	(300,000)	(150,000)	(129,104)	20,896	(300,000)	(150,000)	(129,104)	20,896	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Disposal of Non-Current Assets	(100,000)	(100,000)	(219,127)	(119,127)	(100,000)	(100,000)	(219,127)	(119,127)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Capital Revenue	(33,844,536)	(11,342,981)	(11,075,369)	267,612	(31,420,702)	(10,584,147)	(10,314,512)	269,635	-	-	-	-	(2,423,834)	(758,834)	(760,857)	(2,023)	-	-	-	-	-	-	-	-	
Capital Expenses																									
Loss of Revaluation of Inventory	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Restoration of Land Provision	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Capital Expense Write-Off	10,000,000	-	-	-	10,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Capital Expenses	10,000,000	-	-	-	10,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Net Result (surplus)/deficit	(25,425,096)	1,432,725	780,894	(651,831)	(24,520,433)	(1,596,875)	(1,248,547)	348,328	(1,527,307)	(621,730)	(414,461)	207,270	(1,277,258)	3,627,545	3,862,546	235,001	(2,224,760)	(1,251,771)	(1,350,008)	(98,237)	4,124,662	1,275,557	(68,637)	(1,344,193)	
Capital Funding Applications																									
Capital Expenditure - New Assets	32,708,795	6,778,504	5,186,479	(1,604,714)	14,515,550	3,158,530	2,769,771	(388,759)	-	-	-	-	16,630,694	3,524,974	2,319,030	(1,205,944)	-	-	-	-	1,562,551	95,000	97,678	2,678	
Capital Expenditure - Upgrade Assets	11,588,809	4,892,099	5,413,292	519,444	11,329,609	4,762,499	5,339,407	576,908	-	-	-	-	200,000	80,000	41,659	(38,341)	-	-	-	-	59,200	49,600	32,226	(17,374)	
Capital Expenditure - Replacement Assets	57,485,670	29,609,091	30,100,664	435,414	49,158,649	28,461,670	29,356,314	894,644	-	-	-	-	4,767,821	527,821	416,989	(110,832)	3,500,000	570,000	295,135	(274,865)	59,200	49,600	32,226	(17,374)	
Total Capital Funding Applications	101,783,274	41,279,694	40,700,435	(579,259)	75,003,808	36,382,699	37,465,492	1,082,793	-	-	-	-	21,598,515	4,132,795	2,777,678	(1,355,117)	3,500,000	570,000	295,135	(274,865)	1,680,951	194,200	162,130	(32,070)	

Title **Infrastructure Services Report CN24766 TMR 2025-26 Reseal Prior Works Tender**

Date 5 January 2026

Responsible Manager Sam Robertson, AWORKS MANAGER MAINTENANCE

Summary

The purpose of this report is to seek Council authorisation for additional 2025-26 Operational expenditure to be offset with revenue for the 2025-26 Reseal Prior Works (RPW) tender (CN24766) 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. Approves the inclusion of the associated operational expenditure and revenue for the project to the approved 2025-26 Council Operational Budget; and
2. Delegate the authorisation of the commercial works tender for CN24766 2025-26 Reseal Prior Works (RPW) Project to the Chief Executive Officer.

Background Information

This contract includes pavement rehabilitation and drainage maintenance at various sites on the state-controlled road network as part of the DTMR 2025-26 RPW program. This program is selected by DTMR and is separate and additional to the regular RMPC funding allocation. Council staff have assessed the project and have considered delivery to be possible without greatly impacting current planned maintenance on Council's infrastructure.

Report

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

- 421 Dalby - Jandowae Road Ch 0.0 - 4.0km; and Ch 12.2 - 14.6km,
- 86A Surat Developmental Road Ch 73.0 - 74.05km,
- 18C Warrego Highway Ch 52.35 - 52.38km

Council Officers have developed a conforming tender based on conservative productivities and materials costs, including 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 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.

<p>Expenditure offset with Revenue</p> <p>New operational expenditure which is 100 per cent offset by revenue (for example, a new service offering or project)</p>	<p>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.</p> <p>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.</p>
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Due to the value of this project, this decision is referred to Council.

Budget/Financial Implications

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

Standard Items Value	Provisional Items Value	Total Tender Value
\$ 3,327,909.42	\$ 400,144.20	\$ 3,728,053.62

The total value of the 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.

This contract will require an increase in operating expenditure of \$3,389,139.65 (excluding GST) and additional operating revenue of \$3,728,053.62 (excluding GST). The contract is expected to have a positive impact on Council's operating budget with additional net revenue of up to \$338,913.97 (excluding 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 approve the associated operational expenditure and revenue to the 2025-26 Council Budget for the TMR 2025-26 Reseal Prior Works (CN24766). Following this approval, it is requested that the authorisation of the commercial works tender is delegated to the Chief Executive Officer.

Attachments

Nil

Authored by: Sam Robertson, A/WORKS MANAGER MAINTENANCE

Title **Infrastructure Services Report November - December 2025/26 Capital Works Progress Update**

Date 16 December 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 months of November and December 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. Burra Burri-Darr Creek Road, Burra Burri (4.00- 8.50) - Reconstruction and Widening;
2. Perretts Road, Grosmont CH (0 - 4.356) Upgrade to Gravel Pavement;
3. Southwood Road, Southwood - (22.2 - 28.23) - Road Reconstruction and Widening;
4. Perretts Road, Grosmont CH (0 - 4.356) Upgrade to Gravel Pavement;
5. Gaske Street, Chinchilla - (0.00 - 0.221) - Road Reconstruction inc Kerb and Channel upgrade;
6. Woodlands Road, Moola (2.4-2.6) - Bitumen Dust Suppression; and
7. Sturgess Baking Board - Gravel Resheet.

PROJECTS IN PROGRESS

1. Fraser Street, Chinchilla - (0 - 0.198) - Road Reconstruction inc Kerb and Channel upgrade;
2. Old Moonie Road, Moonie - (0 - 28.00) - Gravel Resheet;
3. Cameby Road, Cameby (0 - 6.23) - Road Reconstruction and Widening;
4. Bullock Head Road, Tara (Cambridge Crossing Road) (0 - 0.25) Intersection Upgrade;
5. Booral Road, Booral (2.65 - 5.69) Road Reconstruction and Widening;
6. Niagara Road, Diamondy (0.05- 9.058) Road Widening;
7. Jandowae - Macalister Rd, Macalister (20.4 - 21) Reconstruction Works;
8. Reseal Prior Works for the 2025/26 Reseal Program; and
9. 2025/26 Regional Reseal Program

UPCOMING PROJECTS

1. Dalby Nungil Road, Irvingdale (1 - 5) - Road Reconstruction;
2. Westmar State School - Bus Parking Area;
3. Dalby State High School Bus Interchange - New Concrete Footpath;
4. Clive Street, Glenmorgan - School Crossing and Footpath Extension;
5. Jandowae State School - Parking Lane Upgrade and Pedestrian Crossing; and
6. Cooper Street, Dalby (0 -0.346) - Parking Lane Upgrade and New Concrete Footpath

CANCELLED PROJECTS

Nil

COMMERCIAL WORKS

RECENTLY COMPLETED PROJECTS

No commercial works projects undertaken in November/December 2025

PROJECTS IN PROGRESS

1. 2025/26 RMPC

UPCOMING PROJECTS

2. Macalister Bell Road, Macalister (14.1 - 16.7) Road Reconstruction;

Requests for Tender have been received, and tenders are being developed for the following projects:

1. DTMR 2025/26 Reseal Prior Works;
2. Element 23 sign renewal (Dalby-Kogan Rd) and several sign audits on the state road network; and
3. Remediation of open trunk drain - Leichardt Hwy, Miles

Tenders have been submitted for the projects below:

1. 24I DRFA Reconstruction Works on the state road network

FLOOD DAMAGE RESTORATION

RECENTLY COMPLETED PROJECTS

1. QRA Betterment Flood Damage Restoration 2021/22 Betterment Package 1 Springvale Road flood ways upgrade to raised concrete flood ways (x 2) and construction of a 32-cell 1200x300 culvert

PROJECTS IN PROGRESS

1. Nil

UPCOMING PROJECTS

1. Nil

25/26 PROJECTS DESIGN STATUS UPDATE

Design Program is (83%) completed (44/53)

- a. 74% - Roadworks Design Program (20/27) projects Issued for Construction (IFC)
Remaining Projects:
Malduf Street Stormwater TMR - 30%
Wandoan Depot- upgrade Depot hardstand - 30%
Cooper Street Dalby (STIP) - 80%
Dalby Saleyards Eastern Driveway Reconstruction 80%
Hayden Street (0.69-1.31) 0% Awaiting DA
Warra Canaga Creek Road - TMR (5.532-25.34) Upgrade 5%
- b. 82% - Footpath Design Program (9/11) projects Issued for Construction.
Remaining Project:
Cooper St - this is to be done in conjunction with Cooper St Road Recon
NEW -Jandowae School - George St TMR (STIP Funding) awaiting TMR
approval - 90%
- c. 100% - DustSuppressions (15/15) projects issued for Construction

Additional Projects Value below is not included in the 25/26 Project Status above

- 39% - Additional Projects (Extra Jobs) (12/31)
10 Additional Dust Suppressions
2 Projects Utilities (Chinchilla & Tara)

26/27 PROJECT DESIGN STATUS UPDATE

Design Program is progressing with 9 of 22 identified projects completed

- 35% - Roadwork Design Program (7/20) projects Issued for Construction
100% - Footpath Design Program (2/2) projects Issued for Construction

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

In accordance with the Council resolution passed on 18 September 2025, the approved report titled Infrastructure Services 2025/26 – Transport Projects Budget Variance outlines that this monthly report will identify any known underspends or overspends occurring during construction or upon project completion.

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 continues to track positively, with many projects progressing according to schedule. Minor delays have occurred in project sealing and contractor availability leading up to the Christmas shutdown period, due to increased demand and wet weather conditions, which have extended drying times for pavements before sealing.

Attachments

1. Capital Projects Breakdown - Overspends/Underspends projects (Table attached below)

Authored by: Debbie Dibley, **WORKS MANAGER CONSTRUCTION**

Attachment 1

Works In Progress/Completed Works - Nov/Dec 2025 Update

Overspends	Overspends or Underspends	Complete or In Progress	Original Budget	Actual /Expected Expenditure	Difference	Comments
Nov/Dec 2025 (noting report was written prior to Christmas Shutdown Period)						
Perretts Road (0.0-4.356) Upgrade	Overspend	Complete	261,360.00	330,029.00	68,669	Wet weather and extremely long haul for gravel trucks
Southwood Road, Southwood (22.2-28.23)	Underspend	In progress	1,670,310.00	1,549,274.00	-121,036	No issues onsite or major delays
Burra Burri Darr Creek Rd (4-8.5)	Underspend	In progress	1,116,000.00	998,206.64	-117,793	No issues onsite or major delays
Woodlands Road Moola (2.4-2.6)	Overspend	In progress	55,400.00	72,358.65	16,959	Issues with wet subbase and large gravel haulage cart
Jandowae Macalister Rd Macalister	Overspend	In progress	148,000.00	129010.01	-18,990	Issues with saturated subgrade/base and rework require and stabilisation
Gaske St, Chinchilla (0.0-0.221)	Underspend	In progress	248,625.00	205151.09	-43,474	
Fraser St, Chinchilla (0.0-0.198) Upgrade	Overspend	In progress	277,750.00	296852.04	19,102	Issues with saturated pavement layers and a lot of extra concreting and culvert works
Weldon St Wandoan Footpath	Overspend	Complete	32,452.00	42,981.00	10,529	
PREVIOUS OVER/UNDERSPENDS (Listed in Capital Report October 2025)						
Cassidy St, Bell New Footpath	Overspends	Complete	15,210	46,112	30,902	Extended footpath to adjoin with existing footpath along with the requirement of culvert installation and adjoining footpath extensions to meet up with new footpath
Condamine St, Dalby - Reconstruction new footpath	Overspends	Complete	42,120	57,220	15,100	Site constraints, relocation of garden beds, turfing required, irrigation and Telstra relocations

Goonawarra Road, Upgrade (formed to gravel)	Overspends	Complete	51,420	76,846	25,426	
Southwood Road (17-20) 24/25 Carry Over project	Overspends	Complete	470,396	498,673	28,277	Slightly more gravel required to complete the job including seal delays
Woollets Road, Diamondy 24/25 Carry Over project	Overspends	In progress	261,790	482,000	220,210	Line marking delays only
Clifford Road, Clifford 24/25 Carry Over project	Overspends	In progress	592,180	1,271,523	679,343	Line marking delays only
Mary Street Dalby - Stormwater Project	Overspends	Complete	1,516,613	1,578,366	61,753	Slightly over budget due to a number of unavoidable variations onsite
Tuckerang Road, Warra Multiple Dust Suppressions	Underspends	Complete	166,200	60,711	-105,489	Savings due to gravel works being completed with flood damage prior
Dickman St, Chinchilla	Underspends	Complete	134,645	118,156	-16,489	Efficiencies due to completing in conjunction with Evans St
Evans St, Chinchilla	Underspends	Complete	586,870	569,900	-16,970	No wet weather delays
Goldens Road, Bundi	Underspends	Complete	284,286	229,802	-54,484	No issues onsite or delays
Old Forrest Rod, Miles	Underspends	Complete	133,439	66,455	-66,984	No issues onsite or delays
Total Original Budget			8,065,066			
Total Actual Expenditure to date				8,679,626		
Balance in Expenditure as at Dec 16/2025 (Difference)					614,560	Overspend currently

Title **Community and Liveability Report Queensland Country Tourism 2025**

Date 6 January 2026

Responsible Manager Rachel Bailey, A/ECONOMIC DEVELOPMENT MANAGER

Summary

The purpose of this report is to provide Council with an annual report outlining outcomes of the 2025 partnership between Western Downs Regional Council and Queensland Country Tourism (QCT).

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 noted.

Background Information

Queensland Country Tourism (QCT) is a pivotal partner to WDRC, delivering a suite of tailored deliverables annually which align with Council's Tourism and Destination Events Strategy 2023 - 2028.

QCT is the peak tourism industry body for Queensland Country, bringing together the regions of Toowoomba, Lockyer Valley, Southern Downs and Granite Belt, South Burnett, Goondiwindi, Somerset, Western Downs and Central Highlands.

This partnership is instrumental in delivering a consolidated brand and marketing strategy for tourism in the Queensland Country region.

The partnership between WDRC and QCT was established to:

- Foster collaboration and resource sharing through information exchange and strategic alignment, driving shared goals of increased visitation, longer overnight stays, and higher visitor expenditure in the Western Downs.
- Promote regional experiences and tourism products within the Western Downs as part of the broader Queensland Country brand, expanding marketing reach and visibility.

- Deliver tourism development programs and training to build the capacity and capability of local tourism operators.
- Advance sustainable and responsible tourism that benefits visitors while enhancing regional livability.

Through excellence in destination marketing activity and innovation, QCT expands visitation to the Western Downs region by connecting visitors to the heart of our region; its stories, culture and landscapes enhance delivery of compelling, sustainable and on-brand visitor experiences.

Report

Queensland Country Tourism (QCT) delivered record regional metrics and capability uplift, aligning strongly with Council's Tourism & Destination Events Strategy 2023–2028 and Queensland's Destination 2045 vision.

- Total domestic visitation: 3.1m (+8.9%)
- Holiday visitation: 1.1m (+18.3%)
- Visitor nights: 9.6m (+9.9%)
- Intrastate holiday nights: 7.4m (+15.4%)
- Total domestic expenditure: \$2.6b

Key Outcomes for 2024/25

Western Downs Specific Deliverables

- Regional Travel Planner
- Accessibility Guide
- Media familiarisations and image library updates
- 7 newsletters delivered to 45,000 plus and featured in blogs and itineraries.
- Advocacy for event funding and investment attraction
- Monthly meeting with tourism peers for all LGA's
- Best of QLD Experience (BOQE) and Aust. Tourism Data Warehouse (ATDW) training
- Mentoring six local businesses annually
- Representation at consumer shows

Marketing & Brand Campaigns

- Launched 'We All Need a Little Country' campaign
- Digital reach: 960K+ via Uneath Country
- Social growth: Facebook +47%, LinkedIn +46%, Instagram 6,590
- New consumer website and corporate Facebook presence

Industry Development

- 181 businesses recognised as Best of Queensland Experiences within QCT
- Delivered Best of QLD Experience (BOQE) and Aust. Tourism Data Warehouse (ATDW) training
- Mentored operators for trade and international readiness

Strategic Projects

- Accessible Tourism Guide (international recognition)
- Disaster Resilience: '12 Weeks to Flood Ready' program
- First Nations Tourism Action Plan initiated
- Digital innovation: AI chatbot and Cinefly video platform

Trade & International Engagement

- Singapore delegation (Sept 2024)
- NZ Roadshow (March 2025)
- Strong presence at Australian Tourism Exchange (ATE25) with 143 appointments and 17 First Nations businesses represented

Consultation (Internal/External)

Internal

General Manager (Community & Liveability)

Legal/Policy Implications (Justification if applicable)

There are no legal or policy implications associated with this report.

Budget/Financial Implications

QCT is a not-for-profit registered tourism organisation (RTO). In FY2024/25, the audited result was a \$239,891 deficit (FY2023/24 surplus \$289,944), driven by timing of revenue recognition and the repayment of \$170,500 to Tourism & Events Queensland (TEQ) for a discontinued project. Total revenue: \$1,770,572; total expenses: \$2,013,777; net assets: \$371,277; cash at bank: \$428,578 as at 30 June 2025.

WDRC Agreement

- Base Amount for Year 1
 - Fixed amount: \$77,054 (exclusive of GST).
- Year 2 Calculation
 - Previous year's amount plus CPI* adjustment (Consumer Price Index)
 - plus GST (Goods and Services Tax).
- Year 3 Calculation
 - Previous year's amount (Year 2) plus CPI adjustment
 - plus GST.

*NB: CPI is adjusted quarterly by the ABS.

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 Partnership between WDRC and QCT has consistently delivered significant benefits, driving tourism growth, enhancing regional exposure, and supporting the Council's strategic objectives.

Attachments

1. WDRC Service Delivery Report 2025
2. Partnering Agreement QCT and WDRC 2025-2028
3. QCT - Annual Report 2024/25

Authored by: Theresa Oakenfull, A/Tourism Program Leader

Service Delivery Report January – December 2025

A partnership alliance between Queensland Country Tourism and the Western Downs Regional Council is an agreement involving collaboration, resource sharing, information exchange, and strategy alignment to achieve the shared goals of increased visitation and spend in the Western Downs region through marketing activities and tourism development programs. Additionally, enhancing the capacity and capability of Western Downs operators through education and training to provide travel experiences that exceed guest expectations and or be trade ready, working with distribution partners on a global level to sell their product.

QCT acknowledges that together we are stronger and together we achieve greater outcomes.

QCT and WDRC aim to promote sustainable and responsible regional promotion and development to benefit businesses and the wider community.

Both parties agreed to use their best efforts to achieve the outcomes specified in the Work Plan (Attachment A). The agreement allowed for changes due to the dynamic nature of tourism development.

According to the Service Delivery Plan Agreement with the Western Downs Regional Council (WDRC), Queensland Country Tourism (QCT) has fulfilled their obligations and delivered the following outcomes. See Attachment A - Workplan.

Item 1: Regional Visitor Guide / Travel Planner

- QCT's Visitor Guide was updated several times during the financial year to include new content, maps, itineraries etc. QCT collaborated with WDRC Tourism staff on inclusions/changes.
- QCT Launched the regions first Accessible Visitor Guide in 2025. This is a primarily digital guide and is accessed through flyers that have been distributed to all VICs.
- Distributed at Visitor Information Centres (VICs) throughout the state, CPAC Membership network, consumer shows and other events through LinkLogic distribution centre.
- Visitor Guides and 'What's On Cards' were also distributed to VICs.

A Trade Travel Planner was produced listing trade ready product in Queensland Country. This enables engagement with global distribution partners and effective trade with the international market. The planner also includes itineraries, attractions and events.

Item 2: Trade Show Attendance

WDRC and QCT staff attended the:

- National 4x4 Outdoor Show, Brisbane, 14 - 16 March 2025 and the

- Let's Go Queensland Caravan and Camping Supershow, Brisbane, 4 - 8 June 2025.

QC participated in the Australian Tourism Exchange (ATE) from 27 April - 1 May 2025 The Australian Tourism Exchange (ATE) is Australia's biggest annual travel and tourism B2B event. ATE connects Australian visitor economy businesses with global tourism wholesalers and retailers for scheduled business meetings and networking events.

QC also attended the:

- Distribution Development in New Zealand, 26 February - 1 March
- ATEC Queensland Showcase in Sydney, 10 - 12 March

Item 3: QCT Website

Inclusion of WDRC tourism products including accommodation providers and events were featured on the QCT website via the ATDW platform.

Product listings are also filtered to up to 50 travel websites, including Queensland.com and Australia.com.

Support tourism product through platforms such as the Australian Tourism Data Warehouse (ATDW) - the national platform for digital tourism data, providing content for tourism operators and distributors - currently 156 active WD listings

Website statistics - 1 January - 31 December 2025

- Users: 258,038
- Sessions: 325,559

Item 4: QCT Image Library

- Regular active engagement with operators to secure current imagery and video content for use across social media and in e-newsletters
- Updated album of tourism images in development
- QCT acknowledges that WDRC has provided photographs associated with marketing packages that were purchased by the WDRC.
- Accessibility Guide Images & Video content

Item 5: QCT Consumer E-newsletter

Inclusion of the Western Downs Region in e-Newsletters sent to an engaged database of *45,000+.

- 15 January - Chinchilla Watermelon Festival & Miles Back to the Bush Festival
- 12 February - Chinchilla Watermelon Festival
- 28 February - Stargazing
- 13 June - Miles Historical Village

- 24 July - Get that holiday feeling in the Western Downs, Dalby Delicious & DeLIGHTful Festival
- 7 August - Bunya Mountains & Miles Back to the Bush Festival
- 27 November - We all need a little country drive - Western Downs & Goondiwindi

Additionally, the WDRC Region has been featured in blogs and itineraries throughout the year.

Item 6: QCT Digital & Social Media Marketing Activity

The Western Downs Region, Premium Members, products, and or events were regularly featured on all QCT social media platforms on a weekly basis.

Through the We All Need a Little Country rebrand campaign, Western Downs purchased a digital marketing package that drove traffic to the specified landing page & created further awareness of the region.

Western Downs region consistently received 2 dedicated posts per week across Queensland Country Facebook & Instagram platforms.

Item 7: Data Insights

- QCT includes up-to-date data on visitor markets, trend and preferences in fortnightly Industry Newsletter sent to LGA partners and members.
- July 2025 WDRC was provided with login details to access CommBank data dashboard
- The CommBank data dashboard offers key insights into regional spend and visitation, breaking down the areas where tourists, residents and visitors are directing their spending across the region.

Item 8: Representation on Regional Advisory Boards

QCT has representatives that sit on the following boards.

- Queensland Regional Tourism Network participation advocating for regional tourism products
- Adventure Queensland
- State Data Committee
- State Digital Committee
- Queensland Destination Events Program (QDEP) Funding Committee
- Transport and Main Roads (TMR) Signage Committee
- Visitor Information Centre (VIC) Accreditation Committee
- Mountain Bike/Wine Tourism Committees

- Workforce Planning
- ACCIONA Clean Energy Council (CEC) members

Item 9: Monthly tourism round up meetings

QCT holds a monthly tourism 'round-up' meeting on the third Thursday of each month. During the meeting, the QCT team provides an update to LGA tourism officers through a presentation and an emailed PDF copy. LGA tourism officers can inform all LGAs and the QCT team about upcoming events and long-term projects, enabling collaboration.

Western Downs tourism staff regularly attended and actively engaged.

Item 10: Networking / workshop event/s

QCT has held networking events with guest presenters and workshops in the Western Downs region such as:

- QCT Industry Networking - Western Downs - September 2025
- Queensland Country Welcomes You: Dalby Workshop - February 2025
- First Nations Tourism Stakeholder Engagement Session: Bunya Mountains - January 2025

Item 11: Advocacy / support investment attraction

QCT advocated for a range of key opportunities within the region, with key stakeholders in 2025:

- Product development - First Nations Tourism Action Plan
- QCT worked with Daniel Geschwind CEO, Trade and Investment Queensland (TIQ) - the Queensland Government's global business agency for international investment and trade.
- QCT advocates on behalf of the region to the Department of the Environment, Tourism, Science and Innovation (DETSI) presenting regional priorities and opportunities for consideration at the state level.
- State government agritourism advocacy - influenced changes to laws at state level to enable increase in agritourism in regions to enable greater room capacity leading in to 2032
- Continued advocacy for Songline Project as a D45 project with State Government
- Advocacy underway for region wide mapping following discussions with the DETSI team
- Advocacy for Karingal Reserve

This collaboration has been crucial in attracting both domestic and international attention to the region, and will continue on in 2026.

Item 12 & 18: Event Support & Council Costs

QCT has promoted these Western Downs events:

- Chinchilla Watermelon Festival
- Dalby's Delicious & DeLIGHTful Festival
- Miles Back to the Bush
- Wandoan Camel Races

QCT absorbed the costs of Miles Back to the Bush Festival participation in the 3yr Events Pathway Program (Tilma Group).

Item 13: Product Development

- QCT engaged with 51 Western Downs members who subscribed to QCT membership
- QCT offered educational and training workshops about ATDW and the advantages of having a listing on this platform.
- QCT Business Development Team frequently update members about ATDW and the Tourism and Events Queensland, Best of Queensland Experience Program (BOQEP).

The QCT Industry Engagement Manager supports operators with the Best of Queensland Experiences Program (BOQEP).

Item 14: Mentoring

- 10 businesses achieved BOQE
- The QCT Business Development Manager supported operators with training on the Australian Tourism Data Warehouse (ATDW) and BOQEP requirements.
- BOQEP promoted through QCT Industry Newsletter
- QCT delivered mentoring specific to Nature Based Tourism, Social Media, Trade ready, Sustainability, Accessibility, Regional Workforce Development

Item 15: Marketing will be experience based and support the Best of Queensland Experiences Program (BOQEP)

QCT continues to work with Tourism and Events Qld (TEQ) and the Department of Tourism, Innovation and Sport focusing on the Best of Queensland Experience Program (BOQEP).

Item 17: Additional Representation

- QCT staff attended the Australian Tourism Exchange (ATE) in April/May 2025 representing the QC region.
- QCT offers letters of support for grant applications and can arrange meetings with the QDEP team upon request.
- Strong activity working with travel agents on international educational tourism for QC regions
- Online content still be developed aligned to educational tourism with itineraries and education focused content.
- State government agritourism advocacy - influenced changes to laws at state level to enable increase in agritourism in regions
- Attendance and Representation at Destination Australia

Item 18: Public Relations

QCT continues to provide opportunities for various PR activity. Specifically, through the We All Need a Little Country Drive campaign, QCT engaged a number of Media & PR to promote the entire QC region.

Tourism Australia’s National Visitor Survey (NVS) and DOTs data for December 2025. Noting that this is new data, therefore no previous years to benchmark Queensland Country Domestic Visitation & Expenditure data.

INTERNATIONAL VISITOR DATA		
<i>(YE SEP 25)</i>		
Total Overnight Visitor Expenditure (OVE)	\$182.9m	+70.4% (record – despite decrease in visitor numbers)
Total Visitation	42k	-21.1%
Visitor Nights	2.8m	+31.2%
Average Spend per Night	\$65	+29.8%
Average Spend per Visitor	\$4,394	+116% (record)
Holiday Visitation	13k	+36.8%
Holiday Nights	1.2m	+81.2% (record)

NATIONAL VISITOR DATA		
<i>(Full 9 months to SEP 25)</i>		

Total Visitor Expenditure	\$1.5b	Equivalent to 5.6% of the state
Total Overnight Visitor Expenditure (OVE)	\$923.2m	Equivalent to 4.5% of the state
Total Overnight Visitation	\$2.2m	Equivalent to 12% of the state
Average Spend per Night	\$156	
Average Spend per Visitor	\$411	
Holiday Visitation	865k	Equivalent to 11% of the state
Holiday Visitor Expenditure	\$385.9m	Equivalent to 3% of the state
Business Visitation	330k	Equivalent to 13% of the state
Business Visitation Expenditure	\$158.4m	
VFR	832k	Equivalent to 12% of the state
VFR Expenditure	\$280.3m	Equivalent to 5% of the state
Intrastate Visitor Expenditure	\$748.9m	81% of QC expenditure
Intrastate Visitor Expenditure	\$174.3m	19% of QC expenditure

Future Focus

- Bunya Songlines Project Development - Continued advocacy and work for the project to become a State Government D45
- Region wide mapping tool for cycling - Advocacy with the Department of Environment, Tourism, Science and Innovation
- Increase the QCT image library - organisation of region-specific photoshoots in 2026
- Developing more trade ready product within region through the Trade Ready Program to ensure international readiness throughout the region

ABN 56 160 194 516
Suite 3, 70 Neil Street
PO Box 2589
Toowoomba QLD 4350

T: +61 7 4632 1988
admin@queenslandcountrytourism.com.au
queenslandcountrytourism.com.au



Should you require further information, please do not hesitate to contact me.

A handwritten signature in black ink, appearing to read 'R. Jones'.

Chief Executive Officer
Queensland Country Tourism
ceo@queenslandcountrytourism.com.au



Partnership Agreement

Between

Queensland Country Tourism (QCT)

and

Western Downs Regional Council (WDRC)

3 Year Partnership Agreement

2025 – 2028

AGREEMENT

1. Background

Western Downs Regional Council will engage Queensland Country Tourism for the purpose of delivering marketing activities, programs and services in tourism development in a 3-year partnership.

2. Intent

QCT and WDRC are committed to achieving sustainable and responsible regional promotion and development to maximise benefits that flow to the business and broader community as a result.

The parties agree that it is intended to exercise best endeavours to pursue the outcomes outlined in the Work Plan (Attachment A).

3. Terms of Agreement

1. The partnership agreement is for a three-year fixed period from 01 July 2025 finishing 30 June 2028 unless extended by agreement between the parties.
2. QCT to deliver the services specified in the agreement below, unless otherwise approved by WDRC in writing.
3. Both parties agree to meet or make contact during the term for the purposes of monitoring the delivery of the services listed in the Work Plan (Attachment A).
4. Once this document is signed by both parties, an invoice will be raised at the beginning of each financial year (for 3 years).
 - Year 1 \$ 77,130 Excluding GST
 - Year 2 Based on Year 1, adjusted for CPI
 - Year 3 Based on Year 2, adjusted for CPI

Payment to be made within 14 days upon receipt of tax invoice.

4. Priorities & Work Plan Review

The parties acknowledge that the work plan and priorities may change during the course of the agreement period due to the changing and opportunistic nature of the current tourism development climate.

Accordingly, the parties agree that any periodic review can be requested by either party by mutual agreement.

The reviewed work plan will then form a part of this agreement.

Communication

The parties acknowledge the critical need for effective communication in order to deliver the outcomes sought. The following communications structure will be utilised.

Queensland Country Tourism:

- QCT Principal Contact: Chief Executive Officer, Peter Homan
- QCT Marketing Manager: Felicite Cootes
- QCT Business Development Manager: Bonnie Zelinski

Western Downs Regional Council:

- Council's Principal Contact: Mayor, Economic Development and Tourism
- Council's Principal Senior Tourism Officer
- Council's Principal Economic Development Manager

Both parties will communicate (utilising whichever medium is deemed appropriate) any relevant matter which may be of reasonable interest to the other and/or may materially impact upon the delivery of the Work Plan.

The parties will operate with mutual respect for the role and responsibilities of the other and in maintaining a "no surprises" relationship.

5. Monitoring & Evaluation

QCT will provide a half-yearly written progress report on implementation of the Work Plan.

In pursuit to strengthen the partnership, QCT and Council will share information as new collaborative partnership opportunities are identified.

6. Reciprocal Assistance

To assist QCT in delivering the outcomes listed in Work Plan (Attachment A), WDRC agree to provide:

1. Information about tourism products in the region or changes thereof.
2. Assistance with mentoring programs.
3. Assistance with Best of Queensland Experiences Program (BOQEP) when appropriate.
4. Content and imagery sharing.

7. Except as expressly provided for in this agreement

- (a) nothing in this agreement is intended to constitute a fiduciary relationship, joint venture, employment relationship or an agency, partnership, or trust; and
- (b) neither party has authority to bind the other.
- (c) QCT and any agent or employee of QCT shall act in an independent capacity and not as officers or employees of Council. Council assumes no liability for QCT's actions and performance, nor assumes responsibility for taxes, bonds, payments, or other commitments, implied, or explicit, by or for QCT.

Payment will be made in a lump sum payment via direct credit to the payee's nominated bank account, within 30 days from receipt of a valid tax invoice and all other required information, such as the previous year's progress reports and/or acquittal (completed to the satisfaction of Council).

Subject to any Council resolution or policy to the contrary, and subject to the satisfactory discharge of its obligations under this Agreement, Queensland Country Tourism (QCT) may offer Council an option to renew this Agreement for a further three (3) year term. QCT must provide written notice to Council of its intention to renew the Agreement within thirty (30) days after receiving the Evaluation Report for the final financial year of the current term. Both parties must agree in writing to any amendments to the scope of services or terms of the Agreement prior to renewal, and that Council approves an appropriation of funds for this agreement.

Signed for and on behalf of

Western Downs Regional Council

Daniel Fletcher, General Manager (Community & Liveability)

In the presence of _____

Date: _____

Signed for and on behalf of

Queensland Country Tourism

By the Chief Executive Officer  _____

In the presence of  _____

Date: 4 AUGUST 2025 _____

BACKGROUND

Who we are

Queensland Country Tourism (QCT) is the peak tourism industry body for Queensland Country (QC).

QCT is one of 13 Regional Tourism Organisations (RTOs) in Queensland recognised and supported by the State Government through Tourism and Events Queensland (TEQ). Our geographical footprint encompasses the local government regions of Western Downs, Toowoomba, Lockyer Valley, Somerset, Southern Downs and Granite Belt, South Burnett, Cherbourg, Goondiwindi, Woorabinda and Central Highlands. QCT delivers a consolidated brand and marketing strategy for tourism in the Queensland Country region by bringing together a critical mass of local businesses and stakeholders.

Vision and Purpose

QCTs goals:

- Build, promote and market a vibrant Queensland Country destination including a new, tourism facing, regional brand identity which is inclusive of, and engages with all QCT regions.
- Drive a Year-Round Visitor Economy for economic and social growth.
- Develop Transformational Experiences
- Grow Industry Capacity
- Promote Community Connection and Engagement
- Encourage Industry Sustainable Practices

QCT is focused on promoting the whole of Queensland Country (QC), including our sub-regions and key destination experiences. Our aim is to build awareness and preference for the destination to grow our visitor numbers overall and increase overnight visitor expenditure.

Queensland Country's Visitor Market

Queensland Country Tourism utilises world-class consumer research to promote our unique natural assets with clear and effective communication to our target audience that stands out from our competitors.

The research we use suggests that travellers are looking for safe, sustainable destinations and experiences relating to food and beverage, outdoor lifestyle and connections with

Western Downs Regional Council and QCT Partnership Agreement
2025 – 2028

nature and wildlife. The natural landscape and associated experiences of QC are a unifying theme across our regions. The brand leverages our natural assets as a foundational element in our marketing activity.

Travellers are looking to connect with friends, family and nature. In response, our brand positioning harnesses the power of our region's natural attractions for a competitive edge in our online messaging.

Our unique selling points to support current travel trends

- Queensland Country is considered a safe place to holiday.
- Sport and Visiting Friends and Relatives (VFR) market drive visitor numbers across the region.
- We are perfectly positioned geographically –within a 4-to-6-hour drive for most of the Southeast Queensland metro region (Brisbane, Ipswich, Gold Coast, Sunshine Coast).
- The choice of nature-based activities across the region feeds into the desire to holiday safely and naturally—we have distinctive seasons and stunning landscapes, providing a holiday solution for most travellers.
- Food and produce are of exceptional quality. Our region is one of Australia's leading food bowls, with vineyards, fruit and vegetable growers, meat producers and an array of excellent cafes and restaurants.
- Our calendar of regional events offer unique experiences that are exclusive to QC and not available anywhere else in Australia.

New Brand and Positioning

- Queensland Country Tourism is a brand that:
- Elevates Queensland Country for travellers and industry.
- Unites the region's tourism operators and stakeholders to individually and collectively attract tourism markets.
- Amplifies the region's natural icons, food, wine, accommodation, events and the character of the people behind the products, to increase market interest.

Attachment A: Work Plan

QCT will liaise and work collaboratively with WDRC to meet the obligations and outcomes below.

ITEM	FUNCTION	ACTION
1	Travel Planner	Production of a Travel planner / booklet (digital or printed) that is regularly updated with new content, imagery, maps itineraries, and trails.
2	Trade Show Attendance	QCT will attend trade/consumer shows that target consumers and potential visitors. Further, QCT intend to leverage support from our partners at Tourism and Events Queensland to have increased representation at interstate trade/consumer shows.
3	QCT Website	QCT to manage and update the consumer facing website. QCT to drive visitation to the website via mix of organic and paid social media activity and campaign work. QCT to promote Council owned regional tourism attractions and visitor information centres that are listed on the Australian Tourism Data Warehouse (ATDW) on the consumer facing website.
4	QCT Image Library	Both QCT and Western Downs agree to share any and all new imagery between parties. Provide an annual album of new tourism images in conjunction with WDRC.
5	QCT Consumer E-newsletters	Inclusion of the Western Downs region in E-newsletters sent to an engaged database of *50,000+
6	QCT Digital and Social Media Marketing Activity	Inclusion of the Western Downs region across all QCT social media platforms; weighted with other stakeholders. Inclusion of ATDW listed products on QCT website through listings and blog and itinerary inclusions. Continue to advocate to have ATDW remain free for operators.

Western Downs Regional Council and QCT Partnership Agreement
2025 - 2028

7	Data Insights (CommBank)	<p>Compile and disseminate up-to-date data on visitor markets, trend and preferences.</p> <p>Based on data insights, QCT to assist in delivery of a campaign that supports WDRC events calendar and or promotion of WDRC.</p>
8	Representation on Regional Advisory Boards	<p>Regional Highway Partner/Marketing/Support - Attendance at relevant highway committee meetings and targeted consumer shows.</p> <p>Advocate for drive routes and itineraries as part of the superhighway routes for the Olympics.</p>
9	Monthly tourism 'round up' meetings	<p>Bringing together local government areas (LGA) tourism officers once a month to collaborate and build skills and knowledge.</p> <ul style="list-style-type: none"> LGA representatives are required to attend 75% of meetings. If attendance is not possible, suitable prior notice is provided, and a list of updates are sent to QCT to share on LGA's behalf.
10	Networking / workshop event/s	<p>QCT will conduct networking and or workshop events and may include guest presenter/s. Dates and content to be agreed between both parties.</p> <p>Location in region to be rotated.</p>
11	Advocacy / support investment attraction	<p>Work with Trade and Investment Queensland and the Department of Tourism, Innovation and Sport (DETSI) and other Government agencies to bring opportunities for infrastructure and investment into the WDRC region.</p> <p>Advocacy for better road and digital connectivity throughout WDRC and QCT.</p> <p>Continue to support the Songline Project in advocacy to make it one of the 45 projects as part of Destination 2045 (D45).</p> <p>Advocate for increased funding in all areas to support investment and opportunities for the 2032 green and gold runway of the Olympics. Advocate for a region wide mapping tool and audit.</p>
12	Event Support	<p>Actively support and promote key events in the LGA.</p> <ul style="list-style-type: none"> Advocate for funding opportunities for regional events

		<ul style="list-style-type: none"> • Advocating for event support in region attracting both international and domestic visitation • Provide two Major Event Reports annually tailored specific to Visitation Data (Trip type by unique visitor count & trip type by spend) • Melon Festival • Back to the Bush • Tara Camels • Dalby Stockhorse Sale
13	Product Development	Mentor 3 operators to export ready and trade international market ready status.
14	Mentoring	Mentor 6 businesses through the Best of Queensland Experiences Program (BOQEP) to assist and improve their marketing, and tourism product.
15	Marketing will be experienced based and support the Best of Queensland Experiences Program (BOQEP)	<p>QCT will work with Tourism and Events Queensland and the Department of Tourism, Innovation and Sport with the BOQEP.</p> <p>Businesses will be encouraged to comply with BOQEP and mentoring will target those business that require assistance.</p>
16	Additional Representation	<p>Educational Tourism: In partnership with WDRC, QCT will coordinate and assist in the development of online educational tourism content and facilitate product and itinerary development. QCT will also work with local providers and educational partners of WDRC.</p> <p>Agritourism: Work to build Agritourism offerings within the WDRC area and drive visitation to these products. Support investment attraction in the WD through workshop/conference/mentoring to build agritourism in WD (i.e., hip camp, cabins, air BNB).</p> <p>Australian Tourism Exchange (ATE) and Wholesale Marketing: QCT to support operators to become tourism export ready. Representation at ATE to online travel agents (OTA's) and international markets. QCT will cover the cost of one ticket ATE (2 days) - WDRC representative will attend.</p>

		Event Funding: Increased advocacy for event funding for the Western Downs Region.
17	Public Relations	Attract positive public relations and representation of QC through key media outlets such as radio, TV and media releases to industry contacts, writers etc. Support WDRC events with positive media.
18	Council costs	Absorbing Council costs (ONLY) \$2k over the next two years with BTTB mentoring & support.

Queensland Country Tourism Annual Report

2024-2025



Queensland
Country
TOURISM





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ACKNOWLEDGEMENT OF COUNTRY

Queensland Country Tourism acknowledges the Traditional Custodians of the lands and waterways that run through these regions. We pay our respects to Aboriginal and Torres Strait Islander Elders past, present and emerging.

CEO Report



Peter Homan
Chief Executive Officer

2024-25 has been a landmark year for Queensland Country Tourism (QCT), marked by transformation, innovation, and record-breaking results.

Our rebrand from Southern Queensland Country to Queensland Country brand was more than a name change – it was a bold statement about who we are, what we stand for, and where we’re going. With an expanded geographical footprint and a refreshed identity, our brand has opened transformative opportunities and perfectly captures the essence of Queensland Country – the warmth of our people and vibrant communities, our breathtaking landscapes, and the spirit that defines our region.

OUR STRONG PARTNERSHIPS AND COLLECTIVE EFFORTS SETS NEW BENCHMARKS IN 2024/25:

Total Domestic Expenditure

\$2.6b

(INCLUDES DAY TRIP AND OVERNIGHT VISITOR EXPENDITURE)

IN Q4 2024

Total Domestic Visitation

3.1m

▲ **8.9%** (RECORD)

Visitor Nights

9.6m

▲ **9.9%** (RECORD)

Holiday Visitation

1.1m

▲ **18.3%** (RECORD)

Intrastate Holiday Nights

7.4m

▲ **15.4%** (RECORD)

Source: National Visitor Survey (NVS) - Year end Dec 2024

Strategic projects advancing regional growth and capability

Accessible Tourism: opening doors for all travellers

Queensland Country Tourism produced the region's first ever Accessible Visitor Guide in printed copy and online, supported by an industry launch event, digital marketing and promotion through Visitor Information Centres across the region. This initiative earned international recognition, with project partner Ryan Smith (The Access Agency) invited to present at the 2025 Destinations for All Global Summit on Accessible Tourism in Torino. This project also delivered a significant visual library of inclusive tourism imagery and video content, positioning Queensland Country as a welcoming and accessible destination for all.

Disaster Resilience: 12 Weeks to Flood Ready Program

This initiative enhanced disaster resilience for businesses and communities by providing step-by-step guidance and templates for flood preparedness. Resources are now available on our corporate website as an enduring benefit for our members.

Strategic First Nations Tourism Development

QCT commenced developing our inaugural 'First Nations Tourism Action Plan' alongside planning for two First Nations-led familiarisation programs. This important project lays the foundation for deeper cultural engagement and authentic visitor experiences and will continue in 2025-26.



Regional Workforce Development

Our Grow Your Own Regional Workforce Program focused on the Brisbane Valley Rail Trail to support sustainable job creation and training pathways in our visitor economy.

Digital Innovation

We enhanced visitor experience through the integration of Chat2, an AI-powered chatbot on our consumer website thanks to the QTIC Digital Adaption Rebate Program. As well as delivering instant responses to visitors, the enhancement supports tourism operators with timely information and increases engagement across the Queensland Country region.

Building on 2023's successful development of Cinefly—our AI-driven video storytelling platform—we continue to elevate our digital presence by producing a suite of QCT-branded digital content, including short-form videos, i.e., reels, social media campaigns, blogs, and itineraries.

Growing Capacity and Capability

With the support of the Tourism Business Capability Subsidy, QCT strengthened its ability to deliver greater value to tourism and event operators. We supported operators in trade readiness and sustainable event management, enabling more effective industry guidance and the delivery of sustainable, high-quality experiences across the Queensland Country region.

181 tourism businesses across Queensland Country were recognised as Best of Queensland Experiences, including 34 operators achieving a perfect score of 100. These results reflect the impact of QCT's mentoring and development programs, alongside Tourism and

Events Queensland's (TEQ) Best of Queensland and Transformational Experiences initiatives, which support operators to innovate, improve business practices, and deliver transformative experiences for visitors.

QCT delivered regional training on the Australian Tourism Data Warehouse (ATDW), strengthening operators' skills in listing and promoting their products and events on this platform.

QCT hosted eight industry networking events across the region, with expert guest speakers presenting on current and emerging industry trends. These networking events brought our industry together, connecting members, showcasing regional venues, and sharing industry insights and expertise.

Small Business Month Workshop –

Driving sustainable tourism was the focus of a QCT workshop aimed at positioning Queensland Country as a forward-thinking, environmentally conscious destination. Funded by the Department of Employment, Small Business, and Training during Small Business Month, the workshop equipped local operators with practical strategies to implement sustainable practices, strengthen regional networks, and enhance the visitor experience.

Trade & International Engagement

Singapore Delegation (Sept 2024): QCT coordinated a 14-strong tourism trade delegation to showcase Queensland Country, during the Carnival of Flowers activation at Gardens by the Bay.

New Zealand Roadshow (March 2025): QCT's presence in the Queensland is Calling initiative reached the key New Zealand market, creating

new opportunities for operators to connect with trade partners and expand market reach.

ATE25 (Australian Tourism Exchange): Queensland Country's collaborative display with 11 operators shone at Australia's premier business-to-business tourism event, with two booths, over 143 appointments and inclusion in the associated famil program that showcased Queensland to 335 international travel trade partners through experiences of more than 350 products across 63 itineraries. We were part of a strong Queensland contingent that accounted for 25% of the exhibition area. A record 17 First Nations businesses were represented, 14 Indigenous-owned, including one Queensland Country-based operator hosting a booth.

International Trade Ready

QCT facilitated one-on-one mentoring, supporting tourism operators in building capacity and readiness for both domestic and international markets. These sessions strengthened operators' capacity to attract visitors, improve business performance, and showcase Queensland Country on a broader stage. Several trade workshops were also held during the year.

Familiarisations & Media

High impact media and trade famil activity achieved national and international exposure including Channel 7's Sunrise broadcast from the Central Queensland Highlands in May, and multiple trade familiarisations with international agents from Korea, USA, Singapore, and New Zealand. QCT also hosted the Tourism and Events Queensland Board and new CEO in region in April.



Tourism and Regional Advocacy

QCT continued to strongly advocate for our region and operators through strategic engagement with key government and industry stakeholders.

Consumer Shows

Queensland Country gained significant exposure through participation and representation at key consumer shows. In collaboration with Drive Queensland, QCT further expanded its reach by distributing Travel Planners to both interstate and intrastate markets.

Marketing & Consumer Highlights

- **We All Need a Little Country:** Launched Oct 2024, this brand campaign cemented Queensland Country as a place of authenticity and restoration.
- **Unearth Country** (with *We Are Explorers*): Reached 960K+ people across ANZ.
- **Get That Holiday Feeling in QLD Country:** Drove engagement across digital, print, and event platforms, aligning with TEQ's 'That Holiday Feeling' framework.

Digital Growth:

- **Facebook** +47.4% ▶ 6,324
- **Instagram** ▶ 6,590
- **LinkedIn** +46% ▶ 1,898
- Over **30 newsletters** delivered
- Launch of a **new consumer website** and **corporate Facebook presence**

4x4 National Outdoors Show & Queensland Caravan & Camping Supershow:

- More than 38,000 attendees per show

Drive Queensland partnership:

- Travel Planners distributed across both interstate and intrastate markets

I extend our heartfelt thanks to our partner councils and industry members. Your support, collaboration, and dedication are essential in promoting Queensland Country, driving regional tourism growth, and delivering exceptional experiences to visitors.

I thank our volunteer Board for their commitment, leadership and guidance, and our staff for their hard work in championing Queensland Country and delivering exceptional outcomes for the region.

Chair's Report



Cr Geoff McDonald
Chair

Our vision and purpose

Queensland Country Tourism exists to connect people to the heart of our region; its stories, landscapes, culture, and communities. Our purpose is to inspire visitation that is both meaningful and sustainable, creating lasting cultural and economic benefits for those who call this remarkable place home.

Our visitor economy reached new heights, with the total domestic expenditure hitting \$2.6 billion. These results reflect the strength of our brand, the diversity and commitment of our industry, and the power of the partnerships that fuel our collective success.

Through strategic advocacy, strong partnerships, and purpose-led action, we are shaping a resilient and thriving visitor economy, one that reflects the aspirations of Queensland's Destination 2045. Our focus on ecotourism, events, connectivity, and sustainable industry growth ensures that our regional communities are not only supported and represented but celebrated as the backbone of Queensland's tourism future.

Our Board has guided the organisation with a strong strategic focus across three key pillars: Marketing & Promotion; Industry Engagement & Growth; and Business Operations. These pillars anchor our direction as we embrace the opportunities on the green and gold runway to Brisbane 2032, ensuring Queensland Country is front and centre in the state's tourism future.

A key milestone this year was the review and update of our Constitution, ensuring our governance structure is equipped for our expanded regional footprint. This positions us to bring greater diversity and capability to the boardroom, and supports our robust governance and leadership into the future.

I acknowledge our members, Government and Council funding partners and our broad range of stakeholders. I thank you for your shared passion and commitment to our beautiful region.

This remarkable growth establishes our region as a growing force and leader in tourism and reinforces Queensland Country's status as a premier destination.

These exceptional results are only possible because of the incredible dedication and commitment of our staff, tourism operators and industry bodies.

The State Government's bold, 20-year Destination 2045 strategy, aiming to double visitor expenditure to \$84 billion, create nearly 40,000 new jobs and position Queensland as the nation's leading tourism destination, is designed to future-proof the industry by attracting investment, supporting jobs, and accelerating the development of tourism infrastructure and experiences. Queensland Country Tourism is proud to contribute and align with this long-term vision.

We are well positioned to embrace this future and committed to collaborate with operators, communities, and government partners to play a leading role in shaping Queensland's tourism future.

**Tourism and Events Queensland Jun 24 Queensland Country Regional Snapshot*



In February we welcomed Tourism Minister Andrew Powell to Queensland Country, providing local operators and stakeholders a valuable opportunity to share insights and contribute directly to Queensland's long-term tourism strategy.

Our brand evolution from Southern Queensland Country to Queensland Country has been a defining shift. In the latest KANTAR Brand Health Report, Queensland Country was a standout performer. It achieved significantly improved brand distinction and clear differentiation amongst domestic consumers, setting Queensland Country apart from other regions across the state whose results remained consistent with their 2023 positions.

In November 2024, we were pleased to welcome Giuliana Bonel to the Board. Giuliana brings expertise in the arts, cultural tourism, brand strategy, marketing, audience engagement, and visitor experience, and brings a fresh strategic lens to our work, particularly around festivals and events that drive visitation and economic impact.

On behalf of the Board, I extend my heartfelt thanks to CEO Peter Homan and QCT team, our members, Local Government partners along with the Queensland and Australian Government, and the many passionate operators who continue to drive our region's outstanding tourism success.

Q4 2024*

Business Visitation

829k

▲ 12.9%

Intrastate Visitation

2.6m

▲ 8.3%

Brisbane Source Market

1.3m

▲ 16.7%

Interstate Visitation

549k

▲ 11.9%

NSW Source Market

400k

▲ 33%

Visiting Friends & Family

1m

Average Spend per night

\$175

Average Spend per visitor

\$535

**This remarkable growth establishes our region as a growing force and leader in tourism and reinforces Queensland Country's status as a premier destination.*

These exceptional results are only possible because of the incredible dedication and commitment of our staff, tourism operators and industry bodies.



Board Committees

Finance, Risk and Remuneration

The Finance, Risk and Remuneration Committee was established to advise and support management and the Board on all aspects of QCT's financial governance, including internal controls, annual audits, and risk management. The committee also assists the CEO in developing informed recommendations to guide organisational decision-making..

Commercial Development

The Commercial Development Committee is focused on continually reviewing and enhancing the benefits and insights QCT delivers, guided by industry and stakeholder feedback, identified needs, and market gaps. The committee also explores strategic initiatives and growth opportunities to support the organisation's ongoing development.

Stakeholder Engagement

The Stakeholder Engagement Committee remains dedicated to advocating on behalf of industry to key stakeholders including state and local government such as Department of the Environment, Tourism, Science and Innovation (DETSI) and TEQ. The committee actively engages with key stakeholders to gather feedback particularly on issues impacting DETSI. During the year the committee has met with representatives from the Department of the Environment, Tourism, Science and Innovation to advocate on behalf of industry.





Audited Financial Statements

Southern Queensland Country Tourism Ltd trading as Queensland Country Tourism

ABN: 56 160 194 516

For the year ended 30 June 2025

Directors' Report

The directors present this report of Southern Queensland Country Tourism Ltd trading as Queensland Country Tourism (the company) for the financial year ended 30 June 2025.

DIRECTORS

The names of the directors in office at any time during or since the end of the year are:

Cr Geoff McDonald 20/11/2012 to current
(Chair & Local Government Representative)

Mr David James 24/05/2019 to current

Ms Louise Sturgess 30/11/2020 to current
(Deputy Chair)

Mr Martin Cooper 30/11/2020 to current

Mr Steven Becker 27/01/2022 to current
(Company Secretary)

Ms Melissa Porter 16/08/2023 to current

Ms Giuliana Bonel 21/11/2024 to current

PRINCIPAL ACTIVITIES

The principal activities of the company, Southern Queensland Country Tourism Ltd trading as Queensland Country Tourism (QCT), during the financial year related to promoting tourism within the Regional Tourism Organisation (RTO) region of Queensland Country (QC).

OBJECTIVES

The company is established as a non-profit entity with the objective to:

- a. Drive visitation to Queensland Country through compelling and sustainable visitor experiences;
- b. Build, promote, and market a vibrant Queensland Country destination that reflects the region's unique character and values;
- c. Strengthen economic and social growth by developing strategies that create long-term benefits for communities, councils, and industry;
- d. Foster community connection and engagement, ensuring that tourism enriches local identity and pride;
- e. Advocate for and support the regional tourism industry, amplifying its voice at local, state, and national levels;
- f. Encourage investment into tourism-related development and product innovation that aligns with Queensland Country's strengths;
- g. Champion infrastructure upgrades that improve connectivity, visitor dispersal, and destination readiness, and;
- h. Collect and share data and insights to inform decision-making and support industry growth.

The company aims to create demand for visitation by connecting people emotionally and culturally to Queensland Country, generating both economic and social value. Through advocacy, partnerships, and values-led delivery, it seeks to build a resilient visitor economy that aligns with the state's Destination 2045 vision, supporting eco-tourism, events, connectivity, and industry growth while ensuring regional communities are represented, supported, and celebrated.

STRATEGY TO ACHIEVE OBJECTIVES

The key strategies include:

- Develop trade-ready tourism packages that build on Queensland Country's unique strengths, working with industry partners to prepare operators for domestic and international markets;
- Strengthen industry capability and sustainability by delivering targeted training, mentoring programs, and initiatives that support resilient, future-ready businesses;
- Collaborate with councils, industry, and strategic partners to co-design new visitor experiences and enhance existing ones, ensuring Queensland Country remains a compelling and competitive destination;
- Grow business leads and market access for regional operators through targeted marketing, brand-led campaigns, and cooperative partnerships;
- Support and elevate regional events through tailored, cooperative marketing packages that drive visibility, participation, and economic benefit;
- Maintain strong governance and financial management by diversifying funding sources and partnerships, ensuring sustainable growth and operational effectiveness.

OPERATING RESULT

The deficit of the company for the financial year amounted to \$239,891.75 (2024: surplus of \$289,944.15).

The operating result has been impacted by the timing of revenue recognition, with grant revenue recognised on receipt in the 2024 year being expended in the 2025 year. Included in expenditure is a repayment of a grant to Tourism and Events Queensland of \$170,500.00 where a planned project was discontinued by Tourism and Events Queensland during the year.

SIGNIFICANT CHANGES IN STATE OF AFFAIRS

In 2024, a review of the Constitution was undertaken which increased the maximum number of directors able to be appointed to the board from seven to up to nine.

The purpose of the change is to ensure the board encompasses an appropriate mix of skills, representation and diversity amongst board directors in order to support the organisation's future direction.

The revised Constitution was adopted on 29 October 2024.

MATTERS SUBSEQUENT TO THE END OF THE FINANCIAL YEAR

No matter or circumstance has arisen since 30 June 2025 that has significantly affected, or may significantly affect, the entity's operations, the results of those operations, or the entity's state of affairs in future financial years.

FUTURE FOCUS

The Queensland Country Destination Management Plan (DMP) outlines the pathway for sustainable growth and management of the visitor economy to 2032 and beyond. This work is closely aligned with the Queensland Government's Destination 2045 vision, ensuring our region contributes to the state's ambition to be recognised as a world leader in sustainable tourism. With the Brisbane 2032 Olympic and Paralympic Games on the horizon, Queensland Country will be ready to showcase its landscapes, experiences, and communities on the global stage.

ENVIRONMENTAL ISSUES

The company's operations are not regulated by any significant environmental regulation under a law of the Commonwealth or of a State or Territory.

MEETINGS OF DIRECTORS

Attendances by each director at meetings of the directors were as follows:

DIRECTORS' MEETINGS:	NUMBER ELIGIBLE TO ATTEND	NUMBER ATTENDED
Geoff McDonald	7	7
Louise Sturgess	7	7
David James	7	4
Martin Cooper	7	7
Steven Becker	7	1
Melissa Porter	7	7
Giuliana Bonel	4	4

INDEMNIFYING OFFICERS OR AUDITOR

Since the end of the previous financial year the company has paid insurance premiums in respect of directors' and officers' liability and legal expenses' insurance contracts for current and former directors of the company as follows:

- The premium totalled \$3,210.00 excluding GST for the period 19/05/2025 to 19/5/2026.

The insurance premium covers all director, office bearers and employees against liabilities for costs and expenses incurred by them in defending any legal proceedings arising out of their conduct while acting in the capacity of representative of the company, other than conduct involving a wilful breach of duty in relation to the company.

The company has not otherwise indemnified or agreed to indemnify an officer or auditor of the company against a liability incurred as such an officer or auditor.

Information on Directors

as at 30 June 2025

GEOFF MCDONALD

Director, Chair

JP Qualified

Chair since 30/11/2020

Director since 20/11/2012

Mayor, Toowoomba Regional Council

President, Safer Toowoomba Regional Partnerships

DAVID JAMES

Director

Director since 24/05/2019

Director, Tangalooma Island Resort

Director, Chair, Eco Marines Foundation

LOUISE STURGESS

Director, Deputy Chair

BCom; LLB; GradDip Communication; CPRA; GIA

Deputy Chair since 24/11/2022

Director since 30/11/2020

Director, Surf Life Saving Queensland

Operations Manager, QLD WA SA - Minerva Network

Communication Director, Powerhouse Advisory

MARTIN COOPER

Director

MIEAust CPEng (Ret)

Director since 30/11/2020

President - Granite Belt Wine Tourism

Owner, Ridgemill Estate Winery and Cabins in the Vineyard

Graded Mediator

STEVEN BECKER

Director, Company Secretary

MBA; BCom; GradDip Investment and Financial Analysis

Fellow of Finsia

CA, Member of Institute of Chartered Accountants

Australia and NZ

Director since 27/01/2022

Company Secretary since 16/11/2023

Director, Specialist Finance Director, Queensland

Indigenous Family Violence Legal Service

CFO, Crimsafe Security Systems,

CFO - G8 Education

MELISSA PORTER

Director

Director since 16/08/2023

General Manager, Porters Plainland Hotel

President, Lockyer Chamber of Commerce,

Industry and Tourism

GIULIANA BONEL

Director

Director since 21/11/2024

General Manager, The Empire Theatre

Member - Queensland Academy of Excellence in Musical

Theatre (QAEMT) Industry Advisory Board

Secretary - Queensland Management Committee

CONTRIBUTIONS ON WINDING UP

In the event of the company being wound up, members are required to contribute a maximum of \$10.00 each for payment of the company's debts and liabilities.

The total amount that members of the company are liable to contribute if the company is wound up is \$140.00, based on 14 members.

PROCEEDINGS ON BEHALF OF COMPANY

No person has applied for leave of Court to bring proceedings on behalf of the company or intervene in any proceedings to which the company is a party for the purpose of taking responsibility on behalf of the company for all or any part of those proceedings. The company was not a party to any such proceedings during the year.

AUDITOR'S INDEPENDENCE DECLARATION

A copy of the auditor's independence declaration as required under section 307C of the *Corporations Act 2001* has been included and can be found on page 12 of the financial statements.

Signed in accordance with a resolution of the Board of Directors:



CR GEOFF MCDONALD

Director & Chair

9 October 2025



STEVEN BECKER

Director & Company Secretary

9 October 2025

**SOUTHERN QUEENSLAND COUNTRY TOURISM LTD TRADING AS QUEENSLAND COUNTRY
TOURISM**
ABN: 56 160 194 516

**AUDITOR'S INDEPENDENCE DECLARATION UNDER SECTION 307C OF THE CORPORATIONS
ACT 2001 TO THE DIRECTORS OF SOUTHERN QUEENSLAND COUNTRY TOURISM LTD
TRADING AS QUEENSLAND COUNTRY TOURISM**

I declare that, to the best of my knowledge and belief, during the year ended 30 June 2025, there have been:

- i) no contraventions of the auditor independence requirements as set out in the *Corporations Act 2001* in relation to the audit; and
- ii) no contraventions of any applicable code of professional conduct in relation to the audit.



Mr Benjamin Horner
Chartered Accountant; Registered Company Auditor
Director
McConachie Stedman Audit and Assurance Pty Ltd
Registered Company Auditor No. 465552
160 Hume Street
Toowoomba Qld 4350

9 October 2025

Statement of profit or loss and other comprehensive income

Southern Queensland Country Tourism Ltd trading as Queensland Country Tourism for the year ended 30 June 2025

	NOTES	2025 \$	2024 \$
Revenue			
Revenue	4	1,770,571.76	1,997,393.41
Total Revenue		1,770,571.76	1,997,393.41
Other Revenue			
Sale/disposal of assets		-	13,783.77
Total Other Revenue		-	13,783.77
Interest revenue calculated using the effective interest method			
Bank interest		3,313.73	2,893.72
Total Interest revenue calculated using the effective interest method		3,313.73	2,893.72
Expenses			
Other expenses	5	1,151,398.05	860,178.94
Employee benefits expense		745,824.06	773,545.34
Depreciation and amortisation		92,424.02	79,269.91
Finance costs		6,808.45	3,233.51
Interest expense - lease liabilities		7,375.39	7,899.05
Bad & Doubtful Debt Expense		9,947.27	-
Total Expenses		2,013,777.24	1,724,126.75
Profit/(Loss) before Taxation		(239,891.75)	289,944.15
Net Profit After Tax		(239,891.75)	289,944.15
Other comprehensive income			
Current Year Earnings		(239,891.75)	289,944.15
Items that will not be reclassified subsequently to profit or loss			
Items that will be reclassified subsequently to profit or loss when specific conditions are met:		-	-
Total other comprehensive income for the year, net of tax		-	-
Total comprehensive income for the year attributable to the members of Southern Queensland Country Tourism Ltd		(239,891.75)	289,944.15

Statement of financial position

Southern Queensland Country Tourism Ltd trading as Queensland Country Tourism for the year ended 30 June 2025

	NOTES	2025 \$	2024 \$
Assets			
Current assets			
Cash and cash equivalents	6	428,578.07	665,829.13
Receivables	7	94,662.11	16,890.50
Other assets	8	14,071.68	9,126.25
Total Current assets		537,311.86	691,845.88
Non-current assets			
Property, plant and equipment	9	114,338.50	100,182.04
Right-of-use assets	10	65,977.23	117,618.59
Rental bond – Neil St		22,000.00	22,000.00
Total Non-current assets		202,315.73	239,800.63
Total assets		739,627.59	931,646.51
Liabilities			
Current liabilities			
Payables	11	127,684.18	59,930.42
Lease liabilities	12	58,843.47	52,817.80
Borrowings	13	24,889.45	18,134.16
Employee benefits	14	35,850.93	39,849.50
Amounts payable to Australian Taxation Office		17,900.69	18,576.67
Income in advance		22,989.64	29,141.56
Total Current liabilities		288,158.36	218,450.11
Non-current liabilities			
Lease liabilities	12	10,242.11	66,825.25
Borrowings	13	61,755.43	35,202.82
Employee Benefits	14	8,195.11	-
Total Non-current liabilities		80,192.65	102,028.07
Total Liabilities		368,351.01	320,478.18
Net Assets		371,276.58	611,168.33
Net Profit After Tax			
Retained earnings		371,276.58	611,168.33
Total Equity		371,276.58	611,168.33

Statement of changes in equity

Southern Queensland Country Tourism Ltd trading as Queensland Country Tourism for the year ended 30 June 2025

	RETAINED SURPLUS	TOTAL EQUITY
	\$	\$
Balance at 1 July 2023	321,224.18	321,224.18
Surplus after income tax expense for the year	289,944.15	289,944.15
Other comprehensive income for the year, net of tax	-	-
Total comprehensive income for the year	<u>289,944.15</u>	<u>289,944.15</u>
Balance at 30 June 2024	<u>611,168.33</u>	<u>611,168.33</u>
Balance at 1 July 2024	611,168.33	611,168.33
Deficit after income tax expense for the year	(239,891.75)	(239,891.75)
Other comprehensive income for the year, net of tax	-	-
Total comprehensive income for the year	<u>(239,891.75)</u>	<u>(239,891.75)</u>
Balance at 30 June 2025	<u>371,276.58</u>	<u>371,276.58</u>

Statement of cash flows

Southern Queensland Country Tourism Ltd trading as Queensland Country Tourism for the year ended 30 June 2025

	2025 \$	2024 \$
Operating Activities		
Receipts from customers	1,806,980.53	2,257,091.94
Payments to suppliers and employees	(1,961,208.67)	(1,794,922.52)
Interest received	3,313.73	2,893.72
Interest paid	(6,782.56)	(3,233.51)
Interest paid on lease liabilities	(7,375.39)	(7,899.05)
Net Cash Flows from Operating Activities	(165,072.36)	453,930.58
Investing Activities		
Payments for property, plant and equipment	(51,180.78)	(72,760.79)
Net Cash Flows from Investing Activities	(51,180.78)	(72,760.79)
Financing Activities		
Proceeds from borrowings	54,288.00	62,500.00
Repayment of borrowings and lease liabilities	(75,285.92)	(56,490.84)
Net Cash Flows from Financing Activities	(20,997.92)	6,009.16
Net Cash Flows	(237,251.06)	387,178.95
Cash and Cash Equivalents		
Cash and cash equivalents at beginning of period	665,829.13	278,650.18
Net change in cash for period	(237,251.06)	387,178.95
Cash and cash equivalents at end of period	428,578.07	665,829.13

Notes to the financial statements

Southern Queensland Country Tourism Ltd trading as Queensland Country Tourism for the year ended 30 June 2025

Note 1.

GENERAL INFORMATION

The financial statements cover Southern Queensland Country Tourism Ltd trading as Queensland Country Tourism as an individual entity. The financial statements are presented in Australian dollars, which is Southern Queensland Country Tourism Ltd's functional and presentation currency.

Southern Queensland Country Tourism Ltd trading as Queensland Country Tourism is a not-for-profit unlisted public company limited by guarantee, incorporated and domiciled in Australia. Its registered office and principal place of business are:

Registered Office:

R & D Accounting, 145 Taylor Street, Toowoomba Qld 4350

Principal place of business:

3/70 Neil Street, Toowoomba Qld 4350

A description of the nature of the company's operations and its principal activities are included in the directors' report, which is not part of the financial statements.

The financial statements were authorised for issue, in accordance with a resolution of directors, at the date of the signing of the Directors' Declaration.

Note 2.

MATERIAL ACCOUNTING POLICY INFORMATION

The material accounting policies adopted in the preparation of the financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

New or amended Accounting Standards and Interpretations adopted

The company has adopted all of the new or amended Accounting Standards and Interpretations issued by the Australian Accounting Standards Board ('AASB') that are mandatory for the current reporting period.

Any new or amended Accounting Standards or Interpretations that are not yet mandatory have not been early adopted.

The adoption of these Accounting Standards and Interpretations did not have any significant impact on the financial performance of the company.

Basis of preparation

These general purpose financial statements have been prepared in accordance with the Australian Accounting Standards – Simplified Disclosures issued by the Australian Accounting Standards Board ('AASB'), and the *Corporations Act 2001*, as appropriate for not-for-profit oriented entities.

Historical cost convention

The financial statements have been prepared under the historical cost convention, except for, where applicable, the revaluation of financial assets and liabilities at fair value through other comprehensive income, investment properties, certain classes of property, plant and equipment and derivative financial instruments.

Critical accounting estimates

The preparation of the financial statement requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the company's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in Note 3.

Revenue Recognition

The company recognises revenue as follows:

Operating Grants and Memberships

When the company receives operating grants and membership revenue, it assesses whether the contract is enforceable and has sufficiently specific performance obligations in accordance with AASB 15 *Revenue from Contracts with Customers*.

When both these conditions are satisfied, the company:

- identifies each performance obligation relating to the grant;
- recognises a contract liability for its obligations under the agreement; and
- recognises revenue as it satisfies its performance obligations.

Where the contract is not enforceable or does not have sufficiently specific performance obligations, the company:

- recognises the asset received in accordance with the recognition requirements of other applicable accounting standards (for example AASB 9, AASB 16, AASB 116, AASB 138 and AASB 1058);
- recognises related amounts (being contributions by owners, lease liability, financial instrument, provisions, revenue or contract liability arising from a contract with a customer);
- recognises income immediately in profit or loss as the difference between the initial carrying amount of the asset and the related amount.

If a contract liability is recognised as a related amount above, the company recognises income in profit or loss when or as it satisfies its obligations under the contract.

Interest

Interest revenue is recognised as interest accrues using the effective interest method. This is a method of calculating the amortised cost of a financial asset and allocating the interest income over the relevant period using the effective interest rate, which is the rate that exactly discounts estimated future cash receipts through the effective life of the financial asset to the net carrying amount of the financial asset.

Other revenue

Other revenue is recognised when it is received or when the right to receive a payment is established.

All revenue is stated net of the amount of goods and services tax (GST).

Donations and bequests are recognised as revenue when received.

Volunteer Services

No amounts are included in the financial statements for services donated by volunteers.

Income tax

As the company is a tax exempt institution in terms of subsection 50-10 of the *Income Tax Assessment Act 1997*, it is exempt from paying income tax.

Current and non-current classification

Assets and liabilities are presented in the statement of financial position based on current and non-current classification.

An asset is classified as current when: it is either expected to be realised or intended to be sold or consumed in the company's normal operating cycle; it is held primarily for the purpose of trading; it is expected to be realised within 12 months after the reporting period; or the asset is cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least 12 months after the reporting period. All other assets are classified as non-current.

A liability is classified as current when: it is either expected to be settled in the company's normal operating cycle; it is held primarily for the purpose of trading; it is due to be settled within 12 months after the reporting period; or there is no right at the end of the reporting period to defer the settlement of the liability for at least 12 months after the reporting period. All other liabilities are classified as non-current.

Cash and cash equivalents

Cash and cash equivalents includes cash on hand, deposits held at call with financial institutions, other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Trade and other receivables

Trade receivables are recognised at amortised cost, less any allowance for expected credit losses. Trade receivables are generally due for settlement within 30 days.

The company has applied the simplified approach to measuring expected credit losses, which uses a lifetime expected loss allowance. To measure the expected credit losses, trade receivables have been grouped based on days overdue.

Property, plant and equipment

Plant and equipment is stated at historical cost less accumulated depreciation and impairment. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

Depreciation is calculated on a diminishing value basis to write off the net cost of each item of property, plant and equipment (excluding land) over their expected useful lives as follows:

Motor vehicles	4 - 10 years
Fixtures and fittings.....	3 - 10 years
Office equipment	3 - 7 years
Plant and equipment.....	3 - 10 years

The residual values, useful lives and depreciation methods are reviewed, and adjusted if appropriate, at each reporting date.

Leasehold improvements are depreciated over the unexpired period of the lease or the estimated useful life of the assets, whichever is shorter.

An item of property, plant and equipment is derecognised upon disposal or when there is no future economic benefit to the company.

Gains and losses arising on the disposal of property, plant and equipment are determined as the difference between the disposal proceeds and the carrying amount of the assets and are recognised in profit or loss within other income or other expenses.

Right of use assets

A right-of-use asset is recognised at the commencement date of a lease. The right-of-use asset is measured at cost, which comprises the initial amount of the lease liability, adjusted for, as applicable, any lease payments made at or before the commencement date net of any lease incentives received, any initial direct costs incurred, and, except where included in the cost of inventories, an estimate of cost expected to be incurred for dismantling and removing the underlying asset, and restoring the site or asset.

Right-of-use assets are depreciated on a straight-line basis over the unexpired period of the lease or the useful life of the asset, whichever is the shorter. Where the company expects to obtain ownership of the leased asset at the end of the lease term, the depreciation is over its estimated useful life. Right-of-use assets are subject to impairment or adjusted for any remeasurement of lease liabilities.

Trade and other payables

These amounts represent liabilities for goods and services provided to the company prior to the end of the financial year and which are unpaid. Due to their short-term nature they are measured at amortised cost and are not discounted, the amount are unsecured and are usually paid within 30 days of recognition.

Lease liabilities

A lease liability is recognised at the commencement date of a lease. The lease liability is initially recognised at the present value of the lease payments to be made over the term of the lease, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the company's incremental borrowing rate. Lease payments comprise of fixed payments less any lease incentives receivable, variable lease payments that depend on an index or a rate, amounts expected to be paid under residual value guarantees, exercise price of a purchase option when the exercise of the option is reasonably certain to occur, and any anticipated termination penalties. The variable lease payments that do not depend on an index or a rate are expensed in the period in which they are incurred.

Lease liabilities are measured at amortised cost using the effective interest method. The carrying amounts are remeasured if there is a change in the following: future lease payments arising from a change in an index or a rate used; residual guarantee; lease term; certainty of a purchase option and termination penalties. When a lease liability is remeasured, an adjustment is made to the corresponding right-of-use asset, or to profit or loss if the carrying amount of the right-of-use asset is fully written down.

Borrowings

Loans and borrowings are initially recognised at the fair value of the consideration received, net of transaction costs. They are subsequently measured at amortised cost using the effective interest method.

Employee benefits

Short-term employee benefits

Liabilities for wages and salaries, including non-monetary benefits, annual leave and long service leave expected to be settled wholly within 12 months of the reporting date are measured at the amounts expected to be paid when the liabilities are settled.

Other long-term employee benefits

The liability for annual leave and long service leave not expected to be settled within 12 months of the reporting date are measured at the present value of expected future payment to be made in respect of services provided by employees up to the reporting date.

Defined contribution superannuation expense

Contributions to defined contribution superannuation plans are expensed in the period in which they are incurred.

- (a) The superannuation expense paid during the year was \$73,202.98 (2024: \$71,537.85).

Goods and Services Tax ('GST') and other similar taxes

Transactions are recognised net of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with other receivables or payables in the balance sheet.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the tax authority are presented as operating cash flows.

Commitments and contingencies are disclosed net of the amount of GST recoverable from, or payable to, the tax authority.

Comparative Figures

Where required by Accounting Standards, comparative figures have been adjusted to conform with changes in presentation for the current financial year.

Note 3.

CRITICAL ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts in the financial statements. Management continually evaluates its judgement and estimates in relation to assets, liabilities, contingent liabilities, revenue and expenses. Management bases its judgement, estimates and assumptions on historical experience and on other various factors, including expectations of future events, management believe to be reasonable under the circumstances. The resulting accounting judgements and estimates will seldom equal the related actual results. Details of key judgements, estimates and assumptions made by management are discussed below.

Allowance for expected credit losses

The allowance for expected credit losses assessment requires a degree of estimation and judgement. It is based on the lifetime expected credit loss, grouped based on days overdue, and makes assumptions to allocate an overall expected credit loss rate for each group. These assumptions include recent sales experience and historical collection rates.

Estimation of useful lives of assets

The company determines the estimated useful lives and related depreciation and amortisation charges for its property, plant and equipment and finite life intangible assets. The useful lives could change significantly as a result of technical innovations or some other other event. The depreciation and amortisation charge will increase where the useful lives are less than previously estimated lives, or technically obsolete or non-strategic assets that have been abandoned or sold will be written off or written down.

Lease term

The lease term is a significant component in the measurement of both the right-of-use asset and lease liability. Judgement is exercised in determining whether there is reasonable certainty that an option to extend the lease or purchase the underlying asset will be exercised, or an option to terminate the lease will not be exercised, when ascertaining the periods to be included in the lease term. In determining the lease term, all facts and circumstances that create an economical incentive to exercise an extension option, or not to exercise a termination option, are considered at the lease commencement date. Factors considered may include the importance of the asset to the company's operations; comparison of term and conditions to prevailing market rates; incurrence of significant penalties; existence of significant leasehold improvements; and the costs and disruption to replace the asset. The company reassesses whether it is reasonably certain to exercise an extension option, or not exercise a termination option, if there is a significant change in circumstances.

Economic dependence

Southern Queensland Country Tourism Ltd is dependent on Tourism Events Queensland, the Queensland State Government and Councils for the majority of its income revenue used to operate the business. At the date of this report the Board of Directors have no reason to believe that this support will not continue.

Note 4.

REVENUE

	2025 \$	2024 \$
Revenue from contracts with customers (AASBI5)		
Membership Fees	49,453.33	20,432.95
Total Revenue from contracts with customers (AASBI5)	49,453.33	20,432.95
Other revenue (Recognised on receipt under AASBI058)		
Council funding	645,717.82	568,219.25
Tourism and Events Qld / State Government	854,029.27	1,196,035.00
Marketing partners / membership	54,450.26	40,598.18
Other grants	12,450.00	26,495.46
Operating revenue	154,471.08	145,612.57
Total other revenue (Recognised on receipt under AASBI05B)	1,721,118.43	1,976,960.46
Total Revenue	1,770,571.76	1,997,393.41

Disaggregation of revenue

The disaggregation of revenue from contracts with customers is as follows:

Geographical region:

Queensland	49,453.33	20,432.95
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Note 5.

OTHER EXPENSES

	2025 \$	2024 \$
Development of visitation guides	215,453.76	95,034.16
Events, workshops and other projects	266,250.28	255,315.86
Website expenses	46,488.80	19,568.08
Repayment of funding	170,500.00	-
Marketing, branding and trade development	205,435.79	173,832.22
Insurance	4,860.28	4,527.94
Lease - short-term & low value	2,904.33	4,706.81
Motor vehicle expenses	14,084.25	12,325.04
Operating expenses	159,627.63	173,847.57
Postage	872.59	399.22
Consultancy, Contracting & IT Support/Software	40,769.94	98,303.93
Printing & stationery	8,375.40	2,570.64
Repairs and maintenance	2,428.45	7,049.63
Telephone	10,403.04	10,976.12
Workcover	2,943.51	1,721.72
Total other expenses	1,151,398.05	860,178.94

Note 6.

CASH AND CASH EQUIVALENTS

	2025 \$	2024 \$
Cash at Bank	428,578.07	665,829.13
Total cash and cash equivalents	428,578.07	665,829.13

Note 7.

TRADE AND OTHER RECEIVABLES

Trade receivables

Accounts Receivable	98,649.38	16,890.50
Less: Provision for Doubtful Debts	3,987.27)	-
Total Trade receivables	94,662.11	16,890.50
Total Trade and other receivables	94,662.11	16,890.50

Note 8.

OTHER ASSETS

	2025 \$	2024 \$
Deposits held	-	1,000.00
Prepayments	14,071.68	8,126.25
Total other assets	14,071.68	9,126.25

Note 9.

PROPERTY PLANT AND EQUIPMENT

Plant and Equipment

Plant and Equipment at Cost	2,870.16	2,870.16
Accumulated Depreciation	(2,368.49)	(2,034.06)
Total plant and equipment	501.67	836.10

Fixtures and fittings

Fixtures and fittings at Cost	24,661.63	24,661.63
Accumulated Depreciation	(15,498.24)	(13,287.81)
Total fixtures and fittings	9,163.39	11,373.82

Motor Vehicles

Motor Vehicles at Cost	148,462.24	98,856.00
Accumulated Depreciation	(50,455.02)	(20,186.97)
Total motor vehicles	98,007.22	78,669.03

Office equipment

Office equipment at Cost	38,420.18	36,845.64
Accumulated Depreciation	(31,753.96)	(27,542.55)
Total office equipment	6,666.22	9,303.09

Total Property Plant and Equipment

114,338.50	100,182.04
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Reconciliations

Reconciliations of the written down values at the beginning and end of the current financial year are set out below:

	PLANT AND EQUIPMENT	FIXTURES AND FITTINGS	MOTOR VEHICLES	OFFICE EQUIPMENT	TOTAL
	\$	\$	\$	\$	\$
Balance at 1 July 2024	836.10	11,373.82	78,669.03	9,303.09	100,182.04
Additions	-	-	49,606.24	1,574.54	51,180.78
Disposals	-	-	-	-	-
Depreciation expense	(334.43)	(2,210.43)	(30,268.05)	(4,211.41)	(37,024.32)
Balance at 30 June 2025	501.67	9,163.39	98,007.22	6,666.22	114,338.50

Note 10.

RIGHT-OF-USE ASSETS

	2025	2024
	\$	\$
Building - right of use	165,502.34	161,744.00
Less: accumulated depreciation	(99,525.11)	(44,125.41)
Total Right-of-use assets	65,977.23	117,618.59

The company leases land and buildings for its offices under a commercial tenancy agreement commencing 6 September 2023, and expiring 5 September 2026, with an option to extend for a further 3 years. On renewal, the terms of the lease are renegotiated.

The company leases storage units and office equipment under lease agreements less than 5 years. These leases are either short-term or low-value, so have been expensed as incurred and not capitalised as right-of-use assets.

Reconciliations

Reconciliations of the written down values at the beginning and end of the current financial year are set out below:

	LAND AND BUILDINGS	TOTAL
	\$	\$
Balance at 1 July 2024	117,618.59	117,618.59
Additions	3,758.34	3,758.34
Depreciation expense	(55,399.70)	(55,399.70)
Balance at 30 June 2025	65,977.23	65,977.23

Note 11.

PAYABLES

	2025	2024
	\$	\$
Trade payables	95,475.77	19,673.33
Superannuation payable	17,005.17	18,191.33
Accrued wages & superannuation	15,203.24	22,065.76
Total payables	127,684.18	59,930.42

Note 12.

LEASE LIABILITIES

	2025 \$	2024 \$
Current	58,843.47	52,817.80
Non-current	10,242.11	66,825.25
Total lease liabilities	69,085.58	119,643.05

Future lease liabilities

Future lease payments are due as follows:

Within one year	62,029.44	60,000.00
One to five years	7,056.14	59,643.05

The company leases land and buildings for its offices under a commercial tenancy agreement commencing on 6 September 2023 and expiring 5 September 2026, with an option to extend for a further 3 years. The lease amount is subject to a market review on expiry of the original lease term on 5 September 2026. On renewal, the terms of the lease are renegotiated.

Note 13.

BORROWINGS

	2025 \$	2024 \$
Current	24,889.45	18,134.16
Non-current	61,755.43	35,202.82
Total borrowings	86,644.88	53,336.98

Borrowings are loans for motor vehicles. The borrowings are secured by the underlying assets.

Note 14.

EMPLOYEE BENEFITS

	2025 \$	2024 \$
Current		
Provision for Annual Leave	35,850.93	39,849.50
Total Current	35,850.93	39,849.50
Non-current		
Provision for Long Service Leave	8,195.11	-
Total Non-current	8,195.11	-
Total employee benefits	44,046.04	39,849.50

Note 15.

KEY MANAGEMENT PERSONNEL DISCLOSURES

	2025 \$	2024 \$
Aggregate compensation	191,278.08	185,409.75

The aggregate compensation made to directors and other members of key management personnel of the company is set out above.

Note 16.

AUDITOR'S REMUNERATION

	2025 \$	2024 \$
Audit of the financial statements	10,250.00	9,175.00
Total auditor's remuneration	10,250.00	9,175.00

During the financial year the fees recorded above were paid or payable for services provided by McConachie Stedman Audit and Assurance Pty Ltd, the auditor of the company.

Note 17.

COMMITMENTS AND CONTINGENT LIABILITIES

The company has a contingent liability relating to unexpended funds at 30 June 2025 of \$48,905.38. The company recognises income from funding bodies in accordance with AASB 1058 Income of Not for Profits where the income does not meet the criteria to be recognised in accordance with AASB 15 Contracts with Customers. Where the company has not yet expended the funds received in accordance with the relevant funding agreements, and where the funding body has the ability to recall funds not expended but at 30 June 2025 has not done so, a contingent liability is disclosed.

Note 18.

RELATED PARTY TRANSACTIONS

All directors hold their position in an honorary capacity. Accordingly, no directors were paid remuneration. No retirement and superannuation benefits were paid to directors and senior executives on retirement from office.

Key management personnel

Disclosures relating to key management personnel are set out in Note 15.

Transactions with related parties

The following transactions occurred with related parties:

	2025	2024
	\$	\$
Payment for goods and services from entities with significant influence	14,168.80	3,457.00

Receivable from and payable to related parties

There were no trade receivables or trade payables to related parties at the current and previous reporting date.

Loans to / from related parties

There were no loans to or from related parties at the current and previous reporting date.

Terms and conditions

All transactions were made on normal commercial terms and conditions and at market rates.

Note 19.

EVENTS AFTER THE REPORTING DATE

No matter or circumstance has arisen since 30 June 2025 that has significantly affected, or may significantly affect, the company's operations, the results of those operations, or the company's state of affairs in future financial years.

Consolidated entity disclosure statement

Southern Queensland Country Tourism Ltd trading as Queensland Country Tourism for the year ended 30 June 2025

Southern Queensland Country Tourism Ltd trading as Queensland Country Tourism does not have any controlled entities and is not required by the Accounting Standards to prepare consolidated financial statements. Therefore, section 295(3A) (a) of the *Corporations Act 2001* does not apply to the entity.

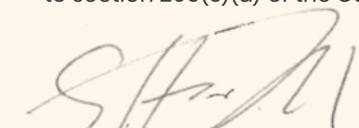
Directors' declaration

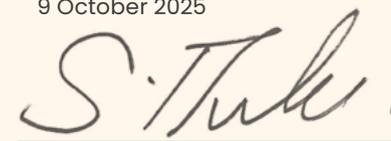
Southern Queensland Country Tourism Ltd trading as Queensland Country Tourism for the year ended 30 June 2025

In the directors' opinion:

1. The financial statements and notes, as set out on pages 13 - 25, are in accordance with the *Corporations Act 2001*, *Corporations Regulations 2001* and: (a) comply with Accounting Standards - Simplified Disclosures; and (b) give a true and fair view of the Company's financial position as at 30 June 2025 and of its performance for the year ended on that date.
2. In the directors' opinion there are reasonable grounds to believe that the company will be able to pay its debts as and when they become due and payable.
3. The information disclosed in the attached consolidated entity disclosure statement is true and correct.

This declaration is made in accordance with a resolution of the Board of Directors made pursuant to section 295(5)(a) of the *Corporations Act 2001*.


CR GEOFF MCDONALD
Director
9 October 2025


STEVEN BECKER
Director
9 October 2025

INDEPENDENT AUDIT REPORT TO THE MEMBERS OF SOUTHERN QUEENSLAND COUNTRY TOURISM LTD TRADING AS QUEENSLAND COUNTRY TOURISM

Report on the Audit of the Financial Report

Opinion

We have audited the financial report of Southern Queensland Country Tourism Ltd trading as Queensland Country Tourism (the Company), which comprises the statement of financial position as at 30 June 2025, the statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of material accounting policy information, the consolidated entity disclosure statement and the directors' declaration.

In our opinion, the accompanying financial report of Southern Queensland Country Tourism Ltd trading as Queensland Country Tourism, is in accordance with the *Corporations Act 2001*, including:

- (a) giving a true and fair view of the Company's financial position as at 30 June 2025, and of its financial performance for the year then ended; and
- (b) complying with Australian Accounting Standards – Simplified Disclosures, and the *Corporations Regulations 2001*.

Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Report section of our report. We are independent of the Company in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional & Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We confirm that the independence declaration required by the *Corporations Act 2001*, which has been given to the directors of the Company, would be in the same terms if given to the directors as at the time of this auditor's report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of the Directors for the Financial Report

The directors of the Company are responsible for the preparation of:

- a) the financial report (other than the consolidated entity disclosure statement) that gives a true and fair view in accordance with Australian Accounting Standards – Simplified Disclosures and the *Corporations Act 2001*;
- b) and the consolidated entity disclosure statement that is true and correct in accordance with the *Corporations Act 2001*,

and for such internal control as the directors determine is necessary to enable the preparation of:

- a) the financial report (other than the consolidated entity disclosure statement) that gives a true and fair view and is free from material misstatement, whether due to fraud or error; and
- b) the consolidated entity disclosure statement that is true and correct and is free of misstatement, whether due to fraud or error.

In preparing the financial report, the directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

INDEPENDENT AUDIT REPORT TO THE MEMBERS OF SOUTHERN QUEENSLAND COUNTRY TOURISM LTD TRADING AS QUEENSLAND COUNTRY TOURISM

Auditor's Responsibilities for the Audit of the Financial Report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

As part of an audit in accordance with Australian Auditing Standards, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- a) Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- b) Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- c) Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- d) Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- e) Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.



Mr Benjamin Horner
Chartered Accountant; Registered Company Auditor
Director
McConachie Stedman Audit and Assurance Pty Ltd
Registered Company Auditor No. 465552
160 Hume Street
Toowoomba Qld 4350

24 October 2025

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Title **Community & Liveability Report Response Petition Garrad Park Meandarra**

Date 6 January 2026

Responsible Manager T. Parsons, PARKS & RECREATION MANAGER

Summary

The purpose of this report responds to the petition submitted by Meandarra State School students and community members, advocating for enhancements to Garrad Park. Council acknowledges the passion and care shown by the students and community in seeking improvements to this valued local space. The report outlines Council's approach to addressing the suggestions within existing operational frameworks and clarifies the process for any future capital works.

Link to Corporate Plan

Strategic Priority: Active Vibrant Community

- We are a happy, inclusive community, proud of where we live.
- Our people of diverse backgrounds and ages are united by social, cultural, and sporting activities.
- Our parks, open spaces, and community facilities are alive with activities and connect our communities.

Strategic Priority: Quality Lifestyle

- Our residents are provided with modern infrastructure and quality essential services across our region.
- Our recreational spaces and community facilities are attractive, safe, and accessible.
- We attract families to live, work, prosper, and play in our region.

Strategic Priority: Sustainable Organisation

- We focus on proactive, sustainable planning for the future.
- Our effective asset management ensures that we responsibly maintain our community assets.

Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this Report be received and that Council considers the proposed enhancements of Garrad Park Meandarra as part of the 2026/27 budget process.

Background Information

On 16 September 2025, Council received correspondence from Year 5 and 6 students at Meandarra State School, detailing concerns and suggestions for Garrad Park. This included safety, accessibility, shade, play options, and connectivity. Council responded to each student, providing updates on current maintenance and asset renewal practices. A petition signed by over 100 community members was tabled at the December Ordinary Council Meeting, further demonstrating community support for park improvements.

Garrad Park is classified as a 'Local' park under Council's Parks hierarchy and is maintained in accordance with adopted service levels.

Report

Following a review of the correspondence received from the students, the following key issues were identified:

- Safety hazards (sinkholes, fencing, gate security)
- Accessibility for people with disabilities
- Shade over play equipment
- Play options for older children
- Pathways for bikes, scooters, wheelchairs
- Requests for gardens, landscaping, and a pedestrian crossing

All existing assets at Garrad Park are in satisfactory condition (inspections carried out fortnightly) and form part of Council's annual asset renewal program. These assets are scheduled for replacement in accordance with the asset lifecycle planning. The below table identifies the current assets at Garrad Park and remaining asset life.

Asset	Remaining Useful Life (Years)
Playground Equipment	12.66 (independent playground assessment undertaken in November 2025)
Soft Fall Surface	4.66 (independent playground assessment undertaken in November 2025)
Electric BBQ	13.66
Shade Structure & Picnic Setting	38.66
Fence	Not listed on the asset register; however, routine inspections confirm it remains structurally sound and fit for purpose.

Operational Actions (Business as Usual)

Council will address minor beautification works, such as planting additional trees and shrubs, within existing operational budgets, subject to maintenance considerations. Routine inspections and maintenance will continue to ensure safety and amenity. Where feasible, simple activities suggested by students (e.g., garden planting, prickle management) will be incorporated into regular park operations. This activity could be undertaken in collaboration with Meandarra State School, providing an opportunity for community engagement and participation.

Capital Improvements

Any major upgrades or new infrastructure (e.g., accessible play equipment, traffic track, pathways, pedestrian crossing) will be considered through Council's standard budget process. There is currently no budget allocation for new works at Garrad Park in the current financial year. Proposals for capital improvements will be assessed as part of future budget deliberations, consistent with Council's commitment to responsible asset management and community engagement.

Pedestrian Crossing

Council's Infrastructure Services team has reviewed the feasibility of a new pedestrian crossing. The site does not meet the criteria for installation, and given Meandarra's low traffic environment, existing arrangements are considered safe.

Consultation (Internal/External)

Internal

- General Manager Community & Liveability
- Parks & Recreation Team
- Infrastructure Services (Senior Works Manager)

Legal/Policy Implications (Justification if applicable)

There are no legal nor policy implications associated with the petition submitted by Meandarra State School.

Budget/Financial Implications

The identified assets already form part of Council's annual asset renewal program and will be scheduled for replacement as required in accordance with lifecycle planning (already budgeted as part of the capital replacement program).

There is currently no provision within the adopted 10-year capital plan for any new or major upgrades to Garrad Park Meandarra, however, a new operational initiative to complete concept planning will be submitted as part of the upcoming 2026/27 budget for consideration.

Human Rights Considerations

There are no human rights implications associated with this report.

Conclusion

Council values the initiative and care demonstrated by Meandarra State School students and the broader community. Minor enhancements will be delivered in response to the deputation provided and as part of our business as usual activities, ensuring the park remains safe and welcoming. Any significant capital improvements will be considered through the normal budget process, with no current allocation for new works this financial year. Council remains committed to maintaining Garrad Park as a vibrant community space and will continue to engage with residents and students on future opportunities.

Attachments

Attachment 1 - Incoming Correspondence Student's Meandarra State School Gerrard Park

Attachment 2 - Response Student's Meandarra State School Gerrard Park

Attachment 3 - Petition Received Year 5 & 6 Students Meandarra State School Gerrard Park

Authored by: T. Parsons, Parks & Recreation Manager

Dear Mr Smith,

I, Nina, am a community member and student at Meandarra State School. I am writing to you about a terrifying disaster. The Meandarra Garrad Park is not suitable for all types of ages or people with disabilities. Meandarra Garrad Park is in a terrible state it needs some beautification and maintenance, we need to make space safer and more enjoyable, encourage people to spend time outdoors and it needs local accessibility.

It is crucial that Garrad Park needs safer and more enjoyable space for all varieties of ages. When my class went to go and investigate the park, we discovered lots of little sink holes under the Softfall, the gate is easy for kids to climb over and then they could get away onto the road and may even get hit by a passing vehicle that hasn't seen the poor child. These safety hazards must be attended too, we even gathered proof that it is a dangerous park; one of our classmates rolled her ankle while walking around. We also need play equipment for the disabled, so they don't feel left out.

We must add a vegetable/flower garden. Just think of all the parents and kids who would be at the garden taking care of it. The kids would be smelling the flowers and saying to their mum or dad that they are pretty. Have you ever seen a child with a 30- degree burn? Well, you surely will if you don't cover up the swings. The type of swings that we have at the park get really hot in summer and give people a nasty burn to. Usually, people that are going by or caravaners that have kids like to stop where there is a good park to keep their kids company. Here at Meandarra, you don't actually see much caravaners with kids it's usually just older people.

It is beyond doubt that Garrad Park needs more protection to keep you safe in or around it. In summer people will usually go swimming in the pool next door to Garrad Park. After some people have finished swimming, they go to the park to dry off. There should be a zebra crossing to go from the pool to the park because it's not just grown ups that head across the road, but kids like me. Most kids that live in town usually walk home and most of them follow the zebra crossings. Concrete paths are really important because wheelchairs, bicyclists and kids on scooters will make it around easily instead of falling flat. At the park there are no paths and lots of prickles. People riding bikes have a really hard time trying to ride around the park because there is no footpath. People in wheelchairs also have a terribly hard time trying to get in and there is no point because they can't go on anything at all since nothing is suitable for them.

In conclusion I would really appreciate it if you would add in some of my ideas to beautify and Modify Garrad Park.

Kind Regards

Nina Ibrahim

Year Five Student

Meandarra State School

Dear Mr Smith

My name is Emily a student as well as a citizen of Meandarra State School and I've come to notice that Garrad Park is not being utilized by the local community. This is my proposal. I think we should get a traffic track. I'm sure Meandarra should get a traffic track because it supports health and wellbeing, it will be locally accessible, and it will make spaces safer and more enjoyable for everyone. Firstly, Meandarra should get a traffic track because it supports health and wellbeing. People in wheelchairs or with disabilities can't go on any of the play equipment we already have, but if we get a traffic track those children will feel like superheros with superpowers having so much fun running or rolling around playing on the pretend roads. They could fly over the moon with excitement and happiness if you say yes.

Secondly, Garrad Park should get a traffic track because it will be locally accessible. People need to travel all the way to Hatton Vale just to play on a one. Would you want families to drive all that way for three hours straight just to play on a traffic track. Traveling all that way you would need to stay the night which isn't bad, however for a family of 4 it costs \$369 each day you stay there. What if you wanted to stay for three nights? A traffic track would easily fit on the right of the gate when you first walk in.

Finally, it is indisputable Meandarra should get a traffic track because it makes spaces safer and more enjoyable for all ages. When kids go to the park, they sometimes bring their bikes and scooters but nothing for them to ride on. They either ride on the Softfall or the cement around the picnic table which they could hurt themselves on the corners of the table. They also fall on the soft fall which believe me it really, really, really hurts. When we were at the park observing it, I fell over and rolled my ankle on the soft fall – and believe me, it is not soft. There is also sink holes underneath the soft fall that will course crashes and more.

In conclusion, it is unquestionable we need a traffic track because 1 it supports health and wellbeing, 2 it would be locally accessible and 3 it will make spaces safer and more enjoyable for everyone who love riding their bikes, scooters, and maybe skateboards. People will also be more engaging on going outside maybe all the time. Another safety hazard is that the park we have is rusty and ruined, the swings have no shade, and the seesaw hits the ground every time you bounce on it. Even if Garrad Park can't get a traffic track could we at least get a footpath in the park so that children can ride their bikes, scooters and skateboards. The bike track we already have is terrible younger ages have trouble getting up and older kids even get bored going down the track.

Thank you for your time reading my letter.

Best Regards,

Emily Hoskin

Year 5 student,

Meandarra State School.

Dear Mr Smith,

I'm Rosie Grams, a student from Meandarra State School. I'm writing this letter to you because our town playground, Garrad Park, needs an upgrade. An upgrade to Garrad Park could cater more to older kids and disabled children. It would make the park safer and more enjoyable and encourage people to spend more time outdoors.

Firstly, our current park does not cater for disabled children, and barely caters for older kids. Most parks have some type of equipment for kids in wheelchairs, but Garrad Park doesn't. In addition to this, there is no path leading to, or around the park, only uneven, bumpy, and prickly ground. This makes it very hard for disabled kids to access the park. Also, there's only five pieces of equipment at the park, and only two are entertaining for older kids. This leaves certain children feeling excluded. Secondly, an upgrade would definitely make the park safer and more enjoyable to people. There are many issues with the current park that don't make it as fun as it should be. For example, there are small sinkholes underneath parts of the softfall that can trip people, and there's no shade over the swing set, which makes the swings hot enough to fry an egg on, especially in Summer. The whole point of a playground is that people can enjoy it, and Garrad Park can't even do that, making the current park as fun as a soggy sandwich.

In addition to this, an upgrade to Garrad Park would encourage people to spend more time outdoors. The University of California - Davis Health clearly stated that, "research continues to show that being outside and experiencing nature can improve our mental health and increase our ability to focus."

Being outdoors supports health and wellbeing, and a new, exciting park would definitely encourage families to come and try it. This means that kids would have time to be active and social, further supporting their wellbeing.

In conclusion, it's obvious and unquestionable that having a better park would be good for the community. It's clear that there are more pros than cons to the outcome. Would you want your local park to be unsafe, lifeless and boring, or fun, safe and exciting? If Garrad Park was upgraded, it could cater more to all age groups, disabled children, it would make the park safer and more enjoyable, and it would support the wellbeing of our community. I even conducted a school and community survey, which asked people if they thought that Garrad Park needed improvement, and over 80% of them answered my question with a 'yes'. Please consider my request to upgrade Garrad Park.

Kind Regards,

Rosie Grams

Year 6 Student

Meandarra State School

Dear Mr Smith,

My name is Aria. I am a young community member that attends Meandarra State School. It has come to my attention, and many others, that our local, dilapidated, park, must be upgraded. If Garrad Park was upgraded, it would support health and wellbeing while encouraging people to spend time outdoors, and it would also make spaces safer, more enjoyable, and accessible.

Firstly, Garrad Park crucially needs to be upgraded, so that it is a safer and more enjoyable environment. While our class was at our local park researching, we noticed that there are sinkholes underneath the soft fall. One of our classmates tripped in the sinkhole and rolled her ankle. This is a huge safety hazard and could lead to multiple injuries. The gate at Garrad Park is easy to open, and the fences surrounding the park are way too short and must be childproof. For example, a pool fence. Would you feel comfortable knowing your child could escape Garrad Park? Children are bound to climb the fence or open the gate when their parents aren't looking. They could get severely injured, what happens if a child ends up on the road? They could get hit by a moving vehicle! With the height of the fences at Garrad Park, they will succeed in escaping! As you can see there are numerous safety hazards at our park.

Secondly, upgrading Garrad Park would encourage the outdoors and support health and wellbeing. If Garrad Park was upgraded, then the community would use it much more often. Imagine being a tourist and staying in the caravan park, you take your children to Garrad Park for a play, I'm sure that you would be severely disappointed. Your kids would die of boredom! Garrad Park only has five pieces of play equipment, and one piece of equipment is not suitable for smaller children. From experience, my younger siblings cannot reach the flying fox, and my parents always have to lift them up! It is proven by the national institutions of health that "Active outdoor play is important for children's health development, and wellbeing." It is essential that the council upgrades Garrad Park.

Finally, other communities (Tara, Miles, Chinchilla, Dalby) have engaging parks. It has just been released, that Dalby has future plans for a captivating, epic, playground infrastructure, which is great but unfortunately it is approximately two hours to Dalby from Meandarra. So, this is of no benefit to our local community residents. All this traveling will cost us money. Fuel is expensive, time is valuable, and it is torturous sitting in the car for a long period of time.

In conclusion, it is unquestionable, beyond doubt, absolutely crucial, that Garrad Park must be upgraded. It would be deeply appreciated by not only me, but by the community of Meandarra. Please consider my proposal.

Kind Regards

Aria Wallace

Grade Five Student

Meandarra State School

Dear Rosie,

Thank you so much for your thoughtful letter and for sharing your ideas about Garrard Park - especially your research on how important it is to be outside with nature!. I really appreciate the time and effort you put into explaining the improvements you would like to see. It's wonderful to see students like you taking such an interest in your local parks and thinking about how they can be better for everyone.

I have made sure your suggestions are noted as part of our ongoing discussions about parks and recreation spaces. While I can't promise that any specific changes will happen at this time, it is really helpful to hear ideas directly from young people like you.

Here are some updates about things you mentioned:

Softfall and Playground Safety: The softfall at our playgrounds is checked every year by a qualified playground inspector to make sure it meets safety rules. Any areas that need fixing are repaired so everyone can play safely. The softfall in Garrard Park is expected to last about another six years before it needs to be replaced. At our recent round of maintenance inspections (undertaken by Parks Staff) it was identified that there were some voids in the softfall and the team undertook some preventative trial maintenance which has worked well (so the rest of the voids will be fixed). The playground itself has around 5-10 years of useful life left, so it will be replaced sometime during that period (perhaps when the time comes we could engage the school students of Meandarra State School with some replacement options?).

Shade: We know shade is important when playing at the park. Right now, there aren't any plans to add more shade, but each year we check all of our parks to see what upgrades might need to be considered. In the meantime, families can enjoy the park during the cooler parts of the day.

Accessibility: We want parks to be welcoming for everyone, including people with disabilities. Making a park fully accessible can cost a lot of money and takes careful and considered planning. Currently, none of our parks across the Western Downs are fully disability accessible. However, I am happy to say that accessibility has been priority for our upcoming Thomas Jack Park project which will be a great outcome for our community. We are always looking for ways to make improvements so more children and families of all abilities can enjoy our parks.

Parks are special because they give everyone a place to play, relax and spend time outside. They help us stay healthy, make friends, and enjoy nature. Parks are like a big backyard for the whole community, and we want everyone to be able to enjoy them.

We also know that young people are really important to the Western Downs, and we want to hear more from people like you about what matters to them. Right now, we are working with youth aged 12-24 years to make sure their voices are heard.

Thank you again for writing to Council - your ideas and passion are greatly appreciated.

Andrew Smith
MAYOR
WESTERN DOWNS REGIONAL COUNCIL

Dear Emily,

Thank you so much for your thoughtful letter and for sharing your ideas about Garrard Park - especially the traffic track.. I really appreciate the time and effort you put into explaining the improvements you would like to see. It's wonderful to see students like you taking such an interest in your local parks and thinking about how they can be better for everyone.

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Thank you again for writing to Council - your ideas and passion are greatly appreciated.

Andrew Smith
MAYOR
WESTERN DOWNS REGIONAL COUNCIL

Dear Nina,

Thank you so much for your thoughtful letter and for sharing your ideas about Garrard Park - especially your inclusivity considerations. I really appreciate the time and effort you put into explaining the improvements you would like to see. It's wonderful to see students like you taking such an interest in your local parks and thinking about how they can be better for everyone.

I have made sure your suggestions are noted as part of our ongoing discussions about parks and recreation spaces. While I can't promise that any specific changes will happen at this time, it is really helpful to hear ideas directly from young people like you.

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Lawn & Gardens: We know flower and vegetable gardens can be fun and pretty, but at some parks they aren't practical because they need a lot of care and it's very hot, which makes it hard to keep them healthy. Perhaps there is another way flowers/veges could be expressed in the park - I am certainly open to some great ideas! I will ensure that the team when they visit next look out for the prickles and organise a spray - they are very hard to keep out of the grassed areas especially when there is a lot of foot traffic.

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Thank you again for writing to Council - your ideas and passion are greatly appreciated.

Andrew Smith
MAYOR
WESTERN DOWNS REGIONAL COUNCIL

Dear Aria,

Thank you so much for your thoughtful letter and for sharing your ideas about Garrard Park - especially your ideas around a flying fox (they really are fun!). I really appreciate the time and effort you put into explaining the improvements you would like to see. It's wonderful to see students like you taking such an interest in your local parks and thinking about how they can be better for everyone.

I have made sure your suggestions are noted as part of our ongoing discussions about parks and recreation spaces. While I can't promise that any specific changes will happen at this time, it is really helpful to hear ideas directly from young people like you.

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Fence: Parks don't have to have fences by law, but sometimes they are considered, especially near very busy roads.

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MAYOR
WESTERN DOWNS REGIONAL COUNCIL

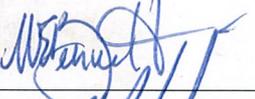
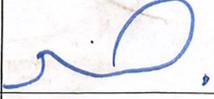
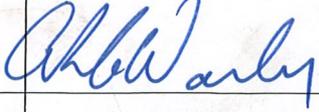
Meandarra Year 5 and 6 Students would appreciate your support in our submission to Western Downs Regional Council to upgrade **Garrad Park**. We will be attending the November Council meeting to deliver our views on how we envision this green space to serve as a safe, welcoming, and vibrant gathering place for our community. Parks bring people together, promote wellness, and provide essential outdoor space for families, children, and community members of all ages.

With your support, we can turn this vision into a reality. Sign below to show your commitment to a healthier, stronger, and more connected community through the improvement of Garrad Park. We will be presenting this petition at the November meeting.

Name	Signature	Name	Signature
Amy Ward		Allison Dowe	
Hannah Keating		SHILOH HILDRETH	S.H.
Klara Morris		MARA MURPHY	
Nakita Lane	N Lane	Amonda Bhanu	
RICHARD STEEL		Lena Topp	
Greg Doyle		Sara Osborne	
Linda Coggan	L Coggan	Archie Attwooll	
DAVID BLOFIELD		Archie Dight	
ANBETTE		MICHAEL PATT	
Megan McLean		Scarlett Mepher	
ADEL SMITH		DAVID M LEE	
CHERRY SMITH		M. Johnson	
ANTHONY BARNES		G.D. M	
Shantell Kelly			
Kim Richards			
S Johnson			

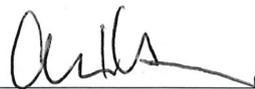
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Name	Signature	Name	Signature
Raymond HILOREW			
Jedch Simpson			
Nathaniel Tike			
Archie Atwooll			
WENDY BENNETT.			
DOUG SCHNEIDER.			
KRUIS BURT			
Virginia Worley			
PATGE DEVENISH			
TOD DEVENISH			
Mary McDonalda			
Rob WABBY			
HARRISON SCOTT			
PAUL SCOTT			
BART OWEN			

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MARIA CARROLL	M. Carroll		
Minda Waver			
S Rochester			
M. Mourisy			
Pat McNameara	P. McNameara		
Dulce Velp	D. Velp		
Leonie Thiemann	L. Thiemann		
JAN McLEISH	J. McLeish		
Ross Forbes	R. Forbes		
JULIE NOBBS	J. Nobbs		
Nancy Ernst	N. Ernst		
Hayley Riches	H. Riches		
Tom McNameara	T. McNameara		

