



or which section is best positioned to undertake this work. Until the matter is resolved, the Infrastructure Asset Management Team are performing operational asset data verification, cleansing and maintenance.

Asset Management Team staff are responsible for ensuring that all asset data for major asset classes meets Council's operational, strategic and financial requirements.

This means ensuring that asset inspection data and information from Works Orders are entered into the system when appropriate.

Assistance may be required from other parts of Council to undertake data uploads and extracts of Waste asset information. However, the Asset Officers are responsible for ensuring its integrity.

It should be noted that procedures for Works Orders are still in development, and there is no formal system currently in place. However, it is an aim to have a functioning Works Order system to support sound asset management.

9.2.5 Data Quality Assessment

A key issue with collecting and storing this information is the recognition that it must be kept up-to-date. Obsolete data can produce meaningless information when efforts are made to use it for works programming and financial modelling.

As there may be a prohibitive cost to data collection, consideration must be given to collecting and storing only that data which will be useful to management needs.

An audit and condition assessment of Buildings and Other Structures was undertaken in 2019. This data was checked as part of the Buildings revaluation conducted in 2020.

An assessment of the quality of the data used in the compilation of this AMP is shown [here](#).

9.3 Technological Change

The following technology changes are expected over the life of this plan (i.e. 10 years). These changes will help improve Council's management of Waste assets and services.

Table 31: Technological Change: Waste Asset Information Management

Technology	Expected Change
Remote sensing, monitoring and control	It is expected that remote sensing, monitoring and control systems will become cheaper and more prevalent over the life of this plan (i.e., 10 years). If this occurs, it will enable Council to collect asset performance data more frequently and less expensively (i.e., without having to conduct physical site inspections).
Integration of data sources	The current trend towards the integration of spatial, non-spatial and unstructured asset and service data within Council is likely to accelerate. This will provide Council with a more holistic view of its assets.
External data sharing	Council will be able to link its data with other Councils and government departments for planning, benchmarking and reporting purposes.
Drones	It is expected that in future, drones will play an increased role in asset survey and monitoring.



10.0 PLAN IMPROVEMENT AND MONITORING

10.1 Status of Asset Management Practices³²

Asset management maturity of Council's Waste service is currently assessed as being at a **Basic** level (but approaching a **Core** level).

10.2 Improvement Priorities

Waste asset management improvement priorities are:

- Rationalise Waste asset data structures, including:
 - Asset hierarchy
 - Asset data model
 - Asset work types and cost structures
- Develop asset recognition (capitalisation) and revaluation thresholds for Waste assets.
- Develop a capital works project prioritisation framework for Waste assets.
- Include asset renewal requirements in the CAPEX program.
- Load the latest asset data into Council's Asset Registers and GIS.
- Integrate Council's non-spatial (asset register) and spatial (GIS) asset data for Waste.
- Implement a Work Order Management system (including a mobility solution to support asset management activities in the field).

10.3 Key Performance Indicators (Improvement)

The effectiveness of this Asset Management Plan will be measured by:

- The pace at which Council moves towards evidence-based decision making for its Waste services.
- Whether Council implements asset and financial data improvements that increase the visibility, accuracy and consistency of Waste asset lifecycle costs.
- The degree to which the required forecast costs identified in this Asset Management Plan are incorporated into the long-term financial plan.
- The degree to which the detailed multi-year works programs, budgets, business plans and corporate structures take into account the trends identified in this Asset Management Plan.
- The degree to which the existing and projected service levels and service consequences, risks and residual risks are incorporated into future Strategic Plans and other associated plans.

³² ISO 55000 Refers to this the Asset Management System



10.4 Improvement Plan

The following activities have been identified to improve the asset management maturity of Waste services.

Table 32: Waste Asset Management Improvement Plan

ID	Element	Action	Lead	Linked To	Time Horizon	Estimated Cost	Comments
1	Process	Develop a standardised asset renewal prioritisation methodology to inform asset renewal planning.	Asset Management Steering Committee		3 - 6 months		
2	Process	Develop a maintenance triage regime to prioritise reactive maintenance.	Manager Environment and Waste Services		3 - 6 months		
3	Data	Develop an asset hierarchy and data model for waste assets.	Asset Management Steering Committee		3 - 6 months		
4	Data	Determine if landfill cells and/or air space should be treated as Waste assets and managed under this plan.	Asset Management Steering Committee		3 - 6 months		
5	Data	Determine if Waste plant should be recorded in the Waste asset register or Fleet/ Plant asset register.	Asset Management Steering Committee		3 - 6 months		
6	Data	Reconcile and update the Financial Asset Register with the latest asset data collected as part of the Buildings condition assessment and revaluation work.	Asset Management Steering Committee		3 - 6 months		
24	Data	Develop a Long-Term Financial Forecast that shows Council's expected revenue and expenditure for the next 10 years.	Manager Finance		3 - 6 months		

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ID	Element	Action	Lead	Linked To	Time Horizon	Estimated Cost	Comments
7	Governance	Monitor/ supervise all waste facilities to improve waste segregation and control illegal dumping.	Manager Environment and Waste Services		6 - 12 months		
8	Governance	Formally define Customer Values and Customer Levels of Service to inform service planning and Technical Levels of Service.	Asset Management Steering Committee		6 - 12 months		
9	Governance	Formally defined Customer and Technical level of service performance measures.	Manager Environment and Waste Services		6 - 12 months		
10	Governance	Refresh the Risk Assessment for Waste Services following the approval of the Waste AMP	Manager Environment and Waste Services	16	6 - 12 months		
23	Governance	Develop asset recognition (capitalisation) and revaluation thresholds for Waste assets.	Asset Management Steering Committee		6 - 12 months		
11	People	Raising public awareness about why illegal dumping is a problem and encourage the public to report it if seen.	Manager Environment and Waste Services		6 - 12 months		
12	Process	Develop a standardised asset renewal requirements estimating methodology	Asset Management Steering Committee		6 - 12 months		
25	Process	Benchmark the financial performance of Council's Waste management services against other similar-sized Councils.	Asset Management Steering Committee		6 - 12 months		

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ID	Element	Action	Lead	Linked To	Time Horizon	Estimated Cost	Comments
13	Data	Investigate and resolve the discrepancies in population forecasts between LGIP and QGSO, and either correct future versions of this AMP or the LGIP.	Asset Management Steering Committee		6 - 12 months		
14	Data	Implement standardised CAPEX and OPEX work categorisation to improve whole-of-life asset cost tracking/ forecasting.	Asset Management Steering Committee		6 - 12 months		
15	Data	Include asset renewal forecasts in future versions of the Waste 10-year CAPEX program.	Manager Environment and Waste Services		6 - 12 months		
16	Data	Identify critical waste assets to support risk and resilience planning.	Manager Environment and Waste Services		6 - 12 months		
17	Governance	Review the financial viability of kerbside recycling.	Manager Environment and Waste Services		12 - 24 months		
18	Governance	Perform regular asset condition and performance assessment to inform asset maintenance and renewal planning.	Manager Environment and Waste Services		12 - 24 months		
19	Data	Establish Waste asset utilisation, capacity and performance targets and an associated monitoring regime.	Manager Environment and Waste Services		12 - 24 months		
20	Technology	Investigate technologies to track bin weight at collection (i.e., what is emptied into the truck).	Manager Environment and Waste Services		12 - 24 months		

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ID	Element	Action	Lead	Linked To	Time Horizon	Estimated Cost	Comments
21	Technology	Implement a mobile Work Management System for Waste assets.	Asset Management Steering Committee		12 - 24 months		
22	Governance	Continue to rationalise landfill sites and transfer stations in accordance with the Waste Management Strategy 2015 - 2022.	Manager Environment and Waste Services		> 24 months		

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10.5 Monitoring and Review Procedures

This asset management plan will be reviewed bi-annually. This review shall include, but not be limited to a review of:

- Asset details, condition, performance and utilisation.
 - Changes in the overall condition of Council's Waste asset portfolio.
 - Levels of service achieved.
 - Accuracy and reliability of Waste-related financial forecasts.
- Progress on Capital Works Development Program.
- Recommendations for amendments.

10.5.1 Audit Review Process

Council will implement internal business processes to ensure that:

- Changes to Waste assets are captured and then recorded in Council's asset management information systems in an accurate, consistent and timely manner.
- Condition assessments and maintenance inspections are conducted in accordance with Council's asset management guidelines.
- Works programs are developed in accordance with agreed prioritisation criteria.
- Waste-related asset expenditure is correctly allocated between CAPEX and OPEX as per Council's guidelines.

10.5.2 Reviewing Maintenance Management Performance

Part of the annual budget process is to review asset performance following delivery of the maintenance program. Actual expenditures are compared to those budgeted, and any significant variances are analysed with any necessary remedial action accounted for in the new budget.

Effectiveness of the various maintenance activities is reviewed to ensure that they are delivering what is required to keep the asset performing at the required level of service.

Part of this process is to determine whether it is practical to continue performing maintenance on an asset, whether the asset requires rehabilitation, renewal or upgrading or disposal.

10.5.3 Reporting Asset Achievements

Council's Annual Report is the vehicle that is used by Council to report asset management achievements, including:

- Performance against program delivery targets.



11.0 REFERENCES

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Appendix A: Glossary

The following technical terms are used in this document.

Table 33: Glossary

Term	Description
Asset Condition Assessment	The process of continuous or periodic inspection, assessment, measurement and interpretation of the resultant data to indicate the condition of a specific asset to determine the need for some preventative or remedial action.
Asset Management	The combination of management, financial, economic, engineering and other practices applied to physical assets to provide the required level of service in the most cost-effective manner.
Asset Management Plan	A plan developed for the management of one or more infrastructure assets that combines multi-disciplinary management techniques (including technical and financial) over the lifecycle of the asset in the most cost-effective manner to provide the specified level of service. A significant component of the plan is a long-term cash flow projection for the activities.
Asset Renewal	Replacement or rehabilitation to original size and capacity of a road or drainage asset or the component of the asset. Renewals are "capitalised" so that the cost can be depreciated over the future life of the asset.
Core Asset Management	Asset management which relies primarily on the use of an asset register, maintenance management systems, job/resource management, condition assessment and defined levels of service, to establish alternate treatment options and long-term cash flow predictions. Priorities are usually established on the basis of financial return gained by carrying out the work (rather than risk analysis and optimised renewal decision making).
Infrastructure Assets	Physical assets of the entity or of another entity that contribute to meeting the public's need for access to major economic and social facilities and services, e.g. roads, drainage, footpaths and cycleways. These are typically large, interconnected networks or portfolios of composite assets. The components of these assets may be separately maintained, renewed or replaced individually so that the required level and standard of service from the network of assets is continuously sustained. Generally, the components and hence the assets have long lives. They are fixed in place and are often have no market value.
Level of Service	The defined service quality for a particular service against which service performance may be measured. Service levels usually relate to quality, quantity, reliability, responsiveness, environmental, acceptability and cost).
Life Cycle Cost	The life cycle cost (LCC) is the average cost to provide the service over the longest asset life cycle. It comprises annual maintenance and asset consumption expense, represented by depreciation expense. The Life Cycle Cost does not indicate the funds required to provide the service in a particular year.
Life Cycle Expenditure	The Life Cycle Expenditure (LCE) is the actual or planned annual maintenance and capital renewal expenditure incurred in providing the service in a particular year. Life Cycle Expenditure may be compared to Life Cycle Cost to give an initial indicator of life cycle sustainability.
Maintenance and Renewal Sustainability Index	Ratio of estimated budget to projected expenditure for maintenance and renewal of assets over a defined time (e.g. 5, 10 and 15-years).



Term	Description
Performance Measure	A qualitative or quantitative measure of a service or activity used to compare actual performance against a standard or other target. Performance indicators commonly relate to statutory limits, safety, responsiveness, cost, comfort, asset performance, reliability, efficiency, environmental protection and customer satisfaction.
Reactive Maintenance	Unplanned repair work carried out in response to service requests and management/supervisory directions.
Planned Maintenance	Repair work that is identified and managed through the customer requests system. These activities include inspections, assessing the condition against failure/breakdown experience, prioritising, scheduling, actioning the work and reporting what was done to develop a maintenance history and improve maintenance and service delivery performance.
Rate of Annual Asset Renewal	A measure of the rate at which assets are being renewed per annum expressed as a percentage of depreciable amount (capital renewal expenditure/depreciable amount).
Reactive Maintenance	Unplanned repair work carried out in response to service requests & management / supervisory directions.
Recurrent Expenditure	Relatively small (immaterial) expenditure or that which has benefits expected to last less than 12 months. Recurrent expenditure includes operating and maintenance expenditure.
Remaining Life	The time remaining until an asset ceases to provide the required service level or economic usefulness. Age plus remaining life is economic life (also useful life).
Renewal Expenditure	Major works which do not increase the asset's design capacity but restores, rehabilitates, replaces or renews an existing asset to its original service potential.
Upgrade/Expansion Expenditure	Work over and above, restoring an asset to original service potential.
Useful Life (also economic life)	Either:(a) the period over which an asset is expected to be available for use by an entity, or (b) the number of production or similar units expected to be obtained from the asset by the entity. It is the estimated time between placing the asset into service and removing it from service, or the estimated period of time over which the future economic benefits embodied in a depreciable asset, are expected to be consumed by the Council.
New Assets	Activities that create a road or drainage asset that did not exist previously or extend an asset beyond its original size or capacity. New assets are also "capitalised", but they increase the asset base rather than restore its capacity to perform.



Appendix B: Capital Asset Investment Forecasts

The following data comes from the [10-year CAPEX Program](#). This program is informed by:

- Waste Management Strategy 2015 – 2022
- South Burnett Landfill Rehabilitation Estimate Report 2017 (Resource Innovations)
- South Burnett Rehab Model_v2.8 (Resource Innovations)

In splitting the 10-year CAPEX Program, the following assumptions were made:

- The proposed Kingaroy Transfer Station extension (2023/24) is 100% growth.
- The proposed development of the Murgon and/ or Wondai Transfer Station(s) scheduled for 2024/25 is all new construction to replace existing landfills and does not include any growth component.
- The Kingaroy landfill closure and capping project is an asset disposal, so it is shown in the Disposals schedule.

'Constructed' in this table means new assets. 'Growth' means upgrades to existing assets. This asset class does not receive contributed (donated) assets.

Table 34: CAPEX Forecast Summary

Year	Construct	Contributed	Growth	Renewal	Disposal	Total
2020/21	350,000	-	-	-	-	350,000
2021/22	674,383	-	-	-	-	674,383
2022/23	-	-	-	-	-	0
2023/24	-	-	306,151	-	-	306,151
2024/25	500,000	-	-	-	-	500,000
2025/26	-	-	-	22,898	-	22,898
2026/27	-	-	-	4,950	-	4,950
2027/28	-	-	-	-	-	0
2028/29	6,420,714	-	-	7,854	-	6,428,568
2029/30	-	-	-	-	1,900,000	1,900,000
Total	7,945,097	-	306,151	35,702	1,900,000	10,186,950



Appendix C: Operations and Maintenance Forecasts

It is difficult to forecast operations and maintenance expenditure beyond the next two years with any degree of certainty.

In doing so, the following assumptions have been made:

- That the 2020/21 operations budget is a reasonable starting point for this forecast.
- That Waste operations and maintenance budgets will remain relatively stable over the life of this plan.
- That the split between 2020/21 estimated maintenance and operations budgets done for this plan is valid (i.e., 97% operations, 3% maintenance).

Table 35: OPEX Forecast Summary

Year	Operation Forecast	Maintenance Forecast	Total OPEX
2020/21	5,274,951	154,019	5,428,970
2021/22	5,274,951	154,019	5,428,970
2022/23	5,274,951	154,019	5,428,970
2023/24	5,274,951	154,019	5,428,970
2024/25	5,274,951	154,019	5,428,970
2025/26	5,274,951	154,019	5,428,970
2026/27	5,274,951	154,019	5,428,970
2027/28	5,274,951	154,019	5,428,970
2028/29	5,274,951	154,019	5,428,970
2029/30	5,274,951	154,019	5,428,970
Total	52,749,510	1,540,190	54,289,700



Appendix D: Cost Forecast Summary by Lifecycle Activity

Refer to the 10-year [CAPEX](#) and [OPEX](#) forecasts for the assumptions underpinning these estimates.

Table 36: 10 Year Cost Forecast Summary by Lifecycle Activity

Year	Acquisition	Operation	Maintenance	Renewal	Disposal	Total
2020/21	350,000	5,274,951	154,019	-	-	5,778,970
2021/22	674,383	5,274,951	154,019	-	-	6,103,353
2022/23	-	5,274,951	154,019	-	-	5,428,970
2023/24	-	5,274,951	154,019	-	-	5,735,121
2024/25	500,000	5,274,951	154,019	-	-	5,928,970
2025/26	-	5,274,951	154,019	22,898	-	5,451,868
2026/27	-	5,274,951	154,019	4,950	-	5,433,920
2027/28	-	5,274,951	154,019	-	-	5,428,970
2028/29	6,420,714	5,274,951	154,019	7,854	-	11,857,538
2029/30	-	5,274,951	154,019	-	1,900,000	7,328,970
Total	8,251,248	52,749,510	1,540,190	35,702	1,900,000	64,476,650



Appendix E: Waste Facility Service Summary

Please refer to the *Waste Management Strategy 2015 – 2022* (p. 19-35) for detailed specifications for each of these services.

Table 37: Waste Facility Service Summary

Location	Mon	Tues	Wed	Thur	Fr	Sat	Sun	Total Hours
Kingaroy Waste Facility	8.00 am to 5.00 pm supervised. Commercial and Domestic Waste received							63
Kumbia	6.00 am to 6 pm by automatic gate access with surveillance cameras operating							84
Memerambi	Local resident access only via key system							Unlimited
Chapingha	Local resident access only							Unlimited
Wondai Waste Facility Charlestown Road, Wondai	Domestic, Commercial and Industrial Waste							20
	1.00pm - 5.00pm	Closed	1.00pm - 5.00pm	Closed	1.00pm - 5.00pm	1.00pm - 5.00pm	1.00pm - 5.00pm	
	Closed Christmas Day, Good Friday and Anzac Day							
Hivesville	Local resident access only							Unlimited
Proston	6.00 am to 6 pm by automatic gate access with surveillance cameras operating							84
Brigooda	Local resident access only							Unlimited
Durong	Local resident access only							Unlimited
Home Creek	Local resident access only via key system							Unlimited
Murgon Waste Facility Borchert Hill Road, Murgon	Domestic, Commercial and Industrial Waste							16
	Closed	8.00am - 12.00pm	Closed	8.00am - 12.00pm	Closed	8.00am - 12.00pm	8.00am - 12.00pm	
	Closed Christmas Day, Good Friday and Anzac Day							
Cloyna	Local resident access only							Unlimited

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Location	Mon	Tues	Wed	Thur	Fr	Sat	Sun	Total Hours
Nanango Waste Facility	8.00 am to 5.00 pm supervised. Commercial and Domestic Waste received							63
Maidenwell	Local resident access only							Unlimited
Blackbutt	8.00am - 5.00pm	Closed	Closed	8.00am - 5.00pm	8.00am - 5.00pm	8.00am - 5.00pm	8.00am - 5.00pm	45 Supervised
Bunya Mountains	Local resident access only							Unlimited
Wattlecamp	Closed	Closed	8.00am - 5.00pm	Closed	Closed	8.00am - 5.00pm	8.00am - 5.00pm	27 Supervised

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Table 38: Waste Facility Services by Site

	Blackbutt	Chaphingah	Brigooda	Cloyna	Durong	Hivesville	Home Creek	Kingaroy	Kumbia	Mardenwell	Menemerah	Murgon	Proston	Nanango	Wattcamp	Wondai	Bunya Mountains
Opening Hours	Domestic waste only	Local residents only Domestic waste only	Local residents only Domestic waste only	Local residents only Domestic waste only	Local residents only Domestic waste only	Local residents only Domestic waste only	Local residents only Domestic waste only	Local residents only Domestic waste only	Local residents only Domestic waste only	Local residents only Domestic waste only	Local residents only Domestic waste only	Local residents only Domestic waste only	Local residents only Domestic waste only	Local residents only Domestic waste only	Local residents only Domestic waste only	Local residents only Domestic waste only	Local residents only Domestic waste only
Aluminium Cans	✓																
Batteries (car/truck)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cardboard & paper	✓																
Clean fill	✓																
Cooking oil	✓																
E waste (computers, games, TVs etc)	✓																
Glass	✓																
Motor oil	✓																
Scrap metal	✓																
Asbestos																	
Commercial & Industrial waste	✓																
Construction & demolition waste																	
Commercial Green waste (clean)	✓																
Household hazardous waste																	
Paint																	
Waste - Fee for Disposal																	
Plastics – milk & softdrink bottles, soft plastics	Recycling arrangements pending - This waste is presently treated as general waste.																
Tyres																	
No Fee																	
Domestic General waste	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Domestic Green Waste (clean vegetation)	✓																



RECYCLABLE WASTE	All recyclable material must be left in the designated area Recyclable material must be free of contaminants e.g. glass bottles to be washed
FEES APPLY	Asbestos Construction & Demolition Waste Commercial & Industrial Waste Household Hazardous Waste Paint Tyres
NO FEES APPLY	Domestic Green Waste (clean vegetation only) Domestic General Waste
MULCH KINGAROY & NANANGO	Green waste mulch is available to the public free of charge every Monday (excluding public holidays) between 10am and 12pm. Special arrangements can be made for truck loads - Please contact Council on 4189 9100 if you require this service. For Health and Safety reasons, it is mandatory for Council to load the mulch into trailers.
LOCKED FACILITY	Keys are available from the Kingaroy Customer Service Centre

Res - Residential
Ind - Industrial
Comm - Commercial

Landfill	Address
Blackbutt	Farrington Road
Bunya Mountains	Bunya Avenue
Chaphingah	Staines Road
Brigooda	Proston Road
Cloyna	Cloyna Road West
Durong	Chinchilla Highway
Hivesville	Oberles Road
Home Creek	Chinchilla Highway
Kingaroy	Luck Road



Landfill	Address
Kumbia	Kearneys Road
Maidenwell	Kingaroy Cooyar Road
Memerambi	Recreation Drive
Murgon	Borchert Hill Road
Proston	Beresford Road
Nanango	Finlay Road
Wattlecamp	Wattlecamp Road
Wondai	Charlestown Road



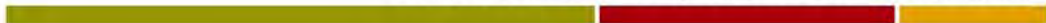
ASSET MANAGEMENT PLAN

Wastewater

27 May 2020

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Document Control

Wastewater Asset Management Plan					
Ver.	Date	Revision Details	Author	Reviewer	Approver
0.01	11/05/2020	First draft	Chris Egbars (Shepherd Services)		
0.02	22/05/2020	Second draft	Chris Egbars	Tim Low	
0.03	27/05/2020	Revisions for May 2020 AMP review	John Gorman (Door 3 Consulting)	Tim Low	

Notes

1. Primary number changes to Versions (e.g. V1.00 to V2.00) will be made when the document undergoes its regular review and when significant changes are made to standards and guidelines for inspections, intervention levels or works.
2. Secondary number changes (V1.00 to V1.01) will apply to minor amendments that do not materially impact the documents and are intended only to clarify or update issues.
3. This template is based on the 2019 NAMSPLUS template purchased from the Institute of Public Works Engineering Australasia.



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Abbreviations

The following abbreviations are used in this document:

AC	Asbestos Cement
AMP	Asset Management Plan
ABS	Australian Bureau of Statistics
CAPEX	Capital Expenditure
CSS	Customer Service Standards
FWP	Forward Works Plan
km	Kilometre
LCC	Life Cycle Cost
LCE	Life Cycle Expenditure
LoS	Levels of Service
OPEX	Operations and Maintenance Expenditure
MIPP	Maturing the Infrastructure Pipeline Program
ML	Megalitre
SBRC	South Burnett Regional Council
QAO	Queensland Audit Office
PI	Performance Indicator
RUL	Remaining Useful Life
SL	Service Level
SWIM	Statewide Water Information Management
VC	Vitreous Clay
WWAMMP	Wastewater Asset Maintenance Management Plan
WWTP	Wastewater Treatment Plant



1.0 EXECUTIVE SUMMARY

1.1 The Purpose of the Plan

This plan covers the assets that provide wastewater treatment and reuse services.

The purpose of this plan is to document current and required actions to sustainably provide Council-approved levels of service in the most cost-effective manner while appropriately managing the associated risks.

The plan sets out:

- What services Council provides, to whom and to what level.
- The whole-of-life costs of the assets used to deliver these services.
- The constraints, risks, challenges, opportunities and options associated with delivery of these services.
- The level of funding required to sustainably deliver current levels of service for the foreseeable future.

1.2 Service Overview

Services included in this AMP are:

- Construction and maintenance services for:
 - Treatment plants
 - Effluent re-use assets
 - Pump stations
 - Sewer mains
 - Rising mains
 - Manholes

Wastewater services excluded from this AMP are:

- Construction and maintenance services related to:
 - Irrigation of recycled water at golf courses, e.g. Murgon, sporting precinct at Kingaroy and Wondai sports complex

1.3 Legislative Requirements

The pieces of legislation that inform and control how we deliver this service are shown in section 3.2 [here](#).



1.4 Asset Description

Council's Wastewater is comprised of the following assets:

Table 1: Wastewater Asset Summary as at 30 June 2020]

Asset Category	Number of Facilities	Current Replacement Cost	Accum. Depreciation	Written Down Cost
Wastewater Transfer				
Sewage Pump Stations	25	\$7,265,299.	\$4,652,752	\$4,652,7512
Wastewater Transfer				
Effluent Re-use Pump Stations	2	\$668,039	\$335,819	\$335,819
Wastewater Treatment and Processing				
Treatment Plants	9	\$42,991,379	\$28,650,350	\$28,650,350
Wastewater Distribution				
Effluent Re-use	1	\$364,787	\$249,843	\$249,843
Wastewater Distribution				
Distribution Mains and Lining	approx. 235 km	\$42,938,602	\$22,955,347	\$19,983,256
Distribution Rising Mains	approx. 9.6 km (23)	\$1,296,986	\$468,289	\$468,289
Manholes	4,107	\$14,759,559	\$4,166,213	\$4,166,213
Total		\$110,284,651	\$22,955,347	\$58,506,522

This asset class makes up 9.3% of the Council's total infrastructure asset stock (end June 2019 total replacement cost).

The past peaks of asset investment, e.g. 3 years ago approximately \$25 million of above-ground assets and \$26.6 million of below ground of assets 50 to 62 years ago, may require peaks in renewals in the future.

1.5 Levels of Service

The objective of wastewater service provision is to provide:

- Safe, reliable, and affordable wastewater services to our communities as required under the Water Supply (Safety and Reliability) Act 2008, Local Government Act 2009 S97(2)(e)
- Wastewater services and treatment processes meeting the requirement of our approval under the *Environmental Protection Act 1994*.

The levels of service and standards are:

- Connected assessments can be assured of a continuous service
 - Less than 15 breaks/blockages per 100 km per year



- 100% of breaks and blockages responded to within 60 mins
- Potential environmental impacts will be identified and properly managed by Council in providing and managing the service
 - Meeting license limits for WWTP effluent and reuse
- Council will provide a wastewater service sufficient to meet current and planned demand.
 - Percent of properties meeting sewer design flow design criteria.

The main service consequences of the Planned Budget are:

- Ensuring a sufficient, safe, and reliable wastewater service while managing environmental impacts.

1.6 Future Demand

Future population growth is predicted to be 20.4% for the next 20 years. It is estimated the (medium) projected population will reach approximately 41,254 persons by the year 2036. As a result, demand is viewed as influencing this class of assets over the next 20 years.

Council is currently developing a regional economic development strategy and strategic regional Wastewater plan with Wide Bay Burnett Regional Organisation of Councils. This AMP will be reviewed following the completion of these documents.

The primary drivers of demand for this service are:

- Population change
- Industrial demand
- Customer preferences and expectations
- Health and environmental regulations
- Technological changes

These will be managed through a combination of managing existing assets, upgrading of existing assets and providing new assets to meet demand and demand management. Demand management practices include non-asset solutions, insuring against risks and managing failures.

- Water Restrictions Policy
- Water-saving initiatives and devices focused on in-home efficiency

1.7 Asset Lifecycle Management Plan

1.7.1 What does it cost to provide the current level of service?

The forecast lifecycle costs necessary to provide the services covered by this Asset Management Plan includes operation, maintenance, renewal, acquisition, and disposal of assets over the 20-year planning period is approximately \$103.3 million (\$5,164,763 on average per year. In comparison, Council's planned expenditure is a sufficient \$108.5 million (\$5,426,940 on average per year).

1.7.1.1 Operations and Maintenance (OPEX)

Operations

The forecast 20-year average annual maintenance cost for water assets is approximately \$2 million per annum, and this is 1.7% of the average current replacement cost of these assets.

Maintenance



The forecast 20-year average annual maintenance cost for water assets is approximately \$1.1 million per annum, and this is 1% of the average current replacement cost of these assets.

The SWIM reported OPEX for 2018/2019 equates to approximately \$500 per connection. As a benchmark, the SWIM reported median OPEX of other Queensland Councils was \$389 per connection.

Council's higher than median annual OPEX is attributable to:

- Numerous towns and facilities to manage including 9 treatment plants
- Diverse network assets
- Relatively old network assets – average age 42 years and remaining life 25 years
- Large service areas with proportionally low connections per kilometre of main.

1.7.1.2 Capital (CAPEX)

At present, there are few projects in the forward works program beyond year 10 due to a lack of information for decision making. This will change when Council includes recommendations from MIPP on new and upgrade projects and renewals from this AMP.

Renewals

Council's 20-year planned asset renewal forecast (forward works program) for Wastewater assets is approximately \$31.5 million over the next 20 years, which is 29% of the current replacement cost. This compares to \$30 million of forecast renewals resulting from recent condition assessment and remaining life estimations for 2020 water valuations.

The breakup of Council's planned 20-year Wastewater asset renewals is as follows:

- Approximately \$25.8 million for distribution (sewer) mains
- Approximately \$0.03 million for sewer rising mains
- Approximately \$5.7 for treatment plants

New and Upgrade Capital Works

Planned new and upgrade Waterworks (forward works program) over the next 20 years totals approximately \$10.4 million. This amounts to a 9% increase on current replacement cost.

1.8 Financial Summary

1.8.1 What we will do

Estimated available funding (excluding depreciation) for the 20-year period is approximately \$108.6 million or approximately \$5.4 million on average per year over 20 years as per the long-term financial plan or budget forecast. This is 5% more than the of the cost (approximately \$103.3 million) to sustain the current level of service at the lowest lifecycle cost while effectively managing risk.

The reality is that only what is funded in the long-term financial plan can be provided. The emphasis of the Asset Management Plan is to communicate the consequences that this will have on the service provided and risks, so that decision making is informed.

The anticipated, planned budget leaves a surplus of approximately \$0.3 million on average per year of the forecast lifecycle costs required to provide services in the Asset Management Plan compared with planned budget currently included in the Long-Term Financial Plan. This is shown in the figure below.



1.8.1.1 Forecast Lifecycle Costs and Planned Budget

Figure 1: 20 Years Lifecycle Summary

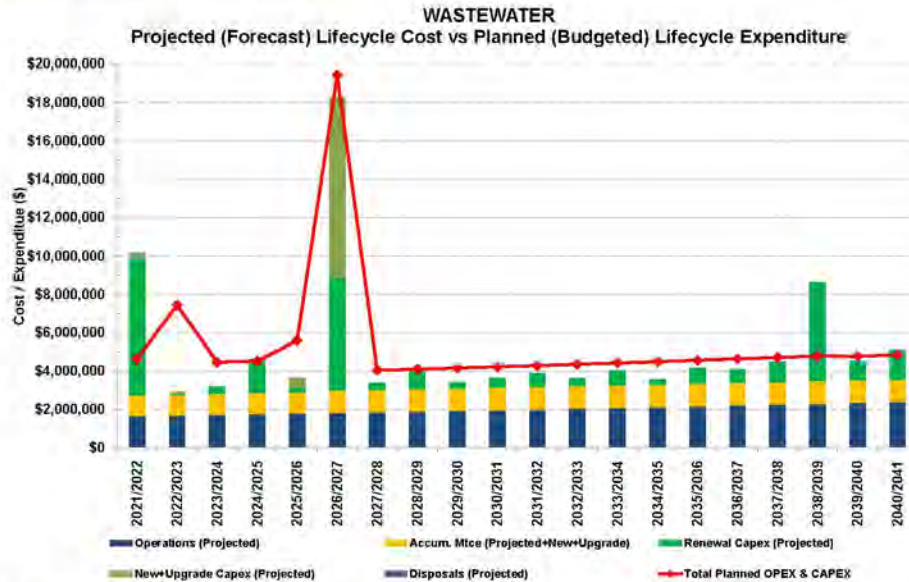


Figure Costs are in current (real) dollars.

We plan to provide the following:

- Operation, maintenance, renewal, new and upgrade of wastewater assets to meet service levels set by in annual budgets.

The renewals within the first 10 years include for:

- Distribution Mains (\$300,000 plus)–
 - Sewer Relining across region \$1,600,000 [2022/23]
 - Sewer Relining across region \$1,600,000 [2023/24]
 - Sewer Relining across region \$1,600,000 [2024/25]
 - Sewer Relining across region \$1,200,000 [2026/27]
 - Sewer Relining across region \$950,000 [2027/28, 2028/29, 2029/30 and 2030/31]
- Rising Mains –
 - Sewage PS1 Rising Main at Nanango \$29,600 [2026/27]
- Treatment Plants (\$300,000 plus)–
 - Remove remaining AC items from sheds/reservoirs etc. at Old WTP Blackbutt, Blackbutt WWTP Service Pump Shed/, Kingaroy WWTP old control shed walls, ceiling, Reservoir 1 Murgon WTP, Old Murgon WTP, Nanango WWTP Control Room \$100,000 [2021/22]
 - Murgon WWTP \$5,600,000 replacement component [2026/27]



The new and upgrade works over the 20 years include for:

- o Distribution (sewer) Mains
 - River Road Trunk Replace and Upgrade, (2000/10-STP), Kingaroy \$102,000 [2021/2022]
 - Haly Street Sewer Replace and Upgrade, (2156/25-2115/20), Kingaroy \$189,000 [2021/2022]
 - Ivory St SPS Replace and Upgrade, Kingaroy \$30,000 [2021/2022]
 - Replace and Upgrade Douglas St Sewer PS, Kingaroy \$26,000 [2021/2022]
 - Chataway St Sewer Replace and Upgrade (101/37-101/22), Murgon \$61,400 [2022/2023]
 - CED Pump Station Replace and Upgrade, Proston \$30,000 [2022/2023]
 - Northern Trunk Sewer Upgrade (2327/6 - 2000/28), Kingaroy \$460,000 [2025/2026]
 - Fisher St Sewer Upgrade (2000/91-2000/87), Kingaroy \$14,640 [2025/2026]
 - First Ave Sewer Upgrade (2008/6-2008/2), Kingaroy \$19,000 [2025/2026]
 - Cornish St Sewer Upgrade Kingaroy (2053/14-2053/80), Kingaroy \$27,000 [2025/2026]
 - Douglas St Sewer Upgrade (102/7-101/1), Murgon \$32,000 [2026/2027]
 - Sewer PS1 Rising Main Upgrade, Nanango \$7,400 [2026/2027]
- o Treatment Plants –
 - Murgon WWTP \$9,400,000 upgrade component [2026/27]

1.8.2 What we cannot do

We currently allocate enough budget to sustain these services at the specified standard or to provide all new services being sought.

1.8.3 Managing the Risks

Our present budget levels are sufficient to continue to manage risks in the medium term.

1.9 Asset Sustainability Assessment

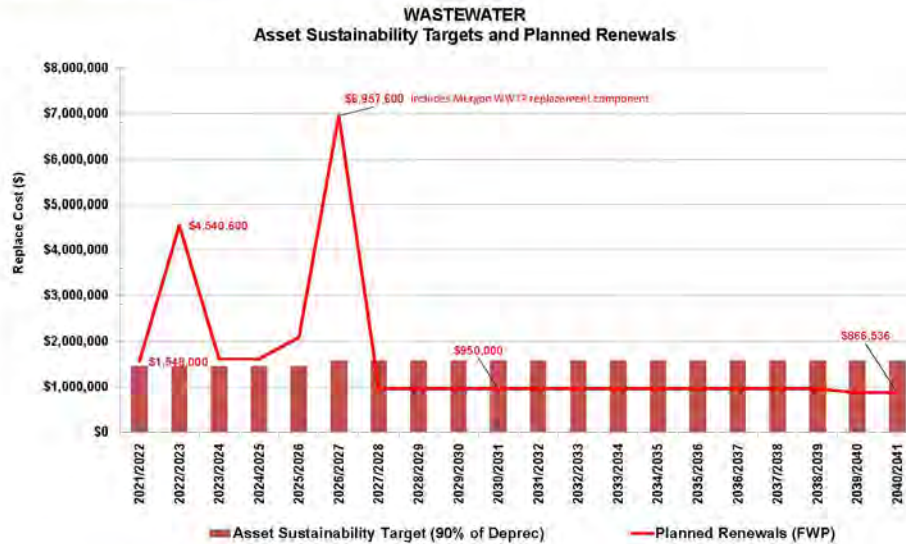
Based on current levels of service and funding, this service is financially sustainable over the medium term (i.e., next 10 years) and long term.

Over 20 years, the sustainability target is an average annual \$1.54 million compared to planned renewals expenditure of approximately \$1.6 million per year.

The diagram below shows that planned asset renewal expenditure is expected to be below the target of 90% of depreciation from 2027/2028 onwards. Increased renewals expenditure will likely be required to avoid a decline in service levels.



Figure 2: Asset Renewal Investment Planned Against Target



1.10 Asset Management Practices

Our systems to manage our Wastewater assets include:

- *TechnologyOne* asset management system and financial management systems
- *MapInfo* geographical information system (GIS)

Assets requiring renewal/replacement are identified by analysing asset condition. The method used is described in Section 6.2 [here](#).

1.11 Monitoring and Improvement Program

The next steps required to improve asset management practices are shown in Section 10.4 [here](#). The key elements of this improvement plan are:

- Review asset register data accuracy via review of actual plans and historical data
- Confirm assets for renewals in forward budgets
- Prepare and prioritise 3-year rolling renewals program
- Confirm new and upgrade capital works projects in forward budgets after additional analysis, review, and financial modelling
- Review Capital Works Budgeting and Financial Capacity
- Implement an improved Capital Works Delivery process from inception to delivery
- Monitor and confirm operations and maintenance spend
- Confirm condition/performance of assets through co-ordinated asset inspection program and repair analysis
- Confirm condition/performance of at-risk sewers through coordinated asset inspection program



- Identify critical assets and asset risk profile
- Document Maintenance Management Strategy and Schedule
 - Document maintenance management activities
- Develop Critical Spares Inventory Management System
- Asset register/GIS updates and improvements Process
- Improve 'As constructed' data capture procedure
- Define staff roles and responsibilities



2.0 Introduction

2.1 Background

This Asset Management Plan communicates:

- the requirements for the sustainable delivery of Wastewater services through management of assets, risk and compliance with regulatory requirements; and
- the required funding to provide the specified levels of service over the long-term planning period.

The Asset Management Plan should be read in conjunction with other Council planning documents, namely:

- Asset Management Policy (2019)
- Asset Management Strategy (2018)
- Asset Management Governance Framework (2019)
- Operational Budget – Wastewater (2020)
- Wastewater 10-year Capital Works
- Long Term Financial Plan.

Council owns and maintains sewers, manholes, rising mains, pump stations, treatment plants and effluent re-use assets that provide Wastewater services to the entire South Burnett region.

Figure 3: South Burnett Region



This Asset Management Plan covers the major asset types that make up Council's Wastewater network/portfolio. These assets are used to provide wastewater treatment and reuse services.

A detailed profile of the assets covered in this Asset Management Plan is shown in Section 5 [here](#).

The infrastructure assets included in this plan have a total replacement cost of \$110,284,651.

Council's asset management maturity level in relation to its Wastewater services has not been assessed. The 2018 Asset Management Review and

maturity assessment identified the biggest gaps were in the Key Areas:

- Asset Management Plans
- Level of Service
- Skills
- Processes and Evaluation.



On-going investment and support are required to improve our asset lifecycle and information management practices for Wastewater services. This investment will improve the quality of future iterations of this plan.

2.2 Goals and Objectives of Asset Ownership

Our goal in managing assets is to sustainably meet the defined level of service (as amended from time to time) in the most cost-effective manner while adequately controlling the risks associated with delivering those services.

The key elements of infrastructure asset management are:

- Providing a defined level of service and monitoring performance;
- Managing the impact of growth through demand management and infrastructure investment;
- Taking a lifecycle approach to developing cost-effective management strategies for the long-term that meet the defined level of service;
- Identifying, assessing and appropriately controlling risks, and
- Linking to a long-term financial plan which identifies required, affordable forecast costs and how it will be allocated.

2.3 Planning framework

Key elements of the Asset Management Planning framework required to deliver on these goals are:

- Levels of service – specifies the services and levels of service to be provided,
- Future demand – how this will impact on future service delivery and how this is to be met,
- Lifecycle management – how to manage its existing and future assets to provide defined levels of service,
- Financial summary – what funds are required to provide the defined services,
- Asset management practices – how we manage provision of the services,
- Monitoring – how the plan will be monitored to ensure objectives are met,
- Asset management improvement plan – how we increase asset management maturity.

Other references to the benefits, fundamentals principles and objectives of asset management are:

- International Infrastructure Management Manual 2015¹
- ISO 55000²

2.4 Core and Advanced Asset Management Planning

The concepts of 'core' and 'advanced asset management' are discussed in Section 4.2.1 of the International Infrastructure Management Manual 2015.

As a 'core' Asset Management Plan, this document includes:

¹ Based on IPWEA 2015 IIMM, Sec 2.1.3, p 2| 13

² ISO 55000 Overview, principles and terminology



- a review of strategic trends facing the Council and potential impacts on the asset stock, asset condition and performance against key indicators;
- long term financial forecasts for the 20-years from 2021/22 to 2040/41;
- an assessment of the financial sustainability of the assets included in this plan; and
- an improvement plan for managing the assets.

The financial implications of providing the specified levels of service into the future are also provided in a separate spreadsheet model that accompanies this Asset Management Plan.

However, the following caveats should be noted about the quality of information contained in this initial plan:

- Council's Planned (i.e. Budgeted) CAPEX is derived from the current (April 2020) FWP.
- Council's Planned (i.e. Budgeted) Opex is based on wastewater operational budget as at April 2020.
- Forecast renewals are derived from valuations as at 30 June 2020 based on Asset register as at April 2020].

Notwithstanding these caveats, the benefits of this plan are:

- It will assist Council to make informed decisions about its Wastewater assets;
- It documents Council's current methodology for managing the Wastewater assets across the asset lifecycle;
- It identifies opportunities for improvement in the way council operates and manages its Wastewater;
- It documents Council's plan for improving its management practices of Wastewater assets;
- It provides an initial assessment of the financial sustainability of the current Wastewater levels of service.
- Future versions of the plan will contain refined asset lifecycle cost forecasts based on improved asset data.



2.5 Stakeholders

Key stakeholders in this Asset Management Plan are shown below:

Table 2: Key Stakeholders in the Asset Management Plan

Key Stakeholder	Role in Asset Management Plan
Councillors	<ul style="list-style-type: none"> Stewards of the community's resources and assets. Represent the needs of community and service level expectations. Endorse asset management policy and plans. Ensure the organisation is financially sustainable.
Chief Executive Officer (CEO)	<ul style="list-style-type: none"> Overall responsibility for developing an asset management policy, plans and procedures and reporting on the status and effectiveness of asset management within Council. Allocate resources to meet the organisation's objectives in providing approved levels of service while managing risks; Ensuring the organisation is financially sustainable.
Asset Management Group	<ul style="list-style-type: none"> Custodian of the corporate asset register for Wastewater assets and ensuring the asset valuations are accurate; Preparation of asset sustainability and financial reports incorporating asset depreciation in compliance with current Australian accounting standards; Asset Management System and Geographic Information System development and administration; Develop 10 Year Capital Works Plans and budgeting; Ensure approved funds are applied appropriately to ensure best value for money is delivered to the community; Develop the maintenance standards required, so Council meets the specified technical and community levels of service.
Staff	<ul style="list-style-type: none"> Verify the size, location, condition and performance of assets. Provide local knowledge/history about Wastewater assets. Perform Capital Works, Operation and Maintenance activities as directed to meet agreed levels of service; Liaison internally with the Senior Management Team around asset activity prioritisation and planning.
The community (residents, businesses, property owners), Developers, Consultants/Contractors)	<ul style="list-style-type: none"> Be informed of service levels, risks and associated costs. Participate in consultation processes. Provide feedback on the quality and value for money of Council's services.
State and Federal Government	<ul style="list-style-type: none"> Provide Leadership in promoting Best Practice Asset Management. Recognising the importance of local government assets to the community.

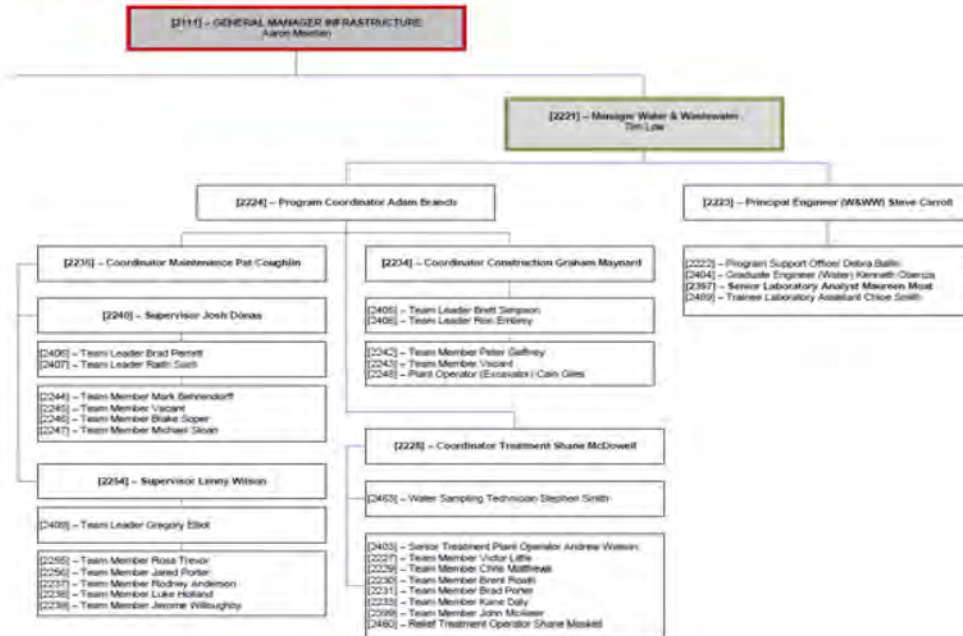


Key Stakeholder	Role in Asset Management Plan
	<ul style="list-style-type: none">• Contribute funding to support the provision, maintenance and renewal of community assets.



Our organisational structure for service delivery for Wastewater assets is detailed below.

Figure 4: Wastewater Related Functions



2.6 Customer Research and Expectations

Council currently gauges customer satisfaction and expectations around Wastewater levels of service through:

- Analysis of customer service requests.
- Gathering stakeholder feedback during community Listening Tours.

Future revisions of the Asset Management Plan will incorporate customer consultation mechanisms around service levels and costs of providing the service. This will assist the Council in matching the service types, levels, risks and consequences with the community's ability and willingness to pay for these services.



3.0 LEVELS OF SERVICE

3.1 Strategic and Corporate Goals

This Asset Management Plan has been prepared in accordance with the South Burnett Regional Council vision, mission, goals and objectives as set out in the *Corporate Plan 2018/19 to 2022/23*.

Our organisational mission is:

South Burnett Region, working together building a strong, vibrant and safe community

Council has articulated five strategic priorities in the Corporate Plan 2018-2023, namely:

- Enhancing our Community
- Growth and Opportunity
- Our Environment
- Infrastructure
- Organisational Excellence

Our vision for Council's Wastewater assets is:

The provision of quality services and infrastructure for our community that is planned, provided and managed on sound asset management principles

Our goals and objectives for Wastewater assets (and how these are addressed in this Asset Management Plan) are summarised below.

Table 3: Wastewater Service Goals³

Goal	Objective	How Goal and Objectives are addressed in the Asset Management Plan
INF1 Infrastructure that meets our communities needs	INF1.1 - Provide and maintain wastewater infrastructure as per sustainable asset management practices	Planned (budgeted) life cycle expenditure (OPEX and CAPEX) is compared to forecast costs needed to minimise the life cycle costs associated with the service provision
	INF1.2 - Provide and maintain financially sustainable utility infrastructure in accordance with asset management practices	Future planned renewals are compared to the asset sustainability target set by the State (i.e., 90% of asset class depreciation).
	INF1.3 - Provide and maintain other Council owned infrastructure to meet community needs in accordance with asset management practices	Not Applicable

³ From the Corporate Plan 2018 - 2023



3.2 Legislative Requirements

Legislative requirements that impact the delivery of the Wastewater service are outlined below.

Table 4: Legislative Requirements

Legislation	Requirement
Local Government Act 2009 & Local Government Regulation 2012	Sets out role, purpose, responsibilities, and powers of local governments, including the preparation of a long-term financial plan supported by Asset Management Plans for sustainable service delivery. The Local Government (Finance, Plans & Reporting) Regulation is subordinate legislation.
Work Health and Safety Regulation 2011	The objective of this Act is to prevent a person's death, injury or illness being caused by a workplace, by a relevant workplace area, by work activities, or by plant or substances for use at a relevant place. Sets out roles and responsibilities to secure the health, safety and welfare of persons at work.
Australian Accounting Standards	Comply with national accounting standards in relation to how Council's assets are valued and reported in its financial accounts.
Environmental Protection Act 1994	The object of this Act is to protect Queensland's environment while allowing for development that improves the total quality of life, both now and in the future, in a way that maintains the ecological processes on which life depends (ecologically sustainable development). Services to conform to state-wide integrated conservation strategy. Wastewater Treatment Plants are to be licensed as per the Act. Responsible for the protection of air and sewerage quality, and the control of pollution, waste, noise and radiation.
Public Health Act 2005 and Public Health Regulation 2018	The Act is aimed at protecting and promote the health of the Queensland public by preventing, controlling and reducing risks to public health, providing for the identification of, and response to, notifiable conditions / public health emergencies
Plumbing and Drainage Act 2018 and Regulation 2019	The Act aims to regulate the carrying out of plumbing and drainage work in a way that reduces risks to public health and safety, and the environment. This is achieved by establishing a licensing scheme to ensure all plumbing or drainage work, other than unregulated work, is carried out by persons who are qualified to carry out the work. This requires plumbing or drainage work to be carried out in compliance with the code requirements for the work and establishing a framework for approving particular plumbing.
Telecommunication Act 1997	The Act regulates the activities of several participants in the telecommunications industry, including 'carriers' and 'carriage service providers'.
Australian Radiation Protection and Nuclear Safety Act 1998	The object of this Act is to protect the health and safety of people; and to protect the environment, from the harmful effects of radiation. It established a regime to regulate the operation of nuclear installations and the management of radiation sources, where these activities are undertaken by Commonwealth Government entities



Legislation	Requirement
Civil Liability Act 2003 and Civil Liability Regulation 2014	To manage negligence, elements of a claim, duty of care, standard of care and causation and to address the requirements of sections 35 and 37.
Electrical Safety Act 2002 and Regulation 2013 (Qld)	This Act is directed at eliminating the human cost to individuals, families and the community of death, injury and damage/destruction of property that can be caused by electricity.
Queensland Competition Authority Act 1997 (Qld)	The Queensland Competition Authority (QCA) to develop criteria to assist the Premier and the Treasurer (the Ministers) in deciding whether to declare a government business activity to be a government monopoly business activity. QCA ensures monopoly businesses operating in Queensland, particularly in the provision of key infrastructure, do not abuse their market power through unfair pricing or restrictive access arrangements. Achieved through investigating and monitoring pricing practices of certain monopoly businesses and regulating third-party access to essential infrastructure.
Water Act 2000	Sustainable management of sewerage and other resources. Regulatory framework for providing water and sewerage services. Delivery of service to conform to regulatory requirements. This includes regulating the management, control and removal of asbestos in the workplace (including residential premises which are a 'workplace' when work is below taken by a contractor).
Water (Safety and Reliability) Act 2008	A regulatory framework for providing safe and reliable water and sewerage services in the State, including functions and powers of service providers, a regulatory framework for providing recycled water, primarily for protecting public health and protecting the interests of customers of service providers. Since 2014 specific changes to the Act were enacted aimed to simplify regulatory requirements. The Council is required to collect data (SWIM) on a pre-determined list of key performance indicators and submit to the regulator each year on or before 1 October a performance report about each of the indicators each financial year occurring immediately after the financial year ends.

3.3 Customer Levels

Service levels are defined in three ways, customer levels, customer levels of service and technical levels of service.

Customer Levels indicate:

- what aspects of the service is important to the customer,
- whether they see cos in what is currently provided and
- the likely trend over time-based on the current budget provision.

Customer values have not been determined

3.4 Known Customer Service Issues

Sewer breaks and blockage rate exceeds the target at several towns (Kingaroy, Murgon, Nanango, and Wondai).



3.4.1 CAPEX Strategy

Capital works are generally undertaken by Council staff other than sewer relining. Capital works are undertaken by Council construction crews, e.g. gravity sewer. Tenders are let for contractors to undertake and project manage large/complex works, e.g. trunk sewers, treatment plants. Projects funded under Works for Queensland (W4Q) program generally preclude use of Council staff.

3.4.2 OPEX Strategy

The operations and maintenance strategy entails having critical spares and general operation, inspection and maintenance activities works being carried out by Council staff. Electrical repairs (other than components easy to replace) and other specialised repairs/servicing are undertaken by external providers.

3.5 Customer Levels of Service

The proposed Customer Levels of Service in the table below are considered in terms of:

- Quality** How good is the service? What is the condition or quality of the service?
- Function** Is it suitable for its intended purpose? Is it the right service?
- Capacity/Use** Is the service over or underused? Do we need more or less of these assets?

The table below summarises the performance measure being used, the current performance, and the expected performance based on the current funding level.

These are measures of fact related to service delivery outcomes (e.g. the number of occasions when service is not available, asset condition, percentages of Very Poor/Poor/Average/Good/Very Good). These indicators provide a balance in comparison to the customer perception that may be more subjective.

Table 5: Customer Level of Service Measures

Type of Measure	Level of Service	Performance Measure	Current Performance	Expected Trend Based on Planned Budget
Quality	Potential environmental impacts will be identified and properly managed by Council in providing and managing the service. Ensure these wastes do not impact on public health	<ul style="list-style-type: none"> • Meeting license limits for WWTP effluent and reuse 	Underperforming	Meeting requirements
	Confidence levels		High	High



Type of Measure	Level of Service	Performance Measure	Current Performance	Expected Trend Based on Planned Budget
Function	Connected assessments can be assured of continuous service.	<ul style="list-style-type: none"> 100% of breaks and blockages responded to within 60 mins Number of breaks and blockages (less than 15 per 100 km per year) 	<ul style="list-style-type: none"> 86% (2018/19) 23.5 (2018/19) 	<ul style="list-style-type: none"> Improving Improving
	Confidence levels		High	Medium
Capacity	Council will provide a wastewater service sufficient to meet current and planned demand.	<ul style="list-style-type: none"> Percent of properties meeting design flow as determined from the current land use zoning density and design criteria 	Not determined	Likely inadequate – revised increased budget when modelling results available

3.5.1 Service Hierarchy

Council uses a hierarchical Wastewater asset classification system to determine levels of service. Construction, renewal, and maintenance standards as based on function of the asset type.

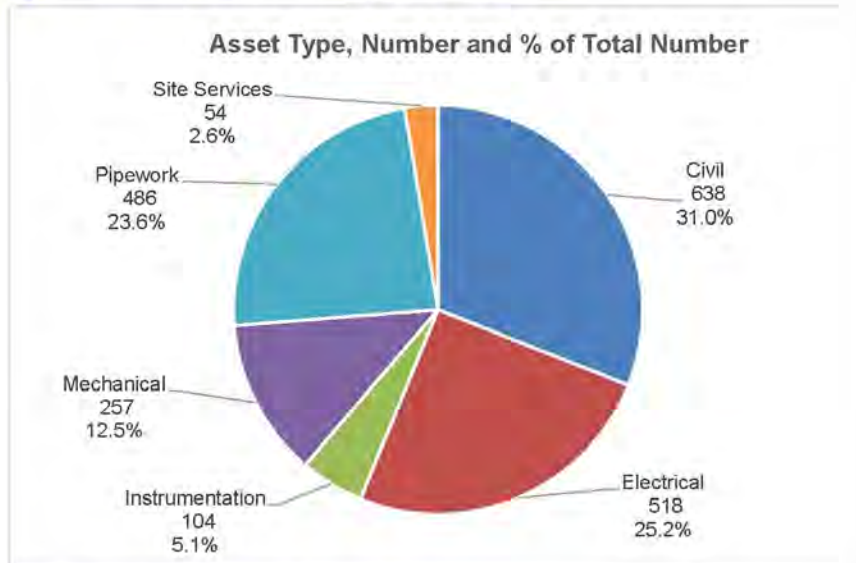
The distribution of Council's Wastewater assets is shown below.

Table 6. SBRC Wastewater Asset Distribution as at May 2020

Service Group	Asset Type	Quantity
Above Ground (Active)	Civil	638
Above Ground (Active)	Electrical (includes telemetry, control equipt.)	518
Above Ground (Active)	Instrumentation	104
Above Ground (Active)	Mechanical	257
Above Ground (Active)	Pipework (including valves & fittings)	486
Above Ground (Active)	Site Services	54
Below Ground (Passive)	Pipework (including valves & fittings)	4,139
Below Ground (Passive)	Manholes	4,107
Total		10,302



Figure 5: Wastewater Asset Distribution by Type at May 2020



3.6 Technical Levels of Service

Technical Levels of Service – To deliver the customer values, and impact the achieved Customer Levels of Service, are operational or technical measures of performance. These technical measures relate to the activities and allocation of resources to best achieve the desired customer outcomes and demonstrate effective performance.

Service and asset managers plan, implement and control technical service levels to influence the service outcomes.⁴

3.6.1 Technical Activities

The table below shows the activities expected to be provided under the current Planned Budget allocation, and the Forecast activity requirements being recommended in this Asset Management Plan.

3.6.2 Pipework (Below Ground)

Table 7: Technical Levels of Service: Pipework, Valves & Fittings (Below Ground)

Key Performance Measure	Level of Service	Performance Measure	Performance Target	Current Performance (SWIM 2028/2019)
Pipework, Valves & Fittings (Below Ground)				
Safe, reliable and affordable wastewater services				
Asset Condition	Not Determined	Not Determined	Not Determined	Not Determined

⁴ IPWEA, 2015, IIMM, p 2|28.



Key Performance Measure	Level of Service	Performance Measure	Performance Target	Current Performance (SWIM 2028/2019)
Performance	Connected assessments can be assured of continuous service.	Number of breaks and blockages	Less than 15 per 100km of mains per year	23.5 Overall ☹️ (Blackbutt, Boondoomba, Yallakool=0, Kingaroy=21.7, Murgon=40.6, Nanango=23.5, Proston =27, Wondai=23.8)
Safety	Not Determined	Not Determined	Not Determined	Not Determined



4.0 FUTURE DEMAND

4.1 Demand Drivers

Drivers affecting demand include things such as population change, industrial and commercial demand, regulations, changes in demographics, seasonal factors, consumer preferences and expectations, technological changes, economic factors, agricultural practices (e.g. Proston rural scheme), environmental awareness, etc.

4.2 Demand Forecasts

4.2.1 Population Change

South Burnett and the surrounding region had an estimated population of 32,747 in 2016⁵. Using the medium series, the projected population will reach approximately 36,342 persons by the year 2036.

Total future population growth over the next 20 years is predicted to be 3,595 persons (11%).

Table 8: South Burnett Population Growth Estimates 2016-41 (QGSO)

Projected Population				Average Annual Change (Medium Series)	
Year	Low Series	Medium Series	High Series	Number	%
2016	32,747	32,747	32,747		
2021	32,799	33,017	33,255	270	0.82%
2026	33,422	34,170	34,955	1,153	3.49%
2031	34,009	35,295	36,650	1,125	3.29%
2036	34,469	36,342	38,320	1,047	2.97%
2041	34,720	37,107	39,643	765	2.11%

During the preparation of this plan, it was noted that the statistical projections from the Queensland Government Statistician's Office (QGSO) were significantly different from those used in the development of Council's *Local Government Infrastructure Plan* (LGIP).

It appears that the LGIP used data directly from the 2016 Census undertaken by the ABS.

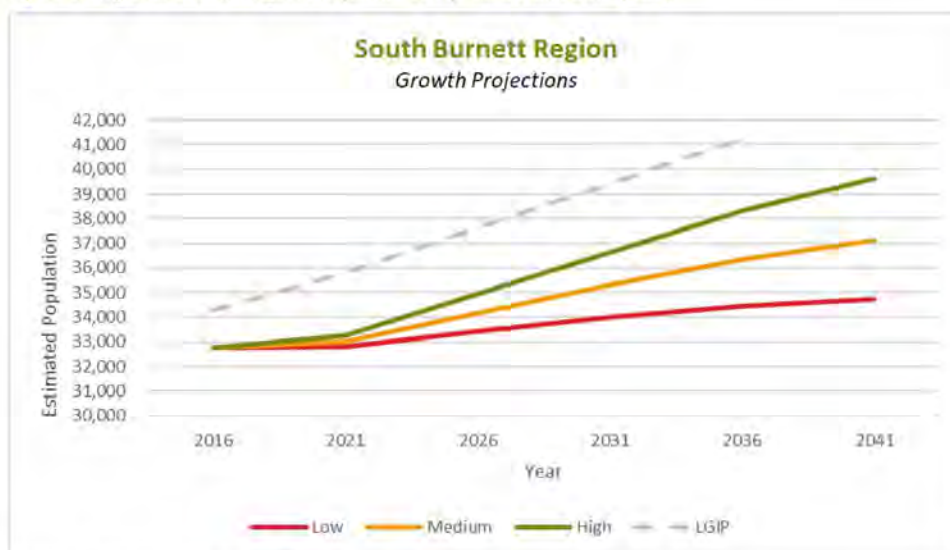
As the QGSO website makes clear, there are several problems with using the raw Census data for population projection, so we have chosen to use the QGSO data.

This issue noted this issue in the AMP [Improvement Plan](#).

⁵ 'Projected population by local government area, Queensland, 2016 to 2041' Queensland Government Statistician's Office.



Figure 6: Regional Growth Projections (2016 – 2041): QGSO and LGIP (ABS)



4.2.2 Equivalent Population Change

The data Council has about the number of connected properties in 2019 and projected future demand for service catchments comes from Council's Local Government Infrastructure Plan (LGIP). The issues with LGIP population projections are explained above.

It is also noted more accurate data is required for the number of connections at locations.

Table 9: 2019 connections and projected demand (LGIP)

Service Catchment	Connected Properties	Existing and Projected Demand (EP) (Source: LGIP)					
	2019	2016	2021	2026	2031	2036	Ultimate
Blackbutt	352	1,112	1,195	1,290	1,389	1,484	2,215
Boondooma	14	ND	ND	ND	ND	ND	ND
Kingaroy	3,861	12,212	13,015	14,012	15,140	16,050	28,844
Murgon	1,014	3,369	3,563	3,803	4,058	4,300	6,512
Nanango	1,122	4,076	4,197	4,423	4,688	4,882	8,731
Proston	161 ⁶	407	422	443	452	465	557
Wondai	765	3,652	3,834	4,058	4,298	4,567	7,420
Yallakool	1	ND	ND	ND	ND	ND	ND

ND – Not Determined

⁶ Connected properties for Proston unreliable



The LGIP projections do not match more reliable QGSO medium series projections, and thus it recommended the LGIP projections be updated in the future.

4.3 Demand Impact and Demand Management Plan

Council is currently developing a regional economic development strategy and strategic regional Wastewater plan with Wide Bay Burnett Regional Organisation of Councils. This AMP will be refreshed following the completion of these documents.

The impact of demand drivers that may affect future service delivery and use of assets are shown in the table below.

Demand for new services will be managed through a combination of managing existing assets, upgrading of existing assets and providing new assets to meet demand and demand management. Demand management practices can include non-asset solutions, insuring against risks and managing failures.

Opportunities identified to date for demand management are shown in the table below. Further opportunities will be developed in future revisions of this Asset Management Plan.

Table 10: Demand Management Plan

Demand driver	Current position	Projection	Impact on services	Demand Management Plan
Population Growth and Industrial development	Increasing in some locations	Increased demand in some locations, e.g. Murgon Meatworks	Need for new/upgraded capital expenditure	Water-saving initiatives and devices focused on in-home efficiency

4.4 Asset Programs to meet Demand

The new assets required to meet demand may be acquired, donated or constructed. The planned new asset and upgrades for the next 20 years to cater for future demand projections and service requirements are listed below.

No New Assets:

Upgraded Assets:

- 2021/2022
 - Distribution Mains – Kingaroy, River Road Trunk Replace and Upgrade (2000/10-STP)
 - Distribution Mains – Kingaroy, Haly Street Sewer Replace and Upgrade (2156/25-2115/20)
 - Distribution Mains – Kingaroy, Ivory St SPS, Replace and Upgrade
 - Distribution Mains - Kingaroy Replace and Upgrade Douglass St Sewer PS
- 2022/2023
 - Distribution Mains – Murgon, Chataway St Sewer Replace and Upgrade (101/37-101/22)
 - Distribution Mains – Proston, CED Pump Station Replace and Upgrade



- 2025/2026
 - Distribution Mains – Kingaroy, Northern Trunk Sewer Upgrade (2327/6 - 2000/28)
 - Distribution Mains – Kingaroy, Fisher St Sewer Upgrade (2000/91-2000/87)
 - Distribution Mains – Kingaroy, First Ave Sewer Upgrade (2008/6-2008/2)
 - Distribution Mains – Kingaroy, Cornish St Sewer Upgrade (2053/14-2053/8)
- 2026/2027
 - Treatment Plants – Murgon, WWTP upgrade component
 - Distribution Mains – Murgon, Douglas St Sewer Upgrade (1027/101/1)
 - Distribution Rising Mains – Nanango, Sewer PS1 Rising Main Upgrade

It should be noted that acquiring new assets will commit Council to ongoing operations, maintenance, and renewal costs for the period that the service provided from the assets is required. Future operations, maintenance, and renewal costs are identified here for inclusion in the long-term financial plan. Refer to the [Lifecycle Management Plan](#) (Section 6.0) and [Financial Summary](#) sections (Section 8.0) of this plan for details.

4.5 Climate Change and Adaption

Once 5,000 connect properties is reached, Council is required to start reporting on Green House Gas issues. In addition, there are regulator KPIs for drought and water supply to consider.

The impacts of climate change can have a significant impact on the assets we manage and the services they provide. In the context of the Asset Management Planning process, climate change can be considered as both a future demand and a risk.

How climate change will impact on assets can vary significantly depending on the location and the type of services provided, as will the way in which we respond and manage those impacts.

As a minimum, we should consider both how to manage our existing assets given the potential climate change impacts, and then also how to create resilience to climate change in any new works or acquisitions.

Council has not formally identified climate change strategies. Possible opportunities for management of climate change impacts on existing assets are shown in the table below.

Table 11: Managing the Impact of Climate Change on Assets

Climate Change Description	Projected Change	Potential Impact on Assets and Services	Planned Actions
Increased frequency and severity of storm events	Increasing number of declared disaster events.	Increased service disruption due to power outage, flood inundation. Increased asset requirements. Shorter useful life of assets.	Increased focus on planned and preventative maintenance.



Climate Change Description	Projected Change	Potential Impact on Assets and Services	Planned Actions
		Increased asset impairment expense.	

Additionally, the way in which we construct new assets should recognise that there is opportunity to build in resilience to climate change impacts. Building resilience will have several benefits, including:

- Assets will withstand the impacts of climate change
- Services can be sustained
- Assets that can endure may potentially lower the lifecycle cost and reduce their carbon footprint

The impact of climate change on assets is a new and complex discussion, and resilience opportunities will be developed in future revisions of this Asset Management Plan.

4.6 Technological Change

The impacts of climate change can have a significant impact on the assets we manage and the services they provide. In the context of the Asset Management Planning process, climate change can be considered as both a future demand and a risk.



5.0 ASSET PROFILE

5.1 Asset Hierarchy

An asset hierarchy provides a framework for structuring data in an information system to assist in collection of data, reporting information and making decisions. The hierarchy shown in Appendix B includes the asset class and component used for asset planning and financial reporting and service level hierarchy used for service planning and delivery.

5.2 Asset Quantities and Costs

Council's Wastewater assets are costed at fair value (cost to replace service capacity) and depreciated using the straight-line method over their useful lives.

The best available estimate of the cost of the Wastewater assets are shown below.

Current Replacement Cost	\$ 110,284,651
Depreciated Replacement Cost ⁷	\$ 58,506,522
Annual Depreciation	\$ 1,589,093

These costs are comprised of the following components:

Table 12: Wastewater Asset Valuation Summary as at 30 June 2020

Asset Category/ Sub-category	Number of Facilities	Current Replacement Cost (\$)	Written Down Value (\$)	Annual Depreciation (\$)
Wastewater Transfer				
Sewage Pump Stations	25	\$7,265,299.	\$4,652,7512	\$139,098.
Wastewater Transfer				
Effluent Re-use Pump Stations	2	\$668,039	\$335,819	\$20,271
Wastewater Treatment and Processing				
Treatment Plants	9	\$42,991,379	\$28,650,350	\$604,726
Wastewater Distribution				
Effluent Re-use	1	\$364,787	\$249,843	\$6,149
Wastewater Distribution				
Distribution Mains and Lining	approx. 235 km	\$42,938,602	\$19,983,256	\$567,468
Distribution Rising Mains	approx. 9.6 km (23)	\$1,296,986	\$468,289	\$21,391
Manholes	4,107	\$14,759,559	\$4,166,213	\$229,988
Total		\$110,284,651	\$58,506,522	\$1,589,093

This asset class was valued in April 2020 and the following changes were noted in the Valuer's report:

⁷ Also reported as Written Down Cost, Carrying or Net Book Cost.



1. Moderate to significant modification to construction rates (refer valuation report) based on a modern equivalent replacement cost or based on actual dimensions and construction rates by first principles.
2. Includes significant costs for assets previously not valued and new assets.

5.3 Asset Useful Lives

5.3.1 Typical Asset Useful Lives

As part of the preparations for the 2020 Wastewater Asset Revaluation, the use of prescribed standards for useful lives was assessed. Standardising useful lives across this asset class has improved the accuracy of remaining useful life estimates.

These typical useful lives were developed through modelling, assessment, and the application of engineering experience to Council's local conditions.

Table 13: Typical Useful Lives for Wastewater Assets

Asset Category	Asset Sub-category	Average Useful Life (Years)
Effluent Reuse Pump Station	Civil	120
	Electrical	25
Wastewater Treatment Plant	Instrumentation	15
	Mechanical	30
Sewage Pump Station	Pipework, Valve and Fitting	70
	Site Services	60
	Gravity Mains - - all diameters (50 – 150 mm) and all materials	45
Distribution Mains	Gravity Mains - Linings - all diameters (150 – 600 mm) and all materials	90
	Rising Mains – all diameters (50 – 150 mm) and all materials	60
Distribution Rising Mains	Manhole – all diameters (100-1200), all materials and all depths	60
Manholes		

5.3.2 Remaining Useful Lives

There is a relationship between asset useful life and some of the major service levels chosen by council. For Wastewater assets, service levels relate to the condition of the asset and are measured differently for each asset type.

5.3.2.1 Civil, Electrical, Instrumentation, Mechanical and Instrumentation and Site Services

For civil, electrical, instrumentation, mechanical, instrumentation and site services assets, the remaining useful life is related to the percentage of the asset affected by wear and tear due to usage.

5.3.2.2 Pipework, Valves and Fittings, Distribution Mains, Rising Mains and Manholes

For pipework, valves and fittings, and distribution trunk mains, rising mains and manholes, the remaining useful life is related to the percentage of the asset affected by material corrosion.



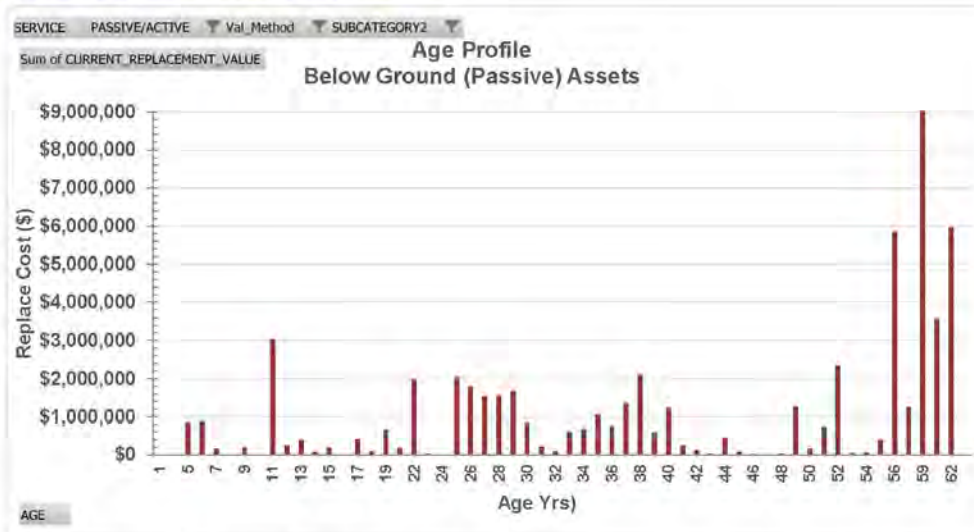
5.4 Asset Age Profile

The age profile of the assets included in this Asset Management Plan are shown below.

Figure 7: Age Condition vs Cost Profile – ‘Child’ Above Ground Asset



Figure 8: Age Profile – Below Ground Assets



All figure costs are shown in current (real) dollars.

The replacement cost weighted average age of all above ground (active) assets is 16.5 years. The weighted average age of types is - civil 17.1 years, electrical 14.9 years, instrumentation 11.3 years, mechanical 13.9 years, pipework, valves and fittings 16.5 years, site services 18.5 years.



The weighted average age of all below ground (passive) assets is 41.7 years. The weighted average age of mains is 45 years, mains linings 33.6 years, rising mains 38.4 years and manholes 43.3 years.

The average remaining life of all above ground (active) assets is 28.3 years. The average remaining life for types is - civil 43.1 years (36% of useful life), electrical 12.9 years (52%) and instrumentation 9.3 years (62%), mechanical 15.8 years (53%), pipework, valves and fittings 36.6 years (52%), site services 16.1 years (27%).

The average remaining life of all below ground (passive) assets is 25.4 years. The average remaining life of sewer mains is 43.2 years (48%), sewer mains linings 12.1 years (27%), rising mains 23.5 years (39%) and manholes 17 years (28%).

The past peaks of asset investment, e.g. 3 years ago approximately \$25 million of above-ground assets and \$26.6 million of below ground of assets 50 to 62 years ago, may require peaks in renewals in the future.

5.5 Pipework Length, Material and Size Profile

The length and material for below-ground pipework diameters included in this Asset Management Plan are shown in the profiles below. 90% of the pipework length is comprised of 150 mm diameter pipe (25% is AC, and 43% is VC).



Figure 9: Pipework Size Profile – Below Ground Assets

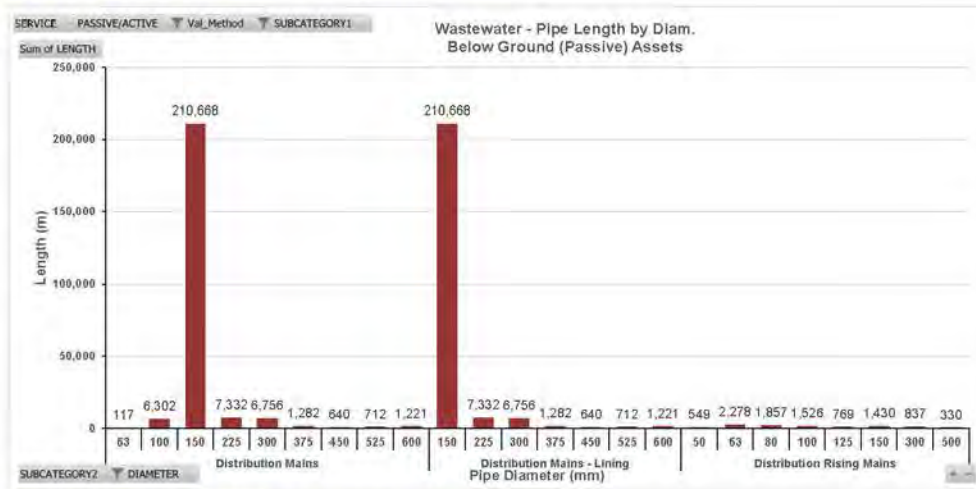
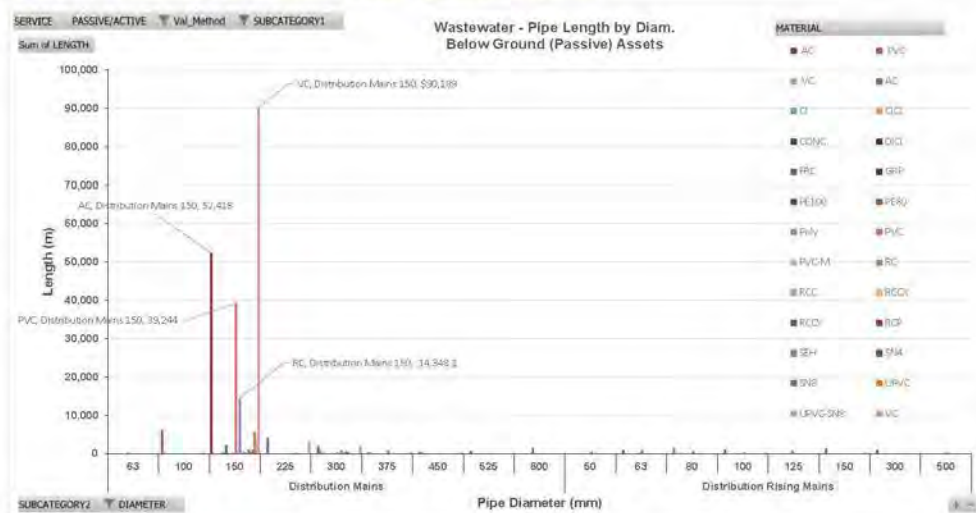


Figure 10: Pipework Size and Material Profile – Below Ground Assets





5.6 Asset condition

Asset condition is measured using the 0 (new) – 10 (failed) grading scheme shown below.

Table 14: Wastewater Asset Condition Rating Scheme

Condition Rating	Description	% Asset Remaining ⁸
0	Brand New	100
1	Near new with no visible deterioration	90
2	Excellent overall condition early stages of deterioration.	80
3	Very good overall condition with obvious deterioration evident.	70
4	Good overall condition, obvious deterioration, serviceability impaired very slightly.	60
5	Fair overall condition, obvious deterioration, some serviceability loss.	50
6	Fair to poor overall condition, obvious deterioration, some serviceability loss.	40
7	Poor overall condition, obvious deterioration, some serviceability loss, high maintenance costs	30
8	Very poor overall condition, severe deterioration, very high maintenance costs. Consider renewal.	20
9	Extremely poor condition, severe serviceability problems, renewal required immediately.	10
10	Failed asset, no longer serviceable. Should not remain in service.	0

Wastewater asset condition is currently monitored in several ways:

- Visual assessment of above-ground accessible assets
- CCTV surveys of sewers

Council intends to confirm condition/performance of assets through a co-ordinated asset inspection program and implement the use of a 'Fault Report Record' for call outs.

5.6.1 Civil, Electrical, Instrumentation, Mechanical, Instrumentation and Site Services

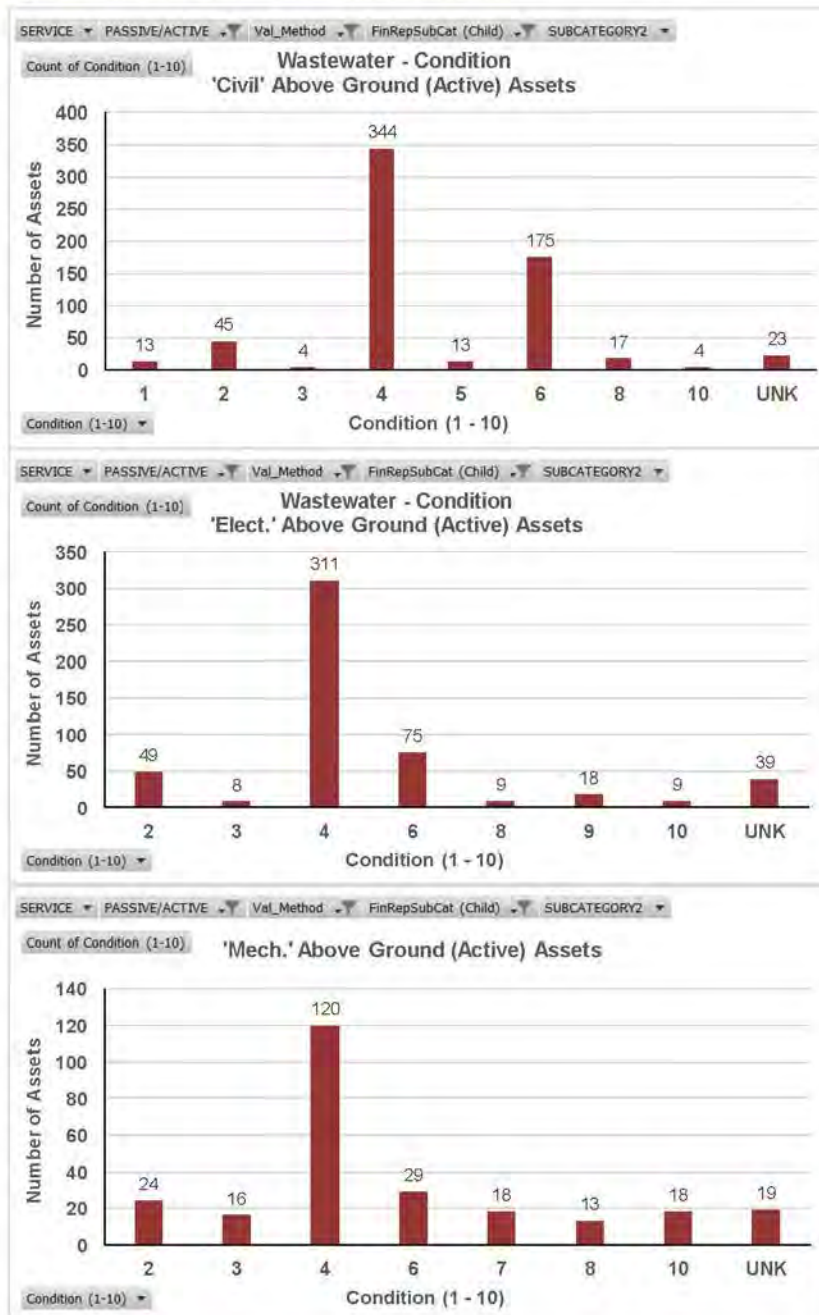
Asset condition was assessed visually (in 2019) for wastewater civil, electrical, instrumentation, mechanical, instrumentation and site services assets where accessible. Otherwise, the condition is estimated from age for (standard) useful lives.

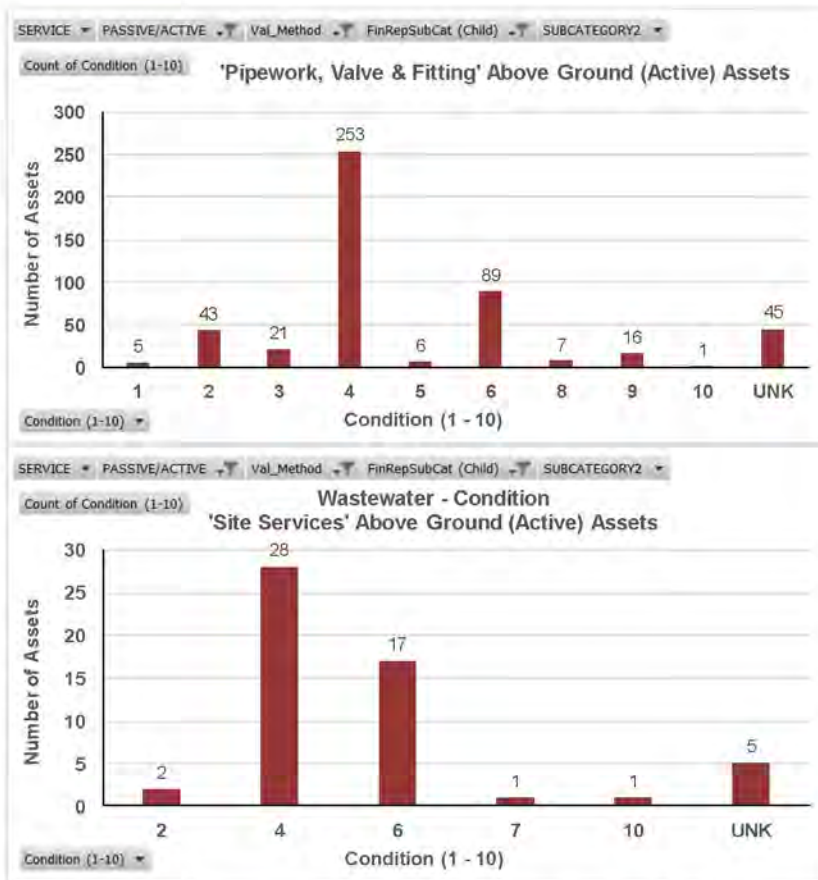
The distribution of condition for assets by child sub-category is shown below.

⁸ Based on estimated delivery of future economic benefit.



Figure 11: Condition Profile – 'Child' Above Ground Assets

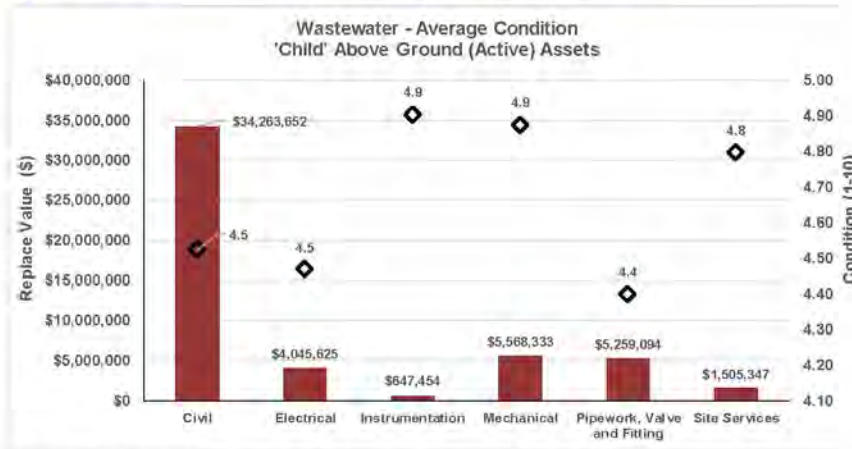




The distribution of average condition versus replacement cost for all child assets is shown below. The chart indicates overall averages of fair to good condition for each child category.



Figure 12: Average Condition vs Cost Profile – 'Child' Above Ground Assets

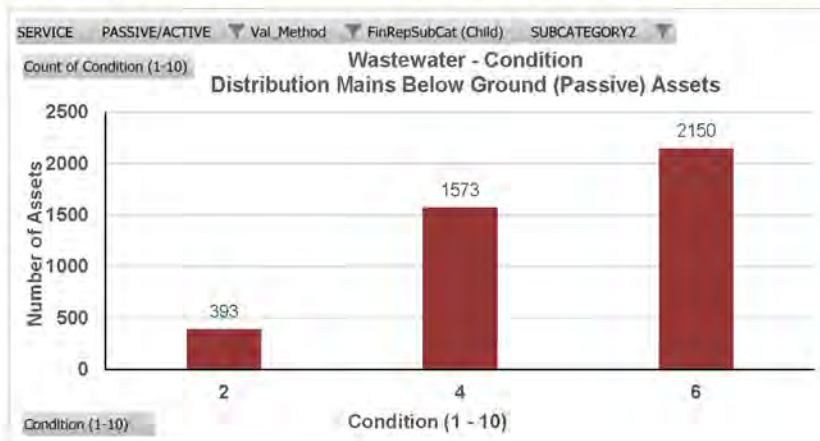


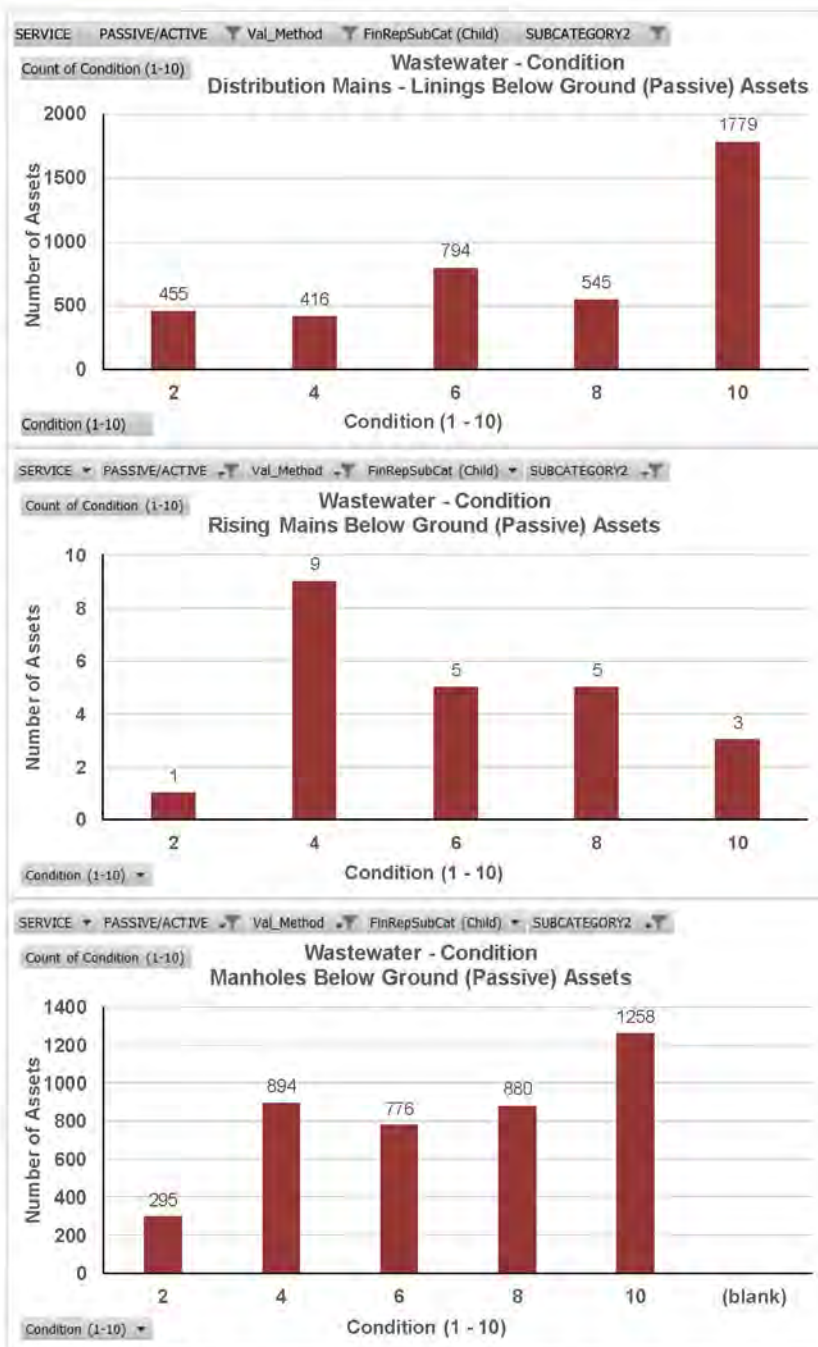
5.6.2 Distribution Mains, Rising Mains and Manholes

Asset condition is estimated from age for (standard) useful lives.

The distribution of condition for wastewater distribution mains, rising mains and manholes is shown below.

Figure 13: Condition Profile – Distribution Trunk Mains, Rising Mains and Manholes Below Ground Assets

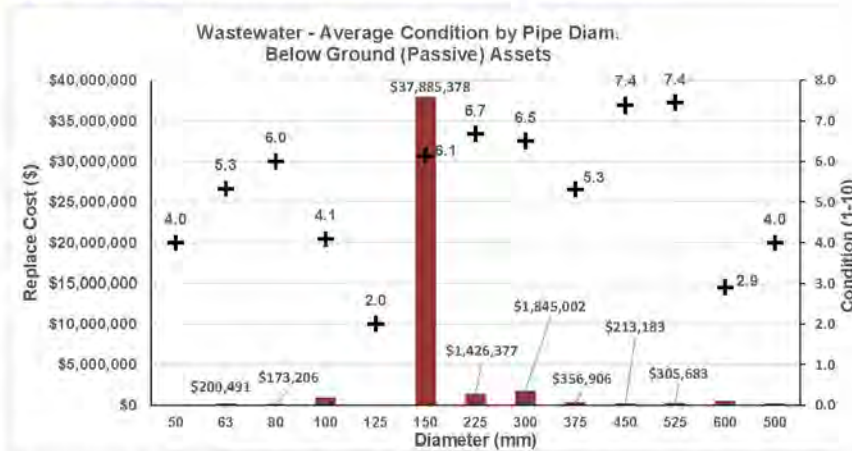




The distribution of average condition for below ground wastewater pipe diameters versus replacement cost is shown below.



Figure 14. Average Condition vs Cost Profile – Below Ground Pipework Assets



Approximately \$37.9 million (86%) of current replacement cost comprises 150 mm diameter mains with overall condition rated fair to poor, followed by 225 mm (3%) and 300 mm (4%) diameter pipes also rated fair to poor.

Table 15. Asset Category Average Condition as at 2020

Asset Category	Average Condition (1-10)
Sewage Pump Stations	5
Effluent Reuse Pump Stations	5
Treatment Plants	4
Effluent Reuse	4
Distribution Trunk Mains (below ground)	5
Distribution Trunk Mains – Linings (below ground)	7
Distribution Rising Mains	6
Manhole	7

5.7 Asset Utilisation

All assets are fully utilised.

5.8 Asset Capacity and Performance

5.8.1 Capacity

The design capacity of each treatment plant compared to LGIP Projected Demand EP's for 2021 is provided in the table below. On this basis, several treatment plants will have insufficient capacity in the near future. However, this is unlikely the situation and cannot be confirmed until LGIP projections are updated in the future.



Table 16: WWTP Design Capacity versus EP

WTP	Design Capacity (EP)	2021 Projected Demand (EP) (Source: LGIP)	2021 Excess Capacity (%)
Blackbutt WWTP	1,100	1,195	Nil
Boondoomba Dam Top WWTP	194	ND	ND
Boondoomba Dam Bottom WWTP	200	ND	ND
Kingaroy WWTP	12,000	13,015	Nil
Murgon WWTP	4,800	3,563	35%
Nanango WWTP	2,500	4,423	Nil
Proston WWTP (CED)	575	422	36%
Wondai WWTP	2,000	3,834	Nil
Yallakool WWTP	500	ND	ND

5.8.2 Asset Performance

Assets are generally provided to meet design standards where these are available. Locations, where deficiencies in service performance are known, are provided in the table below.

Table 17: Known Service Performance Deficiencies

Location	Service Deficiency
Murgon WWTP	Difficulty meeting current day standards during extreme weather events
Nanango WWTP	Difficulty meeting current day standards during extreme weather events

The above service deficiencies were identified from monitoring of effluent quality.



5.0 LIFECYCLE MANAGEMENT PLAN

The lifecycle management plan details how South Burnett Regional Council plans to manage and operate its assets at the approved levels of service (Refer to Section 3) while managing life cycle costs. At present, there are few projects in the forward works program beyond year 10 due to a lack of information for decision making. This will change when Council includes recommendations from the MIPP.

6.1 Operations and Maintenance Plan

Operations include regular activities to provide services. Examples of typical operational activities include pumping and treatment of wastewater.

Maintenance includes all actions necessary for retaining an asset as near as practicable to an appropriate service condition including regular ongoing day-to-day work necessary to keep assets operating. Examples of typical maintenance activities include:

- Treatment plants - Six monthly full safety audit inspection, Detailed schedules in manuals for large mechanical items. Reactive removal of lagoon sludge build-up.
- Telemetry – annual testing of radio, battery
- Switchboards – reactive maintenance
- Instruments (analysers and laboratory) – annual servicing contracts for inspections
- Magnetic Flowmeters - Bi-annual calibration
- Pump Stations - submersible pump sets typically run to fail. Regular weekly inspections (pump hrs run, amp meters to check pumps not overloaded, clean probes/rags) except daily high-risk Perkins St at Murgon. These are mainly low cost, low risk (duplicate) pump sets, easily replaced or spares available. All stations have an annual full safety audit inspection.
- Reticulation pipework – work is largely reactive and is unplanned. Sewer main blockages and breaks are attended to as soon as possible to restore service to customers within the maximum time frame targets specified in the Customer Service Levels. The work is generally identified via customer complaints that are communicated to Council's operational staff. Also, Council carries out adhoc cockroach spraying. CCTV inspections are carried out regularly for at-risk sewers, e.g. monthly for Kingaroy sewers with trade waste. A program of cleaning and/or regular CCTV surveys is undertaken to inputs to confirm condition (thus remaining life) and pick up impending performance issues. Survey information provides more accurate information for renewal planning - relining a sewer prior to failing costs substantially less than replacement of the sewer, particularly the deeper sewers

Other than for treatment plants, maintenance is reactive. Operation and maintenance activities for treatment plants are undertaken as per plant operation and maintenance manuals.

The historical operations and maintenance expenditure for the last three years (2016/17 to 2018/19) taken from SWIM reported data are summarised below. Average annual OPEX is approximately \$5.1 million.



Table 18: Average Historical OPEX by Subcategory

Asset Type	3 Years Avg. Annual OPEX (\$)	% of Total OPEX	% of Replacement Costs
Below ground (passive) assets	\$1,012,135	20%	1.7%
Above ground (active) assets	\$4,048,539	80%	7.9%
Total	\$5,060,674		4.6%

Average annual OPEX is approximately \$5.1 million.

Future annual OPEX is based on the current Forward Works Planning program amounts (\$2,684,991 in 2021/22, \$2,743,713 in 2021/22, \$2,803,404 in 2022/23 etc.). The breakdown of budgeted expenditure into operations and maintenance is derived from the forecast expenditure for 2019/20, based on 41 weeks of actuals by account description. It is summarised by Business Unit below:

Table 19: Forecast 2019/20 OPEX by Business Unit

Business Unit	Operations (\$)	Maintenance (\$)
Business Unit: 1127 - Waste Water General Operations	\$406,988	\$227,891
Business Unit: 1128 - Blackbutt Wastewater	\$51,023	\$31,186
Business Unit: 1129 - Boondooma Wastewater	\$13,406	\$20,452
Business Unit: 1130 - Kingaroy Wastewater	\$543,622	\$408,701
Business Unit: 1131 - Murgon Wastewater	\$170,731	\$135,999
Business Unit: 1132 - Nanango Wastewater	\$199,771	\$101,868
Business Unit: 1133 - Proston CED Services	\$27,347	\$19,871
Business Unit: 1134 - Wondai Wastewater	\$195,555	\$120,146
Total	\$1,608,443	\$1,066,115

The trend in maintenance budgets is shown in the table below.

Table 20: Maintenance Budget Trends

Year	Maintenance Budget (\$)
2018/19	\$2,080,211
2019/20 (forecast)	\$1,066,115
2020/21 (FWP portion)	\$1,357,420
2020/21 (Forecast based on 2019/20 actuals)	\$1,066,115

Maintenance budget levels are adequate to meet projected service levels, which may be less than or equal to current service levels. Where maintenance budget allocations are such that they will result in a lesser level of service, the service consequences and service risks have



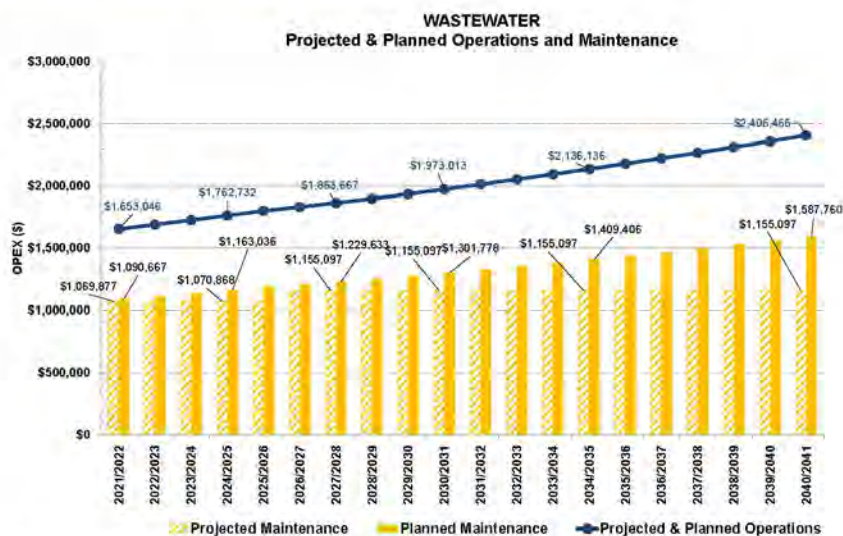
been identified. They are highlighted in this Asset Management Plan and service risks considered in the Infrastructure Risk Management Plan.

Assessment and priority of reactive maintenance are undertaken by staff using experience and judgement based on risk, giving priority to impacts directly affecting customers.

6.1.1 Summary of forecast operations and maintenance costs

Forecast operations and maintenance costs are expected to vary in relation to the total cost of the asset stock. If additional assets are acquired, future operations and maintenance costs are forecast to increase. If assets are disposed of the forecast operation, and maintenance costs are expected to decrease. The diagram below shows the 'projected' (forecast) operations and maintenance costs relative to the proposed operations and maintenance 'planned' budget.

Figure 15: Projected and Planned OPEX



All figure costs are shown in current (real) dollars.

Projected maintenance is based on the forecast 2019/20 actual maintenance spend as a 0.97% proportion of current replacement cost and allowance made for increased maintenance from future new and upgraded assets. Projected maintenance will increase by 8% over the 20 years to \$1,155,097 compared to \$1,587,760 (46%) for planned (budgeted). The 20-year average projected and planned maintenance spends are similar at approximately \$1.13 million and \$1.33 million, respectively.

Projected operations spending is not able to be quantified and is assumed to be the same as planned (budgeted) spend, which is based on forecast 2019/20 actuals indexed over the 20 years in line with FWP increases.

6.2 Renewal Plan

Renewal is a major capital work which does not significantly alter the original service provided by the asset. Still, it restores, rehabilitates, replaces or renews an existing asset to its original service potential. Asset renewal should not increase future maintenance costs.



Work over and above, restoring an asset to original service potential is considered to be an acquisition or upgrade which will result in additional future operations and maintenance costs.

Assets requiring renewal are identified from one of two approaches in the Lifecycle Model.

The first method uses Asset Register data to project the renewal costs (current replacement cost) and renewal timing (acquisition year, although there is a lack of confidence in Council's age data, plus updated useful life to determine the renewal year), or

The second method uses an alternative approach to estimate the timing and cost of forecast renewal work (i.e. condition modelling system to determine remaining useful life, staff judgement, average network renewals, or other).

South Burnett Regional Council typically uses the second method, particularly for below-ground assets (sewers), i.e., projected long-term renewals are determined using recent asset condition assessments to inform remaining lives and thus expiry year.

The typical useful lives of assets last reviewed for the 30 June 2020 Valuations⁹ and used to develop projected asset renewal forecasts are shown in section 5.3 [here](#).

6.2.1 Renewal ranking criteria

Asset renewal is typically undertaken to either:

- Ensure the reliability of the existing infrastructure to deliver the service it was constructed to facilitate (e.g. replacing a pump that has frequently failed), or
- To ensure the infrastructure is of sufficient quality to meet the service requirements (e.g. condition of a pump).¹⁰

It is possible to prioritise renewals by identifying assets or asset groups that:

- Have a high consequence of failure,
- Have high use and subsequent impact on users would be significant,
- Have higher than expected operational or maintenance costs, and
- Have potential to reduce life cycle costs by replacement with a modern equivalent asset that would provide the equivalent service.¹¹

The proposed ranking criteria used to determine the priority of identified renewal proposals is detailed in the table below in the absence of a risk assessment (i.e. condition or age if unknown for the likelihood of failure versus criticality for consequences of failure). Council may choose to vary the weightings for above and below ground assets.

⁹ SBRC Valuation Report Water & Sewerage 2020 V1.1

¹⁰ IPWEA, 2015, IIMM, Sec 3.4.4, p 3|91.

¹¹ Based on IPWEA, 2015, IIMM, Sec 3.4.5, p 3|97.



Table 21: Renewal Priority Ranking Criteria

Criteria	Weighting
Condition (or age if unknown)	25%
Economics (LCC – cost and difficulty of repairs vs replacement)	10%
Technical Obsolescence	15%
Reliability (outage/failure frequency, effect on system or customers)	20%
Workplace Health and Safety Risk (risk of illness/injury)	30%
Total	100%

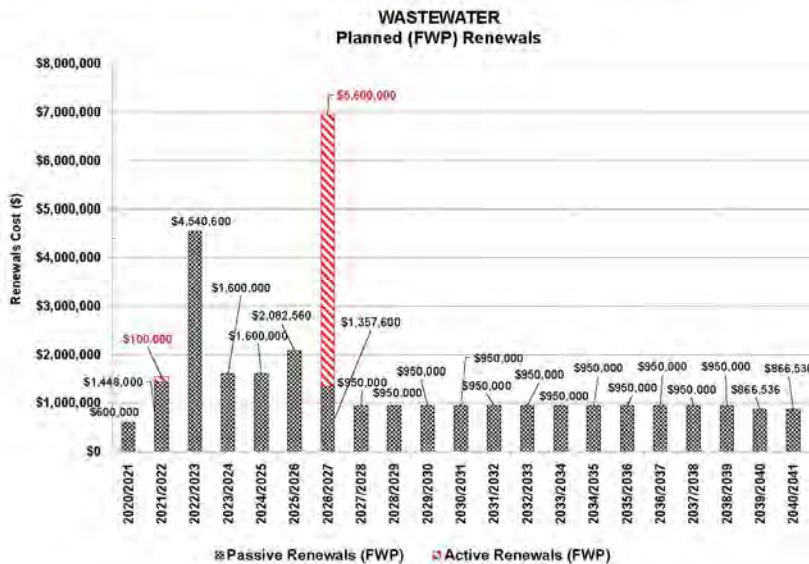
6.3 Summary of historical renewal costs

The annual amount of approximately \$174,000 was spent on Wastewater asset renewals for the last five years to 2018/19 as reported by Council in the SWIM data.

6.4 Summary of future renewal costs

The amount budgeted for Wastewater asset renewals is \$855,000 for 2019/20 and \$600,000 for 2020/21. Future planned renewals for below ground (passive) and above ground (active) assets including \$5.6 million Murgon WWTP replacement portion (total cost \$15 million 2026/2027) are shown in the chart below. All figure costs are shown in current (real) dollars. It is acknowledged many below ground assets to go in are also planned as upgrades, not just renewals. That is, increases in pipe diameter, which was based on the 2016 model MIPP will change.

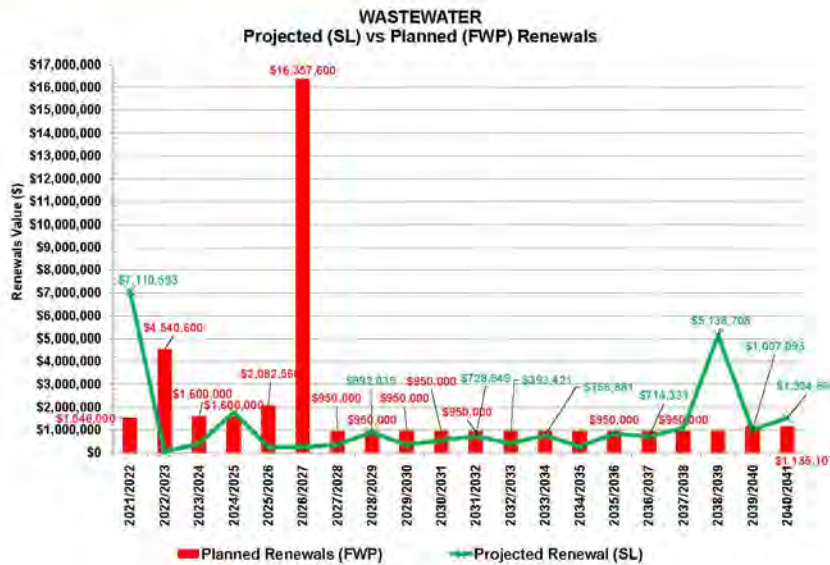
Figure 16: Planned Renewals – Below Ground (passive) and Above Ground (active)





Forecast renewal costs are projected to increase over time if the asset stock increases. The chart below shows the forecast costs associated with renewals relative to the proposed (planned) renewal budget. Detailed summaries of the forecast 20-year (2021/2022 to 2040/2041) renewal costs are provided in Appendix I and assets due for replacement within the next 10 years provided in a separate spreadsheet.

Figure 17: Projected and Planned Renewals



The forecast renewal costs are adequately met by Council's proposed renewal budgets. Deferred renewal (assets identified for renewal and not scheduled in capital works programs) should be included in the risk analysis process in the risk management plan.

'Planned' long-term renewals expenditure taken from Council's forward works plan that is based on factors such as available funding, community expectations and the like. SBRC has developed a comprehensive 10-year plan based on their Asset Management Strategy and Policy.

Council is focused predominately on asset renewals and strengthening its asset registers and systems to be able to confidently state its planned renewal position. This means that as our asset systems mature, we will need to review forward works programs on an ongoing basis.

Total planned renewals (forward works program) spending is approximately \$31.5 million over the next 20 years, which is 28.5% of the current replacement cost (compared to 27.2% for \$30 million forecast renewals).

Over the first 10 years, total planned renewals spending is approximately \$22.1 million, which is 20.1% of the current replacement cost (compared to 15.9% for approximately \$17.6 million forecast renewals).

The majority of these planned renewals are:

- Distribution Mains (\$300,000 plus)–
 - Sewer Relining across region \$1,600,000 [2022/23]
 - Sewer Relining across region \$1,600,000 [2023/24]

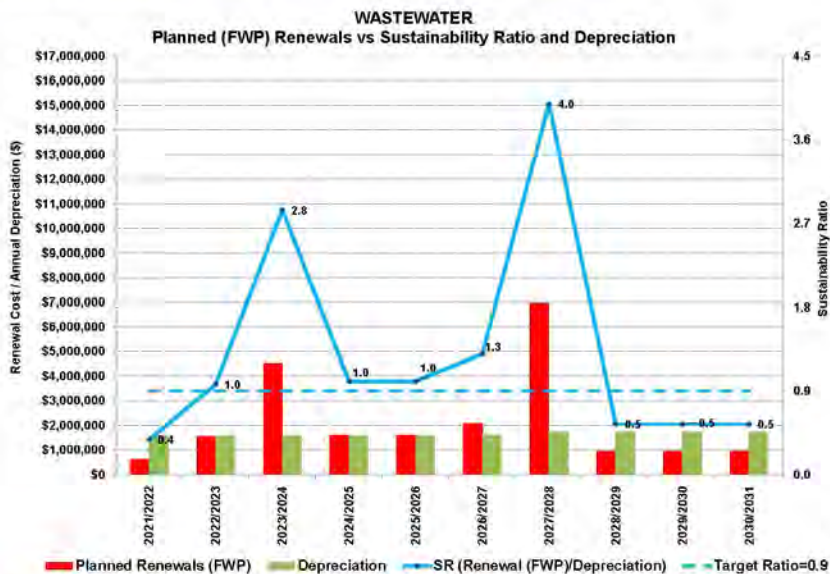


- o Sewer Relining across region \$1,600,000 [2024/25]
- o Sewer Relining across region \$1,200,000 [2026/27]
- o Sewer Relining across region \$950,000 [2027/28, 2028/29, 2029/30 and 2030/31]
- Rising Mains –
 - o Sewage PS1 Rising Main at Nanango \$29,600 [2026/27]
- Treatment Plants (\$300,000 plus)–
 - o Remove remaining AC items from sheds/reservoirs etc. at Old WTP Blackbutt, Blackbutt WWTP Service Pump Shed/, Kingaroy WWTP old control shed walls, ceiling, Reservoir 1 Murgon WTP, Old Murgon WTP, Nanango WWTP Control Room \$100,000 [2021/22]
 - o Murgon WWTP \$5,600,000 replacement component of total \$15,000,000 for new plant [2026/27]

A comparison over the first 10 years of planned renewals expenditure versus forecast depreciation and the ratio of renewals to depreciation (sustainability ratio) is shown below.

The chart shows the State’s sustainability target of 90% of depreciation.

Figure 18: Planned Renewals, Depreciation and Sustainability Index



6.5 Acquisition Plan

Acquisition reflects are new assets that did not previously exist or works which will upgrade or improve an existing asset beyond its existing service capacity. Acquisitions may be the result of growth, demand, social or environmental needs. Assets may also be donated to Council by developers or other levels of government.



6.5.1 Selection criteria

Proposed upgrade of existing assets, and new assets, are identified from various sources such as community requests, proposals identified by strategic plans or partnerships with others. Potential upgrade and new works should be reviewed to verify that they are essential to the Entities needs. Proposed upgrade and new work analysis should also include the development of a preliminary renewal estimate to ensure that the services are sustainable over the longer term. Verified proposals can then be ranked by priority and available funds and scheduled in future works programmes. The priority ranking criteria is detailed in the table below.

Table 22: Acquired Assets Priority Ranking Criteria

Criteria	Weighting
System performance improvement	35%
Reliability of treatment improvement	35%
Maintenance minimisation	10%
Links to Community Plan and Corporate Plan	5%
Links to works programs and strategies	5%
Community Request	10%
Total	100%

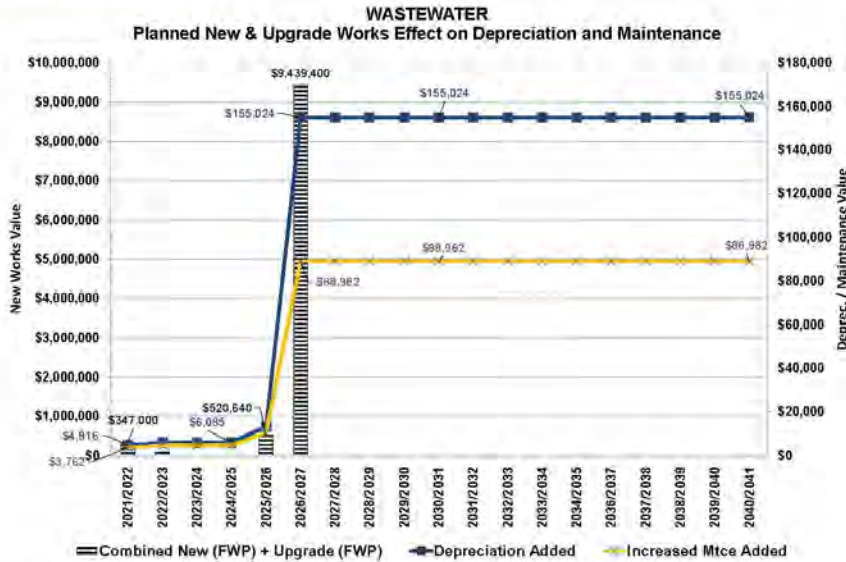
6.5.2 Summary of future asset acquisition costs

When an Entity commits to new or upgraded assets, they must be prepared to fund future operations, maintenance, and renewal costs. They must also account for future depreciation when reviewing long term sustainability.

When reviewing the long-term impacts of asset acquisition, it is useful to consider the cumulative cost of the acquired assets being taken on by the Entity. The cumulative cost of all acquisition work, including assets that are constructed and contributed shown in the chart below. The Planned (Budgeted) Forward Works Program Projects are listed in Appendix H. This will change when Council includes in the FWP recommendations from the MIPP. The current 10 years FWP is conservative until the results of this study are obtained.



Figure 19. Acquisition Summary



All figure costs are shown in current (real) dollars.

Expenditure on new assets and services in the capital works program will be accommodated in the long-term financial plan, but only to the extent that there is available funding. The above chart shows the impact of new and upgraded assets that will require a commitment to the funding of ongoing operations, increased depreciation, maintenance, and renewal costs for the period that the service provided from the assets is required.

6.5.3 Summary of asset forecast costs

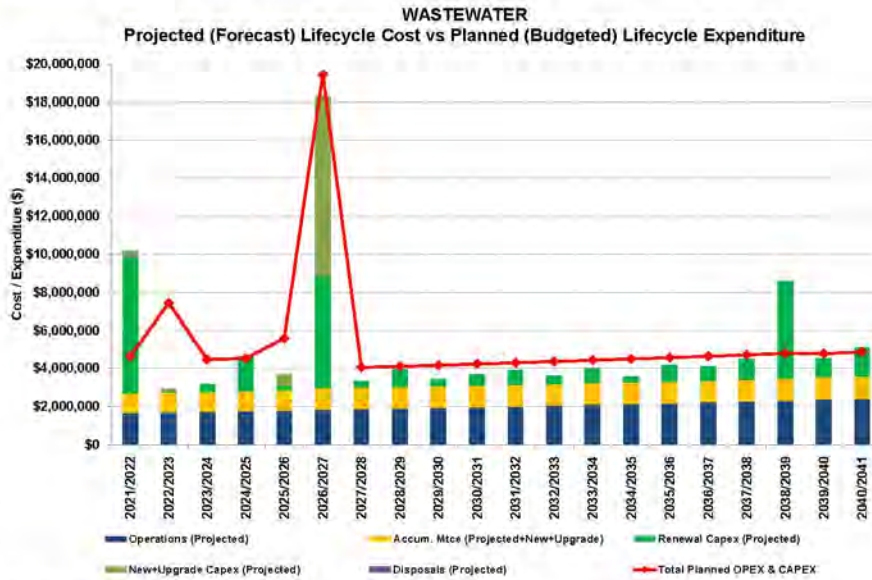
The financial projections from this asset plan are shown in the diagram below. These projections include forecast costs for asset acquisition, operation, maintenance, renewal, and disposal, shown relative to the proposed budget. Depreciation is excluded

The bars in the graphs represent the forecast costs needed to minimise the life cycle costs associated with the service provision. The proposed budget line indicates the estimate of available funding. The gap between the forecast work and the proposed budget is the basis of the discussion on achieving balance between costs, levels of service and risk to achieve the best value outcome.

The planned (budgeted) expenditure meets the forecast cost for the majority of years. The average annual planned and forecast expenditures are approximately \$5.4 million and \$5.2 million, respectively.



Figure 20: 20 Years Lifecycle Summary



All figure costs are shown in current (real) dollars.

A significant project forecast for 2021/2022 is the replacement of approximately \$6.9 million of below-ground sewerage assets (predominately \$2.9 million for aged 'distribution mains - linings' and \$3.7 million for manholes). A significant project in 2026/2027 is planned \$15 million replacement and upgrade of Murgon WWTP, including infrastructure providing a higher level of treatment for effluent reuse.

6.6 Disposal Plan

Disposal includes any activity associated with the disposal of a decommissioned asset, including sale, demolition, or relocation. No assets are currently identified for possible decommissioning and disposal in the forward works plan. However, future updates are anticipated to include decommissioning costs related to the planned replacement of Murgon WWTP.



7.0 RISK MANAGEMENT PLANNING

The purpose of infrastructure risk management is to document the findings and recommendations resulting from the periodic identification, assessment and treatment of risks associated with providing services from infrastructure, using the fundamentals of International Standard ISO 31000:2018 Risk management – Principles and guidelines.

Risk Management is defined in ISO 31000:2018 as: 'coordinated activities to direct and control with regard to risk'¹².

An assessment of risks¹³ associated with service delivery will identify risks that will result in loss or reduction in service, personal injury, environmental impacts, a 'financial shock', reputational impacts, or other consequences. The risk assessment process identifies credible risks, the likelihood of the risk event occurring, and the consequences should the event occur. The risk assessment should also include the development of a risk rating, evaluation of the risks and development of a risk treatment plan for those risks that are deemed to be non-acceptable.

7.1 Critical Assets

Critical assets are defined as those which have a high consequence of failure causing significant loss or reduction of service. Critical assets have not been identified. Typical failure modes and the impact on service delivery for asset categories are summarised in the table below. Failure modes may include physical failure, collapse or essential service interruption.

Table 23: Failure modes and Impacts for Asset Categories

Critical Assets (by Category)	Failure Mode	Impact
Below ground pipework (sewers, rising mains) and manholes	Cracks, breaks, collapses, unsafe, degradation	Blockages with overflows to premises, environment, health impacts, interrupted service
Civil	Structural failure, coating failure, unsafe, degradation,	Service outage
Electrical, Instrumentation	Component failure, will not operate, overload, burnt out, insulation worn out, unsafe, degradation, performance loss, degradation, software failure	Overflows to environment, health impacts, interrupted / inefficient processes, e.g. Treatment, poor effluent quality
Mechanical (incl. valves)	Structural, bearing/seal failure, component failure, seized/jammed, worn out, unsafe	Overflows to environment, health impacts, interrupted transfer and treatment process - poor effluent quality

By identifying critical assets and failure modes, an organisation can ensure that investigative activities, condition inspection programs, maintenance and capital expenditure plans are targeted at critical assets.

¹² ISO 31000:2009, p 2

¹³ Risk Management Policy 2018



In order to risk, Council has service agreements in place and standardised equipment, e.g. dosing pumps), parts/components in stores or easily available (a stocktake of minimum parts required is done every 2 weeks) and critical spares at treatment plants.

7.2 Infrastructure Resilience Approach

The resilience of our critical infrastructure is vital to the ongoing provision of services to customers. To adapt to changing conditions, we need to understand our capacity to 'withstand a given level of stress or demand', 1 and to respond to possible disruptions to ensure continuity of service.

Resilience is built on aspects such as response and recovery planning, financial capacity, climate change and crisis leadership.

We do not currently measure our resilience in service delivery. This will be included in future iterations of the Asset Management Plan.

7.3 Risk Assessment

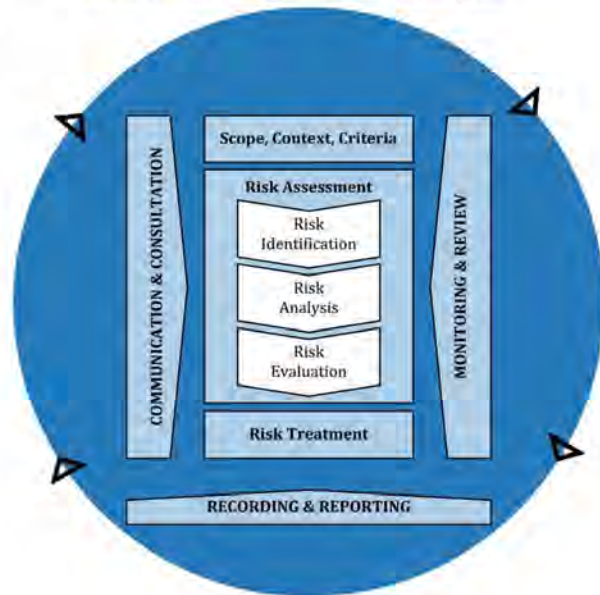
The risk management process used is shown in the figure below. It is an analysis and problem-solving technique designed to provide a logical process for the selection of treatment plans and management actions to protect the community against unacceptable risks. This process is based on the fundamentals of International Standard ISO 31000:2018. Council's current Risk Management Policy (due for review last December 2019) including the process for identifying and managing risks is based on AS/NZS ISO 31000:2009¹⁴.

The risk assessment process identifies credible risks, the likelihood of the risk event occurring, the consequences should the event occur, development of a risk rating, evaluation of the risk and development of a risk treatment plan for non-acceptable risks.

An assessment of risks¹⁵ associated with service delivery will identify risks that will result in loss or reduction in service, personal injury, environmental impacts, a 'financial shock', reputational impacts, or other consequences.

Future updates of this AMP will include assessment and management of risks.

Figure 21: Risk Management Process (Abridged)



¹⁴ Source: ISO 31000:2018, Figure 1, p9

¹⁵ Risk Management Policy 2018



8.0 FINANCIAL SUMMARY

This section contains the financial requirements resulting from the information presented in the previous sections of this Asset Management Plan. The financial projections will be improved as the discussion on desired levels of service, and asset performance matures.

8.1 Long-Term Financial Forecast

Council's Long-Term Financial Forecast for this asset class is as follows:

8.2 Forecast costs for long term financial plan

This Asset Management Plan identifies the forecast operations, maintenance and renewal costs required to provide an agreed level of service to the community over a 20-year period.

Forecast costs are shown in 2019/20 real costs.

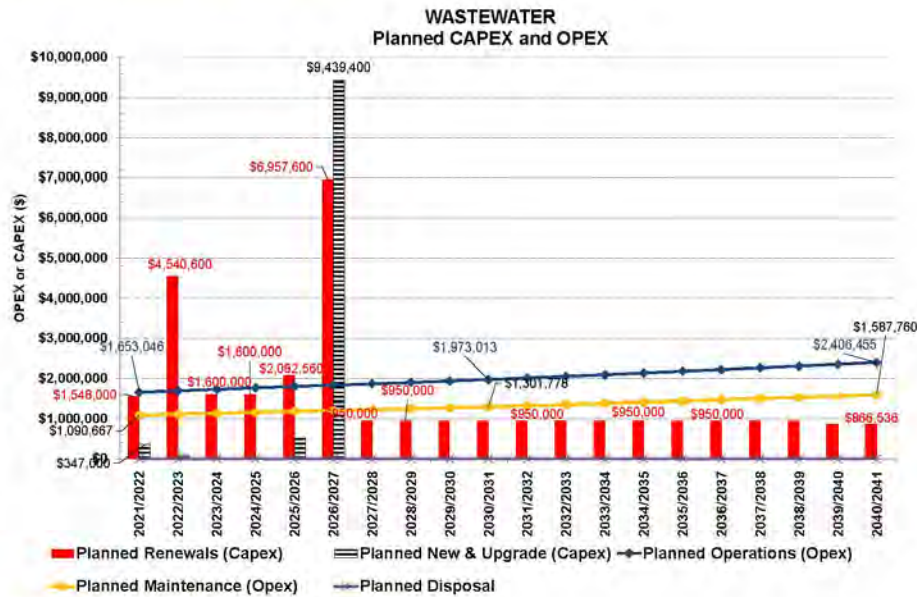
Table 24: Forecast Costs for Long Term Financial Plan

Year	Forecast Acquisition	Forecast Operation	Forecast Maintenance	Forecast Renewal	Forecast Disposal
2021/2022	\$347,000	\$1,653,046	\$1,069,877	\$7,110,593	\$0
2022/2023	\$91,400	\$1,689,009	\$1,070,868	\$57,918	\$0
2023/2024	\$0	\$1,725,569	\$1,070,868	\$394,632	\$0
2024/2025	\$0	\$1,762,732	\$1,070,868	\$1,788,227	\$0
2025/2026	\$520,640	\$1,800,513	\$1,076,513	\$255,211	\$0
2026/2027	\$9,439,400	\$1,831,780	\$1,155,097	\$5,865,000	\$0
2027/2028	\$0	\$1,863,667	\$1,155,097	\$353,380	\$0
2028/2029	\$0	\$1,896,183	\$1,155,097	\$892,035	\$0
2029/2030	\$0	\$1,934,217	\$1,155,097	\$335,482	\$0
2030/2031	\$0	\$1,973,013	\$1,155,097	\$536,507	\$0
2031/2032	\$0	\$2,012,587	\$1,155,097	\$728,849	\$0
2032/2033	\$0	\$2,052,955	\$1,155,097	\$393,421	\$0
2033/2034	\$0	\$2,094,133	\$1,155,097	\$758,881	\$0
2034/2035	\$0	\$2,136,136	\$1,155,097	\$259,865	\$0
2035/2036	\$0	\$2,178,983	\$1,155,097	\$834,309	\$0
2036/2037	\$0	\$2,222,688	\$1,155,097	\$714,331	\$0
2037/2038	\$0	\$2,267,270	\$1,155,097	\$1,079,286	\$0
2038/2039	\$0	\$2,312,747	\$1,155,097	\$5,138,708	\$0
2039/2040	\$0	\$2,359,136	\$1,155,097	\$1,007,093	\$0
2040/2041	\$0	\$2,406,455	\$1,155,097	\$1,534,838	\$0



Year	Forecast Acquisition	Forecast Operation	Forecast Maintenance	Forecast Renewal	Forecast Disposal
Total	\$10,398,440	\$40,172,818	\$22,685,446	\$30,038,566	\$0

Figure 22: Planned CAPEX and OPEX



8.3 Sustainability of service delivery

There are two key indicators of sustainable service delivery that are considered in the Asset Management Plan for this service area. The two indicators are the:

- asset renewal funding ratio (proposed renewal budget for the next 10 years/forecast renewal costs for the next 10 years), and
- medium-term forecast costs compared to proposed (planned) budget (over 10 years of the planning period).

8.3.1 Medium-term – 10 year financial planning period

Over the 10-year period to 2030/31, the forecast total renewal cost is \$17,588,987 compared to the higher budgeted (planned) total cost of \$22,128,760.

8.3.2 Asset Renewal Funding Ratio

The Asset Renewal Funding Ratio¹⁶ represents Forecast Renewals divided by Forecast Depreciation expressed as a percentage.

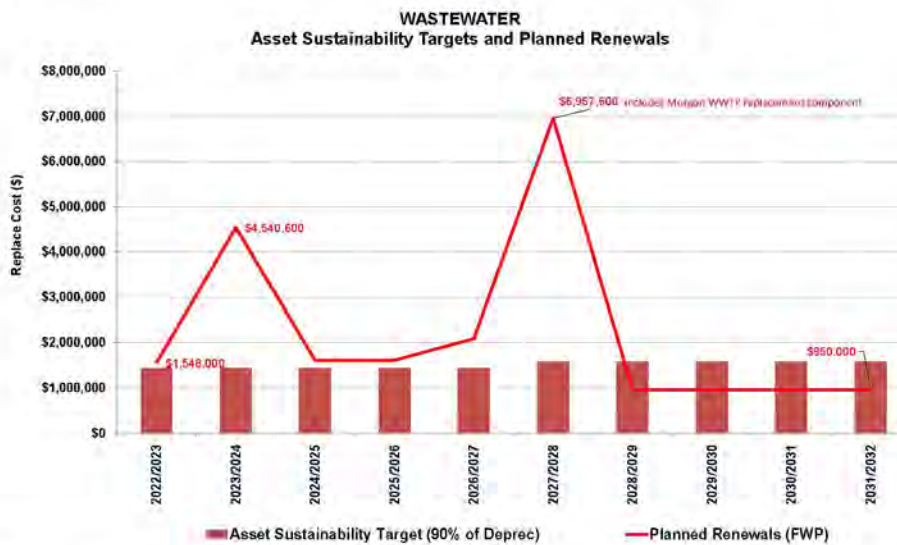
¹⁶ AIFMM, 2015, Version 1.0, Financial Sustainability Indicator 3, Sec 2.6, p 9.



The Asset Renewal Funding (Asset Sustainability) Ratio is an important indicator that illustrates that over the next 10 years we expect to have an average 133% of the funds required for the optimal renewal of assets (93% over the next 20 years).

Annual predictions for planned renewals for the next 10 years are illustrated in the chart below. These are shown against the asset sustainability target set by the State (i.e., 90% of asset class depreciation). The 10 years annual average sustainability target is \$1,503,219 compared to the planned renewals average annual \$2,212,876 indicating asset sustainability over this period if current service levels are maintained.

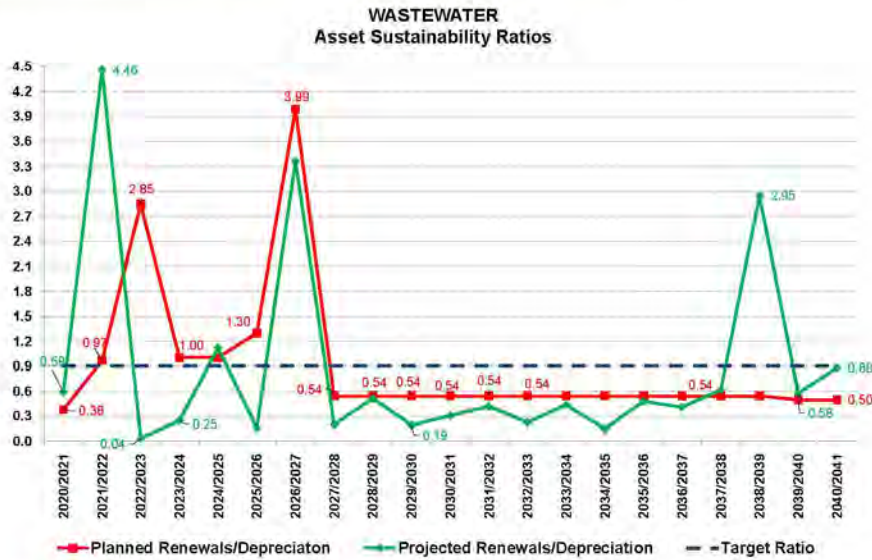
Figure 23: Asset Sustainability Targets and Planned Renewals



The chart below shows ratios for projected (forecast) and planned renewals against the target for 20 years.



Figure 24. Asset Sustainability Ratios for Planned and Projected Renewals



The 20 years forecast renewal costs and the proposed renewal budgets (from FWP) are listed in Appendix F.

The forecast costs, proposed budgets, and valuation projections in this Asset Management Plan are based on the best available data. For effective asset and financial management, it is critical that the information is current and accurate.

8.3.3 Observations

The planned renewals expenditure is sufficient over the longer term.

8.3.4 Implications

Review planned renewals expenditure needs for the longer term – a likely refinement is required based on forecast expenditure.

8.4 Funding Strategy

The proposed funding for assets is outlined in the Entity's budget and long-term financial plan.

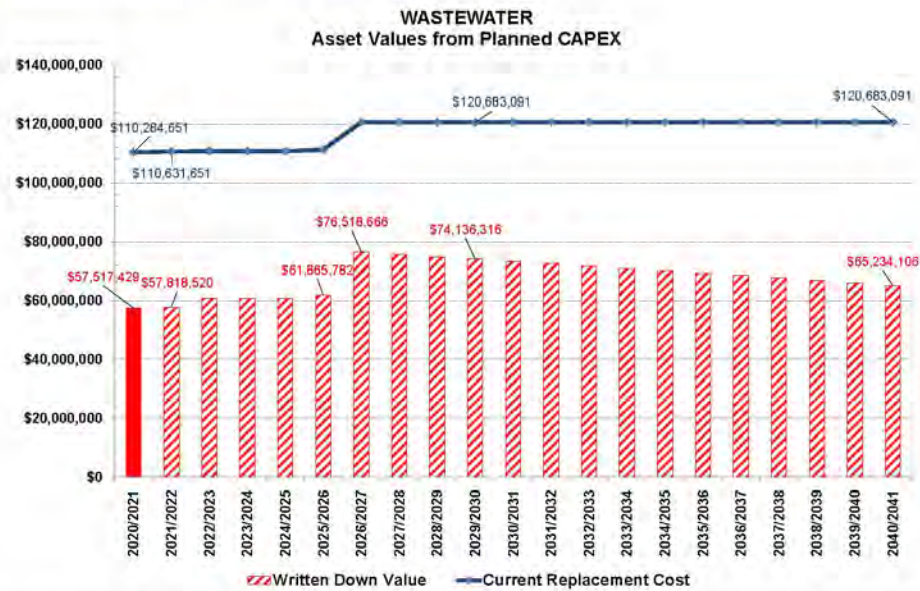
The financial strategy of the entity determines how funding will be provided. In contrast, the Asset Management Plan communicates how and when this will be spent, along with the service and risk consequences of various service alternatives.

8.5 Valuation Forecasts

Over the next 20-years, Council is expected to add \$10,398,440 to the cost of its Wastewater assets. This will increase the current replacement cost to approximately \$120.7 million (9.4%) as these additional assets are added. The written down value is forecast to increase by approximately \$7.7 million (13.4) from \$57,517,429 (2010/21) to \$65,234,106. This is mainly due to the replacement of Murgon WWTP.



Figure 25: Asset Costs from Planned CAPEX (20 Years)



Additional assets will generally add to the operations and maintenance needs in the longer term. Additional assets will also require additional costs due to future renewals. Any additional assets will also add to future depreciation forecasts.

8.6 Key Assumptions Made in Financial Forecasts

In compiling this Asset Management Plan, it was necessary to make some assumptions. This section details the key assumptions made in the development of this Asset Management Plan. It should provide readers with an understanding of the level of confidence in the data behind the financial forecasts.

Key assumptions made in this Asset Management Plan are:

- All costs are shown in 2019/20 real costs.
- In developing the renewals forecasts, assumptions have been made relating to asset remaining lives and unit replacement costs derived from 2020 sewerage valuations.
- OPEX forecast for 2019/20 is based on 41 weeks of actual spend and the operations, and maintenance amounts (as a basis for splits of future OPEX) are allocated from Account Number Description'. Where a cost has not been able to be allocated, e.g. 'Salary- Overtime' it has been split 60:40 for Operations: Maintenance. A more detailed analysis of activity costs has been undertaken.
- Operations costs are allocated in the proportion 45:55 and maintenance costs 60:40 for passive: active assets based on actuals obtained for another similar regional Qld. Council.
- Forecast and planned operations spending is the same and indexed in line with annual budgeted OPEX increases.



- Forecast maintenance costs for current asset stock is based on (forecast) actuals for 2019/20 plus increased maintenance due to new and upgraded assets as a % of the cost. The % is 2019/20 maintenance as a proportion of the 2020 replacement cost.
- The budgeted and forecast costs for new, upgrade and renewals project over the 20-year period are based on Council provided data for the first 18 years and the historical average annual cost adopted for the remaining 2 years.
- The list of new and upgrade CAPEX projects is incomplete. Council is awaiting outcomes in coming months of consultant 'Morris Water' modelling, e.g. pipeline upgrade costs, which will inform updates of the FWP and the next version of Water AMP.

8.7 Forecast Reliability and Confidence

The forecast costs, proposed budgets, and valuation projections in this Asset Management Plan are based on the best available data. For effective asset and financial management, it is critical that the information is current and accurate. Data confidence is classified on an A - E level scale¹⁷ in accordance with the table below.

Table 25: Data Confidence Grading System

Confidence Grade	Description
A. Highly reliable	Data based on sound records, procedures, investigations and analysis, documented properly and agreed as the best method of assessment. Dataset is complete and estimated to be accurate $\pm 2\%$
B. Reliable	Data based on sound records, procedures, investigations and analysis, documented properly but has minor shortcomings, for example, some of the data is old, some documentation is missing and/or reliance is placed on unconfirmed reports or some extrapolation. Dataset is complete and estimated to be accurate $\pm 10\%$
C. Uncertain	Data based on sound records, procedures, investigations, and analysis which is incomplete or unsupported, or extrapolated from a limited sample for which grade A or B data are available. Dataset is substantially complete, but up to 50% is extrapolated data and accuracy estimated $\pm 25\%$
D. Very Uncertain	Data is based on unconfirmed verbal reports and/or cursory inspections and analysis. Dataset may not be fully complete, and most data is estimated or extrapolated. Accuracy $\pm 40\%$
E. Unknown	None or very little data held.

The estimated confidence level for and reliability of data used in this Asset Management Plan is shown in the table below.

Table 26: Data Confidence Assessment for Data used in Asset Management Plan

Data	Confidence Assessment	Comment
Demand drivers	C	If population growth or industrial development forecasts prove to be incorrect, there may be over or under investment in new assets.

¹⁷ IPWEA, 2015, IIMM, Table 2.4.6, p 2|71.



Data	Confidence Assessment	Comment
Growth projections	C	If growth forecasts prove to be incorrect, there may be over or under investment in new assets.
Acquisition forecast	D	Incomplete - Council is awaiting outcomes of modelling to inform updates of the FWP and the next version of Water AMP.
Operation forecast	D	Future amounts are in proportion to 2019/20 forecast spend based on 41 weeks of actuals. The Council OPEX budget which does not identify operation and maintenance separately is based on historical data
Maintenance forecast	D	Future amounts are in proportion to 2019/20 forecast spend based on 41 weeks of actuals. The Council OPEX budget which does not identify operation and maintenance separately is based on historical data
Renewal forecast - Asset costs	B	Forecast costs are taken from recent 2020 valuations - for above ground assets at 'child' level and below ground assets at the individual asset level. Planned are taken from the approved FWP are based on condition and performance data
- Asset useful lives	B	The 2020 valuations used 2019 condition ratings for assessed visible and accessible above-ground assets. Asset age as a proportion of useful life has been used to estimate the remaining life and condition for the balance of assets. CCTV surveys of sewers (i.e. same material and similar age) required to confirm remaining lives cohorts
- Condition modelling	C	The 2020 valuations used 2019 condition ratings for assessed visible and accessible above-ground assets. Asset age as a proportion of useful life has been used to estimate the remaining life and condition for the balance of assets. Risk assessment and sample non-destructive testing is desirable for older critical below ground assets, e.g. trunk sewers, rising mains
Disposal forecast	N/A	No decommission works in FWP

The estimated confidence level for and reliability of data used in this Asset Management Plan is considered to be 'C'.



9.0 INFORMATION MANAGEMENT

9.1 Asset Information Management Systems

9.1.1 Asset Register

Council uses *TechnologyOne* as its corporate asset management system. The asset register is part of this solution. The *TechnologyOne* asset register holds both structured non-spatial asset data and financial information about the assets (e.g., valuations).

9.1.2 GIS

Council uses the MapInfo geographical information system (GIS) to store structured spatial information about its Wastewater assets. The GIS is also used to capture and display spatial data (e.g., cadastral, topographic and aerial information).

9.1.3 Records Management System

Council uses the *TechnologyOne* Records Management solution to capture, store and organise unstructured documents (e.g., letters, reports, etc.).

Design and As Constructed drawings are stored in a shared network drive.

9.1.4 Customer Request System

Council uses *TechnologyOne* to record and manage all incoming Customer Requests or complaints.

9.1.5 Work Management System

[If you have a works management system the describe it here, otherwise state that you use a manual works management system. A works management system is used for creating and managing work orders, inspections and defects against assets. It has both reactive and scheduled components].

9.1.6 Work Category Definitions

Council's Finance Department is currently reviewing work category definitions to support more consistent reporting of activity. We expect the following work categories to be implemented:

Table 27: Work Category Definition

Work Type	Work Category	Description
CAPEX	New/ Expansion	Expenditure, which creates a new asset to meet additional service level requirements, e.g. new building, road, etc.
	Renewal/ Refurbishment	Expenditure on an existing asset, which, restores, rehabilitates, replaces existing asset to its original capacity, e.g. resurfacing of roads.
	Upgrade	Expenditure, which enhances an existing asset to provide a higher level of service, e.g. widening of road seal.
OPEX	Maintenance	Recurrent expenditure, periodically or regularly required as part of the anticipated schedule of works required keeping assets operating, edge road patching.
	Operations	Recurrent expenditure or regular activities to provide public health, safety and amenity, e.g. street sweeping, grass mowing, street lighting, cost of supply from utilities, such as water, electricity etc.



Work Type	Work Category	Description
	Disposal	Expenditure related to the disposal of an asset.

The development of a standardised method for allocating asset-related costs has been identified in the AMP [Improvement Plan](#) (Section 10.4).

9.1.7 Financial Management System

Council uses *TechnologyOne* as its corporate financial management system. It records and stores and reports on all financial and business operations. *TechnologyOne* is used for the entire spectrum of financial activity, including:

- General Ledger
- Job costing
- Procurement
- Inventory
- HR and payroll

Data is entered into (or generated within) the system from source documentation (e.g., staff timesheets for payroll transactions or purchase orders for goods and services).

Technology One also generates all statutory and financial management reports that are available to all levels of staff and elected representatives.

9.1.8 ICT Infrastructure Platform

Council's ICT platform (i.e., network, servers, and computing devices) meet Wastewater Services' requirements.

There are some connectivity issues at remote sites, but these relate more to the telecommunication providers' networks than Council's ICT infrastructure.

9.1.9 Systems Fitness-for-Purpose Assessment

The information systems used to manage Wastewater assets are fit-for-purpose because:

- Waste services operations are supported by our own software (i-Weigh).
- This software isn't integrated with Council's *TechnologyOne* platform. However, for what Waste Services pay in yearly subscription fees compared to an alternative integrated solution, any manual input is presently cost-effective.
- *TechnologyOne* is labour intensive to set up and maintain. However, this is the corporate solution and, therefore, it is unlikely that Waste Services will change.

9.2 Asset Data Management

9.2.1 Accounting and financial data sources

This Asset Management Plan utilises accounting and financial data. The source of this data is the *TechnologyOne* enterprise application suite.

9.2.2 Financial Management Data Requirements

9.2.2.1 Asset Valuation

In accordance with Accounting Standard AASB1041, Council is required to account for all its assets, including the cost of current and non-current assets in financial reports thereby



identifying to the community the level of investment in assets. These assets are then depreciated on an annual basis to reflect the community usage of its infrastructure assets.

Council splits its Assets into classes for valuation purposes. Council asset classes are:

- Land
- Buildings
- Plant & Equipment
- Roads, Drainage & Bridges
- Water
- Sewerage
- Other Infrastructure

Each class is valued in its entirety to reflect its fair cost. Council uses independent external valuers to undertake the valuation process. Verification of the completeness of Council's Asset Register will be undertaken as part of the development of the Individual Asset Plans.

9.2.2.2 Asset Depreciation

Council's infrastructure assets are non-current assets, and their depreciation is treated as follows:

- Buildings, plant and equipment, infrastructure, and other assets which have limited useful lives are systematically depreciated over their useful lives to the Council in a manner which reflects consumption of the service potential embodied in those assets. Estimates of remaining useful lives and residual costs are made on a regular basis. Depreciation rates and methods are reviewed annually.
- Where infrastructure assets have separate identifiable components that are subject to regular replacement, these components are assigned distinct useful lives and residual costs, and a separate depreciation rate is determined for each component.

9.2.2.3 Capitalisation of Assets

Each class of assets have been recognised in accordance with Council's Asset Management Policy. The asset recognition thresholds detailed in the policy have applied when recognising Wastewater assets unless otherwise stated here.

9.2.2.4 Asset management data sources

This Asset Management Plan also utilises asset management data. The primary source of this data is the *TechnologyOne* enterprise application suite.

TechnologyOne data is augmented with other asset-related data stored in:

- MapInfo (GIS)
- Shared network drives (Drawings)
- Spreadsheets (asset modelling data)

9.2.3 Asset Management Data Requirements

Electronically stored data is vital to sound management of assets. It is used for several purposes and for development of rolling works programs based on priority of needs. These programs are then used for strategic financial modelling for the organisation.



9.2.4 Data Management Roles and Responsibilities

9.2.4.1 Asset Data Manager

The manager of the asset will determine the extent of additional information required in order to manage, maintain and report on infrastructure assets to ensure optimal asset function and asset lifecycle as well as management.

9.2.4.2 Asset Section

Asset Section staff are responsible for ensuring the updating and maintaining of the asset data to meet the organisational operational and financial requirements in delivering efficient and effective asset management.

This means ensuring that inspection data and information from Works Orders, is entered into the system when appropriate. Assistance may well be required for undertaking data installation into the system. However, the Asset Officers are responsible for ensuring its integrity.

It should be noted that procedures for Works Orders are still in development, and there is no formal system currently in place. However, it is an aim to have a functioning Works Order system to support sound asset management.

9.2.5 Data Quality Assessment

A key issue with collecting and storing this information is the recognition that it must be kept up-to-date. Obsolete data can produce meaningless information when efforts are made to use it for works programming and financial modelling.

As there may be a prohibitive cost to data collection, it is essential that consideration be given to collecting and storing only that data which will be useful to management needs.



10.0 PLAN IMPROVEMENT AND MONITORING

10.1 Status of Asset Management Practices¹⁸

The current level of asset management maturity has not been formally determined. It is likely to be at a minimum (basic) to core level.

10.2 Improvement Priorities

- Review asset register data accuracy via review of actual plans and historical data
- Confirm assets for renewals in forward budgets
- Prepare and prioritise 3-year rolling renewals program
- Confirm new and upgrade capital works projects in forward budgets after additional analysis, review, and financial modelling
- Review Capital Works Budgeting and Financial Capacity
- Implement an improved Capital Works Delivery process from inception to delivery
- Monitor and confirm operations and maintenance spend
- Confirm condition/performance of assets through co-ordinated asset inspection program and repair analysis
- Confirm condition/performance of at-risk sewers through coordinated asset inspection program
- Identify critical assets and asset risk profile
- Document Maintenance Management Strategy and Schedule
 - Document maintenance management activities
- Develop Critical Spares Inventory Management System
- Asset register/GIS updates and improvements Process
- Improve 'As constructed' data capture procedure
- Define staff roles and responsibilities.

10.3 Key Performance Indicators (Improvement)

The effectiveness of this Asset Management Plan can be measured in the following ways:

- The degree to which the required forecast costs identified in this Asset Management Plan are incorporated into the long-term financial plan.
- The degree to which the detailed multi-year works programs, budgets, business plans and corporate structures take into account the 'global' works program trends provided by the Asset Management Plan.
- The degree to which the existing and projected service levels and service consequences, risks and residual risks are incorporated into the Strategic Plan and associated plans.
- Progress towards the achievement of Council's Asset Renewal Funding Ratio target (this target is currently 0.9).

¹⁸ ISO 55000 Refers to this the Asset Management System



10.4 Improvement Plan

It is important that an entity recognise areas of their Asset Management Plan and planning process that require future improvements to ensure effective asset management and informed decision making. The improvement plan generated from this Asset Management Plan is shown below.

Table 28: Wastewater Asset Management Improvement Plan

Item	Improvement Task	Description	Priority (H/M/L)	Internal \$	External \$	Responsible Person	Completion Date
LEVELS OF SERVICE							
1	Confirm LOS	Confirm proposed LOS and include in CSS	High	To Be determined	To Be determined	Manager WWW	June 2020
2	Confirm Customer Service Standard	Finalise draft 2019 Customer Service Standard including review of targets in line with outcomes of this AMP.	High	To Be determined	To Be determined	Manager WWW	June 2020
3	Formally gauge customer satisfaction and expectations	Incorporate customer consultation mechanisms around on service levels and costs of providing the service (include in improvement strategy)	Medium	To Be determined	To Be determined	Manager WWW	June 2021
CAPEX							
4	Confirm Assets for Renewals in Forward Budgets	Adopt the asset renewal profiles to meet service levels in the AMP as the basis for future renewals budgeting and revising the forward works plan	High	To Be determined	To Be determined	Manager WWW	June 2021.
5	Prepare 3-year rolling renewals program	For assets identified in the 5-year renewal profiles monitor their condition/performance and confirm assets for short term (3 years) rolling renewals program.	High	To Be determined	To Be determined	Manager WWW	June 2021.
6	Prioritise 3 years renewals program	Prioritise 3 years renewals program using criteria in this AMP with high priority renewals for next years detailed in works program and budget.	High	To Be determined	To Be determined	Manager WWW	June 2021.

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Item	Improvement Task	Description	Priority (H/M/L)	Internal \$	External \$	Responsible Person	Completion Date
7	Confirm New and Upgrade Capital Works Projects in Forward Budgets	Confirm the need, extent, timing and cost of proposed new and upgrade capital works projects after additional analysis, review and financial modelling. There are few if any new or upgrade projects in the forward years of the Forward Works Program. A review and improvement of the LGIP projects (and thus FWP) based on modelling reviews etc. is required.	Medium	To Be determined	To Be determined	Manager WWW	June 2021.
8	Improve Capital Works Budgeting	Clearly Identify (e.g. via Project ID), separate renewal, new, upgrade, and disposal capital works in forward works program.	Low	To Be determined	To Be determined	Manager WWW	June 2021.
9	Improve Capital Works Plan Development and Coordination	Develop methodology and accurate 3- 5-year plan with indicative 10 years to allow better coordination of year-to-year planning for wastewater assets and design together with consideration for Works section projects	Medium	To Be determined	To Be determined	Manager WWW	June 2021.
10	CAPEX Budgeting review	Review Capital Works Budgeting and Financial Capacity	High	To Be determined	To Be determined	Manager WWW	December 2020
11	Capital Works Delivery Process	Implement an improved Capital Works Delivery process from inception to delivery	High	To Be determined	To Be determined	Manager WWW	June 2021.
OPEX							
12	Monitor operations and maintenance spend	Monitor and report on OPEX trends/exceptions for facilities and take corrective action as required.	Medium	To Be determined	To Be determined	Manager WWW	June 2021.
13	Confirm operations and maintenance forecasts	Identify operations and maintenance in forecast budgets based on sound knowledge of actuals (activity budgeting). To date, Council has not	High	To Be determined	To Be determined	Manager WWW	June 2021.

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Item	Improvement Task	Description	Priority (H/M/L)	Internal \$	External \$	Responsible Person	Completion Date
		been able to separate operations cost from maintenance.					
ASSETS							
14	Confirm condition/performance of assets	Confirm condition/performance of assets through coordinated asset inspection program and repair analysis Consider implementing the use of 'Fault Report Record' for call outs - repairs, inspections to record condition/performance of assets, e.g. main breaks, sewer connection blockages.	Medium	To Be determined	To Be determined	Water & Wastewater Engineer	June 2021.
15	Confirm condition / performance of at-risk (critical) sewers	Condition assess critical below ground sewers through coordinated asset inspection program, e.g. sample CCTV surveys of aged sewers and samples of cohorts (i.e. same material and similar age) to confirm condition and remaining lives of cohorts	Medium	To Be determined	To Be determined	Water & Wastewater Engineer	June 2021.
RISK							
16	Determine asset risk profile	Assign risk rating to all assets	Medium	To Be determined	\$15,000	Water & Wastewater Engineer	December 2020
17	Identify critical assets	Identifying critical assets and failure modes to enable targeted investigative activities, condition inspection programs, maintenance and capital expenditure plans for critical assets	Medium	To Be determined	To Be determined	Water & Wastewater Engineer	June 2021.
OPERATIONS AND MAINTENANCE							

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Item	Improvement Task	Description	Priority (H/M/L)	Internal \$	External \$	Responsible Person	Completion Date
18	Maintenance Management Strategy and Schedule	Document Council's Maintenance Management Strategy for asset types including refine/develop, document in summary form a 'Maintenance Schedule' (e.g. a calendar year program of activities with frequency and responsibility).	Medium	To Be determined	To Be determined	Project Coordinator Water & Wastewater	June 2021
19	Document Maintenance Management Activities	Document the required minimum routine inspection and maintenance management activities and prepare basic inspection/ checklists that align with technical service measures, particularly for critical assets, e.g. pump station, reservoir inspections (external/internal)	Medium	To Be determined	To Be determined	Project Coordinator Water & Wastewater	June 2021
20	Develop Critical Spares Inventory Management System	Continue to identify, list and procure if necessary, spares for critical assets and components including contact details documented for suppliers/repairers, e.g. pumps.	Medium	To Be determined	To Be determined	Project Coordinator Water & Wastewater	June 2021
DATA MANAGEMENT							
21	Asset Register/GIS Updates and Improvements Process	Complete update of GIS mapping as required	Medium	To Be determined	To Be determined	Water & Wastewater Engineer	June 2021
22	Asset Register/GIS Updates and Improvements Process	Review asset register data accuracy via review of actual plans and historical data	High	To Be determined	To Be determined	Water & Wastewater Engineer	June 2021
23	Asset Register/GIS Updates and Improvements Process	Identify/confirm critical valves and ensure separated in the register (could be included in Pipework, Valves & Fittings)	Medium	To Be determined	To Be determined	Water & Wastewater Engineer	June 2021
24	Asset Register/GIS Updates and Improvements	Decide on the process to correct asset attribute data inconsistencies. Address missing and incorrect attribute data (main sizes, materials and install dates/age, or a mixture of all)	Medium	To Be determined	To Be determined	Water & Wastewater Engineer	June 2021

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Item	Improvement Task	Description	Priority (H/M/L)	Internal \$	External \$	Responsible Person	Completion Date
25	Asset Register/GIS Updates and Improvements Process	Update registers with condition data for sewers from CCTV surveys and condition reports.	Medium	To Be determined	To Be determined	Water & Wastewater Engineer	June 2021
26	Asset Register/GIS Updates and Improvements Process	Develop a process for field capture (e.g. staff measure onsite as part of routine operations) and GIS/register system updating of missing asset attribute data (e.g. sewer manhole depths)	Medium	To Be determined	To Be determined	Water & Wastewater Engineer	June 2021
27	Improve 'As Constructed' Data Capture procedure	Develop and implement 'as constructed' work procedure and Process to handover Donated Assets (e.g. in Asset Accounting Manual)	Medium	To Be determined	To Be determined	Water & Wastewater Engineer	June 2021
STAFF MANAGEMENT							
28	Define Roles and Responsibilities	Ensure roles and responsibilities are clearly defined and communicated for positions relating to water asset management.	Medium	To Be determined	To Be determined	Manager WWW	June 2021



10.5 Monitoring and Review Procedures

This asset management plan will be reviewed bi-annually. This review shall include, but not be limited to:

- Condition and performance of assets:
 - Changes in overall condition;
 - Levels of service achieved;
 - Financial forecasts;
 - Validation of estimated costs for asset works.
- Progress on Capital Works Development Program;
- Recommendations for amendments;
- The performance and appropriateness of asset documents, including:
 - Asset Management Policy;
 - Asset Management Strategy;
 - Individual Asset Management Plans;
 - Individual Asset Class Specifications.

10.5.1 Audit Review Process

Council will implement an audit process to ensure:

- Assets are recorded accurately within Council's asset management system;
- Condition assessments and maintenance inspections are conducted in accordance with Council's Individual Asset Class Specifications frequency, methodology and criteria;
- Works programs are developed according to relevant criteria;
- Works are completed as per Council's Individual Asset Specifications;
- Completed works are recorded in the asset management system; and
- Expenditure is correctly allocated between capital and maintenance in accordance with Council's guidelines.

10.5.2 Reviewing Maintenance Management Performance

SBRC has developed a Wastewater Asset Maintenance Management Plan that defines the maintenance service and standard levels for Wastewater assets.

Part of the annual budget process is to review asset performance following delivery of the maintenance program. Actual expenditures are compared to those budgeted, and any significant variances are analysed with any necessary remedial action accounted for in the new budget.

Effectiveness of the various maintenance activities is reviewed to ensure that they are delivering what is required to keep the asset performing at the required level of service.

Part of this process is to determine whether it is effective to continue funding maintenance or in fact that the particular asset or asset component requires rehabilitation, renewal or upgrading or even being downgraded.



10.5.3 Reporting Asset Achievements

Council's Annual Report is the vehicle that is used by Council to report asset management achievements of maintenance and refurbishment and renewal strategies against planned targets and programs to the community.



11.0 REFERENCES

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- International Standards Organisation. (2018). *ISO 31000:2018, Risk management – Guidelines*.
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Appendix A: Glossary

The following terms defined/ described to clarify concepts referred to in this document.

Table 29: Glossary

Term	Description
Asset Condition Assessment	The process of continuous or periodic inspection, assessment, measurement, and interpretation of the resultant data to indicate the condition of a specific asset to determine the need for some preventative or remedial action.
Asset Management	The combination of management, financial, economic, engineering and other practices applied to physical assets to provide the required level of service in the most cost-effective manner.
Asset Management Plan	A plan developed for the management of one or more infrastructure assets that combines multi-disciplinary management techniques (including technical and financial) over the lifecycle of the asset in the most cost-effective manner to provide specified level of service. A significant component of the plan is a long-term cash flow projection for the activities.
Asset Renewal	Replacement or rehabilitation to original size and capacity of a road or drainage asset or the component of the asset. Renewals are "capitalised" so that the cost can be depreciated over the future life of the asset.
Core Asset Management	Asset management which relies primarily on the use of an asset register, maintenance management systems, job/resource management, condition assessment and defined levels of service, in order to establish alternate treatment options and long-term cash flow predictions. Priorities are usually established on the basis of financial return gained by carrying out the work (rather than risk analysis and optimised renewal decision making).
Infrastructure Assets	Physical assets of the entity or of another entity that contribute to meeting the public's need for access to major economic and social facilities and services, e.g. roads, drainage, footpaths and cycleways. These are typically large, interconnected networks or portfolios of composite assets. The components of these assets may be separately maintained, renewed or replaced individually so that the required level and standard of service from the network of assets is continuously sustained. Generally, the components and hence the assets have long lives. They are fixed in place and are often have no market value.



Term	Description
Level of Service	The defined service quality for a particular service against which service performance may be measured. Service levels usually relate to quality, quantity, reliability, responsiveness, environmental, acceptability and cost).
Life Cycle Cost	The life cycle cost (LCC) is the average cost to provide the service over the longest asset life cycle. It comprises annual maintenance and asset consumption expense, represented by depreciation expense. The Life Cycle Cost does not indicate the funds required to provide the service in a particular year.
Life Cycle Expenditure	The Life Cycle Expenditure (LCE) is the actual or planned annual maintenance and capital renewal expenditure incurred in providing the service in a particular year. Life Cycle Expenditure may be compared to Life Cycle Cost to give an initial indicator of life cycle sustainability.
Maintenance and Renewal Sustainability Index	Ratio of estimated budget to projected expenditure for maintenance and renewal of assets over a defined time (e.g. 5, 10 and 15-years).
Performance Measure	A qualitative or quantitative measure of a service or activity used to compare actual performance against a standard or other target. Performance indicators commonly relate to statutory limits, safety, responsiveness, cost, comfort, asset performance, reliability, efficiency, environmental protection and customer satisfaction.
Reactive Maintenance	Unplanned repair work carried out in response to service requests and management/supervisory directions.
Scheduled Maintenance	Maintenance carried out in accordance with a routine maintenance schedule, e.g. scheduled pump maintenance.
Planned Maintenance	Repair work that is identified and managed through the customer requests system (e.g. Dataworks). These activities include inspections, assessing the condition against failure/breakdown experience, prioritising, scheduling, actioning the work and reporting what was done to develop a maintenance history and improve maintenance and service delivery performance.
Rate of Annual Asset Renewal	A measure of the rate at which assets are being renewed per annum expressed as a percentage of depreciable amount (capital renewal expenditure/ depreciable amount).
Reactive Maintenance	Unplanned repair work carried out in response to service requests & management / supervisory directions.



Term	Description
Recurrent Expenditure	Relatively small (immaterial) expenditure or that which has benefits expected to last less than 12 months. Recurrent expenditure includes operating and maintenance expenditure.
Remaining Life	The time remaining until an asset ceases to provide the required service level or economic usefulness. Age plus remaining life is economic life (also useful life).
Renewal Expenditure	Major works which do not increase the asset's design capacity but restores, rehabilitates, replaces, or renews an existing asset to its original service potential.
Upgrade/Expansion Expenditure	Work over and above, restoring an asset to original service potential.
Useful Life (also economic life)	<p>Either: (a) the period over which an asset is expected to be available for use by an entity, or (b) the number of production or similar units expected to be obtained from the asset by the entity.</p> <p>It is estimated or expected time between placing the asset into service and removing it from service, or the estimated period of time over which the future economic benefits embodied in a depreciable asset, are expected to be consumed by the Council.</p>
New Assets	Activities that create a wastewater asset that did not exist previously or extend an asset beyond its original size or capacity. New assets are also "capitalised", but they increase the asset base rather than restore its capacity to perform.



Appendix B: Wastewater Asset Hierarchy

Council's Wastewater asset hierarchy is shown below.

Table 30: SBRC Approved Wastewater Hierarchy

Functional Use (L1)	Functional Use (L2)
Waste Water Distribution	Reticulation sewers
Waste Water Distribution	Reticulation Services Connections & IOS
Waste Water Distribution	Distribution Rising Mains
Waste Water Distribution	Effluent Reuse
Waste Water Transfer	Sewage Pump Stations
Waste Water Transfer	Effluent Pump Stations
Waste Water Transfer	Facilities & Site Infrastructure



Appendix C: Acquisition Forecast

Table 31: Acquisition Forecast Summary

Year	Growth
2021/2022	\$347,000
2022/2023	\$91,400
2023/2024	\$0
2024/2025	\$0
2025/2026	\$520,640
2026/2027	\$9,439,400
2027/2028	\$0
2028/2029	\$0
2029/2030	\$0
2030/2031	\$0
2031/2032	\$0
2032/2033	\$0
2033/2034	\$0
2034/2035	\$0
2035/2036	\$0
2036/2037	\$0
2037/2038	\$0
2038/2039	\$0
2039/2040	\$0
2040/2041	\$0
Total	\$10,398,440



Appendix D: Operation Forecast

'Additional Operation Forecast' is the increase from the previous year (i.e. current year minus previous year).

Table 32: Operation Forecast Summary

Year	Additional Operation Forecast	Total Operation Forecast
2021/2022	-\$394,888	\$1,653,046
2022/2023	\$35,963	\$1,689,009
2023/2024	\$36,560	\$1,725,569
2024/2025	\$37,163	\$1,762,732
2025/2026	\$37,781	\$1,800,513
2026/2027	\$31,267	\$1,831,780
2027/2028	\$31,887	\$1,863,667
2028/2029	\$32,516	\$1,896,183
2029/2030	\$38,034	\$1,934,217
2030/2031	\$38,796	\$1,973,013
2031/2032	\$39,574	\$2,012,587
2032/2033	\$40,368	\$2,052,955
2033/2034	\$41,178	\$2,094,133
2034/2035	\$42,003	\$2,136,136
2035/2036	\$42,847	\$2,178,983
2036/2037	\$43,705	\$2,222,688
2037/2038	\$44,582	\$2,267,270
2038/2039	\$45,477	\$2,312,747
2039/2040	\$46,389	\$2,359,136
2040/2041	\$47,319	\$2,406,455
Total	\$358,521	\$40,172,819



Appendix E: Maintenance Forecast

Table 33: Maintenance Forecast Summary

Year	Additional Maintenance Forecast	Total Maintenance Forecast
2021/2022	\$3762	\$1,069,877
2022/2023	\$	\$1,070,868
2023/2024	\$0	\$1,070,868
2024/2025	\$0	\$1,070,868
2025/2026	\$5645	\$1,076,513
2026/2027	\$78583	\$1,155,097
2027/2028	\$0	\$1,155,097
2028/2029	\$0	\$1,155,097
2029/2030	\$0	\$1,155,097
2030/2031	\$0	\$1,155,097
2031/2032	\$0	\$1,155,097
2032/2033	\$0	\$1,155,097
2033/2034	\$0	\$1,155,097
2034/2035	\$0	\$1,155,097
2035/2036	\$0	\$1,155,097
2036/2037	\$0	\$1,155,097
2037/2038	\$0	\$1,155,097
2038/2039	\$0	\$1,155,097
2039/2040	\$0	\$1,155,097
2040/2041	\$0	\$1,155,097
Total	\$87,990	\$22,685,449



Appendix F: Renewal Forecast Summary

Table 34: Renewal Forecast Summary

Year	Renewal Forecast	Renewal Budget
2020/2021	\$940,784	\$600,000
2021/2022	\$7,110,593	\$1,548,000
2022/2023	\$57,918	\$4,540,600
2023/2024	\$394,632	\$1,600,000
2024/2025	\$1,788,227	\$1,600,000
2025/2026	\$255,211	\$2,082,560
2026/2027	\$5,865,000	\$6,957,600
2027/2028	\$353,380	\$950,000
2028/2029	\$892,035	\$950,000
2029/2030	\$335,482	\$950,000
2030/2031	\$536,507	\$950,000
2031/2032	\$728,849	\$950,000
2032/2033	\$393,421	\$950,000
2033/2034	\$758,881	\$950,000
2034/2035	\$259,865	\$950,000
2035/2036	\$834,309	\$950,000
2036/2037	\$714,331	\$950,000
2037/2038	\$1,079,286	\$950,000
2038/2039	\$5,138,708	\$950,000
2039/2040	\$1,007,093	\$866,536
2040/2041	\$1,534,838	\$866,536
Total	\$30,979,350	\$32,061,832



Appendix G: Budget Summary by Lifecycle Activity

Table 35. Budget Summary by Lifecycle Activity

Year	Acquisition	Operation	Maintenance	Renewal	Disposal	Total
2021/2022	\$347,000	\$1,653,046	\$1,090,667	\$1,548,000	\$0	\$4,638,713
2022/2023	\$91,400	\$1,689,009	\$1,114,395	\$4,540,600	\$0	\$7,435,404
2023/2024	\$0	\$1,725,569	\$1,138,516	\$1,600,000	\$0	\$4,464,085
2024/2025	\$0	\$1,762,732	\$1,163,036	\$1,600,000	\$0	\$4,525,768
2025/2026	\$520,640	\$1,800,513	\$1,187,964	\$2,082,560	\$0	\$5,591,677
2026/2027	\$9,439,400	\$1,831,780	\$1,208,594	\$6,957,600	\$0	\$19,437,374
2027/2028	\$0	\$1,863,667	\$1,229,633	\$950,000	\$0	\$4,043,300
2028/2029	\$0	\$1,896,183	\$1,251,087	\$950,000	\$0	\$4,097,270
2029/2030	\$0	\$1,934,217	\$1,276,181	\$950,000	\$0	\$4,160,397
2030/2031	\$0	\$1,973,013	\$1,301,778	\$950,000	\$0	\$4,224,791
2031/2032	\$0	\$2,012,587	\$1,327,889	\$950,000	\$0	\$4,290,476
2032/2033	\$0	\$2,052,955	\$1,354,523	\$950,000	\$0	\$4,357,478
2033/2034	\$0	\$2,094,133	\$1,381,692	\$950,000	\$0	\$4,425,825
2034/2035	\$0	\$2,136,136	\$1,409,406	\$950,000	\$0	\$4,495,542
2035/2036	\$0	\$2,178,983	\$1,437,676	\$950,000	\$0	\$4,566,658
2036/2037	\$0	\$2,222,688	\$1,466,512	\$950,000	\$0	\$4,639,200
2037/2038	\$0	\$2,267,270	\$1,495,927	\$950,000	\$0	\$4,713,198
2038/2039	\$0	\$2,312,747	\$1,525,932	\$950,000	\$0	\$4,788,679
2039/2040	\$0	\$2,359,136	\$1,556,539	\$866,536	\$0	\$4,782,210
2040/2041	\$0	\$2,406,455	\$1,587,760	\$866,536	\$0	\$4,860,750
Total	\$10,398,440	\$40,172,818	\$26,505,707	\$31,461,832	\$0	\$108,538,797



Appendix H: Budgeted Forward Works Program Projects

Table 36: Budgeted Forward Works Program Projects

Year	Subcategory2	Location	Description_1	Renewal	Upgrade	New	Disposal	Total
2021/2022	Treatment Plants	Regional	AC pipework replacements at WWTP active assets	\$100,000	\$0	\$0	\$0	\$100,000
2021/2022	Distribution Mains	Kingaroy	Replace and Upgrade River Road SPS	\$60,000	\$0	\$0	\$0	\$60,000
2021/2022	Distribution Mains	Kingaroy	River Road Trunk Replace and Upgrade (2000/10-STP)	\$408,000	\$102,000	\$0	\$0	\$510,000
2021/2022	Distribution Mains	Kingaroy	Haly Street Sewer Replace and Upgrade (2156/25-2115/20)	\$756,000	\$189,000	\$0	\$0	\$945,000
2021/2022	Distribution Mains	Kingaroy	Ivory St SPS Replace and Upgrade	\$120,000	\$30,000	\$0	\$0	\$150,000
2021/2022	Distribution Mains	Kingaroy	Replace and Upgrade Douglas St Sewer PS	\$104,000	\$26,000	\$0	\$0	\$130,000
2022/2023	Distribution Mains	Regional	Sewer Relining Replace and Upgrade	\$1,600,000	\$0	\$0	\$0	\$1,600,000
2022/2023	Distribution Mains	Murgon	Remove AC on Wastewater Infrastructure	\$75,000	\$0	\$0	\$0	\$75,000
2022/2023	Distribution Mains	Murgon	Chataway St Sewer Replace and Upgrade (101/37-101/22)	\$245,600	\$61,400	\$0	\$0	\$307,000
2022/2023	Distribution Mains	Proston	CED Pump Station Replace and Upgrade	\$120,000	\$30,000	\$0	\$0	\$150,000
2022/2023	Distribution Mains	Nanango	WWTP reconfiguration	\$2,500,000	\$0	\$0	\$0	\$2,500,000
2023/2024	Distribution Mains	Regional	Sewer Relining	\$1,600,000	\$0	\$0	\$0	\$1,600,000
2024/2025	Distribution Mains	Regional	Sewer Relining	\$1,600,000	\$0	\$0	\$0	\$1,600,000

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Year	Subcategory2	Location	Description_1	Renewal	Upgrade	New	Disposal	Total
2025/2026	Distribution Mains	Kingaroy	Northern Trunk Sewer Upgrade (2327/6 - 2000/28)	\$1,840,000	\$460,000	\$0	\$0	\$2,300,000
2025/2026	Distribution Mains	Kingaroy	Fisher St Sewer Upgrade (2000/91-2000/87)	\$58,560	\$14,640	\$0	\$0	\$73,200
2025/2026	Distribution Mains	Kingaroy	First Ave Sewer Upgrade (2008/6-2008/2)	\$76,000	\$19,000	\$0	\$0	\$95,000
2025/2026	Distribution Mains	Kingaroy	Cornish St Sewer Upgrade (2053/14-2053/8)	\$108,000	\$27,000	\$0	\$0	\$135,000
2026/2027	Treatment Plants	Murgon	New Wastewater Treatment Plant	\$5,600,000	\$9,400,000	\$0	\$0	\$15,000,000
2026/2027	Distribution Mains	Murgon	Douglas St Sewer Upgrade (102/7-101/1)	\$128,000	\$32,000	\$0	\$0	\$160,000
2026/2027	Distribution Rising Mains	Nanango	Sewer PS1 Rising Main Upgrade	\$29,600	\$7,400	\$0	\$0	\$37,000
2026/2027	Distribution Mains	Regional	Sewer Relining	\$1,200,000	\$0	\$0	\$0	\$1,200,000
2027/2028	Distribution Mains	Regional	Sewer Relining	\$950,000	\$0	\$0	\$0	\$950,000
2028/2029	Distribution Mains	Regional	Sewer Relining	\$950,000	\$0	\$0	\$0	\$950,000
2029/2030	Distribution Mains	Regional	Sewer Relining	\$950,000	\$0	\$0	\$0	\$950,000
2030/2031	Distribution Mains	Regional	Sewer Relining	\$950,000	\$0	\$0	\$0	\$950,000
2031/2032	Distribution Mains	Regional	Sewer Relining	\$950,000	\$0	\$0	\$0	\$950,000
2032/2033	Distribution Mains	Regional	Sewer Relining	\$950,000	\$0	\$0	\$0	\$950,000
2033/2034	Distribution Mains	Regional	Sewer Relining	\$950,000	\$0	\$0	\$0	\$950,000
2034/2035	Distribution Mains	Regional	Sewer Relining	\$950,000	\$0	\$0	\$0	\$950,000
2035/2036	Distribution Mains	Regional	Sewer Relining	\$950,000	\$0	\$0	\$0	\$950,000
2036/2037	Distribution Mains	Regional	Sewer Relining	\$950,000	\$0	\$0	\$0	\$950,000

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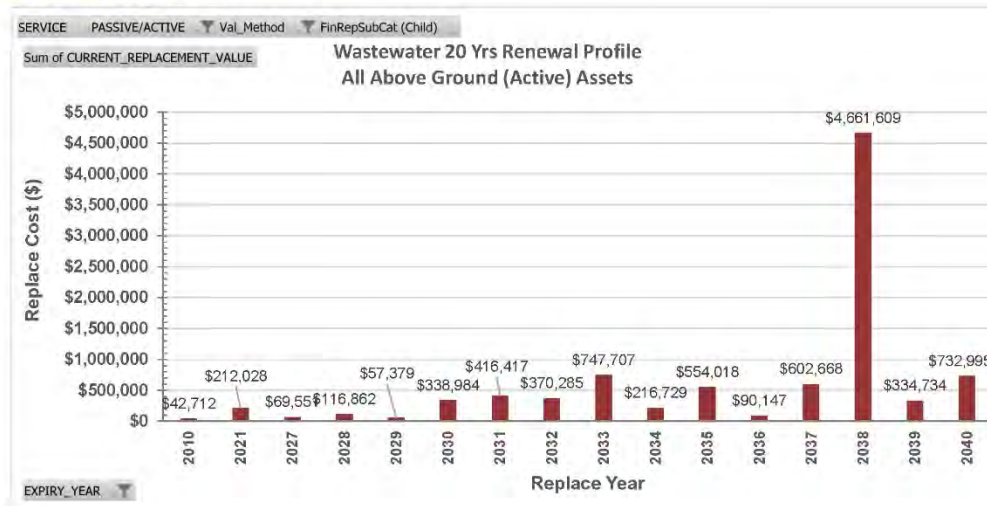


Year	Subcategory2	Location	Description_1	Renewal	Upgrade	New	Disposal	Total
2037/2038	Distribution Mains	Regional	Sewer Relining	\$950,000	\$0	\$0	\$0	\$950,000
2038/2039	Distribution Mains	Regional	Sewer Relining	\$950,000	\$0	\$0	\$0	\$950,000
2039/2040	Distribution Mains	Regional	2021/22 - 2038/39 Average Spend	\$866,536	\$0	\$0	\$0	\$866,536
2040/2041	Distribution Mains	Regional	2021/22 - 2038/39 Average Spend	\$866,536	\$0	\$0	\$0	\$866,536
Total				\$31,461,832	\$10,398,440	\$0	\$0	\$41,860,272

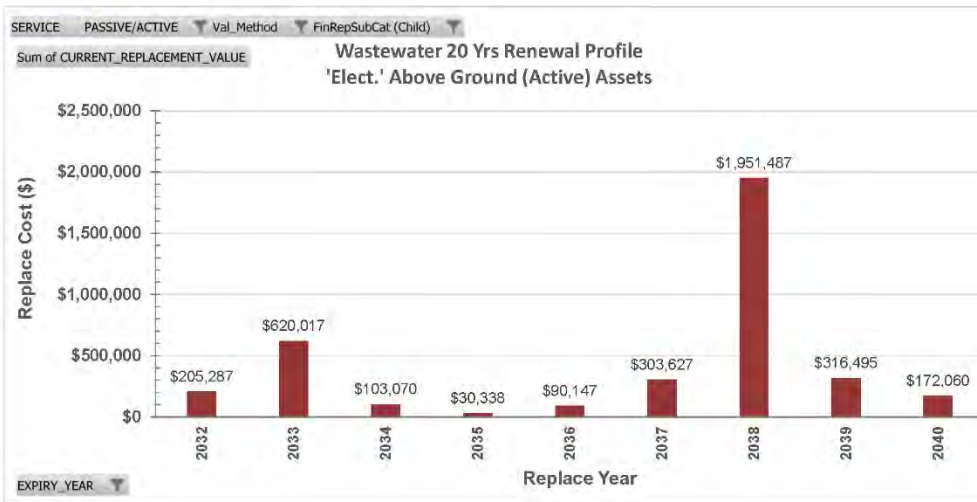


Appendix I: 20 Years Forecast Renewals

Figure 26: Asset Forecast Renewals

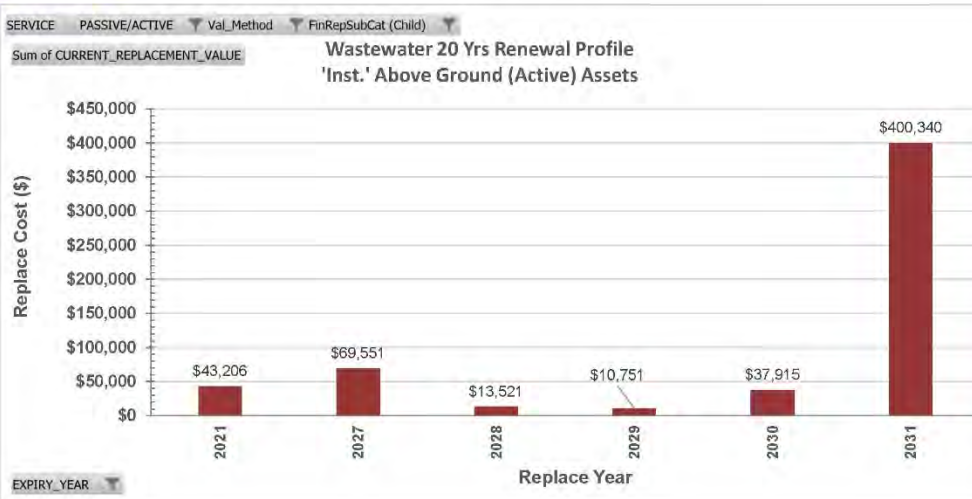


Nil 'Civil'



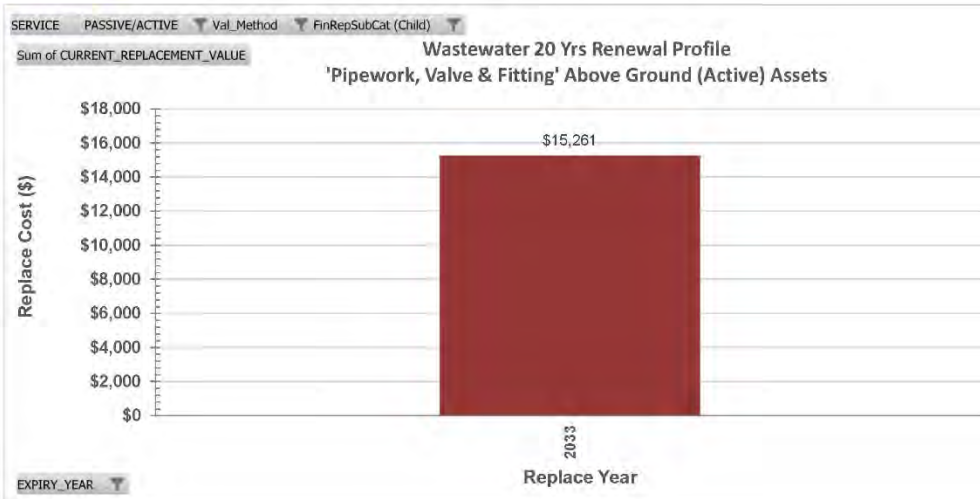
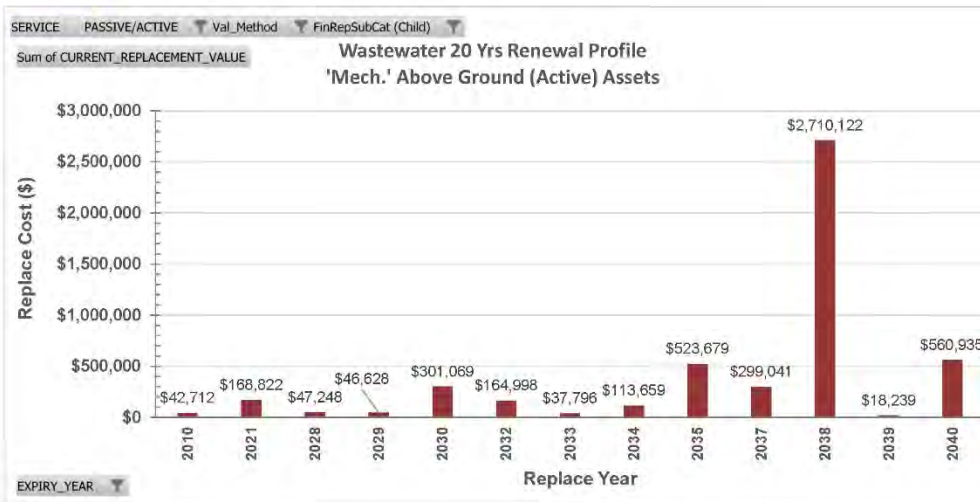
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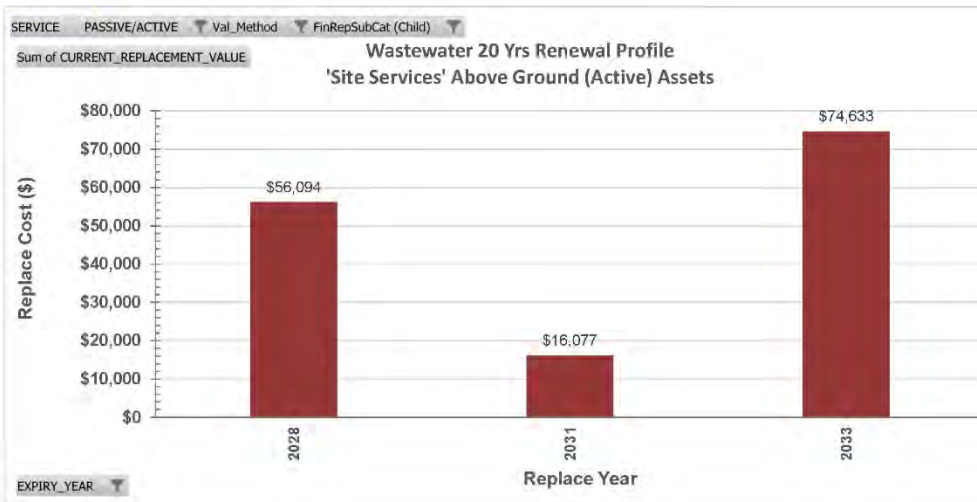
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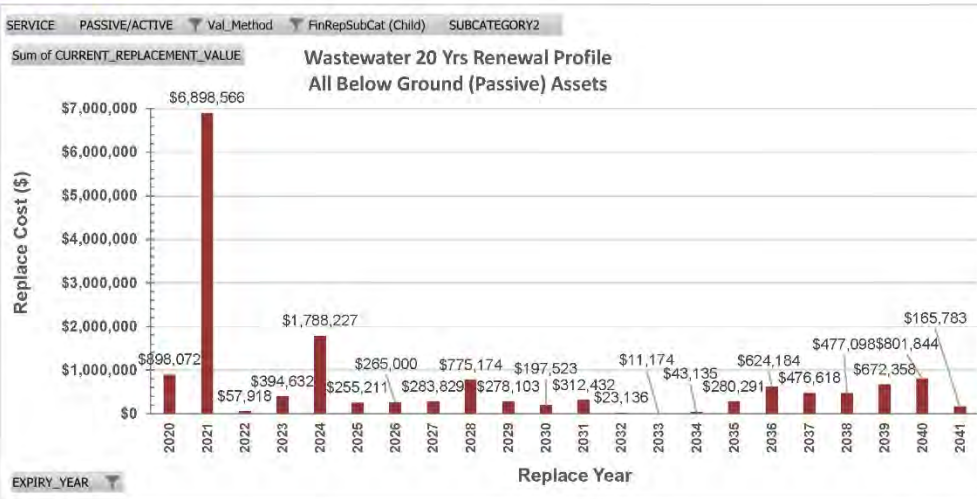
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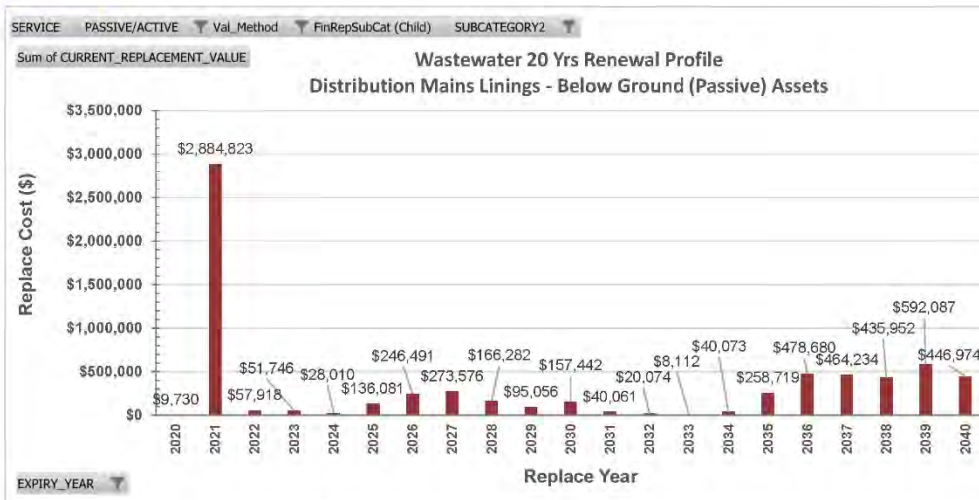
96



Nil 'Gravity sewers.'

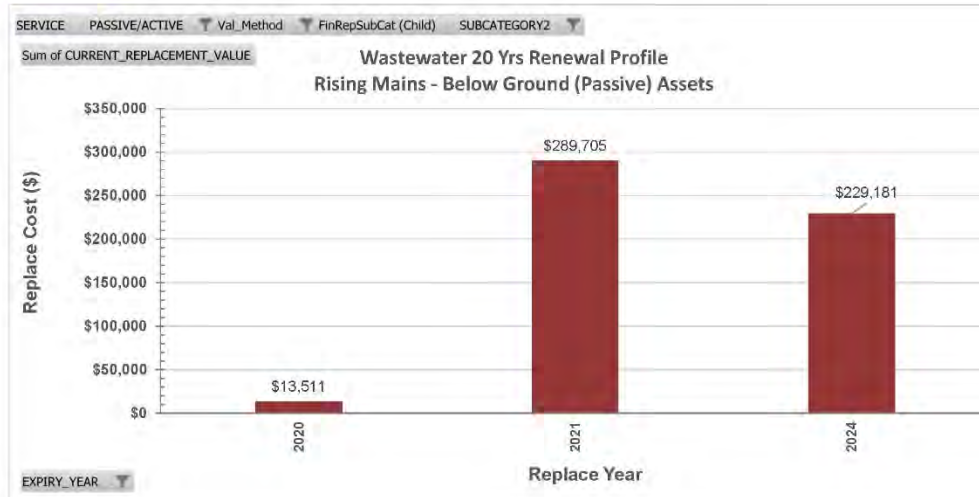
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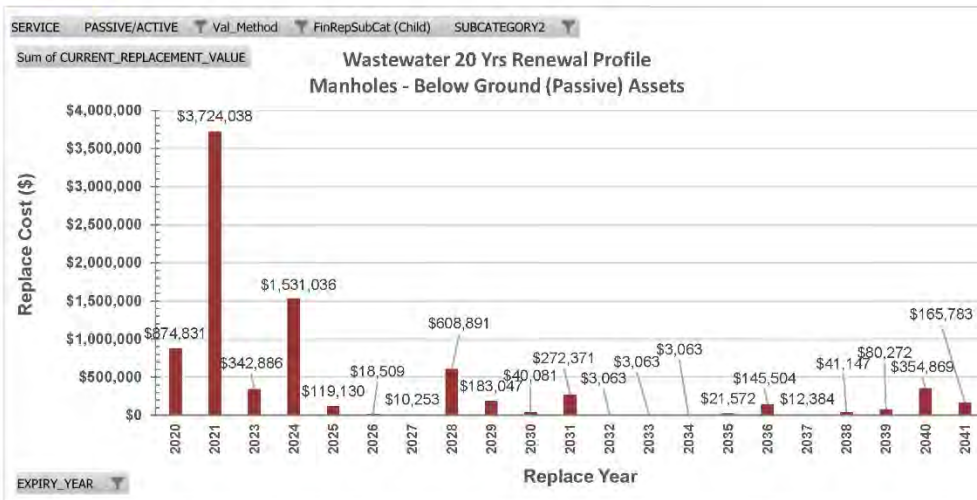
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SUMMARY - ALL ASSETS BT LOCATION

Row Labels	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Grand Total	
Active	\$212,028							\$69,551	\$316,862	\$57,379	\$338,984	\$416,417	\$370,285	\$747,707	\$216,728	\$554,018	\$90,147	\$602,868	\$4,661,609	\$334,734	\$732,995	\$153,839	\$8,675,951	
Blackbutt																							\$74,831	
Boonah	\$4,663							\$5,056	\$46,628			\$18,938	\$38,934	\$74,633				\$95,050	\$30,330	\$27,977		\$40,455	\$302,036	
Condamine											\$29,526	\$266,107												\$4,613,174
Geelong									\$69,614			\$18,875		\$336,361	\$63,096								\$683,015	\$63,066
Maranoa									\$47,243			\$29,101		\$289,450	\$472,427			\$41,389	\$67,248	\$101,303	\$45,913	\$45,682	\$1,324,187	
North Burnett	\$198,382								\$9,325			\$126,064		\$38,570	\$51,253									\$353,193
Proston	\$10,969																							\$1,425,161
Wondral								\$9,153	\$47,298	\$2,226	\$80,069	\$84,891	\$162,091	\$15,261				\$62,170	\$478,161	\$62,261	\$146,310	\$53,997		\$1,425,161
Yallahs								\$8,099			\$8,389	\$7,515	\$43,195	\$37,296										\$733,075
Passive	\$898,072	\$6,898,568	\$57,818	\$394,632	\$1,788,227	\$255,211	\$265,000	\$283,829	\$775,174	\$278,103	\$197,523	\$312,432	\$23,136	\$11,174	\$43,135	\$280,251	\$624,184	\$476,618	\$477,098	\$672,358	\$801,844	\$165,783	\$15,980,310	
Blackbutt		\$217,702							\$531,862															\$867,902
Boonah																								\$35,301
Geelong		\$37,174	\$3,170,579	\$57,918	\$536,104	\$172,754		\$87,368	\$196,118	\$60,816	\$2,781,9	\$756,181	\$123,025	\$773,169	\$3,629	\$11,043	\$43,135	\$61,206	\$197,870	\$330,119	\$760,703	\$672,358	\$569,074	\$7,773
Maranoa		\$2,800,814			\$36,297			\$73,989		\$21,161									\$19,837					\$2,962,259
North Burnett		\$12,039			\$1,570	\$1,615,479		\$67,167	\$68,892	\$200,142	\$4,719	\$6,291	\$53,380	\$3,962				\$1,99,748	\$51,716		\$141,398			\$3,087,892
Proston		\$870,698	\$197,437					\$16,688		\$1,570	\$1,160	\$13,688	\$23,117											\$1,794,642
Yallahs													\$19,708											\$19,708
Grand Total	\$898,072	\$7,110,593	\$57,818	\$394,632	\$1,788,227	\$255,211	\$265,000	\$353,880	\$892,095	\$335,482	\$336,507	\$728,849	\$393,421	\$758,881	\$293,865	\$834,205	\$714,331	\$1,029,286	\$5,138,708	\$1,007,093	\$1,534,838	\$315,622	\$25,656,261	

ACTIVE ASSETS BY LOCATION

Row Labels	2033	Grand Total
Blackbutt	\$74,633	\$74,633
Waste Water Treatment & Processing	\$74,633	\$74,633
Treatment Plants	\$74,633	\$74,633
Blackbutt WWTP-Child-Site Services	\$74,633	\$74,633
Grand Total	\$74,633	\$74,633

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Sum of CURRENT_REPLACEMENT_VALUE		Column Labels									
Row Labels	2021	2027	2029	2031	2032	2034	2035	2036	2039	Grand Total	
Boondooma Dam	\$4,663	\$5,056	\$46,628	\$15,928	\$38,934	\$95,059	\$30,338	\$27,977	\$40,455	\$305,038	
Waste Water Transfer				\$15,928	\$38,934	\$44,496			\$40,455	\$139,812	
Sewage Pump Stations				\$15,928	\$38,934	\$44,496			\$40,455	\$139,812	
Boondooma Dam Sewage Pump Station 1 (SPS 1)-Child-Electrical						\$44,496				\$44,496	
Boondooma Dam Sewage Pump Station 1 (SPS 1)-Child-Instrumentation				\$8,343						\$8,343	
Boondooma Dam Sewage Pump Station 1 (SPS 1)-Child-Mechanical					\$38,934					\$38,934	
Boondooma Dam Sewage Pump Station 2 (SPS 2)-Child-Electrical								\$40,455		\$40,455	
Boondooma Dam Sewage Pump Station 2 (SPS 2)-Child-Instrumentation			\$7,585							\$7,585	
Waste Water Treatment & Processing	\$4,663	\$5,056	\$46,628			\$50,563	\$30,338	\$27,977		\$165,225	
Treatment Plants	\$4,663	\$5,056	\$46,628			\$50,563	\$30,338	\$27,977		\$165,225	
Boondooma Dam Bottom WWTP-Child-Electrical								\$27,977		\$27,977	
Boondooma Dam Bottom WWTP-Child-Instrumentation	\$4,663									\$4,663	
Boondooma Dam Bottom WWTP-Child-Mechanical			\$46,628							\$46,628	
Boondooma Dam Top WWTP-Child-Electrical							\$30,338			\$30,338	
Boondooma Dam Top WWTP-Child-Instrumentation		\$5,056								\$5,056	
Boondooma Dam Top WWTP-Child-Mechanical					\$50,563					\$50,563	
Grand Total	\$4,663	\$5,056	\$46,628	\$15,928	\$38,934	\$95,059	\$30,338	\$27,977	\$40,455	\$305,038	



Sum of CURRENT_REPLACEMENT_VALUE		Column Labels				
Row Labels	2030	2031	2037	2038	Grand Total	
Kingaroy	\$29,526	\$266,107	\$82,814	\$4,236,726	\$4,615,174	
Waste Water Transfer	\$29,526	\$16,077	\$82,814	\$236,247	\$364,665	
Sewage Pump Stations	\$29,526	\$16,077	\$82,814	\$236,247	\$364,665	
Barren St Sewage Pump Station (SPS 6)-Child-Electrical				\$41,512	\$41,512	
Barren St Sewage Pump Station (SPS 6)-Child-Site Services		\$7,784			\$7,784	
Bunya Hwy Sewage Pump Station (SPS 4)-Child-Electrical				\$44,232	\$44,232	
Bunya Hwy Sewage Pump Station (SPS 4)-Child-Mechanical				\$38,703	\$38,703	
Bunya Hwy Sewage Pump Station (SPS 4)-Child-Site Services		\$8,293			\$8,293	
Industrial Ave Sewage Pump Station (SPS 1)-Child-Electrical			\$40,368		\$40,368	
Industrial Ave Sewage Pump Station (SPS 1)-Child-Instrumentation	\$13,912				\$13,912	
Industrial Ave Sewage Pump Station (SPS 5)-Child-Electrical				\$33,830	\$33,830	
Logan St Sewage Pump Station (SP 3)-Child-Electrical			\$42,447		\$42,447	
Logan St Sewage Pump Station (SP 3)-Child-Instrumentation	\$7,959				\$7,959	
Logan St Sewage Pump Station (SP 3)-Child-Mechanical				\$37,141	\$37,141	
Tessmanns Rd Sewage Pump Station (SP 2)-Child-Electrical				\$40,830	\$40,830	
Tessmanns Rd Sewage Pump Station (SP 2)-Child-Instrumentation	\$7,656				\$7,656	
Waste Water Treatment & Processing		\$250,030		\$4,000,479	\$4,250,509	
Treatment Plants		\$250,030		\$4,000,479	\$4,250,509	
Kingaroy WWTP-Child-Electrical				\$1,500,180	\$1,500,180	
Kingaroy WWTP-Child-Instrumentation		\$250,030			\$250,030	
Kingaroy WWTP-Child-Mechanical				\$2,500,300	\$2,500,300	
Grand Total	\$29,526	\$266,107	\$82,814	\$4,236,726	\$4,615,174	



Sum of CURRENT_REPLACEMENT_VALUE		Column Labels							
Row Labels	2028	2031	2033	2034	2038	2040	2041	Grand Total	
Murgon	\$69,614	\$18,875	\$336,561	\$63,096	\$160,333	\$633,045	\$63,066	\$1,344,590	
Waste Water Transfer	\$13,521	\$18,875		\$63,096	\$160,333	\$72,110	\$63,066	\$391,001	
Sewage Pump Stations	\$13,521	\$18,875		\$63,096	\$141,853	\$72,110	\$46,896	\$356,351	
Douglas Street Sewage Pump Station (SPS 1)-Child-Electrical						\$72,110		\$72,110	
Douglas Street Sewage Pump Station (SPS 1)-Child-Instrumentation	\$13,521							\$13,521	
Douglas Street Sewage Pump Station (SPS 1)-Child-Mechanical				\$63,096				\$63,096	
Haughton Street Sewage Pump Station (SPS 3)-Child-Electrical					\$47,071			\$47,071	
Haughton Street Sewage Pump Station (SPS 3)-Child-Instrumentation		\$8,826						\$8,826	
Haughton Street Sewage Pump Station (SPS 3)-Child-Mechanical					\$41,187			\$41,187	
Perkins Street Sewage Pump Station (SPS 2)-Child-Electrical					\$53,596			\$53,596	
Perkins Street Sewage Pump Station (SPS 2)-Child-Instrumentation		\$10,049						\$10,049	
Perkins Street Sewage Pump Station (SPS 2)-Child-Mechanical							\$46,896	\$46,896	
Effluent Re-use Pump Stations					\$18,480		\$16,170	\$34,650	
Murgon Effluent Re-use PS-Child-Electrical					\$18,480			\$18,480	
Murgon Effluent Re-use PS-Child-Mechanical							\$16,170	\$16,170	
Waste Water Treatment & Processing	\$56,094		\$336,561			\$560,935		\$953,590	
Treatment Plants	\$56,094		\$336,561			\$560,935		\$953,590	
Murgon WWTP-Child-Electrical			\$336,561					\$336,561	
Murgon WWTP-Child-Mechanical						\$560,935		\$560,935	
Murgon WWTP-Child-Site Services	\$56,094							\$56,094	
Grand Total	\$69,614	\$18,875	\$336,561	\$63,096	\$160,333	\$633,045	\$63,066	\$1,344,590	

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Sum of CURRENT_REPLACEMENT_VALUE		Column Labels										
Row Labels	2021	2027	2031	2033	2035	2037	2038	2039	2040	2041	Grand Total	
Nanango	\$196,382	\$47,243	\$23,101	\$283,456	\$472,427	\$41,389	\$67,249	\$101,305	\$45,953	\$45,682	\$1,324,187	
Waste Water Transfer	\$196,382		\$23,101			\$41,389	\$67,249	\$101,305	\$45,953	\$45,682	\$521,061	
Sewage Pump Stations	\$196,382		\$23,101			\$41,389	\$67,249	\$101,305	\$45,953	\$45,682	\$521,061	
Sewage Pump Station 1 (SPS 1)-Child-Electrical								\$54,279			\$54,279	
Sewage Pump Station 1 (SPS 1)-Child-Instrumentation	\$10,177										\$10,177	
Sewage Pump Station 1 (SPS 1)-Child-Mechanical	\$47,494										\$47,494	
Sewage Pump Station 2 (SPS 2)-Child-Electrical									\$45,953		\$45,953	
Sewage Pump Station 2 (SPS 2)-Child-Instrumentation			\$8,616								\$8,616	
Sewage Pump Station 2 (SPS 2)-Child-Mechanical	\$40,208										\$40,208	
Sewage Pump Station 3 (SPS 3)-Child-Electrical						\$35,866					\$35,866	
Sewage Pump Station 3 (SPS 3)-Child-Instrumentation			\$6,725								\$6,725	
Sewage Pump Station 3 (SPS 3)-Child-Mechanical						\$31,383					\$31,383	
Sewage Pump Station 4 (SPS 4)-Child-Electrical							\$47,027				\$47,027	
Sewage Pump Station 4 (SPS 4)-Child-Instrumentation	\$8,818										\$8,818	
Sewage Pump Station 4 (SPS 4)-Child-Mechanical	\$41,148										\$41,148	
Sewage Pump Station 5 (SPS 5)-Child-Electrical									\$45,682		\$45,682	
Sewage Pump Station 5 (SPS 5)-Child-Instrumentation	\$8,565										\$8,565	
Sewage Pump Station 5 (SPS 5)-Child-Mechanical	\$39,971										\$39,971	
Sewage Pump Station 6 (SPS 6)-Child-Electrical						\$41,389					\$41,389	
Sewage Pump Station 6 (SPS 6)-Child-Instrumentation			\$7,760								\$7,760	
Waste Water Treatment & Processing	\$47,243		\$283,456	\$472,427							\$803,126	
Treatment Plants	\$47,243		\$283,456	\$472,427							\$803,126	
Nanango WWTP-Child-Electrical			\$283,456								\$283,456	
Nanango WWTP-Child-Instrumentation	\$47,243										\$47,243	
Nanango WWTP-Child-Mechanical				\$472,427							\$472,427	
Grand Total	\$196,382	\$47,243	\$23,101	\$283,456	\$472,427	\$41,389	\$67,249	\$101,305	\$45,953	\$45,682	\$1,324,187	

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Sum of CURRENT_REPLACEMENT_VALUE		Column Labels							
Row Labels	2021	2029	2032	2034	2035	2038	2039	Grand Total	
Proston	\$10,983	\$8,525	\$126,064	\$58,574	\$51,253	\$51,150	\$46,644	\$353,193	
Waste Water Transfer	\$10,983	\$0	\$40,814	\$58,574	\$51,253	\$0	\$46,644	\$208,268	
Sewage Pump Stations	\$10,983			\$58,574				\$120,810	
Proston SPS-Child-Electrical				\$58,574				\$58,574	
Proston SPS-Child-Instrumentation	\$10,983							\$10,983	
Proston SPS-Child-Mechanical					\$51,253			\$51,253	
Effluent Re-use Pump Stations		\$0	\$40,814			\$0	\$46,644	\$87,458	
Proston Effluent PS-Child-Electrical						\$46,644		\$46,644	
Proston Effluent PS-Child-Mechanical			\$40,814					\$40,814	
Proston WWTP-Child-Electrical						\$0		\$0	
Proston WWTP-Child-Instrumentation		\$0						\$0	
Proston WWTP-Child-Mechanical			\$0					\$0	
Waste Water Treatment & Processing	\$8,525	\$85,250				\$51,150		\$144,926	
Treatment Plants	\$8,525	\$85,250				\$51,150		\$144,926	
Proston WWTP-Child-Electrical						\$51,150		\$51,150	
Proston WWTP-Child-Instrumentation	\$8,525							\$8,525	
Proston WWTP-Child-Mechanical			\$85,250					\$85,250	
Grand Total	\$10,983	\$8,525	\$126,064	\$58,574	\$51,253	\$51,150	\$46,644	\$353,193	

Wastewater Asset Management Plan v0.03

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Sum of CURRENT_REPLACEMENT_VALUE		Column Labels												
Row Labels	2010	2027	2028	2029	2030	2031	2032	2033	2036	2037	2038	2039	2040	Grand Total
Wondai	\$42,712	\$9,153	\$47,248	\$2,226	\$301,069	\$84,891	\$162,091	\$15,261	\$62,170	\$478,465	\$62,261	\$146,329	\$53,997	\$1,467,873
Waste Water Transfer	\$42,712	\$9,153	\$47,248		\$301,069	\$36,747	\$162,091	\$15,261	\$48,814		\$40,000	\$91,611	\$53,997	\$848,703
Sewage Pump Stations	\$42,712	\$9,153	\$47,248		\$124,239	\$36,747	\$162,091	\$15,261	\$48,814		\$40,000	\$91,611	\$53,997	\$454,521
Golf Course Sewage Pump Station (SPS 2)-Child-Instrumentation						\$9,445								\$9,445
Golf Course Sewage Pump Station (SPS 2)-Child-Mechanical					\$44,079									\$44,079
Hodge St Sewage Pump Station (SPS 5)-Child-Electrical							\$8,461					\$45,125		\$45,125
Hodge St Sewage Pump Station (SPS 5)-Child-Instrumentation														\$8,461
Hodge St Sewage Pump Station (SPS 5)-Child-Mechanical					\$39,484									\$39,484
Ivory St Sewage Pump Station (SPS 1)-Child-Electrical													\$53,997	\$53,997
Ivory St Sewage Pump Station (SPS 1)-Child-Instrumentation						\$10,125								\$10,125
Ivory St Sewage Pump Station (SPS 1)-Child-Mechanical			\$47,248											\$47,248
North Burrows St Sewage Pump Station (SPS 4)-Child-Electrical									\$48,814					\$48,814
North Burrows St Sewage Pump Station (SPS 4)-Child-Instrumentation		\$9,153												\$9,153
North Burrows St Sewage Pump Station (SPS 4)-Child-Mechanical	\$42,712													\$42,712
South Burrows St Sewage Pump Station (SPS 3)-Child-Electrical												\$46,486		\$46,486
South Burrows St Sewage Pump Station (SPS 3)-Child-Instrumentation						\$8,716								\$8,716
South Burrows St Sewage Pump Station (SPS 3)-Child-Mechanical					\$40,676									\$40,676
Effluent Re-use Pump Stations					\$176,830	\$0	\$162,091	\$15,261		\$40,000				\$394,183
Wondai Effluent Reuse - Transfer PS-Child-Electrical							\$122,091							\$122,091
Wondai Effluent Reuse - Transfer PS-Child-Mechanical					\$106,830									\$106,830
Wondai Effluent Reuse - Transfer PS-Child-Pipework, Valve and Fit								\$15,261						\$15,261
Wondai Effluent Reuse - Irrigation PS-Child-Electrical									\$40,000					\$40,000
Wondai Effluent Reuse - Irrigation PS-Child-Mechanical					\$35,000									\$35,000
Wondai Effluent Reuse - Relief PS-Child-Electrical							\$40,000							\$40,000
Wondai Effluent Reuse - Relief PS-Child-Mechanical					\$35,000									\$35,000
Wondai WWTP-Effluent PS-Child-Electrical							\$0							\$0
Wondai WWTP-Effluent PS-Child-Instrumentation							\$0							\$0
Wondai WWTP-Effluent PS-Child-Mechanical										\$0				\$0
Wondai WWTP-Effluent PS-Child-Pipework, Valve and Fitting								\$0						\$0
Waste Water Treatment & Processing				\$2,226		\$29,904		\$13,356	\$478,465	\$22,261				\$546,212
Treatment Plants				\$2,226		\$29,904		\$13,356	\$478,465	\$22,261				\$546,212
Wondai Effluent Reuse-Treatment-Child-Electrical									\$13,356					\$13,356
Wondai Effluent Reuse-Treatment-Child-Instrumentation				\$2,226						\$22,261				\$22,261
Wondai Effluent Reuse-Treatment-Child-Mechanical														\$2,226
Wondai WWTP-Child-Electrical									\$179,424					\$179,424
Wondai WWTP-Child-Instrumentation						\$29,904								\$29,904
Wondai WWTP-Child-Mechanical									\$299,041					\$299,041
Waste Water Distribution						\$18,239						\$54,718		\$72,957
Effluent Re-use						\$18,239						\$54,718		\$72,957
Wondai Effluent Reuse - Lagoons-Child-Electrical												\$36,479		\$36,479
Wondai Effluent Reuse - Lagoons-Child-Instrumentation						\$18,239								\$18,239
Wondai Effluent Reuse - Lagoons-Child-Mechanical												\$18,239		\$18,239
Grand Total	\$42,712	\$9,153	\$47,248	\$2,226	\$301,069	\$84,891	\$162,091	\$15,261	\$62,170	\$478,465	\$62,261	\$146,329	\$53,997	\$1,467,873

Wastewater Asset Management Plan v0.03

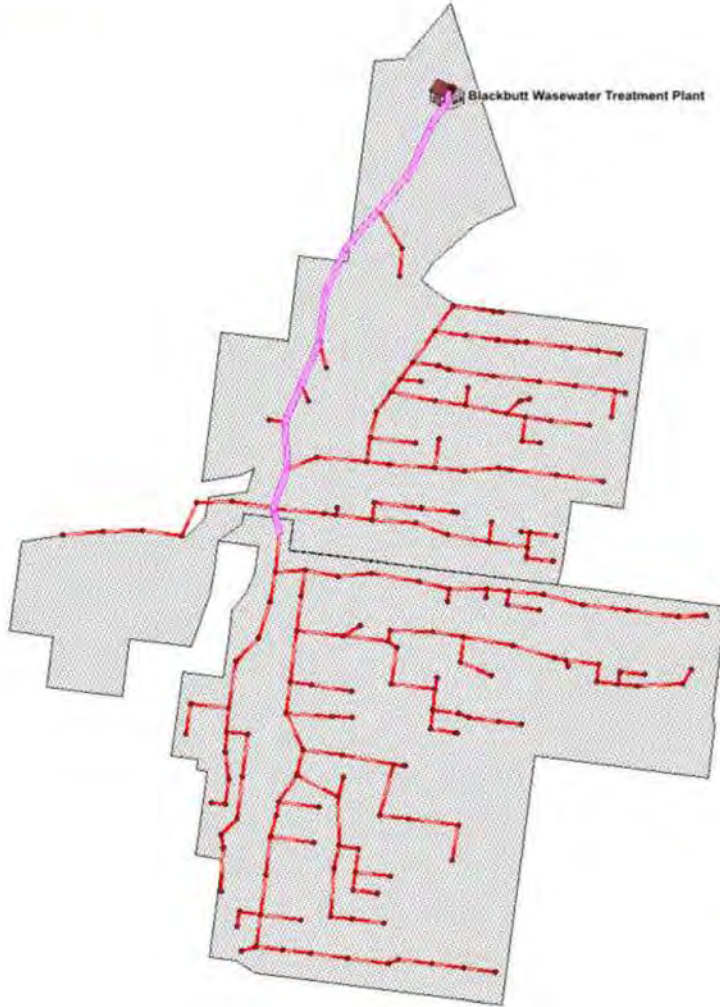
107



Sum of CURRENT_REPLACEMENT_VALUE		Column Labels							
Row Labels		2027	2030	2031	2032	2033	2038	2041	Grand Total
Yallakool		\$8,099	\$8,389	\$7,515	\$43,195	\$37,796	\$83,889	\$45,091	\$233,975
Waste Water Transfer		\$8,099	\$8,389		\$43,195	\$37,796	\$83,889		\$181,369
Sewage Pump Stations		\$8,099	\$8,389		\$43,195	\$37,796	\$83,889		\$181,369
Yallakool Sewage Pump Station 1 (SPS 1)-Child-Electrical					\$43,195				\$43,195
Yallakool Sewage Pump Station 1 (SPS 1)-Child-Instrumentation		\$8,099							\$8,099
Yallakool Sewage Pump Station 1 (SPS 1)-Child-Mechanical						\$37,796			\$37,796
Yallakool Sewage Pump Station 2 (SPS 2)-Child-Electrical							\$44,741		\$44,741
Yallakool Sewage Pump Station 2 (SPS 2)-Child-Instrumentation			\$8,389						\$8,389
Yallakool Sewage Pump Station 2 (SPS 2)-Child-Mechanical							\$39,148		\$39,148
Waste Water Treatment & Processing				\$7,515				\$45,091	\$52,606
Treatment Plants				\$7,515				\$45,091	\$52,606
Yallakool WWTP-Child-Electrical								\$45,091	\$45,091
Yallakool WWTP-Child-Instrumentation				\$7,515					\$7,515
Grand Total		\$8,099	\$8,389	\$7,515	\$43,195	\$37,796	\$83,889	\$45,091	\$233,975

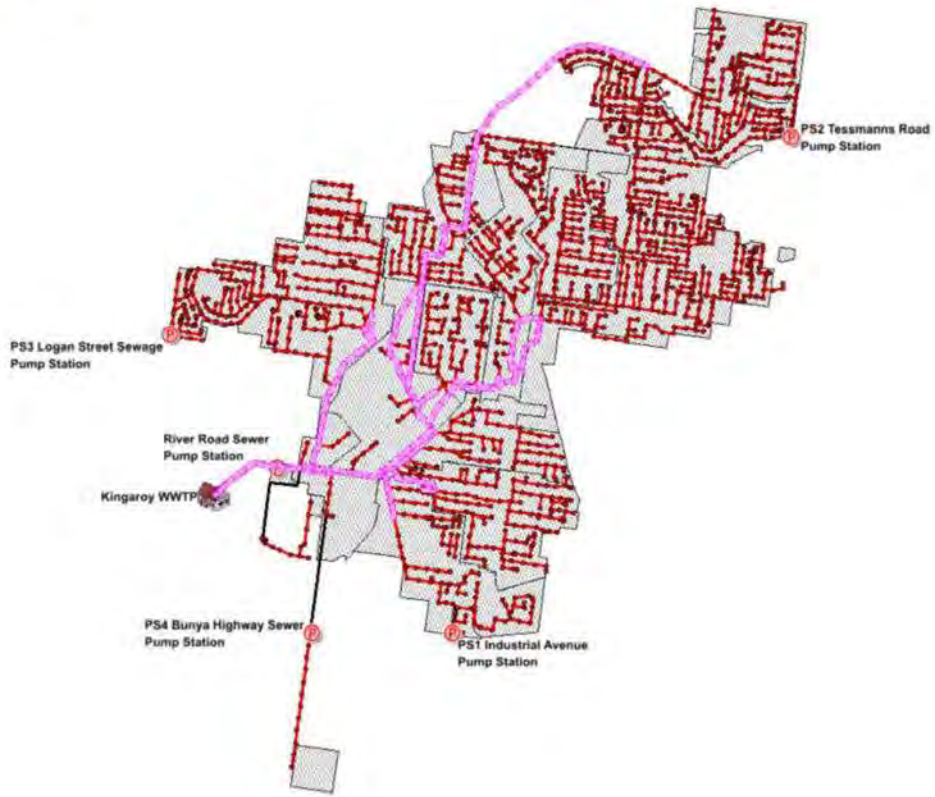


Appendix J: Schematics
Blackbutt



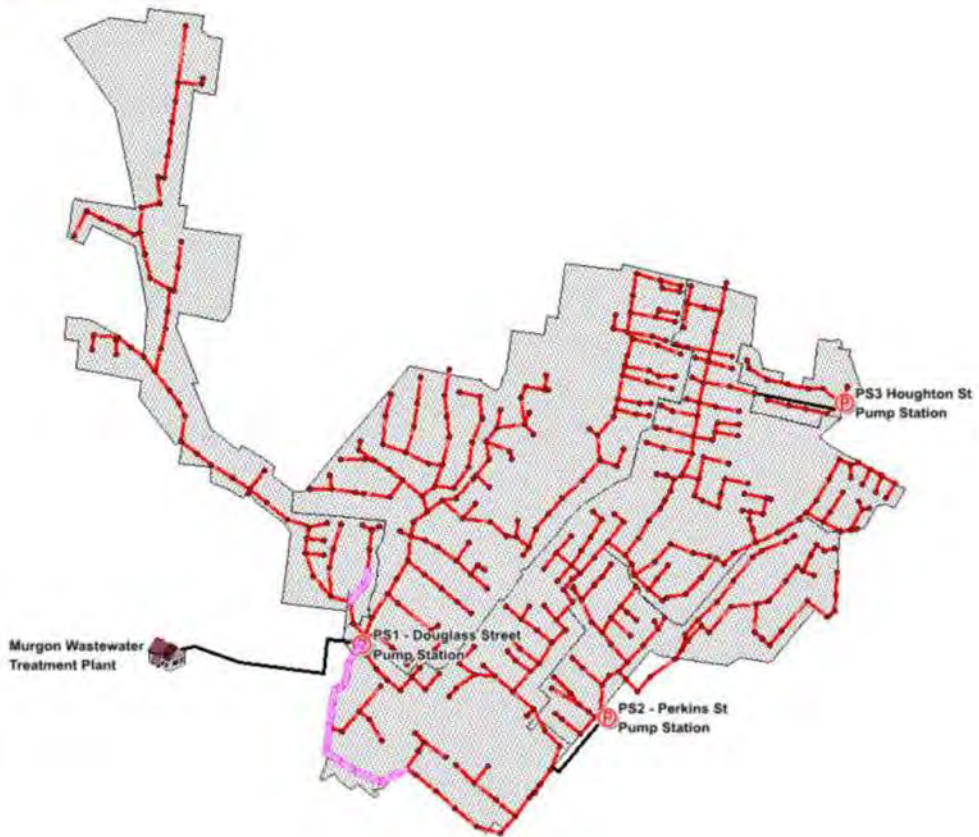


Kingaroy



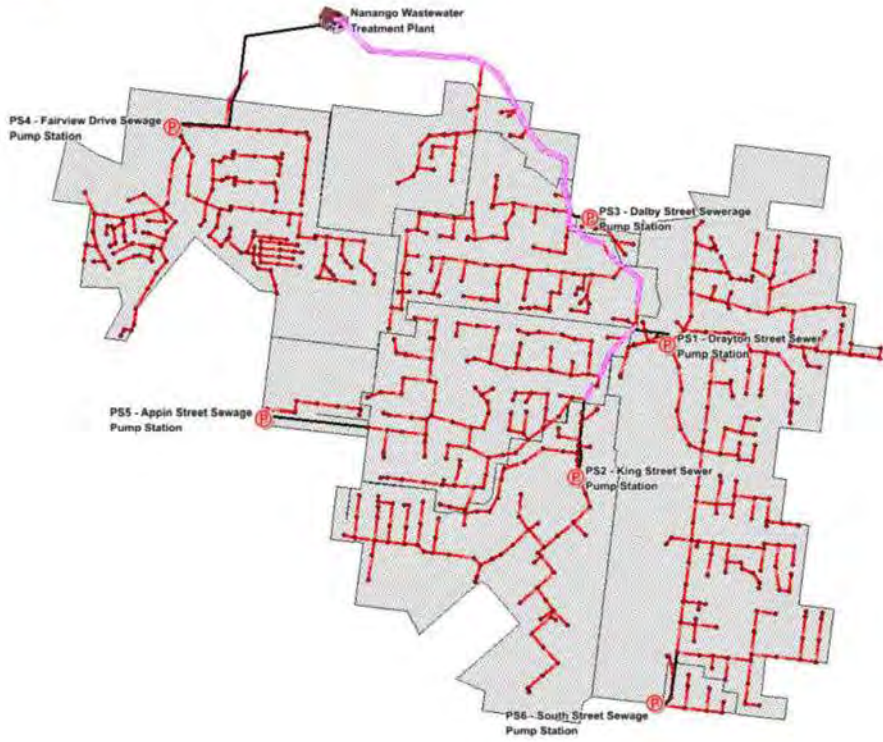


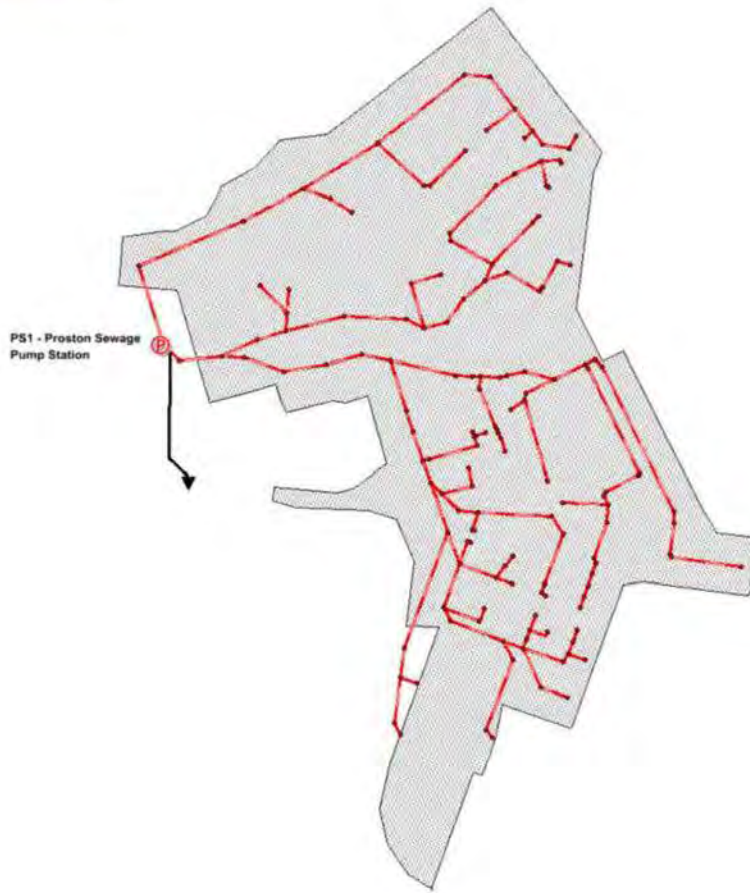
Murgon





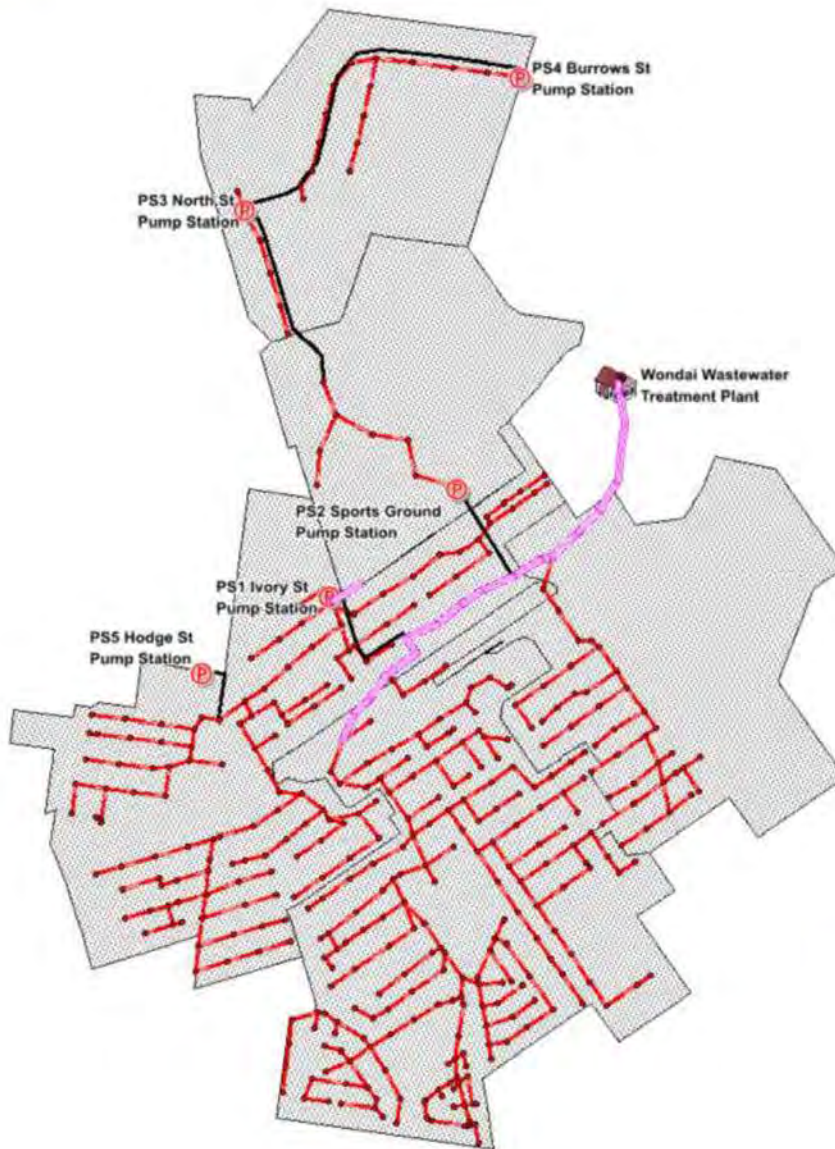
Nanango





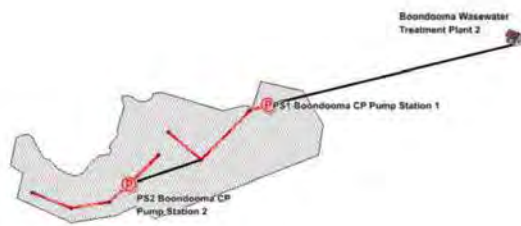


Wondai



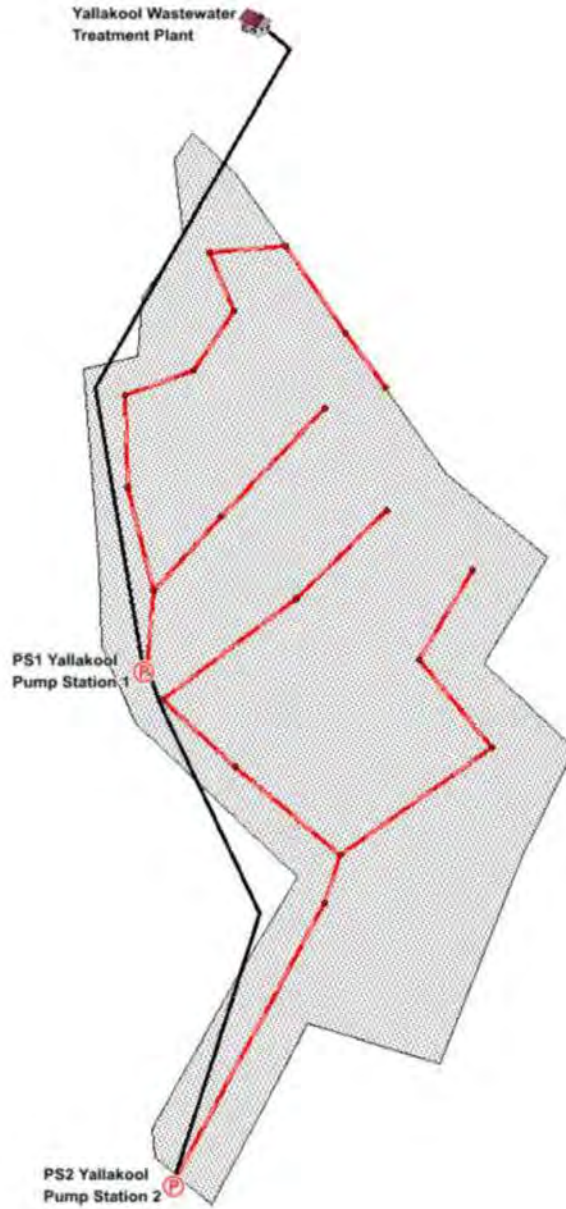


Boondooma Dam





Yallakool





ASSET MANAGEMENT PLAN

Water

27 May 2020

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Document Control

Water Asset Management Plan					
Ver.	Date	Revision Details	Author	Reviewer	Approver
0.01	11/05/2020	First draft	Chris Egbars (Shepherd Services)		
0.02	22/05/2020	Second draft	Chris Egbars	Tim Low	
0.03	27/05/2020	Revisions for May 2020 AMP review	John Gorman (Door 3 Consulting)	Tim Low	

Notes

1. Primary number changes to Versions (e.g. V1.00 to V2.00) will be made when the document undergoes its regular review and when significant changes are made to standards and guidelines for inspections, intervention levels or works.
2. Secondary number changes (V1.00 to V1.01) will apply to minor amendments that do not materially impact the documents and are intended only to clarify or update issues.
3. This template is based on the 2019 NAMSPLUS template purchased from the Institute of Public Works Engineering Australasia.



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Abbreviations

The following abbreviations are used in this document:

AC	Asbestos Cement
AMP	Asset Management Plan
ABS	Australian Bureau of Statistics
ADWG	Australian Drinking Water Guidelines
CAPEX	Capital Expenditure
CSS	Customer Service Standards
DWQMP	Drinking Water Quality Management Plan
FWP	Forward Works Plan
km	Kilometre
LCC	Life Cycle Cost
LCE	Life Cycle Expenditure
LoS	Levels of Service
MIPP	Maturing the Infrastructure Pipeline Program
ML	Megalitre
OPEX	Operations and Maintenance Expenditure
PVC	Polyvinyl Chloride
SBRC	South Burnett Regional Council
THM	Trihalomethane
QAO	Queensland Audit Office
PI	Performance Indicator
RUL	Remaining Useful Life
SL	Service Level
SWIM	Statewide Water Information Management
WTP	Water Treatment Plant
UL	Useful (Standard) Life
WAMMP	Water Asset Maintenance Management Plan



1.0 EXECUTIVE SUMMARY

1.1 The Purpose of the Plan

This plan covers the assets that provide potable and non-potable, bulk and service water services.

The purpose of this plan is to document current and required actions to sustainably provide Council-approved levels of service in the most cost-effective manner while appropriately managing the associated risks.

The plan sets out:

- What services Council provides, to whom and to what level.
- The whole-of-life costs of the assets used to deliver these services.
- The constraints, risks, challenges, opportunities and options associated with the delivery of these services.
- The level of funding required to sustainably deliver current levels of service for the foreseeable future.

1.2 Service Overview

Services included in this AMP are:

- Construction and maintenance services for:
 - Dams
 - Weirs
 - Bores
 - Treatment plants
 - Pump stations
 - Storage reservoirs
 - Water dispensing stations (standpipes)
 - Water mains

Water services excluded from this AMP are:

- Construction and maintenance services related to:
 - Internal water supply to Council properties and commercial enterprises (e.g., Recreation Areas, dams etc.)

1.3 Legislative Requirements

The pieces of legislation that inform and control how we deliver this service are shown in section 3.2 [here](#).



1.4 Asset Description

Council's Water is comprised of the following assets:

Table 1: Water Asset Summary as at 30 June 2020

Asset Category	Number of Facilities	Current Replacement Cost	Accum. Depreciation	Written Down Cost
Water Transfer (above ground)				
Raw Water Pump Stations	27	\$2,649,384	\$951,912	\$1,697,472
Water Dispensing Station (Standpipe)	4	\$147,088	\$24,403	\$122,685
Treated Water Pump Stations	17	\$2,726,386	\$937,092	\$1,789,294
Water Treatment and Processing (above ground)				
Treatment Plants	8	\$42,032,608	\$12,515,553	\$29,517,056
Water Distribution (above ground)				
Distribution Trunk Mains	2	\$361,586	\$38,427	\$323,159
Distribution Reservoirs	29	\$12,256,189	\$4,030,345	\$8,225,844
Reservoirs*	1	\$146,695	\$30,370	\$116,325
Water Source Storage and Supply (above ground)				
Bores	11	\$939,506	\$347,506	\$592,000
Weirs	2	\$9,399,631	\$3,142,675	\$6,256,956
Dams	2	\$6,591,867	\$3,284,604	\$3,307,263
Water Bulk Storage and Supply (above ground)				
Reservoirs	10	\$9,934,015	\$4,211,447	\$5,722,568
Water Distribution (below ground)				



Asset Category	Number of Facilities	Current Replacement Cost	Accum. Depreciation	Written Down Cost
Distribution Trunk Mains	Approx. 614# km	\$122,865,176	\$46,524,517	\$76,340,659
Total cost:		\$210,050,130	\$76,038,850	\$134,011,280

* Kumbia reservoir only

30% of the length (13% of CRC) comprises main less than 100 mm diameter

This asset class makes up 21.8% of the Council's total infrastructure asset stock (end June 2019 total replacement cost).

The past peaks of asset investment, e.g. 3 years ago approximately \$15.5 million of above-ground assets and \$14 to \$15 million of below ground of assets 54 years ago, may require peaks in renewals in the future.

1.5 Levels of Service

The objective of water service provision is to:

- Provide safe, reliable and affordable water services to our communities as required under the Water Supply (Safety and Reliability) Act 2008, Local Government Act 2009 S97(2)(e).

The levels of service and standards are:

- Connected properties will receive good quality drinking water delivered under pressure, which is clear and has no obvious taste or smell
 - Treated water meets Australian Drinking Water Guidelines (ADWG), Qld. Government Water Quality and Reporting Guideline for a Drinking Water Service and Public Health Regulation 2005
 - No more than 10 water quality complaints about potable and 20 about non-potable per 1000 connections per year
 - No moderate/major public health incidents
- Connected properties can be assured of a continuous supply
 - Less than 15 breaks per 100 km of mains per year
 - No more than 20 unplanned interruptions per 1000 connections per year
 - Percentage of bursts and leaks responded to within 60 mins
- Council will provide a water supply service to meet current and planned demand.
 - At sufficient flow and pressure
 - At sufficient and appropriate locations for firefighting.

The main service consequences of the Planned Budget are:

- Ensuring a sufficient, safe and reliable water supply.



1.6 Future Demand

South Burnett and the surrounding region had an estimated population of 32,747 in 2016¹. Using the medium series, the projected population will reach approximately 36,342 persons by the year 2036.

Total future population growth over the next 20 years is predicted to be 3,595 persons. This represents an 11% increase in the current population.

During the preparation of this plan, it was noted that the statistical projections from the Queensland Government Statistician's Office (QGSO) were significantly different from those used in the development of Council's *Local Government Infrastructure Plan* (LGIP).

Resolving this issue has been identified as an issue in the AMP [Improvement Plan](#).

Council is currently developing a regional economic development strategy and strategic regional Water plan with Wide Bay Burnett Regional Organisation of Councils. This AMP will be reviewed following the completion of these documents.

The primary drivers of demand for this service are:

- Population change
- Industrial demand
- Customer preferences and expectations
- Health regulations
- Technological changes

These will be managed through a combination of managing existing assets, upgrading of existing assets and providing new assets to meet demand and demand management. Demand management practices include non-asset solutions, insuring against risks and managing failures.

- Water Restrictions Policy
- Water-saving initiatives and devices focused on efficiency
- Recycled water

1.7 Asset Lifecycle Management Plan

1.7.1 What does it cost to provide the current level of service?

The forecast lifecycle costs necessary to provide the services covered by this Asset Management Plan includes operation, maintenance, renewal, acquisition, and disposal of assets over the 20-year planning period is approximately \$224 million (\$11,202,313 on average per year). In comparison, Council's planned expenditure is a sufficient \$233.4 million (\$11,668,398 on average per year).

1.7.1.1 Operations and Maintenance (OPEX)

Operations

The average annual operations cost for water assets is approximately \$6 million per annum, and this is an acceptable 2.6% of the average current replacement cost of these assets.

Maintenance

¹ 'Projected population by local government area, Queensland, 2016 to 2041' Queensland Government Statistician's Office.



The forecast average annual maintenance cost for water assets is approximately \$2.4 million per annum, and this is 1.1% of the average current replacement cost of these assets.

The SWIM reported OPEX for 2018/2019 equates to approximately \$600 per connection.

As a benchmark, the SWIM reported median OPEX of other Queensland Councils was \$632 per connection.

Council's marginally lower than median annual OPEX is attributable to:

- Diverse network assets
- Multiple supply areas and sources with geographically remote service areas
- Relatively young network assets – average age 36 years and remaining life 63 years
- Large service areas with proportionally low connections per kilometre of main.

1.7.1.2 Capital (CAPEX)

At present, there are few projects in the forward works program beyond year 10 due to a lack of information for decision making. This will change when Council includes recommendations from MIPP on new and upgrade projects and renewals from this AMP.

Renewals

Council's 20-year planned asset renewal forecast (forward works program) for Water assets is approximately \$29.5 million over the next 20 years, which is 14% of the current replacement cost. This compares to \$33.2 million of forecast renewals resulting from recent condition assessment and remaining life estimations for 2020 water valuations.

The breakup of Council's planned 20-year Water asset renewals is as follows:

- \$11.8 million for Gordonbrook Dam spillway widening (2023/20024)
- \$9.4 million for distribution mains
- \$3.3 million for reservoirs
- \$5 million for raw or filtered water storage Blackbutt (2031/2032)

New and Upgrade Capital Works

Planned new and upgrade Water works (forward works program) over the next 20 years total approximately \$22.4 million. This amounts to an 11% increase on current replacement cost. This will change when Council includes in the FWP recommendations from the MIPP. The current 10-year program was conservative until the results of this study are obtained.

1.8 Financial Summary

1.8.1 What we will do

Estimated available funding (excluding depreciation) for the 20-year period is approximately \$233.4 million or approximately \$11.7 million on average per year as per the long-term financial plan or budget forecast. This is 4% more than the cost (approximately \$224 million) to sustain the current level of service at the lowest lifecycle cost while effectively managing risk.

The reality is that only what is funded in the long-term financial plan can be provided. The emphasis of the Asset Management Plan is to communicate the consequences that this will have on the service provided and risks, so that decision making is informed.

The anticipated planned budget leaves a surplus of approximately \$0.5 million on average per year of the forecast lifecycle costs required to provide services in the Asset Management Plan compared with planned budget currently included in the Long-Term Financial Plan. This is shown in the figure below.



1.8.1.1 Forecast Lifecycle Costs and Planned Budget

Figure 1: 20-Year Lifecycle Summary

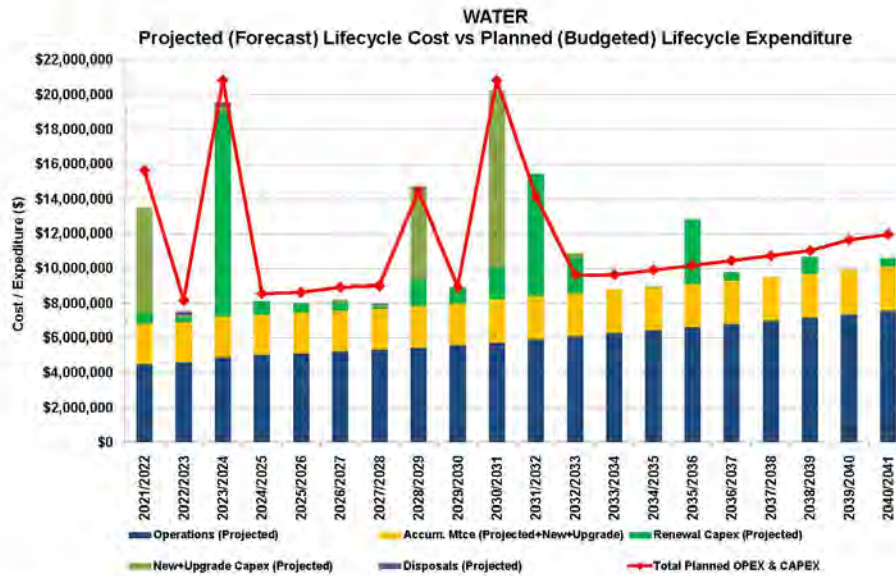


Figure Costs are in current (real) dollars.

We plan to provide the following:

- Operation, maintenance, renewal, new and upgrade of water assets to meet service levels set by in annual budgets.

The renewals within the first 10 years include for:

- Distribution Mains (\$300,000 plus) –
 - Main Replacement and Upgrade at Kingaroy \$548,000 [2022/2023]
 - D'Agular Hwy (Drayton to Racecourse Road) at Nanango \$1,008,000 [2023/2024]
 - Harris Road (Walter to Silky Oak) at Kingaroy \$700,000 [2030/2031]
 - Rising Main (Harris to New Reservoir) at Kingaroy \$320,000 [2030/2031]
 - Fisher Street Pump Station (Cnr Fisher St and Haly St) at Kingaroy \$320,000 [2030/2031]
- Reservoirs –
 - Kingaroy Hts 0.5 ML Replacement Reservoir at Kingaroy \$1,000,000 [2021/2022]
 - Reservoir 1 ML Replacements at Proston \$1,200,000 [2021/2022]
 - AC pipework Scott St Res at Wondai \$50,000 [2021/2022]
 - AC pipework Hospital Res at Nanango \$50,000 [2021/2022]



- Kingaroy Heights 2 x 0.5 ML Reservoirs Reline at Kingaroy \$500,000 [2024/2025]
- Premier Drive 1 ML Storage Reline at Kingaroy \$500,000 [2025/2026]
- Raw Water Pump Station –
 - AC pipework Old Raw Water PS at Blackbutt \$50,000 [2021/2022]
- Dams
 - Gordonbrook Dam Spillway Widening, Kingaroy \$11,800,000 [2023/2024]

The new and upgrade works over the 20 years include for:

- Additional water allocation purchase (up to 1500 ML required for Kingaroy) \$2,000,000 [2021/2022]
- Distribution Reservoirs –
 - Mt Wooroolin, Kingaroy \$4,000,000 [2021/2022]
 - Water Storage, Kingaroy \$5,000,000 [2028/2029]
- Distribution Trunk Mains –
 - Main Replacement & Upgrade, Kingaroy \$137,000 [2022/23]
 - D'Agular Hwy (Drayton to Racecourse Road), Nanango \$252,000 [2022/2023]
 - D'Agular Hwy (Drayton to Racecourse Road), Nanango \$252,000 [2023/24]
 - Scott St Trunk Upgrade (Scott St Res to Haley St), Wondai \$106,000 [2026/2027]
 - Haly St (Kingaroy St to Fisher St), Kingaroy \$65,000 [2027/2028]
 - Jarrah St (Haly to Sommerset), Kingaroy \$21,000 [2027/2028]
 - Sommerset St (Alford to Knight), Kingaroy \$54,000 [2027/2028]
 - Walter Road (Knight to Harris), Kingaroy \$58,000 [2028/2029]
 - Replacement 'Scott St Trunk Upgrade (Haley St to Burrows St), Kingaroy \$260,000 [2028/2029]
 - Rising Main (Harris to New Reservoir), Kingaroy \$80,000 [2030/31]
 - Fisher Street Pump Station, Kingaroy \$80,000 [2030/31]
- Weirs
 - Proston Weir possible ownership change as backup, Proston \$250,000 [2032/33]
- McCauley Weir, rising main, pump stations and treatment facilities, main to Boondooma Dam pipeline, Nanango \$10,000,000 [2030/2031]

1.8.2 What we cannot do

We currently allocate enough budget to sustain these services at the specified standard or to provide all new services being sought.



1.8.3 Managing the Risks

Our present budget levels are sufficient to continue to manage risks in the medium term.

1.9 Asset Sustainability Assessment

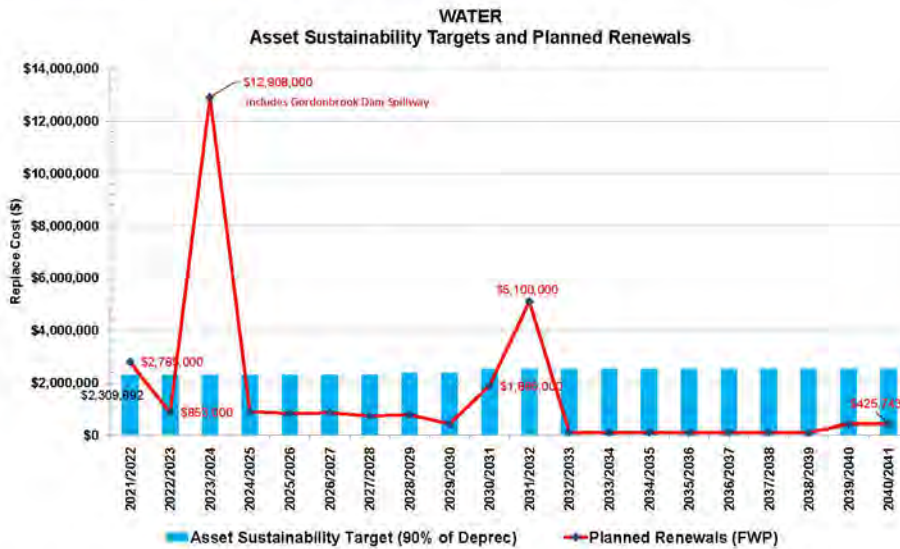
Based on current levels of service and funding, this service is financially sustainable in the medium term (i.e., next 10 years).

Over 10 years, the sustainability target is an average annual \$2.4 million compared to planned renewals expenditure of approximately \$2.3 million.

Over 20 years, the sustainability target is an average annual \$2.43 million compared to planned renewals expenditure of approximately \$1.5 million.

The diagram below shows that planned asset renewal expenditure in several years, particularly the second decade, is expected to be below the target of 90% of depreciation. Increased renewals expenditure will likely be required to avoid a decline in service levels.

Figure 2: Asset Renewal Investment Planned Against Target



1.10 Asset Management Practices

Our systems to manage our Water assets include:

- *TechnologyOne* asset management system and financial management systems
- *MapInfo* geographical information system (GIS)

Assets requiring renewal/replacement are identified by analysing asset condition. The method used is described in Section 6.2 [here](#).

1.11 Monitoring and Improvement Program

The next steps required to improve asset management practices are shown in Section 10.4 [here](#). The key elements of this improvement plan are:



- Review asset register data accuracy via review of actual plans and historical data
- Confirm Assets for Renewals in Forward Budgets
- Prepare and prioritise 3-year rolling renewals program
- Confirm New and Upgrade Capital Works Projects in Forward Budgets after additional analysis, review and financial modelling
- Review Capital Works Budgeting and Financial Capacity
- Implement an improved Capital Works Delivery process from inception to delivery
- Monitor and confirm operations and maintenance spend
- Confirm condition/performance of assets through coordinated asset inspection program and repair analysis.
- Condition assess critical below ground mains through co-ordinated asset inspection program.
- Identify critical assets and asset risk profile
- Implement 2019 DWQMP Recommendations
- Document Maintenance Management Strategy and Schedule
 - Document Maintenance Management Activities
- Develop Critical Spares Inventory Management System
- Asset Register/GIS Updates and Improvements Process
- Improve 'As Constructed' Data Capture procedure
- Define Staff Roles and Responsibilities



2.0 Introduction

2.1 Background

This Asset Management Plan communicates:

- the requirements for the sustainable delivery of Water services through management of assets, risk and compliance with regulatory requirements; and
- the required funding to provide the specified levels of service over the long-term planning period.

The Asset Management Plan should be read in conjunction with other Council planning documents, namely:

- Asset Management Policy (2019)
- Asset Management Strategy (2018)
- Asset Management Governance Framework (2019)
- Operational Budget – Water (2020)
- Water 10 yr Capital Works
- Long Term Financial Plan.

Council owns and maintains dams, weirs, bores, treatment plants, pump stations, storage reservoirs, water dispensing stations (standpipes) and water mains that provide Water services to the entire South Burnett region.

Figure 3: South Burnett Region



This Asset Management Plan covers the major asset types that make up Council's Water network/portfolio. These assets are used to provide potable and non-potable, bulk and service water services.

A detailed profile of the assets covered in this Asset Management Plan is shown in Section 5 [here](#).

The infrastructure assets included in this plan have a total replacement cost of \$210,050,130.

Council's asset management maturity level concerning its Water services has not been assessed. The 2018 Asset

Management Review and maturity assessment identified the biggest gaps were in the Key Areas:

- Asset Management Plans
- Level of Service
- Skills



- Processes and Evaluation.

On-going investment and support are required to improve our asset lifecycle and information management practices for water services. This investment will enhance the quality of future iterations of this plan.

2.2 Goals and Objectives of Asset Ownership

Our goal in managing assets is to sustainably meet the defined level of service (as amended from time to time) in the most cost-effective manner while adequately controlling the risks associated with delivering those services.

The key elements of infrastructure asset management are:

- Providing a defined level of service and monitoring performance;
- Managing the impact of growth through demand management and infrastructure investment;
- Taking a lifecycle approach to developing cost-effective management strategies for the long-term that meet the defined level of service;
- Identifying, assessing and appropriately controlling risks, and
- Linking to a long-term financial plan which identifies required, affordable forecast costs and how it will be allocated.

2.3 Planning framework

Key elements of the Asset Management Planning framework required to deliver on these goals are:

- Levels of service – specifies the services and levels of service to be provided,
- Future demand – how this will impact on future service delivery and how this is to be met,
- Lifecycle management – how to manage its existing and future assets to provide defined levels of service,
- Financial summary – what funds are required to provide the defined services,
- Asset management practices – how we manage the provision of the services,
- Monitoring – how the plan will be monitored to ensure objectives are met,
- Asset management improvement plan – how we increase asset management maturity.

Other references to the benefits, fundamentals principles and objectives of asset management are:

- International Infrastructure Management Manual 2015²
- ISO 55000³ International Asset Management Standard

2.4 Core and Advanced Asset Management Planning

The concepts of 'core' and 'advanced asset management' are discussed in Section 4.2.1 of the International Infrastructure Management Manual 2015.

² Based on IPWEA 2015 IIMM, Sec 2.1.3, p 2| 13

³ ISO 55000 Overview, principles and terminology



As a 'core' Asset Management Plan, this document includes:

- a review of strategic trends facing the Council and potential impacts on the asset stock, asset condition and performance against key indicators;
- long term financial forecasts for the 20-years from 2021/22 to 2040/41;
- an assessment of the financial sustainability of the assets included in this plan; and
- an improvement plan for managing the assets.

The financial implications of providing the specified levels of service into the future are also provided in a separate spreadsheet model that accompanies this Asset Management Plan.

However, the following caveats should be noted about the quality of information contained in this initial plan:

- Council's Planned (i.e. Budgeted) CAPEX is derived from the current (April 2020) FWP.
- Council's Planned (i.e. Budgeted) Opex is based on water operational budget as at April 2020.
- Forecast renewals are derived from valuations as at 30 June 2020 based on Asset register as at April 2020].

Notwithstanding these caveats, the benefits of this plan are:

- It will assist Council to make informed decisions about its Water assets;
- It documents Council's current methodology for managing the Water assets across the asset lifecycle;
- It identifies opportunities for improvement in the way Council operates and manages its Water;
- It documents Council's plan for improving its management practices of Water assets;
- It provides an initial assessment of the financial sustainability of the current Water levels of service.
- Future versions of the plan will contain refined asset lifecycle cost forecasts based on improved asset data.



2.5 Stakeholders

Key stakeholders in this Asset Management Plan are shown below:

Table 2: Key Stakeholders in the Asset Management Plan

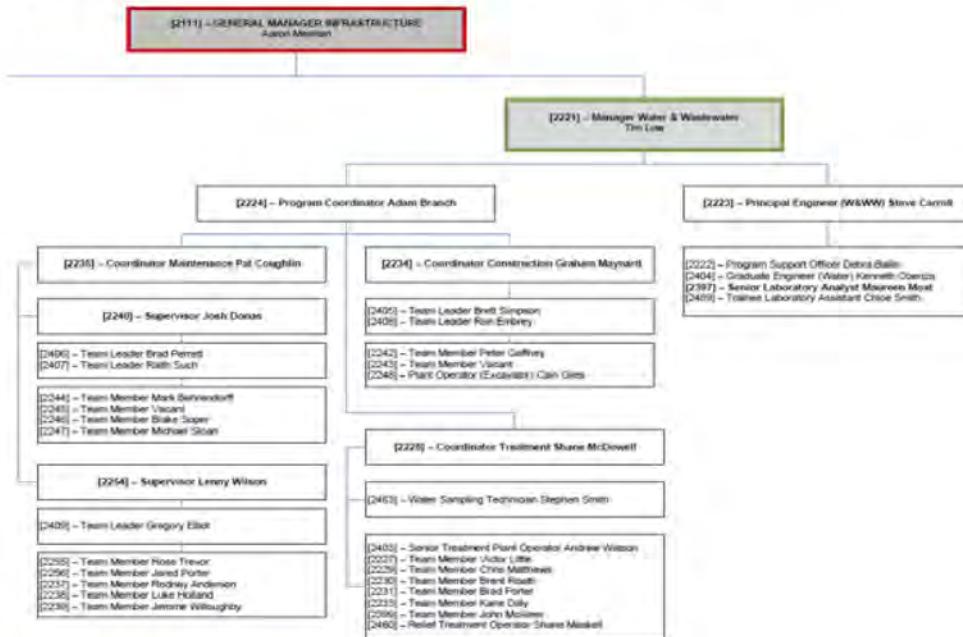
Key Stakeholder	Role in Asset Management Plan
Councillors	<ul style="list-style-type: none"> Stewards of the community's resources and assets. Represent the needs of the community and their service level expectations. Endorse asset management policy and plans. Ensure the organisation is financially sustainable.
Chief Executive Officer (CEO)	<ul style="list-style-type: none"> Overall responsibility for developing an asset management policy, plans and procedures and reporting on the status and effectiveness of asset management within Council. Allocate resources to meet the organisation's objectives in providing approved levels of service while managing risks; Ensuring the organisation is financially sustainable.
Asset Management Group	<ul style="list-style-type: none"> Custodian of the corporate asset register for Water assets and ensuring the asset valuations are accurate; Preparation of asset sustainability and financial reports incorporating asset depreciation in compliance with current Australian accounting standards; Asset Management System and Geographic Information System development and administration; Develop 10 Year Capital Works Plans and budgeting; Ensure approved funds are applied appropriately to ensure best value for money is delivered to the community; Develop the maintenance standards required, so Council meets the specified technical and community levels of service.
Staff	<ul style="list-style-type: none"> Verify the size, location, condition and performance of assets. Provide local knowledge/history about Water assets. Perform Capital Works, Operation and Maintenance activities as directed to meet agreed levels of service; Liaison internally with the Senior Management Team around asset activity prioritisation and planning.
The community (residents, businesses, property owners), Developers, Consultants/Contractors)	<ul style="list-style-type: none"> Be informed of service levels, risks and associated costs. Participate in consultation processes. Provide feedback on the quality and value for money of Council's services.
State and Federal Government	<ul style="list-style-type: none"> Provide Leadership in promoting Best Practice Asset Management. Recognising the importance of local government assets to the community.



Key Stakeholder	Role in Asset Management Plan
	<ul style="list-style-type: none"> Contribute funding to support the provision, maintenance and renewal of community assets.

Our organisational structure for service delivery for Water assets is detailed below.

Figure 4: Water-Related Business Functions



2.6 Customer Research and Expectations

Council currently gauges customer satisfaction and expectations around Water levels of service through:

- Analysis of customer service requests.
- Gathering stakeholder feedback during community Listening Tours.

Future revisions of the Asset Management Plan will incorporate customer consultation mechanisms around service levels and costs of providing the service. This will assist the Council in matching the service types, levels, risks and consequences with the community's ability and willingness to pay for these services.



3.0 LEVELS OF SERVICE

3.1 Strategic and Corporate Goals

This Asset Management Plan has been prepared in accordance with the South Burnett Regional Council vision, mission, goals and objectives as set out in the *Corporate Plan 2018/19 to 2022/23*.

Our organisational mission is:

South Burnett Region, working together building a strong, vibrant and safe community

Council has articulated five strategic priorities in the Corporate Plan 2018-2023, namely:

- Enhancing our Community
- Growth and Opportunity
- Our Environment
- Infrastructure
- Organisational Excellence

Our vision for Council's Water assets is:

The provision of quality services and infrastructure for our community that is planned, provided and managed on sound asset management principles

Our goals and objectives for Water assets (and how these are addressed in this Asset Management Plan) are summarised below.

Table 3: Water Service Goals⁴

Goal	Objective	How Goal and Objectives are addressed in the Asset Management Plan
INF1 Infrastructure that meets our communities needs	INF1.1 - Provide and maintain water infrastructure in accordance with sustainable asset management practices	Planned (budgeted) life cycle expenditure (OPEX and CAPEX) is compared to forecast costs needed to minimise the life cycle costs associated with the service provision
	INF1.2 - Provide and maintain financially sustainable utility infrastructure in accordance with asset management practices	Future planned renewals are compared to the asset sustainability target set by the State (i.e., 90% of asset class depreciation).
	INF1.3 - Provide and maintain other Council owned infrastructure to meet community needs in accordance with asset management practices	Not Applicable

⁴ From the Corporate Plan 2018 - 2023



3.2 Legislative Requirements

Legislative requirements that impact the delivery of the Water service are outlined below.

Table 4: Legislative Requirements

Legislation	Requirement
Local Government Act 2009 & Local Government Regulation 2012	Sets out role, purpose, responsibilities and powers of local governments, including the preparation of a long term financial plan supported by Asset Management Plans for sustainable service delivery. The Local Government (Finance, Plans & Reporting) Regulation is subordinate legislation.
Work Health and Safety Regulation 2011	The objective of this Act is to prevent a person's death, injury or illness being caused by a workplace, by a relevant workplace area, by work activities, or by plant or substances for use at a relevant place. Sets out roles and responsibilities to secure the health, safety and welfare of persons at work.
Australian Accounting Standards	Comply with national accounting standards in relation to how Council's assets are valued and reported in its financial accounts.
Electrical Safety Act 2002 and Regulation 2013 (Qld)	This Act is directed at eliminating the human cost to individuals, families and the community of death, injury and damage/destruction of property that can be caused by electricity.
Environmental Protection Act 1994	The object of this Act is to protect Queensland's environment while allowing for development that improves the total quality of life, both now and in the future, in a way that maintains the ecological processes on which life depends (ecologically sustainable development). Services to conform to state-wide integrated conservation strategy. Responsible for the protection of air quality and the control of pollution, waste, noise and radiation.
Public Health Act 2005 and Public Health Regulation 2018	The Act is aimed at protecting and promote the health of the Queensland public by preventing, controlling and reducing risks to public health, providing for the identification of, and response to, notifiable conditions / public health emergencies
Plumbing and Drainage Act 2018 and Regulation 2019	The Act aims to regulate the carrying out of plumbing and drainage work in a way that reduces risks to public health and safety, and the environment. This is achieved by establishing a licensing scheme to ensure all plumbing or drainage work, other than unregulated work, is carried out by persons who are qualified to carry out the work; requiring plumbing or drainage work to be carried out in compliance with the code requirements for the work and establishing a framework for approving particular plumbing.
Telecommunication Act 1997	The Act regulates the activities of a number of participants in the telecommunications industry, including 'carriers' and 'carriage service providers'.



Legislation	Requirement
Australian Radiation Protection and Nuclear Safety Act 1998	The object of this Act is to protect the health and safety of people and to protect the environment, from the harmful effects of radiation. It established a regime to regulate the operation of nuclear installations and the management of radiation sources, where these activities are undertaken by Commonwealth Government entities
Water Fluoridation Act 2008 and Water Fluoridation Regulation 2008	The object of this Act is to promote good oral health in Queensland by the safe fluoridation of public potable water supplies. It outlines requirements relating to the decision to fluoridate or not and requirements for the addition of fluoride to a public potable water supply
Civil Liability Act 2003 and Civil Liability Regulation 2014	To manage negligence, elements of a claim, duty of care, standard of care and causation and to address the requirements of sections 35 and 37.
Queensland Competition Authority Act 1997 (Qld)	The Queensland Competition Authority (QCA) to develop criteria to assist the Premier and the Treasurer (the Ministers) in deciding whether to declare a government business activity to be a government monopoly business activity. QCA ensures monopoly businesses operating in Queensland, particularly in the provision of key infrastructure, do not abuse their market power through unfair pricing or restrictive access arrangements. Achieved through investigating and monitoring pricing practices of certain monopoly businesses and regulating third-party access to essential infrastructure.
Water Act 2000	Sustainable management of sewerage and other resources. The regulatory framework for providing water and sewerage services. Delivery of service to conform to regulatory requirements. This includes regulating the management, control and removal of asbestos in the workplace (including residential premises which are a 'workplace' when work is below taken by a contractor).
Water (Safety and Reliability) Act 2008	A regulatory framework for providing safe and reliable water and sewerage services in the State, including functions and powers of service providers, a regulatory framework for providing recycled water, primarily for protecting public health and protecting the interests of customers of service providers. Since 2014 specific changes to the Act were enacted aimed to simplify regulatory requirements. The Council is required to collect data (SWIM) on a pre-determined list of key performance indicators and submit to the regulator each year on or before 1 October a performance report about each of the indicators each financial year occurring immediately after the financial year ends.



3.3 Customer Values

Service levels are defined in three ways, customer values, customer levels of service and technical levels of service.

Customer Values indicate:

- what aspects of the service are important to the customer,
- whether they see value in what is currently provided and
- the likely trend over time-based on the current budget provision

Customers value have not been determined yet. This issue has been identified in the AMP [Improvement Plan](#).

3.4 Known Customer Service Issues

The following customer service issues have already been identified for this service:

3.4.1 Critical Issues:

- THM's and taste of water at Kingaroy - long term safety and aesthetics of water quality when sourced solely from Gordonbrook Dam
- The hardness of water at Nanango
- Short term reliability of bulk supply for Kingaroy, Proston and Blackbutt without an additional source of supply acquisition. Failure probability of 1:13 years.

3.4.2 Chronic Issues:

- No chronic issues

3.5 Service Strategy

3.5.1 CAPEX Strategy

Capital works are generally undertaken by Council construction crews, e.g. reticulation water mains and meters. Tenders are let for contractors to undertake and project manage large/complex works, e.g. trunk mains, reservoirs and roof replacements, treatment plants. Projects funded under Works for Queensland (W4Q) program generally preclude the use of Council staff.

3.5.2 OPEX Strategy

The operations and maintenance strategy entails having critical spares and general operation, inspection and maintenance activities being carried out by Council staff. Electrical repairs (other than components easy to replace) and other specialised repairs/servicing are undertaken by external providers, e.g. PRV maintenance, reservoir cleaning.

3.6 Customer Levels of Service

The proposed Customer Levels of Service in the table below are considered in terms of:

Quality	How good is the service? What is the condition or quality of the service?
Function	Is it suitable for its intended purpose? Is it the right service?
Capacity/Use	Is the service over or under-used? Do we need more or less of these assets?

The table below summarises the performance measure being used, the current performance, and the expected performance based on the present funding level.



These are measures of fact related to the service delivery outcome (e.g., number of occasions when service is not available, the percentage split by asset condition: Very Poor, Poor/Average/Good, Very Good) and provide a balance in comparison to the customer perception that may be more subjective.

Table 5: Customer Level of Service Measures

Type of Measure	Level of Service	Performance Measure	Current Performance	Expected Trend Based on Planned Budget
Quality	Connected properties will receive good quality drinking water delivered under pressure, which is clear and has no obvious taste or smell.	<ul style="list-style-type: none"> Number of samples outside ADWG value. 	<ul style="list-style-type: none"> Some values outside for several schemes 2017/18 – refer DWQMP 	Improving
		<ul style="list-style-type: none"> Number of water quality complaints (potable <10 and non-potable <20 per 1000 conn. per year) 	<ul style="list-style-type: none"> Potable 0.8 per and non-potable 0 (2018/19) 	Meeting standards
		<ul style="list-style-type: none"> Number of moderate/major water public health incidents (0 per year) 	<ul style="list-style-type: none"> Nil 	Meeting standard
Confidence levels			High	Medium
Function	Connected properties can be assured of a continuous supply	<ul style="list-style-type: none"> Number of unplanned interruptions (20 or less per 1000 conn. per year) 	<ul style="list-style-type: none"> 105.5 (2018/19) 	Meeting standard
		<ul style="list-style-type: none"> Number of breaks (less than 15 per 100 km per year) 	<ul style="list-style-type: none"> 6.4 (2018/19) 	Improving
		<ul style="list-style-type: none"> Percentage of bursts and leaks responded to within 60 mins 	<ul style="list-style-type: none"> 79% (2018/19) 	Improving
Confidence levels			High	Medium
Capacity	Council will provide a water supply service sufficient to meet current and planned demand.	<ul style="list-style-type: none"> Council will provide a water supply service of sufficient capacity (flow & pressure) Water will be accessible for firefighting. 	Adequate	Likely inadequate – revised increased budget when modelling results available



3.6.1 Service Hierarchy

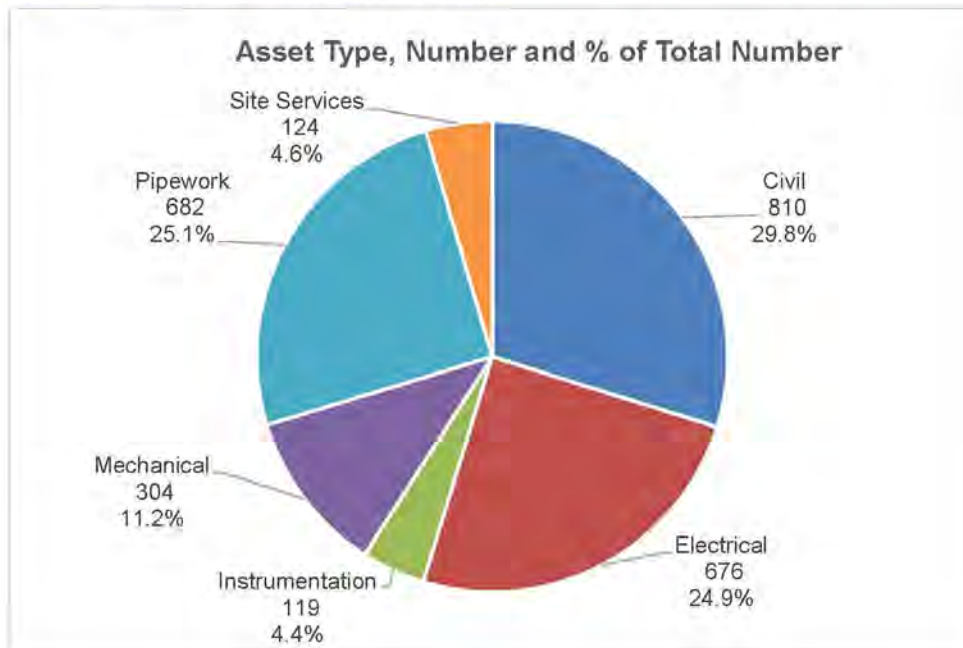
Council uses a hierarchical Water asset classification system to determine levels of service. Construction, renewal and maintenance standards as based on the function of the asset type.

The distribution of Council's Water assets is shown below.

Table 6: SBRC Water Asset Distribution as at April 2020 for Valuations

Service Group	Asset Type	Quantity
Above Ground (Active)	Civil	810
Above Ground (Active)	Electrical (includes telemetry, control equipt.)	676
Above Ground (Active)	Instrumentation	119
Above Ground (Active)	Mechanical	304
Above Ground (Active)	Pipework (including valves & fittings)	682
Above Ground (Active)	Site Services	124
Below Ground (Passive)	Pipework (including valves & fittings)	2,356
Total:		5,089

Figure 5: Water Asset Distribution by Type at May 2020





3.7 Technical Levels of Service

Technical Levels of Service – To deliver the customer values, and impact the achieved Customer Levels of Service, are operational or technical measures of performance. These technical measures relate to the activities and allocation of resources to best achieve the desired customer outcomes and demonstrate effective performance.

Service and asset managers plan, implement and control technical service levels to influence the service outcomes.⁵

3.7.1 Technical Activities

The table below shows the activities expected to be provided under the current Planned Budget allocation, and the Forecast activity requirements being recommended in this Asset Management Plan.

3.7.2 Pipework (Below Ground)

Table 7: Technical Levels of Service: Pipework, Valves & Fittings (Below Ground)

Key Performance Measure	Level of Service	Performance Measure	Performance Target	Current Performance (SWIM 2028/2019)
Pipework, Valves & Fittings (Below Ground)				
Safe, reliable and affordable water services				
Asset Condition	Not Determined	Not Determined	Not Determined	Not Determined
Performance	Connected properties can be assured of a continuous supply	Number of Breaks	Less than 15 per 100km of mains per year	6.4 Overall 😊 (Blackbutt, Boondooma, Proston Potable, Yallakool=0, Kingaroy=2.8, Murgon=8.4, Nanango=20.3, Wondai=19.4, Kumbia=6.5, Proston Rural=2.8, Wooroolin=23.8)
Safety	Water Quality	Number of samples outside ADWG value. Number of Water Quality Complaints	ADWG and Water Quality and Reporting Guideline Potable Supply Schemes: Less than or equal to ten (10) water quality complaints per 1000 connections per year Non-Potable Supply Schemes:	Some values outside for several schemes 2017/18 - refer DWQMP 1.2 Overall 😊 Blackbutt=2.3, Kingaroy=1.2, Murgon=1.8, remainder=0 Kumbia, Proston Rural, Wooroolin=0

⁵ IPWEA, 2015, IIMM, p 2|28.



Key Performance Measure	Level of Service	Performance Measure	Performance Target	Current Performance (SWIM 2028/2019)
			Less than or equal to twenty (20) water quality complaints per 1000 properties per year	



4.0 FUTURE DEMAND

4.1 Demand Drivers

Drivers affecting demand include things such as population change, industrial and commercial demand, regulations, changes in demographics, seasonal factors, consumer preferences and expectations, technological changes, economic factors, agricultural practices (e.g. Proston rural scheme), environmental awareness, etc.

4.2 Demand Forecasts

4.2.1 Population Change

South Burnett and the surrounding region had an estimated population of 32,747 in 2016⁶. Using the medium series, the projected population will reach approximately 36,342 persons by the year 2036.

Total future population growth over the next 20 years is predicted to be 3,595 persons (11%).

Table 8: South Burnett Population Growth Estimates 2016-41 (QGSO)

Projected Population				Average Annual Change (Medium Series)	
Year	Low Series	Medium Series	High Series	Number	%
2016	32,747	32,747	32,747		
2021	32,799	33,017	33,255	270	0.82%
2026	33,422	34,170	34,955	1,153	3.49%
2031	34,009	35,295	36,650	1,125	3.29%
2036	34,469	36,342	38,320	1,047	2.97%
2041	34,720	37,107	39,643	765	2.11%

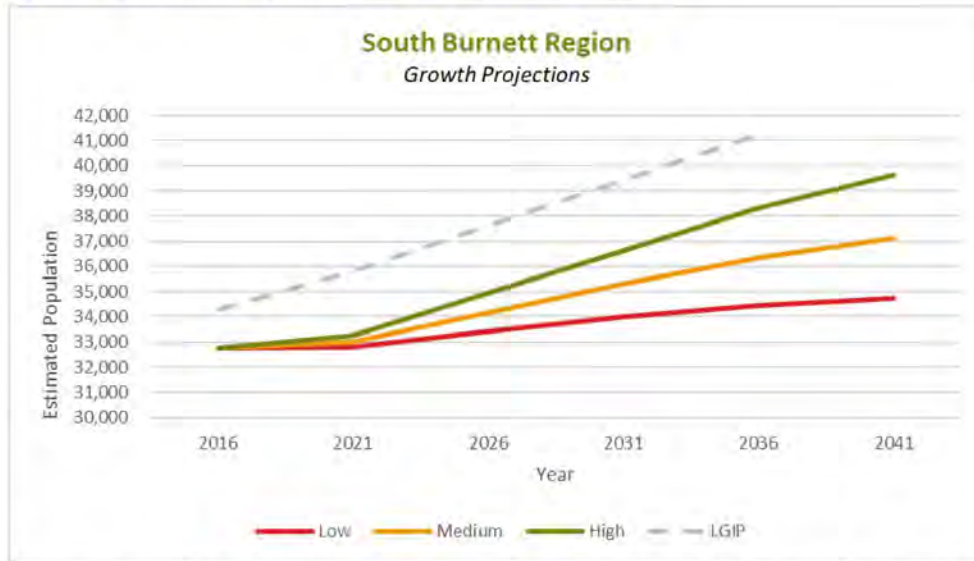
During the preparation of this plan, it was noted that the statistical projections from the Queensland Government Statistician's Office (QGSO) were significantly different from those used in the development of Council's *Local Government Infrastructure Plan (LGIP)*.

Resolving this issue has been identified as an issue in the AMP Improvement Plan.

⁶ 'Projected population by local government area, Queensland, 2016 to 2041' Queensland Government Statistician's Office.



Figure 6: Regional Growth Projections (2016 - 2041): QGSO and LGIP (ABS)



It appears that the LGIP used data directly from the 2016 Census undertaken by the ABS. As the QGSO website makes clear, there are several problems with using the raw Census data for population projection, so we have chosen to use the QGSO data. This issue noted this issue in the [AMP Improvement Plan](#).



4.2.2 Equivalent Population Change

The data Council has about the number of connected properties in 2019 and projected future demand for service catchments comes from Council's Local Government Infrastructure Plan (LGIP). The issues with LGIP population projections are explained above. It is also noted more accurate data is required for the number of connections at some locations (see footnotes).

Table 9: 2019 connections and projected demand (LGIP)

Service Catchment	Connected Properties	Existing and projected demand (EP) (Source: LGIP)					
		2019	2016	2021	2026	2031	2036
Blackbutt	442	1,112	1,195	1,290	1,389	1,484	2,215
Boondooma	14 ⁷	ND	ND	ND	ND	ND	ND
Kingaroy	4,871	12,212	13,015	14,012	15,140	16,050	28,844
Murgon	1,116	3,369	3,563	3,803	4,058	4,300	6,512
Nanango	1,352	4,076	4,197	4,423	4,688	4,882	8,731
Kumbia	109	ND	ND	ND	ND	ND	ND
Proston	249 ⁸	407	422	443	452	465	557
Proston Rural	264 ⁷	ND	ND	ND	ND	ND	ND

⁷ Boondooma has more connections than listed

⁸ connected properties for Proston and Proston Rural unreliable



Service Catchment	Connected Properties	Existing and projected demand (EP) (Source: LGIP)					
		2019	2016	2021	2026	2031	2036
Wondai	1,127	3,652	3,834	4,058	4,298	4,567	7,420
Wooroolin	84						
Yallakool	1	ND	ND	ND	ND	ND	ND
Total:	9,102	24,828	26,226	28,029	30,025	31,748	54,279

ND – Not Determined



4.3 Demand Impact and Demand Management Plan

Council is currently developing a regional economic development strategy and a strategic regional Water plan with Wide Bay Burnett Regional Organisation of Councils. This AMP will be refreshed following the completion of these documents.

The impact of demand drivers that may affect future service delivery and use of assets are shown in the table below.

Demand for new services will be managed through a combination of managing existing assets, upgrading of existing assets and providing new assets to meet demand and demand management. Demand management practices can include non-asset solutions, insuring against risks and managing failures.

Opportunities identified to date for demand management are shown in the table below. Further opportunities will be developed in future revisions of this Asset Management Plan.

Table 10: Demand Management Plan

Demand driver	Current position	Projection	Impact on services	Demand Management Plan
Population Growth and Industrial development	Increasing in some locations	Increased demand in some locations, e.g. Murgon Meatworks	Need for new/upgraded capital expenditure	Water Restrictions Policy; water-saving initiatives and devices focused on efficiency
Non-potable water for urban / non-urban needs	Non-potable water supplied for urban and non-urban uses, e.g., agriculture, golf courses	Increased demand and quality	Need for capital expenditure	Recycled water is substitute of potable water for non-urban

4.4 Asset Programs to meet Demand

The new assets required to meet demand may be acquired, donated or constructed. The planned new asset and upgrades for the next 20 years to cater for future demand projections and service requirements are listed below.

New Assets:

- 2021/2022
 - Treatment Plants – Regional, purchase additional water allocation (up to 1500 ML required for Kingaroy)
 - Reservoirs – Kingaroy, Mt Wooolin New Reservoir
- 2028/2029
 - Distribution Reservoirs – Kingaroy, Water Storage
- 2030/2031
 - Weirs – Nanango, McCauley Weir, rising main, pump stations and treatment facilities, main to Boondooma Dam pipeline
- 2032/2033
 - Weir – Proston, Proston Weir (possible ownership change as backup weir)



Upgraded Assets:

- 2022/23
 - Distribution Trunk Mains - Kingaroy, Main Replacement & Upgrade
- 2023/24
 - Distribution Trunk Mains -Nanango, 'Agular Hwy (Drayton to Racecourse Road)
- 2026/2027
 - Distribution Trunk Mains -Wondai, Scott St Trunk Upgrade (Scott St Res to Haley St)
- 2027/2028
 - Distribution Trunk Mains -Kingaroy, Haly St (Kingaroy St to Fisher St)
 - Distribution Trunk Mains - Kingaroy, Jarrah St (Haly to Somerset)
 - Distribution Trunk Mains - Kingaroy, Somerset St (Alford to Knight)
- 2028/2029
 - Distribution Trunk Mains - Kingaroy, Walter Road (Knight to Harris)
 - Distribution Trunk Mains - Wondai, Replacement 'Scott St Trunk Upgrade (Haley St to Burrows St)
- 2030/2031
 - Distribution Trunk Mains - Kingaroy, Rising Main (Harris to New Reservoir)
 - Distribution Trunk Mains - Kingaroy, Fisher Street Pump Station.

It should be noted that acquiring new assets will commit Council to ongoing operations, maintenance and renewal costs for the period that the service provided from the assets is required. Future operations, maintenance and renewal costs are identified here for inclusion in the long-term financial plan. Refer to the [Lifecycle Management Plan](#) (Section 6.0) and [Financial Summary](#) (Section 8.0) sections of this plan for details.

4.5 Climate Change and Adaption

Once 5,000 connect properties is reached, Council is required to start reporting on Greenhouse Gas issues. In addition, there are regulator KPIs for drought and water supply to consider.

The impacts of climate change can have a significant impact on the assets we manage and the services they provide. In the context of the Asset Management Planning process, climate change can be considered as both a future demand and a risk.

How climate change will impact on assets can vary significantly depending on the location and the type of services provided, as will how we respond and manage those impacts.

As a minimum, we should consider both how to manage our existing assets given the potential climate change impacts, and then also how to create resilience to climate change in any new works or acquisitions.

Council has not formally identified climate change strategies. Possible opportunities for management of climate change impacts on existing assets are shown in the table below.



Table 11: Managing the Impact of Climate Change on Assets

Climate Change Description	Projected Change	Potential Impact on Assets and Services	Planned Actions
Increased frequency and severity of storm events	Increasing number of declared disaster events.	Increased service disruption due to power outage, flood inundation Increased asset requirements. Shorter useful life of assets. Increased asset impairment expense.	Increased focus on planned and preventative maintenance.

Additionally, how we construct new assets should recognise that there is an opportunity to build in resilience to climate change impacts. Building resilience will have several benefits, including:

- Assets will withstand the impacts of climate change
- Services can be sustained
- Assets that can endure may potentially lower the lifecycle cost and reduce their carbon footprint

The impact of climate change on assets is a new and complex discussion, and resilience opportunities will be developed in future revisions of this Asset Management Plan.

4.6 Technological Change

The impacts of climate change can have a significant impact on the assets we manage and the services they provide. In the context of the Asset Management Planning process, climate change can be considered as both a future demand and a risk.



5.0 ASSET PROFILE

5.1 Asset Hierarchy

An asset hierarchy provides a framework for structuring data in an information system to assist in the collection of data, reporting information and making decisions. The hierarchy shown in [Appendix B](#) includes the asset class and components used for asset planning and financial reporting, as well as the service level hierarchy used for service planning and delivery.

5.2 Asset Quantities and Costs

Council's Water assets are costed at fair value (the cost to replace service capacity) and depreciated using the straight-line method over their useful lives.

The best available estimate of the cost of Council's Water assets is shown below.

Current Replacement Cost	\$ 210,050,130
Depreciated Replacement Cost ⁹	\$ 134,011,280
Annual Depreciation	\$ 2,479,037

These costs are comprised of the following components:

Table 12: Water Asset Valuation Summary as at 30 June 2020

Asset Category/ Sub-category	Number of Facilities	Current Replacement Cost (\$)	Written Down Value (\$)	Annual Depreciation (\$)
Water Transfer (above ground)				
Raw Water Pump Stations	27	\$2,649,384	\$1,697,472	\$73,142
Water Dispensing Station (Standpipe)	4	\$147,088	\$122,685	\$2,473
Treated Water Pump Stations	17	\$2,726,386	\$1,789,294	\$49,627
Water Treatment and Processing (above ground)				
Treatment Plants	8	\$42,032,608	\$29,517,056	\$765,095
Water Distribution (above ground)				
Distribution Trunk Mains	2	\$361,586	\$323,159	\$9,849
Distribution Reservoirs	29	\$12,256,189	\$8,225,844	\$122,041

⁹ Also reported as Written Down Cost, Carrying or Net Book Cost.



Asset Category/ Sub-category	Number of Facilities	Current Replacement Cost (\$)	Written Down Value (\$)	Annual Depreciation (\$)
Reservoirs ¹⁰	1	\$146,695	\$116,325	\$1,458
Water Source Storage and Supply (above ground)				
Bores	11	\$939,506	\$592,000	\$13,439
Weirs	2	\$9,399,631	\$6,256,956	\$78,331
Dams	2	\$6,591,867	\$3,307,263	\$57,341
Water Bulk Storage and Supply (above ground)				
Reservoirs	10	\$9,934,014.85	\$5,722,567.89	\$98,788.91
Water Distribution (below ground)				
Distribution Trunk Mains	~ 614 km ¹¹	\$122,865,175.81	\$76,340,658.79	\$1,207,451.66
Total:		\$210,050,130	\$134,011,280	\$2,479,037

This asset class was valued in April 2020, and the following changes were noted in the Valuer's report:

1. Moderate to significant modification to construction rates (refer valuation report) based on a modern equivalent replacement cost or based on actual dimensions and construction rates by first principles.
2. Includes significant costs for assets previously not valued and new assets.

5.3 Asset Useful Lives

5.3.1 Typical Asset Useful Lives

As part of the preparations for the 2020 Water Asset Revaluation, the use of prescribed standards for useful lives was assessed. Standardising useful lives across this asset class has improved the accuracy of remaining useful life estimates.

These typical useful lives were developed through modelling, assessment and the application of engineering experience to Council's local conditions.

¹⁰ Kumbia reservoir only

¹¹ 30% of length (13% of CRC) comprises main less than 100 mm diameter



Table 13: Typical Useful Lives for Water Assets

Asset Category	Asset Sub-category	Average Useful Life (Years)
Above Ground –	Civil	120
Bore Field	Electrical	25
Dam	Instrumentation	15
Distribution Reservoir	Mechanical	30
Distribution Trunk Main	Pipework, Valve and Fitting	70
Raw Water Pump Stations	Site Services	60
Treated Water Pump Stations		
Water Dispensing Station (Standpipe)		
Reservoir		
Water Treatment Plant		
Below Ground –		
Distribution Trunk Mains	25 RS, 25 PVC, 25 POLY, 25 PE, 25 MDPE, 25 GWI 32 MDPE, 40 POLY, 40 GI, 40 GALV, 40 PE80, 50 PVC, 50 POLY, 50 PE80, 50 PE, 50 HDPE, 50 GWI, 63 PE80, 63 PE, 63 POLY, 75 AC, 80 PVC, 80 PE80, 80 PE, 90 HDPE, 90 AC	65
	150 CICL, 100 PVC, 100 PVC-O, 110 MDPE, 150 AC, 150 GWI, 150 PE100, 150 PVC, 150 PVC-M, 150 PVC-O, 150 STEEL, 180 HDPE, 180 PE, 180 PE100, 180 PVC-U, 200 AC, 200 CICL, 200 DICL, 200 PVC, 200 PVC-M, 200 PVC-O, 225 CI, 225 PVC-M, 225 PVC-U, 250 AC, 250 CI, 250 CICL, 250 DICL, 250 MPVC, 250 PE100, 250 PVC, 300 CI, 300 DICL, 355 PE100, 375 CI, 375 CICL, 375 DICL, 450 GRP	110

5.3.2 Remaining Useful Lives

There is a relationship between asset useful life and some of the major service levels chosen by Council. For Water assets, service levels relate to the condition of the asset and are measured differently for each asset type.

5.3.2.1 Civil, Electrical, Instrumentation, Mechanical, Instrumentation and Site Services

For civil, electrical, instrumentation, mechanical and instrumentation assets, the remaining useful life is related to the percentage of the asset affected by wear and tear due to usage.

5.3.2.2 Pipework, Valves and Fittings and Distribution Trunk Mains

For pipework, valves and fittings, and distribution trunk mains, the remaining useful life is related to the percentage of the asset affected by material corrosion.

5.4 Asset Age Profile

The age profile of the assets included in this Asset Management Plan is shown below.



Figure 7: Age Profile – Above Ground Assets

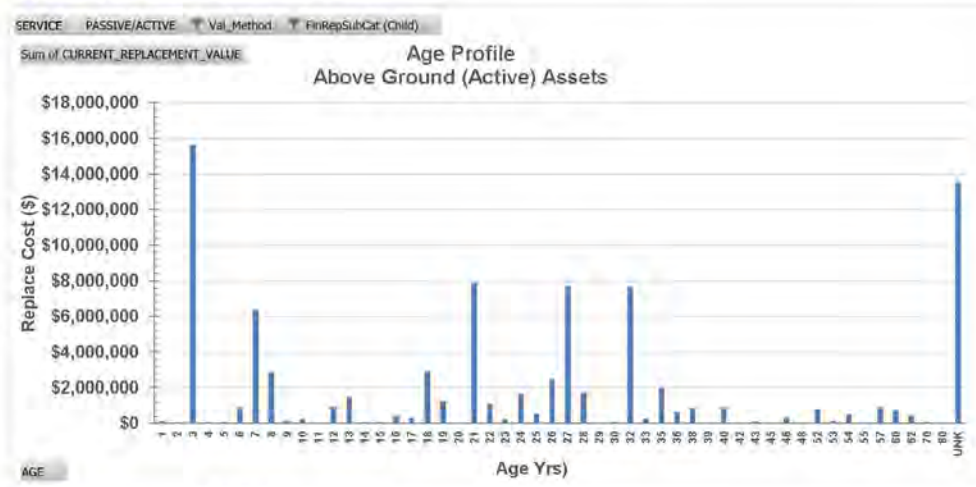
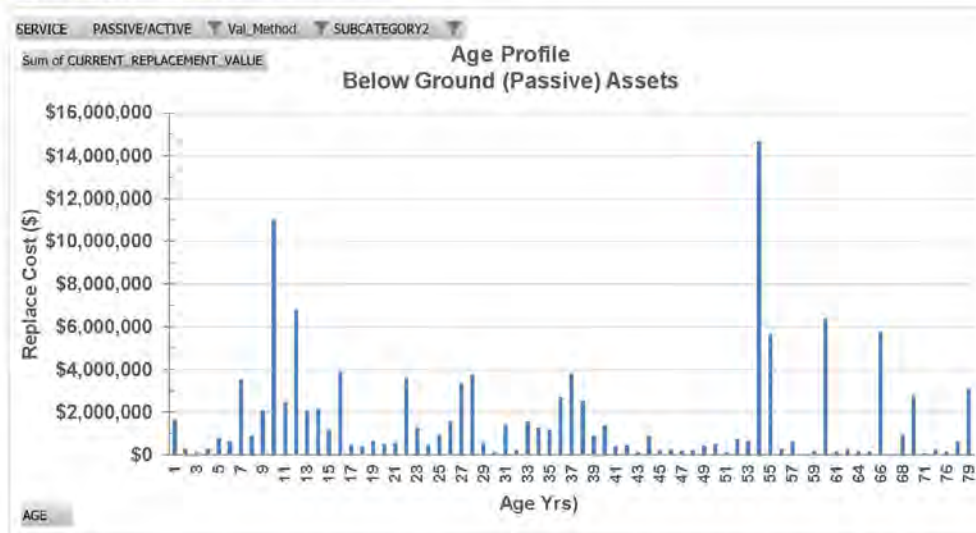


Figure 8: Age Profile – Below Ground Assets



All figure costs are shown in current (real) dollars.

The replacement cost weighted average age of all above ground (active) assets is 16.8 years. The weighted average ages of types are - civil 17.5 years, electrical 14.7 years, instrumentation 9.7 years, mechanical 14.8 years, pipework, valves and fittings 17.3 years, site services 8.1 years.

The weighted average age of all below ground (passive) distribution trunk mains is 35.7 years.

The average remaining life of all above ground (active) assets is 37.9 years. The average remaining life of civil 64.3 years (54% of useful life), electrical 12.3 years (49%), instrumentation 7 years (47%), mechanical 16.4 years (55%), pipework, valves and fittings 38.6 years (55%) and site services 28.1 years (47%).



The average remaining life of all below ground (passive) assets is 63.1 years (distribution trunk mains with useful life 65 or 110 years).

The past peaks of asset investment, e.g. 3 years ago approximately \$15.5 million of above-ground assets and \$14 to \$15 million of below ground of assets 54 years ago, may require peaks in renewals in the future.

5.5 Pipework Length, Material and Size Profile

The length and material for below-ground pipework diameters included in this Asset Management Plan are shown in the profiles below. 53% of the pipework length is comprised of AC and PVC 100 mm and 150 mm diameter pipe.

Figure 9: Pipework Size Profile – Below Ground Assets

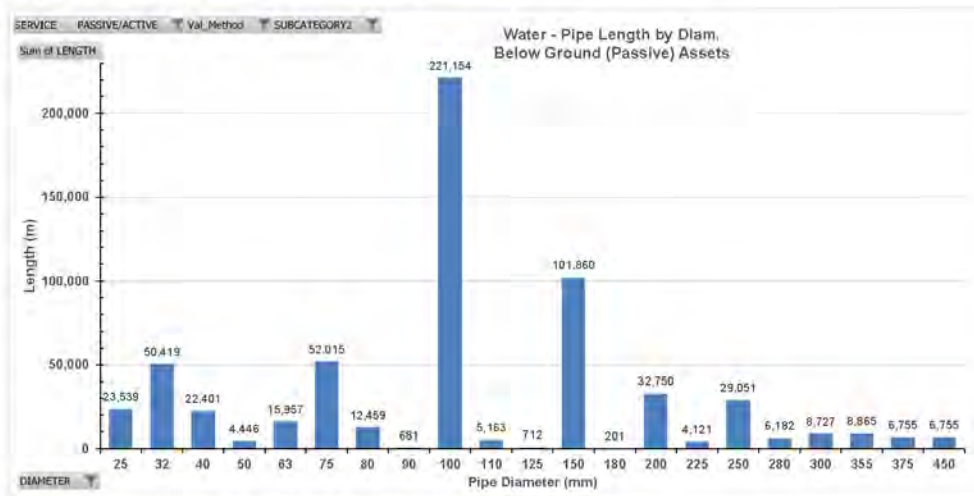
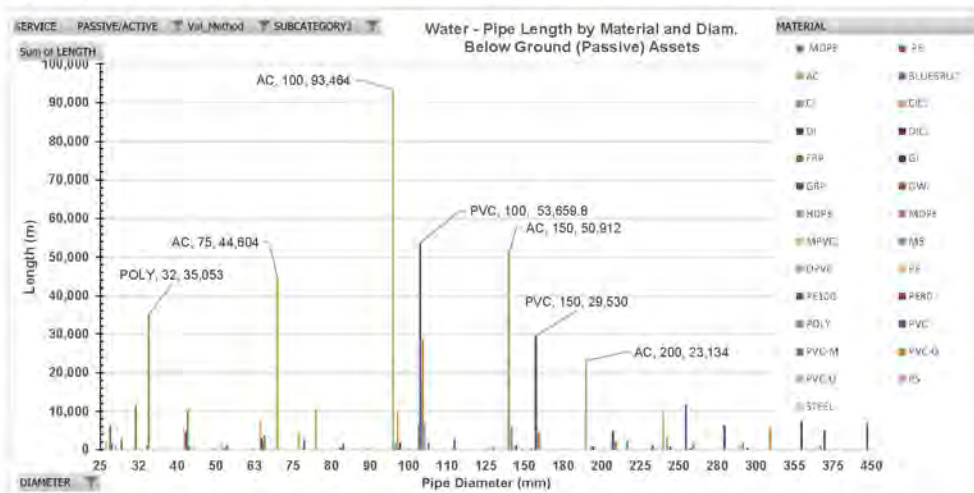


Figure 10: Pipework Size and Material Profile – Below Ground Assets





5.6 Asset condition

Asset condition is measured using the 0 (new) – 10 (failed) grading scheme shown below.

Table 14: Water Asset Condition Rating Scheme

Condition Rating	Description	% Asset Remaining ¹²
0	Brand New	100
1	Near new with no visible deterioration	90
2	Excellent overall condition early stages of deterioration.	80
3	Very good overall condition with obvious deterioration evident.	70
4	Good overall condition, obvious deterioration, serviceability impaired very slightly.	60
5	Fair overall condition, obvious deterioration, some serviceability loss.	50
6	Fair to poor overall condition, obvious deterioration, some serviceability loss.	40
7	Poor overall condition, obvious deterioration, some serviceability loss, high maintenance costs	30
8	Very poor overall condition, severe deterioration, very high maintenance costs. Consider renewal.	20
9	Extremely poor condition, severe serviceability problems, renewal required immediately.	10
10	Failed asset, no longer serviceable. Should not remain in service.	0

The above rating scheme is used for visual assessment of above-ground accessible assets. Council intends to confirm condition/performance of assets through a co-ordinated asset inspection program and implement a 'Fault Report Record' for call outs.

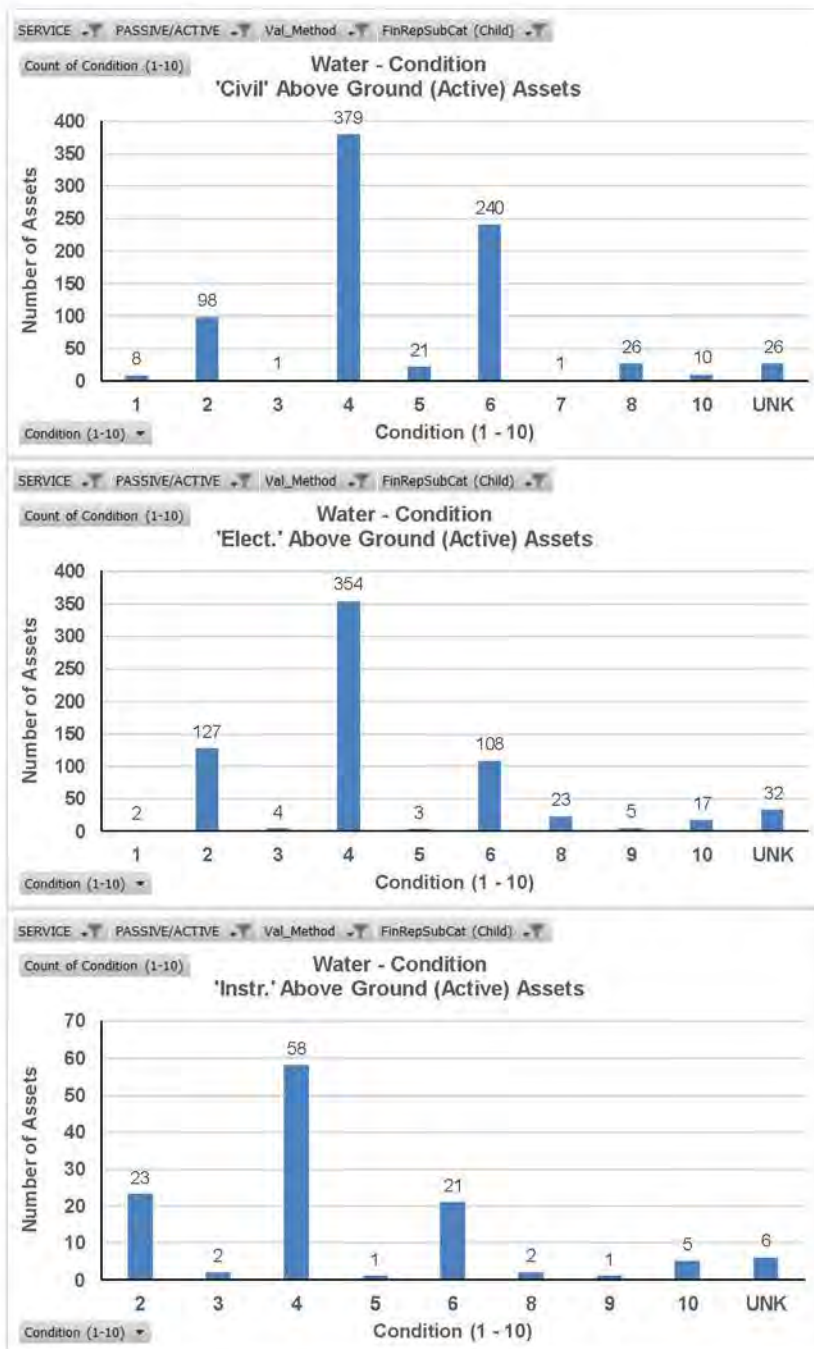
5.6.1 Civil, Electrical, Instrumentation, Mechanical, Instrumentation and Site Services

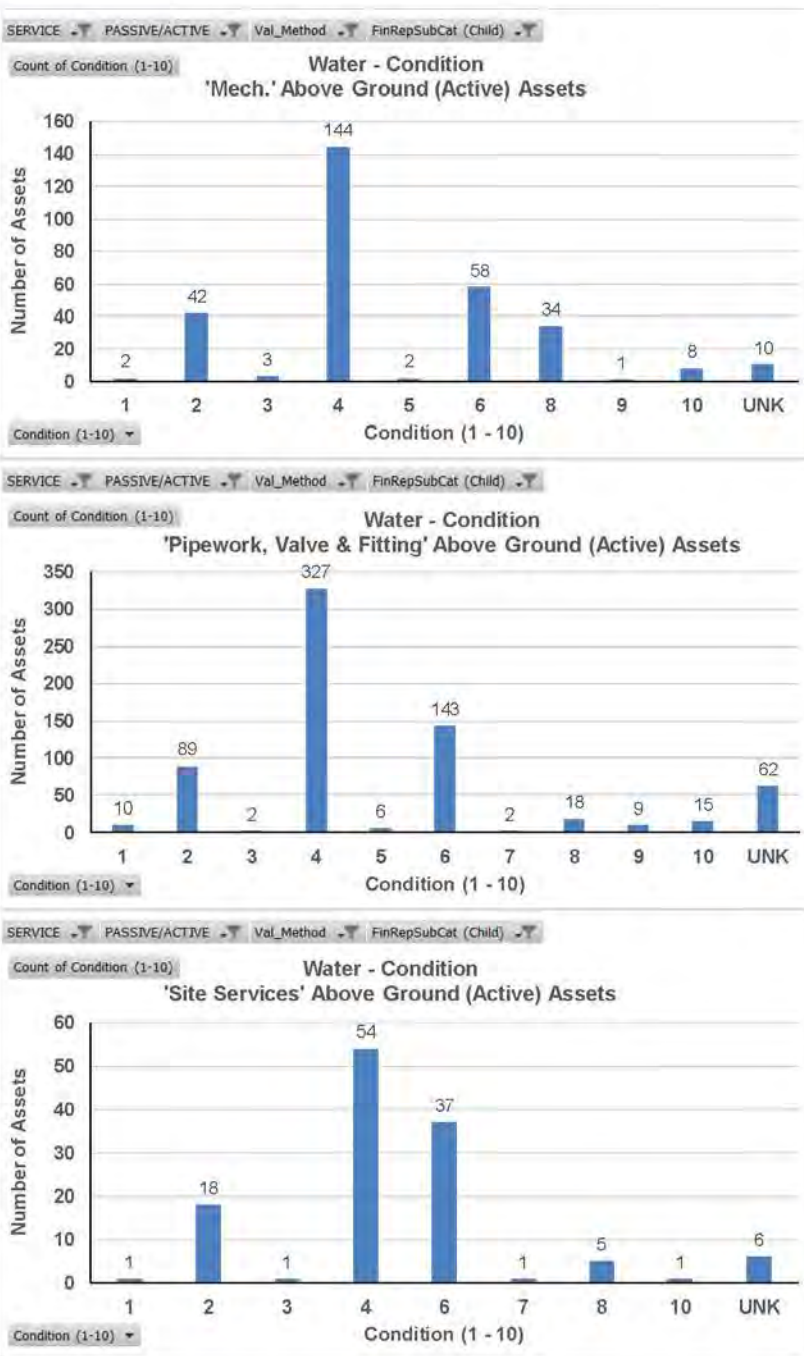
Asset condition was assessed visually (in 2019) for water civil electrical, instrumentation, mechanical, instrumentation and site services assets where accessible. Otherwise, the asset condition is estimated from the estimated age for (standard) useful lives.

The distribution of condition for assets by child sub-category is shown below.

Figure 11: Condition Profile – 'Child' Above Ground Assets

¹² Based on estimated delivery of future economic benefit.

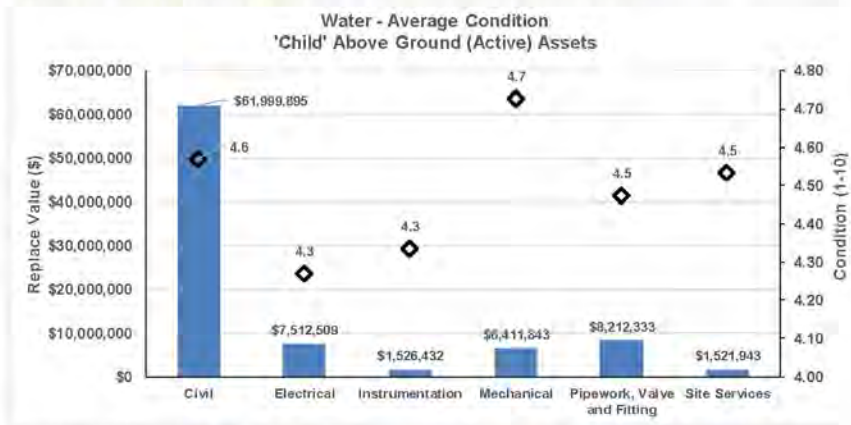






The distribution of average condition versus replacement cost for all child assets is shown below. The chart indicates overall averages of fair to good condition for each child category.

Figure 12: Average Condition vs Cost Profile – 'Child' Above Ground Assets

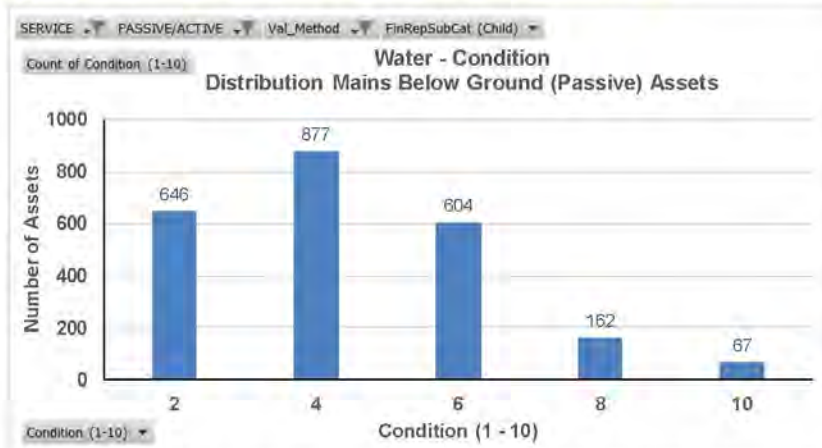


5.6.2 Distribution Trunk Mains

Asset condition is estimated from age for (standard) useful lives.

The distribution of condition for water distribution trunk mains is shown below.

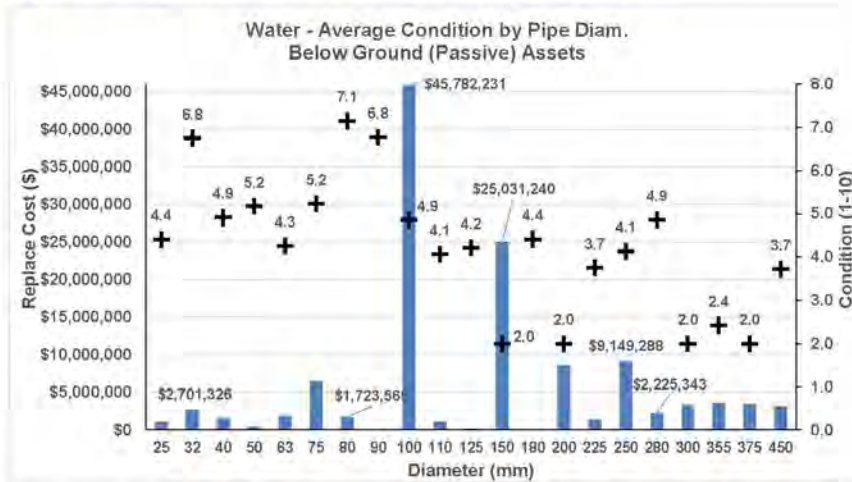
Figure 13: Condition Profile – Distribution Trunk Mains Below Ground Assets



The distribution of average condition for below-ground water pipe diameters versus replacement cost is shown below.



Figure 14: Average Condition vs Cost Profile – Below Ground Pipework Assets



Approximately \$70.8 million (58%) of current replacement cost comprises 100 mm and 150 mm diameter mains with condition rated fair and excellent respectively.

Table 15: Asset Category Average Condition as at 2020

Asset Category	Average Condition (1-10)
Raw Water Pump Stations	5
Water Dispensing Station (Standpipe)	3
Treated Water Pump Stations	4
Treatment Plants	4
Distribution Trunk Mains (above ground)	5
Distribution Reservoirs	4
Reservoirs	5
Bore Fields	5
Weirs	8
Dams	5
Distribution Trunk Mains (below ground)	4

5.7 Asset Utilisation

The utilisation of the Murgon bulk water supply is low, and the Kingaroy bulk supply utilisation is above acceptable risk standards, that is 1 in 13-year failure probability.



5.8 Asset Capacity and Performance

5.8.1 Capacity

The design capacity of each treatment plant is compared to 2018/19 average daily production output (from 2018/19 SWIM data) in the table below. Indications are all treatment plants have sufficient capacity for the medium term.

Table 16: WTP Production Output versus Design Capacity

WTP	Design Capacity (ML/d)	2018/19 Average Production (ML/d)	Excess Capacity (%)
Blackbutt WTP*	1.15	0.2	508%
Boondooma Dam WTP	0.11	0.03	282%
Kingaroy (Gordonbrook) WTP	9.72	3.2	208%
Murgon WTP	6.4	0.7	760%
Nanango WTP#	1	0.8	22%
Proston WTP	0.3	0.1	104%
Wondai WTP	2.6	0.6	330%
Yallakool WTP	>0.1	0.02	508%
Total	21.38	5.7	275%

* WTP currently downgraded due to supply issues with irrigators (7-10L/s)

Nanango treatment comprises only a disinfection dosing station and probable higher output needs confirming

5.8.2 Asset Performance

Assets are generally provided to meet design standards where these are available. Locations where deficiencies in service performance are known are detailed in the table below.

Table 17: Known Service Performance Deficiencies

Location	Service Deficiency
Gordonbrook Dam	Dam reliable yield is 50% of nominal yield due to water quality issues (Bromide and salts)

The above service deficiencies were identified from monitoring of raw water quality.



5.0 LIFECYCLE MANAGEMENT PLAN

The lifecycle management plan details how South Burnett Regional Council plans to manage and operate its assets at the approved levels of service (Refer to Section 3) while managing life cycle costs. At present, there are few projects in the forward works program beyond year 10 due to a lack of information for decision making. This will change when Council includes recommendations from the MIPP.

6.1 Operations and Maintenance Plan

Operations include regular activities to provide services. Examples of typical operational activities include pumping raw and treated water and treatment of raw water.

Maintenance includes all actions necessary for retaining an asset as near as practicable to an appropriate service condition including regular ongoing day-to-day work necessary to keep assets operating. Examples of typical maintenance activities include:

- Bores – 100 hrs flow test and casing inspection including iron build-up
- Reservoirs including at WTPs – weekly site inspections (e.g. vermin proofing) and structural integrity civil inspections, staged bi-annually cleaning by contract divers (live) and annual full safety audit inspections.
- Telemetry – annual testing of radio, battery
- Pump Stations – regular inspections, including pumps (mechanical and electrical). Annual full safety audit inspection
- Instruments (analysers and laboratory) – annual servicing contracts for inspections
- Magnetic Flowmeters – Bi-annual calibration
- Treatment plants - Six monthly full safety audit inspection, Detailed schedules in manuals for large mechanical items (e.g. blower oil tested). Reactive removal of lagoon sludge build-up.
- Water reticulation pipework – work is largely of a reactive nature and is unplanned. Main breaks are attended to as soon as possible to restore water supply to customers. The work is generally identified via customer complaints that are communicated to the Council's operational staff. Previously ad-hoc air scouring (iron/manganese at Kingaroy) and reactive high velocity scouring in response to dirty water complaint or a water quality test result anomaly.
- Valves – air release testing program not done but is proposed, ad-hoc testing by Contractor of pressure reducing (and cleaning in line strainer) and backflow prevention, reactive replacement of actuators for control valves
- Hydrants – cleaning out, painting, marking and maintenance resulting from flow and pressure tests on a regular basis every 3 years (every 4th hydrant).

Other than for treatment plants, maintenance is generally reactive, and redundancy and spares relied upon in many instances, e.g. 3 Nanango bores, duplicate pumps, operation, and maintenance activities for treatment plants are undertaken in accordance with plant operation and maintenance manuals.

The historical operations and maintenance expenditure for the last three years (2016/17 to 2018/19) taken from SWIM reported data are summarised below. Average annual OPEX is approximately \$7.25 million.



Table 18: Average Historical OPEX by Subcategory

Asset Type	3 Years Avg. Annual OPEX (\$)	% of Total OPEX	% of Replacement Costs
Below ground (passive) assets	\$4,347,261	60%	3.5%
Above ground (active) assets	\$2,898,174	40%	3.3%
Total	\$7,245,435		3.4%

Future annual OPEX is based on the current Forward Works Planning program amounts (\$6,685,206 in 2020/21, \$6,837,184 in 2021/22, \$6,992,977 in 2022/23 etc.). The breakdown of budgeted expenditure into operations and maintenance is derived from the forecast expenditure for 2019/20, based on 41 weeks of actuals by account description. It is summarised by Business Unit below:

Table 19: Forecast 2019/20 OPEX by Business Unit

Business Unit	Operations \$	Maintenance \$
Business Unit: 1114 - Water & Wastewater Administration	\$338,924.04	\$52,785.44
Business Unit: 1115 - Water General Operations	\$721,072.13	\$412,269.08
Business Unit: 1116 - Blackbutt Water Supply	\$324,604.67	\$96,852.36
Business Unit: 1117 - Boondooma Water Supply	\$20,856.54	\$25,061.78
Business Unit: 1118 - Kingaroy Water Supply	\$1,841,417.92	\$783,958.47
Business Unit: 1119 - Kumbia Water Supply	\$18,833.86	\$18,237.24
Business Unit: 1120 - Murgon Water Supply	\$453,938.67	\$215,028.48
Business Unit: 1121 - Nanango Water Supply	\$297,042.47	\$275,209.49
Business Unit: 1122 - Proston Water Supply	\$364,004.40	\$176,660.92
Business Unit: 1124 - Tingoora Water Supply	\$260.31	\$484.27
Business Unit: 1125 - Wondai Water Supply	\$389,057.88	\$196,431.18
Business Unit: 1126 - Wooolin Water Supply	\$19,681.13	\$26,336.70
Total:	\$4,789,694	\$2,279,315

The trend in maintenance budgets is shown in the table below.

Table 20: Maintenance Budget Trends

Year	Maintenance Budget (\$)
2018/19	\$1,436,744
2019/20 (forecast)	\$2,279,315
2020/21 (FWP portion)	\$1,916,111



Year	Maintenance Budget (\$)
2020/21 (Forecast based on 2019/20 actuals)	\$2,279,037
Total:	\$7,911,207

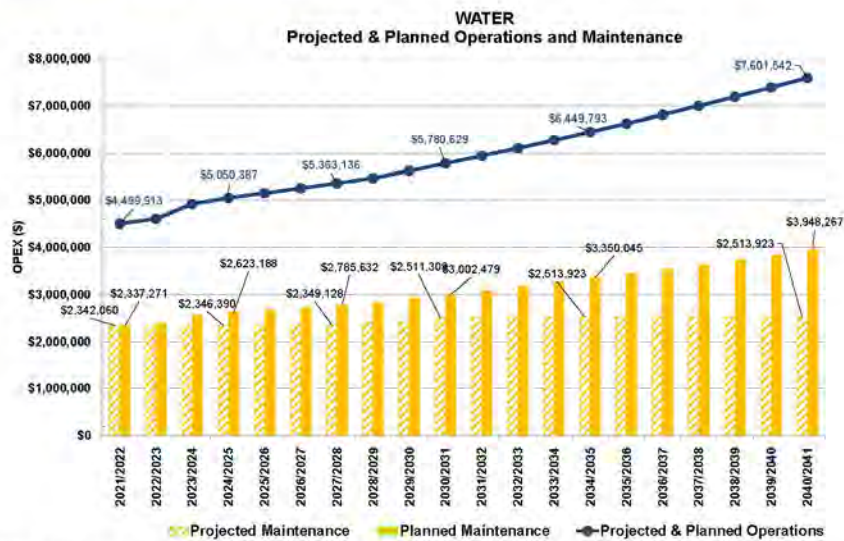
Maintenance budget levels are adequate to meet projected service levels, which may be less than or equal to current service levels. Where maintenance budget allocations are such that they will result in a lesser level of service, the service consequences and service risks have been identified. They are highlighted in this Asset Management Plan and service risks considered in the Infrastructure Risk Management Plan.

Assessment and priority of reactive maintenance are undertaken by staff using experience and judgement based on risk, giving priority to impacts directly affecting customers.

6.1.1 Summary of forecast operations and maintenance costs

Forecast operations and maintenance costs are expected to vary in relation to the total cost of the asset stock. If additional assets are acquired, future operations and maintenance costs are forecast to increase. If assets are disposed of, the forecast operation and maintenance costs are expected to decrease. The diagram below shows the 'projected' (forecast) operations and maintenance costs relative to the proposed operations and maintenance 'planned' budget.

Figure 15: Projected and Planned OPEX



All figure costs are shown in current (real) dollars.

Projected maintenance is based on the forecast 2019/20 actual maintenance spend as a 1.09% proportion of current replacement cost and allowance made for increased maintenance from future new and upgraded assets. Projected maintenance will increase by 7% over the 20 years to \$2,513,923 compared to \$3,948,267 (69%) for planned (budgeted).

The 20-year average projected and planned maintenance spends are approximately \$2.44 million and \$3.09 million, respectively.



Projected operations spend is not able to be quantified and is assumed to be the same as planned (budgeted) spend, which is based on forecast 2019/20 actuals indexed over the 20 years in line with FWP increases.

6.2 Renewal Plan

Renewal is major capital work which does not significantly alter the original service provided by the asset. It restores, rehabilitates, replaces or renews an existing asset to its original service potential. Asset renewal should not increase future maintenance costs.

Work over and above restoring an asset to original service potential is considered to be an acquisition or upgrade which will result in additional future operations and maintenance costs.

Assets requiring renewal are identified from one of two approaches in the Lifecycle Model.

The first method uses Asset Register data to project the renewal costs (current replacement cost) and renewal timing (acquisition year, although there is a lack of confidence in Council's age data, plus updated useful life to determine the renewal year), or

The second method uses an alternative approach to estimate the timing and cost of forecast renewal work (i.e. condition modelling system to determine remaining useful life, staff judgement, average network renewals, or other).

South Burnett Regional Council typically uses the second method, i.e., projected long-term renewals are determined using recent asset condition assessments to inform remaining lives and thus expiry year.

The typical useful lives of assets last reviewed for the 30 June 2020 Valuations¹³ and used to develop projected asset renewal forecasts are shown in section 5.3 [here](#).

6.2.1 Renewal ranking criteria

Asset renewal is typically undertaken to either:

- Ensure the reliability of the existing infrastructure to deliver the service it was constructed to facilitate (e.g. replacing a pump that has frequently failed) or
- To ensure the infrastructure is of sufficient quality to meet the service requirements (e.g. condition of a pump).¹⁴

It is possible to prioritise renewals by identifying assets or asset groups that:

- Have a high consequence of failure,
- Have high use and subsequent impact on users would be significant,
- Have higher than expected operational or maintenance costs, and
- Have potential to reduce life cycle costs by replacement with a modern equivalent asset that would provide the equivalent service.¹⁵

The proposed ranking criteria used to determine the priority of identified renewal proposals is detailed in the table below. This is used in the absence of a risk rating assessment (i.e. condition or age if unknown for likelihood of failure versus criticality for consequences of failure). Council may choose to vary the weightings for above and below ground assets.

¹³ SBRC Valuation Report Water & Sewerage 2020 V1, 1

¹⁴ IPWEA, 2015, IIMM, Sec 3.4.4, p 3|91.

¹⁵ Based on IPWEA, 2015, IIMM, Sec 3.4.5, p 3|97.



Table 21: Renewal Priority Ranking Criteria

Criteria	Weighting
Condition (or age if unknown)	25%
Economics (LCC – cost and difficulty of repairs vs replacement)	10%
Technical Obsolescence	15%
Reliability (outage/failure frequency, effect on system or customers)	20%
Workplace Health and Safety Risk (risk of illness/injury)	30%
Total	100%

6.3 Summary of historical renewal costs

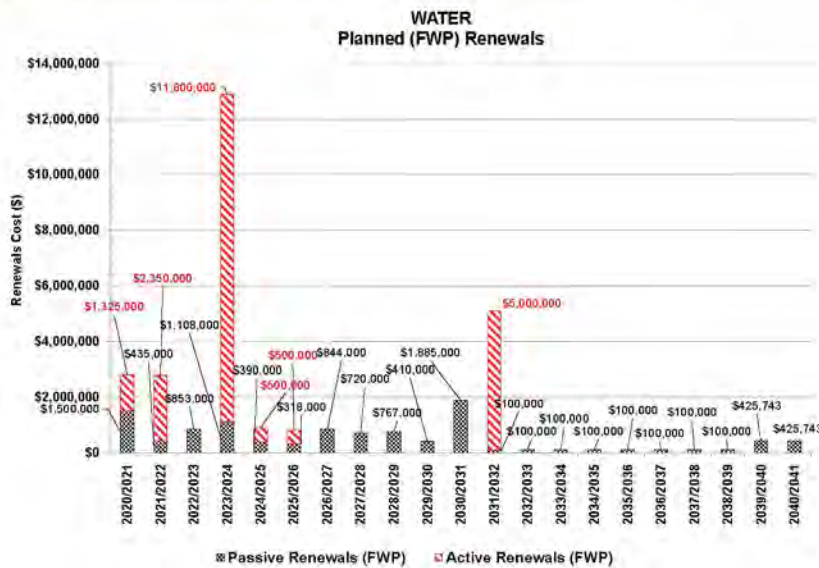
The annual amount of approximately \$280,000 was spent on Water asset renewals for the last five years to 2018/19 as reported by Council in the SWIM data.

6.4 Summary of future renewal costs

The amount budgeted for Water asset renewals is \$1,820,000 for 2019/20 and \$2,825,000 for 2020/21. Future planned renewals in the FWP for below ground (passive) and above ground (active) assets including \$11.8 million Gordonbrook Dam spillway (2023/2024) and \$5 million Boobir storage (2031/2032) are shown in the chart below. All figure costs are shown in current (real) dollars.

It is acknowledged that many mains to go in are also planned as upgrades, not just renewals. That is, increasing a 100DN to a 225DN, for example, which was based on the 2016 model MIPP will change.

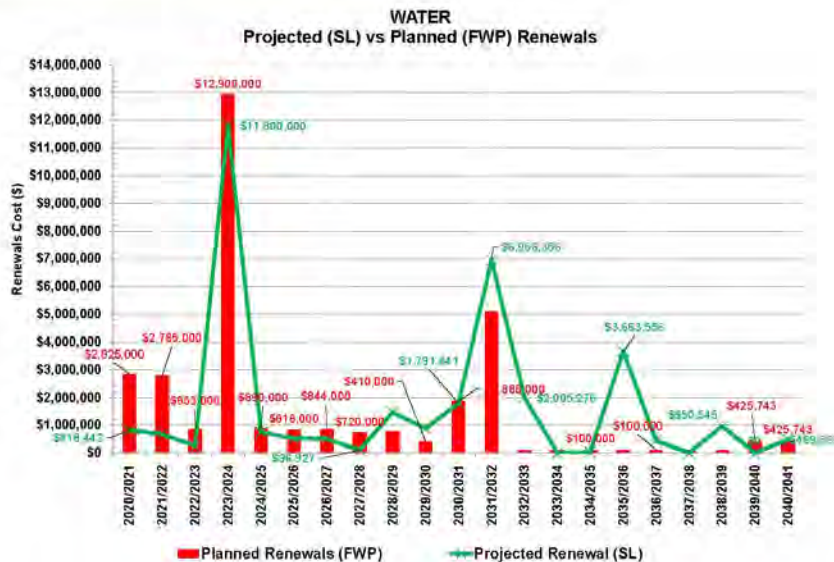
Figure 16: Planned Renewals – Below Ground (passive) and Above Ground (active)





Forecast renewal costs are projected to increase over time if the asset stock increases. The chart below shows the forecast costs associated with renewals relative to the proposed (planned) renewal budget. Detailed summaries of the forecast 20-year (2021/2022 to 2040/2041) renewal costs are provided in Appendix J and assets due for replacement within the next 10 years provided in a separate spreadsheet.

Figure 17: Projected and Planned Renewals



The forecast renewal costs to year 2030/2031 are adequately met by Council's proposed renewal budgets. Over the following years, the budgets will need to be increased to align with forecast renewals expenditure.

Deferred renewal (assets identified for renewal and not scheduled in capital works programs) should be included in the risk analysis process in the risk management plan.

'Planned' long-term renewals expenditure taken from Council's forward works plan that is based on factors such as available funding, community expectations and the like. SBRC has developed a comprehensive 10-year plan based on its Asset Management Strategy and Policy.

Council is focused predominately on asset renewals and strengthening its asset registers and systems to be able to state its planned renewal position confidently. This means that as our asset systems mature, we will need to review forward works programs on an ongoing basis.

Total planned renewals (forward works program) spend is approximately \$29.5 million over the 20 years, which is 14.1% of the current replacement cost (compared to 15.8% for \$33.2 million forecast renewals).

Over the first 10 years, the total planned renewals spend is approximately \$22.9 million, which is 10.9% of the current replacement cost (compared to 8.9% for approximately \$18.7 million forecast renewals). The majority of these planned renewals are:

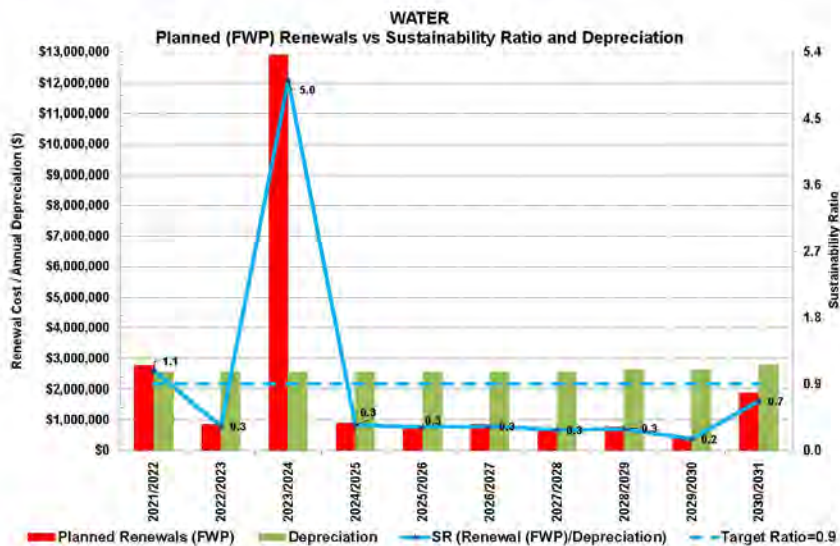
- Dams - Gordonbrook Dam Spillway Replace and Upgrade; Widen Spillway to meet FIA and Spillway Adequacy - Due 2025 - Either 100% by 2025 or 75% by 2025 and 100% by 2035 - Design due 2 year prior to construction \$11,800,000 [2023/24]



- Main Replacement Distribution Mains (\$300,000 plus)–
 - Main Replacement and Upgrade at Kingaroy \$548,000 [2022/23]
 - D'Agular Hwy (Drayton to Racecourse Road) at Nanango \$1,008,000 [2023/24]
 - Harris Road (Walter to Silky Oak) at Kingaroy \$700,000 [2030/31]
 - Rising Main (Harris to New Reservoir) at Kingaroy \$320,000 [2030/31]
 - Fisher Street Pump Station (Cnr Fisher St and Haly St) at Kingaroy \$320,000 [2030/31]
- Reservoirs –
 - Kingaroy Hts 0.5 ML Replacement Reservoir at Kingaroy \$1,000,000 [2021/22]
 - Reservoir 1 ML Replacements at Proston \$1,200,000 [2021/22]
 - AC pipework Scott St Res at Wondai \$50,000 [2021/22]
 - AC pipework Hospital Res at Nanango \$50,000 [2021/22]
 - Kingaroy Heights 2 x 0.5 ML Reservoirs Reline at Kingaroy \$500,000 [2024/25]
 - Premier Drive 1 ML Storage Reline at Kingaroy \$500,000 [2025/26]
- Raw Water Pump Station –
 - AC pipework Old Raw Water PS at Blackbutt \$50,000 [2021/22]

A comparison over the first 10 years of planned renewals expenditure versus forecast depreciation and the ratio of renewals to depreciation (sustainability ratio) is shown below. The chart shows the State's sustainability target of 90% of depreciation.

Figure 18: Planned Renewals, Depreciation and Sustainability Ratio





6.5 Acquisition Plan

Acquisition reflects are new assets that did not previously exist or works which will upgrade or improve an existing asset beyond its existing service capacity. Acquisitions may be the result of growth, demand, social or environmental needs. Assets may also be donated to Council by developers or other levels of government.

6.5.1 Selection criteria

Proposed upgrade of existing assets, and new assets, are identified from various sources such as community requests, proposals identified by strategic plans or partnerships with others. Potential upgrade and new works should be reviewed to verify that they are essential to the Entities needs. Proposed upgrade and new work analysis should also include the development of a preliminary renewal estimate to ensure that the services are sustainable over the longer term. Verified proposals can then be ranked by priority and available funds and scheduled in future works programmes. The priority ranking criteria are detailed in the table below.

Table 22: Acquired Assets Priority Ranking Criteria

Criteria	Weighting
System performance improvement	35%
Reliability of treatment improvement	35%
Maintenance minimisation	10%
Links to Community Plan and Corporate Plan	5%
Links to works programs and strategies	5%
Community Request	10%
Total	100%

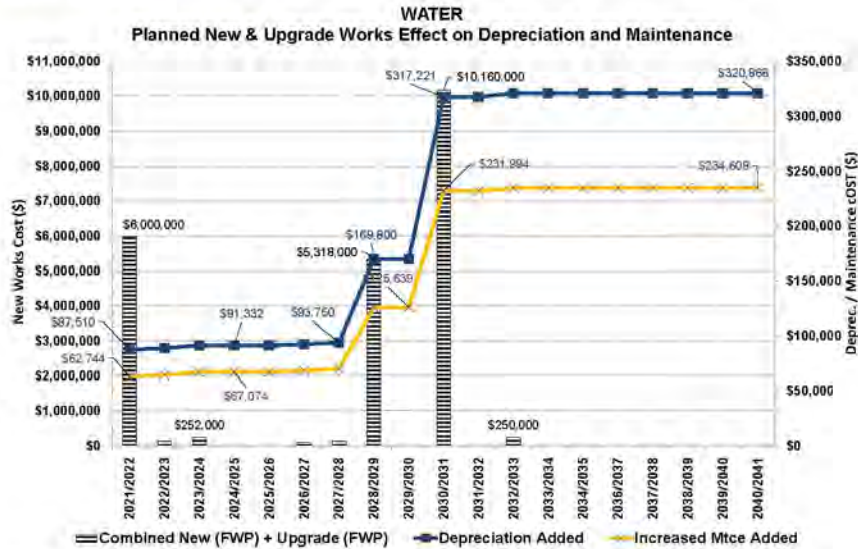
6.5.2 Summary of future asset acquisition costs

When an Entity commits to new or upgraded assets, they must be prepared to fund future operations, maintenance and renewal costs. They must also account for future depreciation when reviewing long term sustainability.

When reviewing the long-term impacts of asset acquisition, it is useful to consider the cumulative cost of the acquired assets being taken on by the Entity. The cumulative cost of all acquisition work, including assets that are constructed and contributed shown in the chart below. The Planned (Budgeted) Forward Works Program Projects are listed in Appendix I. This will change when Council includes in the FWP recommendations from the MIPP. The current 10 years FWP is conservative until the results of this study are obtained.



Figure 19. Acquisition Summary



All figure costs are shown in current (real) dollars.

Expenditure on new assets and services in the capital works program will be accommodated in the long-term financial plan, but only to the extent that there is available funding. The above chart shows the impact of new and upgraded assets that will require a commitment to the funding of ongoing operations, increased depreciation, maintenance and renewal costs for the period that the service provided from the assets is required.

6.5.3 Summary of asset forecast costs

The financial projections from this asset plan are shown in the diagram below. These projections include forecast costs for asset acquisition, operation, maintenance, renewal, and disposal, shown relative to the proposed budget. Depreciation is excluded.

The bars in the graphs represent the forecast costs needed to minimise the life cycle costs associated with the service provision. The proposed budget line indicates the estimate of available funding. The gap between the forecast work and the proposed budget is the basis of the discussion on achieving a balance between costs, levels of service and risk to achieve the best value outcome.

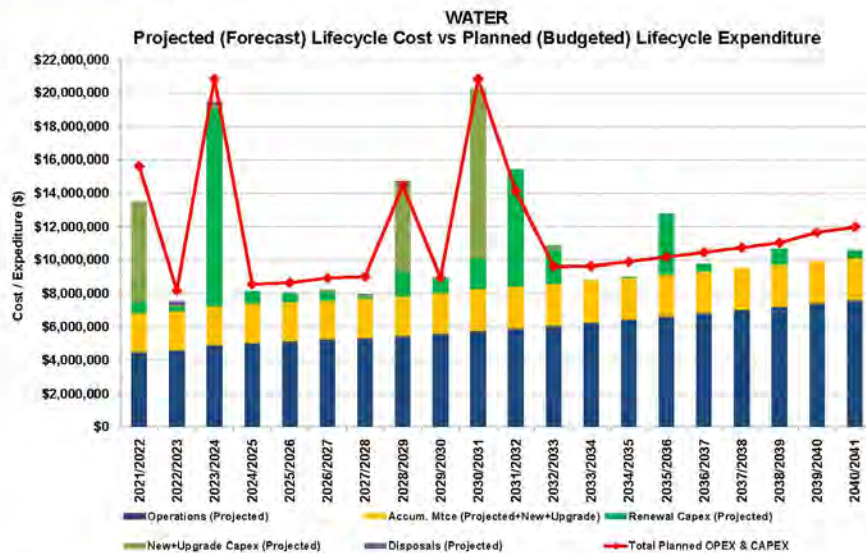
The planned (budgeted) expenditure meets the forecast cost for the majority of years. The average annual planned and forecast expenditures are approximately \$11.7 million and \$11.2 million, respectively.

Significant projects in 2021/2022 are \$2 million for purchasing a water allocation, \$4 million for new ML Mt Wooroolin reservoir to cater for increased demand, \$1 million for Kingaroy Hts reservoir replacement and \$1.2 million for Proston reservoirs replacement.

A significant project in 2023/2024 is the planned \$11.8 million widening of the Gordonbrook Dam Spillway to meet regulatory safety requirements, due by 2025. A significant new works project in 2030/2031 is a \$10 million provision for supply from McCauley Weir, rising main, pump stations, treatment facilities or main to Boondooma Dam pipeline.



Figure 20: 20 Year Lifecycle Summary



All figure costs are shown in current (real) dollars.

6.6 Disposal Plan

Disposal includes any activity associated with the disposal of a decommissioned asset including sale, demolition or relocation. Assets identified for possible decommissioning and disposal and associated costs are shown in the table below. Any costs or revenue gained from asset disposals is included in the long-term financial plan.

Table 23: Assets Identified for Disposal

Asset	Reason for Disposal	Timing	Disposal Costs	Annual OPEX Savings
Demolish old Murgon WTP Building and Storage Shed, Wondai WTP Building	AC roof	2022/23	\$200,000	Nil currently, not maintained
Demolish old Wondai WTP Buildings Fick's Crossing	Disused, structurally dangerous	2023/24	\$200,000	Nil currently, not maintained
Distribution main Haly St (Fisher to Willowglen)	Not in-service AC main	2027/28	\$15,000	Nil currently, not maintained
Distribution main Haly St (Fisher to West), Kingaroy	Not in-service AC main	2028/29	\$50,000	Nil currently, not maintained



7.0 RISK MANAGEMENT PLANNING

The purpose of infrastructure risk management is to document the findings and recommendations resulting from the periodic identification, assessment and treatment of risks associated with providing services from infrastructure, using the fundamentals of International Standard ISO 31000:2018 Risk management – Principles and guidelines.

Risk Management is defined in ISO 31000:2018 as: 'coordinated activities to direct and control with regard to risk'¹⁶.

An assessment of risks¹⁷ associated with service delivery will identify risks that will result in loss or reduction in service, personal injury, environmental impacts, a 'financial shock', reputational impacts, or other consequences. The risk assessment process identifies credible risks, the likelihood of the risk event occurring, and the consequences should the event occur. The risk assessment should also include the development of a risk rating, evaluation of the risks and development of a risk treatment plan for those risks that are deemed to be non-acceptable.

7.1 Critical Assets

Critical assets are defined as those which have a high consequence of failure causing significant loss or reduction of service. Critical assets (scheme components/ sub-components) have been identified in the 2019 DWQMP as part of work to identify and reduce risks.

Typical failure modes and the impact on service delivery for asset categories are summarised in the table below. Failure modes may include physical failure, collapse or essential service interruption.

Table 24: Failure modes and Impacts for Asset Categories

Critical Assets (by Category)	Failure Mode	Impact
Below ground pipework	Breaks, leaks, and degradation	Interrupted supply, loss of water
Bores	Casing corrosion, breakage	Poor water quality
Dams and Weirs	Structural	Loss of water, possible interrupted supply, environmental and social (inundation downstream)
Civil	Structural failure, coating failure, unsafe, degradation,	Service outage / interruption
Electrical	Component failure, will not operate, overload, burnt out, insulation worn out, unsafe, degradation, performance loss, degradation, software failure	Service outage, interrupted / inefficient processes, e.g. Treatment and poor water quality

¹⁶ ISO 31000:2009, p 2

¹⁷ Risk Management Policy 2018



Critical Assets (by Category)	Failure Mode	Impact
Mechanical (incl. valves)	Structural, bearing/seal failure, component failure, seized/jammed, worn out, unsafe	Overflows to the environment, health impacts, interrupted transfer and treatment process, poor water quality

By identifying critical assets and failure modes, an organisation can ensure that investigative activities, condition inspection programs, maintenance and capital expenditure plans are targeted at critical assets.

In order to manage risk, Council has service agreements in place and standardised equipment (e.g., dosing pumps and parts/components in stores or easily available). A stocktake of minimum parts required is done every two weeks, and critical spares are held at treatment plants.

7.2 Infrastructure Resilience Approach

The resilience of our critical infrastructure is vital to the ongoing provision of services to customers. To adapt to changing conditions, we need to understand our capacity to 'withstand a given level of stress or demand', and to respond to possible disruptions to ensure continuity of service.

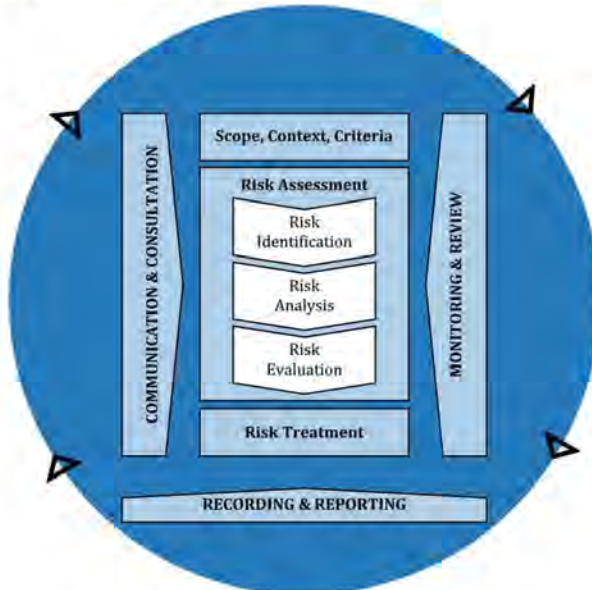
We do not currently measure our resilience in service delivery. This will be included in future iterations of the Asset Management Plan.

7.3 Risk Assessment

¹⁸The risk management process used is shown in the figure below. It is an analysis and problem-solving technique designed to provide a logical process for the selection of treatment plans and management actions to protect the community against unacceptable risks. This process is based on the fundamentals of International Standard ISO 31000:2018. Council's current Risk Management Policy (due for review last December 2019) including the process for identifying and managing risks, is based on AS/NZS ISO 31000:2009.

The risk assessment process identifies credible risks, the likelihood of the risk event occurring, the consequences should the event occur,

Figure 21: Risk Management Process (Abridged)



¹⁸ Source: ISO 31000:2018, Figure 1, p9



development of a risk rating, evaluation of the risk and development of a risk treatment plan for non-acceptable risks.

An assessment of risks¹⁹ associated with service delivery will identify risks that will result in loss or reduction in service, personal injury, environmental impacts, a 'financial shock', reputational impacts, or other consequences.

7.4 Risk Treatment

Section 4.2 of the DWQMP provides results of the assessment of risks, preventative measures/barriers and proposed additional risk reduction actions. Section 5.2 provides further details on managing risks for Critical Control Points at treatment plants, operations and maintenance procedures, managing incidents and emergencies, the overall Risk Management Improvement Program and operational and verification monitoring programs. The treatment costs of implementing the Risk Management Improvement Program in the DWQMP have not yet been determined.

¹⁹ Risk Management Policy 2018



8.0 FINANCIAL SUMMARY

This section contains the financial requirements resulting from the information presented in the previous sections of this Asset Management Plan. The financial projections will be improved as the discussion on desired levels of service and asset performance matures.

8.1 Long-Term Financial Forecast

Council's Long-Term Financial Forecast for this asset class is as follows:

8.2 Forecast costs for long term financial plan

This Asset Management Plan identifies the forecast operations, maintenance and renewal costs required to provide a defined level of service to the community over a 20-year period.

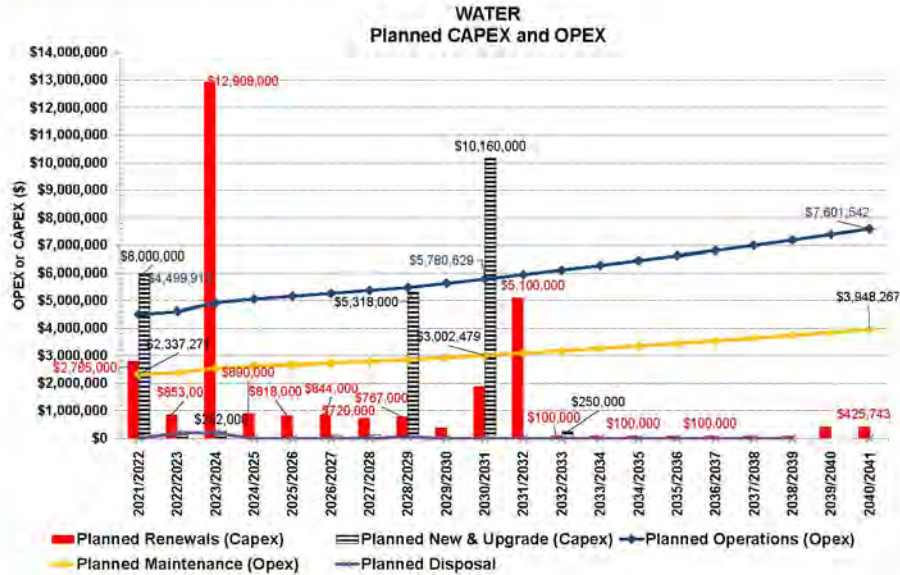
Forecast costs are shown in 2019/20 real costs.

Table 25: Forecast Costs for Long Term Financial Plan

Year	Forecast Acquisition	Forecast Operation	Forecast Maintenance	Forecast Renewal	Forecast Disposal
2021/2022	\$6,000,000	\$4,499,913	\$2,342,060	\$662,548	\$0
2022/2023	\$137,000	\$4,602,449	\$2,343,585	\$246,669	\$200,000
2023/2024	\$252,000	\$4,918,803	\$2,346,390	\$11,800,000	\$200,000
2024/2025	\$0	\$5,050,387	\$2,346,390	\$743,116	\$0
2025/2026	\$0	\$5,152,123	\$2,346,390	\$510,269	\$0
2026/2027	\$106,000	\$5,256,350	\$2,347,569	\$499,080	\$0
2027/2028	\$140,000	\$5,363,136	\$2,349,128	\$96,927	\$15,000
2028/2029	\$5,318,000	\$5,472,551	\$2,404,954	\$1,464,666	\$50,000
2029/2030	\$0	\$5,624,481	\$2,404,954	\$877,387	\$0
2030/2031	\$10,160,000	\$5,780,629	\$2,511,309	\$1,791,841	\$0
2031/2032	\$0	\$5,941,113	\$2,511,309	\$6,956,356	\$0
2032/2033	\$250,000	\$6,106,051	\$2,513,923	\$2,005,276	\$0
2033/2034	\$0	\$6,275,569	\$2,513,923	\$0	\$0
2034/2035	\$0	\$6,449,793	\$2,513,923	\$32,354	\$0
2035/2036	\$0	\$6,628,853	\$2,513,923	\$3,663,556	\$0
2036/2037	\$0	\$6,812,885	\$2,513,923	\$437,484	\$0
2037/2038	\$0	\$7,002,026	\$2,513,923	\$0	\$0
2038/2039	\$0	\$7,196,418	\$2,513,923	\$950,545	\$0
2039/2040	\$0	\$7,396,207	\$2,513,923	\$0	\$0
2040/2041	\$0	\$7,601,542	\$2,513,923	\$469,566	\$0
Total	\$22,363,000	\$119,131,281	\$48,879,346	\$33,207,641	\$465,000



Figure 22. Planned CAPEX and OPEX



8.3 Sustainability of service delivery

There are two key indicators of sustainable service delivery that are considered in the Asset Management Plan for this service area. The two indicators are the:

- asset renewal funding ratio (proposed renewal budget for the next 10 years divided by the forecast renewal costs for the next 10 years), and
- medium-term forecast costs compared to proposed (planned) budget (over 10 years of the planning period).

8.3.1 Medium-term (10-year) financial planning period

Over the 10-year period to 2030/31, the forecast total renewal cost is \$18,692,505 compared to the higher budgeted total cost of \$22,880,000.

8.3.2 Asset Renewal Funding Ratio

The Asset Renewal Funding Ratio²⁰ represents Forecast Renewals divided by Forecast Depreciation expressed as a percentage.

The Asset Renewal Funding (Asset Sustainability) Ratio is an important indicator that illustrates that over the next 10 years we expect to have an average 88% of the funds required for the optimal renewal of assets (56% over the next 20 years).

Annual predictions for planned renewals for the next 10 years are illustrated in the chart below. These are shown against the asset sustainability target set by the State (i.e., 90% of asset class depreciation). The 10 years annual average sustainability target is \$2,347,531 compared to the planned renewals average annual \$2,288,000 indicating asset sustainability over this period if current service levels are maintained.

²⁰ AIFMM, 2015, Version 1.0, Financial Sustainability Indicator 3, Sec 2.6, p 9.

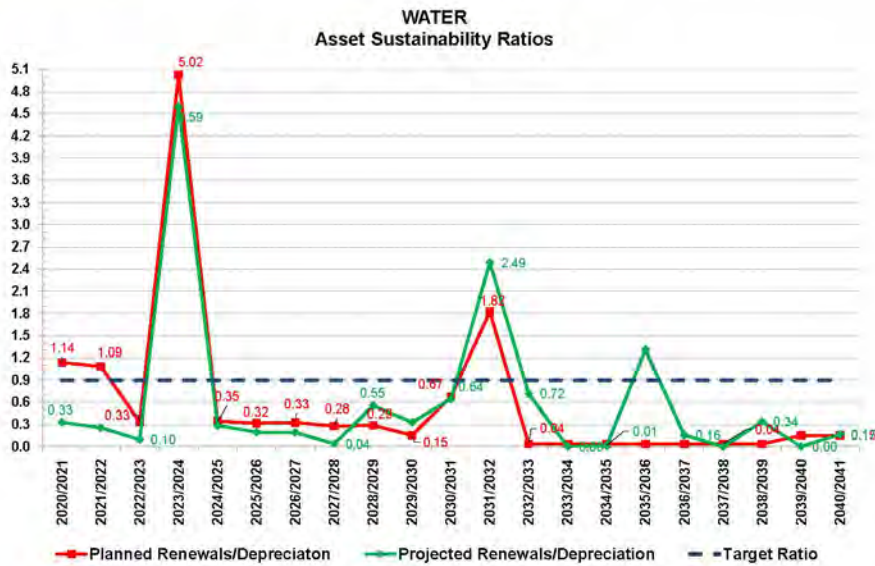


Figure 23: Asset Sustainability Targets and Planned Renewals



The chart below shows ratios for projected (forecast) and planned renewals against the target for 20 years.

Figure 24: Asset Sustainability Ratios for Planned and Projected Renewals



The 20 years forecast renewal costs and the proposed renewal budgets (from FWP) are listed in [Appendix F](#).



8.3.3 Observations

The planned renewals expenditure is sufficient in the medium term.

8.3.4 Implications

Review planned renewals expenditure needs for the longer term – a likely increase is required based on forecast expenditure.

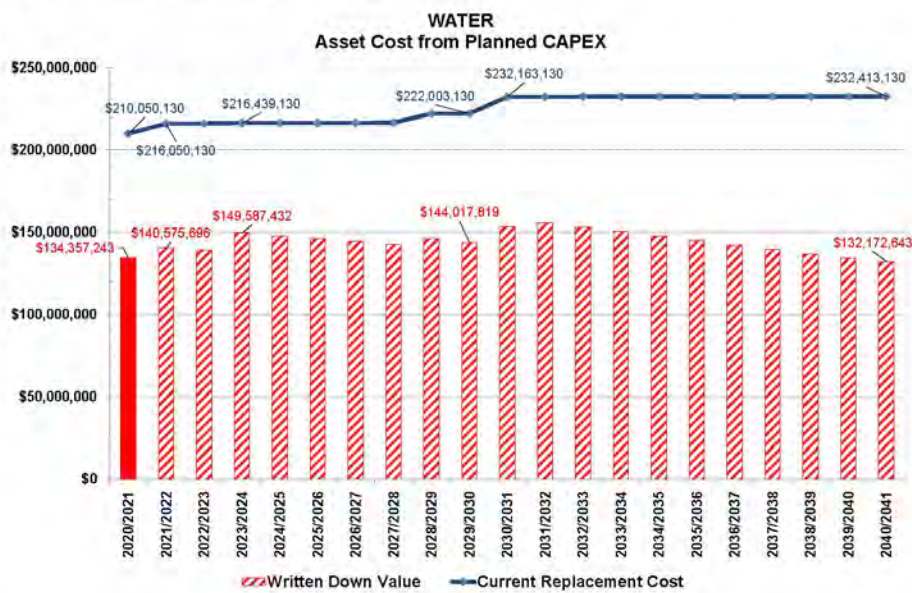
8.4 Funding Strategy

The proposed funding for assets is outlined in Council's budget and long-term financial plan. Council's financial strategy articulates what funding will be provided and how it will be sourced. The Asset Management Plan communicates how and when this funding will be spent, along with the service and risk consequences of various service alternatives.

8.5 Valuation Forecasts

Over the next 20-years, Council is expected to add \$22,363,000 to the cost of its Water assets. This will increase the current replacement cost to approximately \$232.4 million (10.6%) as these additional assets are added. The written down value is forecast to decrease by approximately \$2.1 million (-1.7%) from \$134,357,243 (2010/21) to \$132,172,643.

Figure 25: Asset Costs from Planned CAPEX (20 Years)



Additional assets will generally add to the operations and maintenance needs in the longer term. Additional assets will also require additional costs due to future renewals. Any additional assets will also add to future depreciation forecasts.



8.6 Key Assumptions Made in Financial Forecasts

In compiling this Asset Management Plan, it was necessary to make some assumptions. This section details the key assumptions made in the development of this Asset Management Plan. It should provide readers with an understanding of the level of confidence in the data behind the financial forecasts.

Key assumptions made in this Asset Management Plan are:

- All costs are shown in 2019/20 real costs and make no allowance for inflations.
- In developing the renewals forecasts, assumptions have been made relating to asset remaining lives and unit replacement costs derived from 2020 water valuations.
- OPEX forecast for 2019/20 is based on 41 weeks of actual spend (excluding dividends and depreciation), and the operations and maintenance amounts (as a basis for splits of future OPEX) are allocated from Account Number Description. Where a cost has not been able to be allocated (e.g. 'Salary- Overtime'), it has been split 60:40 for Operations: Maintenance. A more detailed analysis of activity costs has been undertaken.
- Operations costs are allocated in the proportion 20:80 and maintenance costs 60:40 for passive: active assets based on actuals obtained for another similar regional Qld. Council.
- Forecast and planned operations spend is the same and indexed in line with annual budgeted OPEX increases.
- Forecast maintenance costs for Council's current asset stock is based on (forecast) actuals for 2019/20 plus increased maintenance due to new and upgraded assets as a percentage of cost. That percentage is the 2019/20 maintenance as a proportion of 2020 replacement cost.
- The budgeted and forecast costs for new, upgrade and renewals project over the 20-year period are based on Council provided data for the first 18 years and the historical average annual cost adopted for the remaining 2 years.
- The list of new and upgrade CAPEX projects is incomplete. Council is awaiting outcomes in coming months of consultant 'Morris Water' modelling, e.g. pipeline upgrade costs, which will inform updates of the FWP and the next version of Water AMP.



8.7 Forecast Reliability and Confidence

The forecast costs, proposed budgets, and valuation projections in this Asset Management Plan are based on the best available data. For effective asset and financial management, it is critical that the information is current and accurate. Data confidence is classified on an A - E level scale²¹ in accordance with the table below.

Table 26: Data Confidence Grading System

Confidence Grade	Description
A. Highly reliable	Data based on sound records, procedures, investigations and analysis, documented properly and agreed as the best method of assessment. Dataset is complete and estimated to be accurate \pm 2%
B. Reliable	Data based on sound records, procedures, investigations and analysis, documented properly but has minor shortcomings, for example, some of the data is old, some documentation is missing and/or reliance is placed on unconfirmed reports or some extrapolation. Dataset is complete and estimated to be accurate \pm 10%
C. Uncertain	Data based on sound records, procedures, investigations and analysis which is incomplete or unsupported, or extrapolated from a limited sample for which grade A or B data are available. Dataset is substantially complete, but up to 50% is extrapolated data and accuracy estimated \pm 25%
D. Very Uncertain	Data is based on unconfirmed verbal reports and/or cursory inspections and analysis. Dataset may not be fully complete, and most data is estimated or extrapolated. Accuracy \pm 40%
E. Unknown	None or very little data held.

The estimated confidence level for and reliability of data used in this Asset Management Plan is shown in the table below.

Table 27: Data Confidence Assessment for Data used in the Asset Management Plan

Data	Confidence Assessment	Comment
Demand drivers	C	If population growth or industrial development forecasts prove to be incorrect, there may be over or under investment in new assets.
Growth projections	C	If growth forecasts prove to be incorrect, there may be over or under investment in new assets.
Acquisition forecast	D	Incomplete - Council is awaiting outcomes of modelling to inform updates of the FWP and the next version of Water AMP.
Operation forecast	D	Future amounts are in proportion to 2019/20 forecast spend based on 41 weeks of actuals. The Council OPEX budget which does not identify operation and maintenance separately is based on historical data
Maintenance forecast	D	Future amounts are in proportion to 2019/20 forecast spend based on 41 weeks of actuals.

²¹ IPWEA, 2015, IIMM, Table 2.4.6, p 2|71.



Data	Confidence Assessment	Comment
		The Council OPEX budget which does not identify operation and maintenance separately is based on historical data
Renewal forecast - Asset costs	B	Forecast costs are taken from recent 2020 valuations - for above ground assets at 'child' level and below ground assets at an individual asset level. Planned are taken from the approved FWP are based on condition and performance data
- Asset useful lives	B	The 2020 valuations used 2019 condition ratings for assessed visible and accessible above-ground assets. Asset age as a proportion of useful life has been used to estimate remaining life and condition for the balance of assets.
- Condition modelling	C	The 2020 valuations used 2019 condition ratings for assessed visible and accessible above-ground assets. Asset age as a proportion of useful life has been used to estimate remaining life and condition for the balance of assets. Risk assessment and sample non-destructive testing is desirable for older critical below-ground assets (e.g., trunk mains)
Disposal forecast	C	Included below renewals in the FWP – has been split out of FWP for purposes of analyses for this AMP. Costs in FWP are based on experience

The estimated confidence level for (and reliability of) the data used in this Asset Management Plan is considered to be 'C'.



9.0 INFORMATION MANAGEMENT

9.1 Asset Information Management Systems

9.1.1 Asset Register

Council uses *TechnologyOne* as its corporate asset management system. The asset register is part of this solution. The *TechnologyOne* asset register holds both structured non-spatial asset data and financial information about the assets (e.g., valuations).

9.1.2 GIS

Council uses the MapInfo geographical information system (GIS) to store structured spatial information about its Water assets. The GIS is also used to capture and display spatial data (e.g., cadastral, topographic and aerial information).

9.1.3 Records Management System

Council uses the *TechnologyOne* Records Management solution to capture, store and organise unstructured documents (e.g., letters, reports, etc.).

Design and As Constructed drawings are stored in a shared network drive.

9.1.4 Customer Request System

Council uses *TechnologyOne* to record and manage all incoming Customer Requests or complaints.

9.1.5 Work Management System

[If you have a works management system the describe it here, otherwise state that you use a manual works management system. A works management system is used for creating and managing work orders, inspections and defects against assets. It has both reactive and scheduled components].

9.1.6 Work Category Definitions

Council's Finance Department is currently reviewing work category definitions to support more consistent reporting of activity. We expect the following work categories:

Table 28: Work Category Definition

Work Type	Work Category	Description
CAPEX	New/ Expansion	Expenditure, which creates a new asset to meet additional service level requirements, e.g. new building, road, etc.
	Renewal/ Refurbishment	Expenditure on an existing asset, which, restores, rehabilitates, replaces existing asset to its original capacity, e.g. resurfacing of roads.
	Upgrade	Expenditure, which enhances an existing asset to provide a higher level of service, e.g. widening of road seal.
OPEX	Maintenance	Recurrent expenditure, periodically or regularly required as part of the anticipated schedule of works required keeping assets operating, edge road patching.
	Operations	Recurrent expenditure or regular activities to provide public health, safety and amenity, e.g. street sweeping, grass mowing, street lighting, cost of supply from utilities, such as water, electricity etc.
	Disposal	Expenditure related to the disposal of an asset.



The development of a standardised method for allocating asset-related costs has been identified in the AMP [Improvement Plan](#).

9.1.7 Financial Management System

Council uses *TechnologyOne* as its corporate financial management system. It records and stores and reports on all financial and business operations. *TechnologyOne* is used for the entire spectrum of financial activity, including:

- General Ledger
- Job costing
- Procurement
- Inventory
- HR and payroll

Data is entered into (or generated within) the system from source documentation (e.g., staff timesheets for payroll transactions or purchase orders for goods and services).

Technology One also generates all statutory and financial management reports that are available to all levels of staff and elected representatives.

9.1.8 ICT Infrastructure Platform

Council's ICT platform (i.e., network, servers and computing devices) meet Water Services' requirements.

There are some connectivity issues at remote sites, but these relate more to the telecommunication providers' networks than Council's ICT infrastructure.

9.1.9 Systems Fitness-for-Purpose Assessment

The information systems used to manage Wastewater assets are fit-for-purpose because:

- Wastewater services operations are supported by our own software (i-Weigh).
- This software isn't integrated with Council's *TechnologyOne* platform. However, for what Waste Services pay in yearly subscription fees compared to an alternative integrated solution, any manual input is presently cost-effective.
- *TechnologyOne* is labour intensive to set up and maintain. However, this is the corporate solution and, therefore, it is unlikely that Wastewater Services will change.

9.2 Asset Data Management

9.2.1 Accounting and financial data sources

This Asset Management Plan utilises accounting and financial data. The source of this data is the *TechnologyOne* enterprise application suite.

9.2.2 Financial Management Data Requirements

9.2.2.1 Asset Valuation

In accordance with Accounting Standard AASB1041, Council is required to account for all its assets, including the cost of current and non-current assets in financial reports thereby identifying to the community the level of investment in assets. These assets are then depreciated on an annual basis with the aim of reflecting the community usage of its infrastructure assets.

Council splits its Assets into classes for valuation purposes. Council asset classes are:



- Land
- Buildings
- Plant & Equipment
- Roads, Drainage & Bridges
- Water
- Sewerage
- Other Infrastructure

Each class is valued in its entirety to reflect its fair cost. Council uses independent external valuers to undertake the valuation process. Verification of the completeness of Council's Asset Register will be undertaken as part of the development of the Individual Asset Plans.

9.2.2.2 Asset Depreciation

Council's infrastructure assets are non-current assets, and their depreciation is treated as follows:

- Buildings, plant and equipment, infrastructure, and other assets which have limited useful lives are systematically depreciated over their useful lives to the Council in a manner which reflects the consumption of the service potential embodied in those assets. Estimates of remaining useful lives and residual costs are made regularly. Depreciation rates and methods are reviewed annually.
- Where infrastructure assets have separately identifiable components that are subject to regular replacement, these components are assigned distinct useful lives and residual costs, and a separate depreciation rate is determined for each component.

9.2.2.3 Capitalisation of Assets

Each class of assets have been recognised in accordance with Council's Asset Management Policy. The asset recognition thresholds detailed in the policy have applied when recognising Water assets unless otherwise stated here.

9.2.2.4 Asset management data sources

This Asset Management Plan also utilises asset management data. The primary source of this data is the *TechnologyOne* enterprise application suite.

TechnologyOne data is augmented with other asset-related data stored in:

- MapInfo (GIS)
- Shared network drives (Drawings)
- Spreadsheets (asset modelling data)

9.2.3 Asset Management Data Requirements

Electronically stored data is vital to sound management of assets. It is used for several purposes, including the development of rolling works programs based on the priority of needs. These programs are then used for strategic financial modelling for the organisation.

9.2.4 Data Management Roles and Responsibilities

9.2.4.1 Asset Data Manager

The manager of the asset will determine the extent of additional information required to manage, maintain and report on infrastructure assets to ensure optimal asset function and asset lifecycle as well as management.



9.2.4.2 Asset Section

Asset Section staff are responsible for ensuring the updating and maintaining of the asset data to meet the organisational operational and financial requirements in delivering efficient and effective asset management.

This means ensuring that inspection data and information from Works Orders, is entered into the system. Other officers may perform some data entry tasks; however, the Asset Officers remain responsible for the integrity of this data.

It should be noted that procedures for Works Orders are still in development, and there is no formal system currently in place. However, it is an aim to have a functioning Works Order system to support sound asset management.

9.2.5 Data Quality Assessment

A key issue with collecting and storing this information is the recognition that it must be kept up-to-date. Obsolete data can produce meaningless information when efforts are made to use it for works programming and financial modelling.

As there may be a prohibitive cost to data collection, consideration must be given to collecting and storing only that data which will be useful to management needs.



10.0 PLAN IMPROVEMENT AND MONITORING

10.1 Status of Asset Management Practices²²

The current level of asset management maturity has not been formally determined. It is likely to be at a minimum (Basic) to Core level.

10.2 Improvement Priorities

- Review asset register data accuracy via review of actual plans and historical data
- Confirm Assets for Renewals in Forward Budgets
- Prepare and prioritise 3-year rolling renewals program
- Confirm New and Upgrade Capital Works Projects in Forward Budgets after additional analysis, review and financial modelling
- Review Capital Works Budgeting and Financial Capacity
- Implement an improved Capital Works Delivery process from inception to delivery
- Monitor and confirm operations and maintenance spend
- Confirm condition/performance of assets through coordinated asset inspection program and repair analysis.
- Condition assess critical below ground mains through co-ordinated asset inspection program.
- Identify critical assets and asset risk profile
- Implement 2019 DWQMP Recommendations
- Document Maintenance Management Strategy, Schedule and Activities
- Develop Critical Spares Inventory Management System
- Asset Register/GIS Updates and Improvements Process
- Improve 'As Constructed' Data Capture procedure
- Define Staff Roles and Responsibilities

10.3 Key Performance Indicators (Improvement)

The effectiveness of this Asset Management Plan can be measured in the following ways:

- The degree to which the required forecast costs identified in this Asset Management Plan are incorporated into the long-term financial plan.
- The degree to which the detailed multi-year works programs, budgets, business plans and corporate structures take into account the 'global' works program trends provided by the Asset Management Plan.
- The degree to which the existing and projected service levels and service consequences, risks and residual risks are incorporated into the Strategic Plan and associated plans.
- Progress towards the achievement of Council's Asset Renewal Funding Ratio target (this target is currently 90%).

²² ISO 55000 Refers to this as the Asset Management System



10.4 Improvement Plan

The improvement plan generated from this Asset Management Plan is shown below.

Table 29: Water Asset Management Improvement Plan

Item	Improvement Task	Description	Priority (H/M/L)	Internal \$	External \$	Responsible Person	Completion Date
LEVELS OF SERVICE							
1	Confirm LOS	Confirm proposed LOS and include in CSS	High	To Be determined	To Be determined	Manager WWW	June 2020
2	Confirm Customer Service Standard	Finalise draft 2019 Customer Service Standard including review of targets in line with outcomes of this AMP.	Medium	To Be determined	To Be determined	Manager WWW	June 2020
3	Formally gauge customer satisfaction and expectations	Incorporate customer consultation mechanisms around on service levels and costs of providing the service	Medium	To Be determined	To Be determined	Manager WWW	June 2021
CAPEX							
4	Confirm Assets for Renewals in Forward Budgets	Adopt the asset renewal profiles to meet service levels in the AMP as the basis for future renewals budgeting and revising the forward works plan	High	To Be determined	To Be determined	Manager WWW	June 2021.
5	Prepare 3-year rolling renewals program	For assets identified in the 5-year renewal profiles monitor their condition/performance and confirm assets for short term (3 year) rolling renewals program.	High	To Be determined	To Be determined	Manager WWW	June 2021.
6	Prioritise 3 years renewals program	Prioritise 3 years renewals program using criteria in this AMP with high priority renewals for next years detailed in works program and budget.	High	To Be determined	To Be determined	Manager WWW	June 2021.

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Item	Improvement Task	Description	Priority (H/M/L)	Internal \$	External \$	Responsible Person	Completion Date
7	Confirm New and Upgrade Capital Works Projects in Forward Budgets	Confirm the need, extent, timing and cost of proposed new and upgrade capital works projects after additional analysis, review and financial modelling. There are few if any new or upgrade projects in the forward years of the Forward Works Program. A review and improvement of the LGIP projects (and thus FWP) based on modelling reviews etc. are required.	Medium	To Be determined	To Be determined	Manager WWW	June 2021.
8	Improve Capital Works Budgeting	Clearly identify (e.g. via Project ID), separate renewal, new, upgrade and disposal capital works in forward works program.	Low	To Be determined	To Be determined	Manager WWW	June 2021.
9	Improve Capital Works Plan Development and Coordination	Develop methodology and accurate 3- 5-year plan with indicative 10 year to allow better coordination of year-to-year planning for water assets and design together with consideration for Works section projects	Medium	To Be determined	To Be determined	Manager WWW	June 2021.
10	CAPEX Budgeting Review	Review Capital Works Budgeting and Financial Capacity	High	To Be determined	To Be determined	Manager WWW	December 2020
11	Capital Works Delivery Process	Implement an improved Capital Works Delivery process from inception to delivery	High	To Be determined	To Be determined	Manager WWW	June 2021.
OPEX							
12	Monitor operations and maintenance spend	Monitor and report on OPEX trends/exceptions for facilities and take corrective action as required.	Medium	To Be determined	To Be determined	Manager WWW	June 2021.

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Item	Improvement Task	Description	Priority (H/M/L)	Internal \$	External \$	Responsible Person	Completion Date
13	Confirm operations and maintenance forecasts	Identify operations and maintenance in forecast budgets based on sound knowledge of actuals (activity budgeting). To date, Council has not been able to separate operations cost from maintenance.	High	To Be determined	To Be determined	Manager WWW	June 2021.
ASSETS							
14	Confirm condition/performance of assets	Confirm condition/performance of assets through co-ordinated asset inspection program and repair analysis Consider implementing a 'Fault Report Record' for call outs - repairs, inspections to record condition/performance of assets, e.g. main breaks, sewer connection blockages.	Medium	To Be determined	To Be determined	Water & Wastewater Engineer	June 2021.
15	Condition assess at risk (critical) below ground mains	Carry out nondestructive testing of sample aged/critical mains to determine condition and probability of failure	Low	To Be determined	To Be determined	Water & Wastewater Engineer	June 2021.
RISK							
16	Determine asset risk profile	Assign risk rating to all assets	Medium	To Be determined	\$15,000	Water & Wastewater Engineer	December 2020
17	Identify critical assets	Identifying critical assets and failure modes to enable targeted investigative activities, condition inspection programs, maintenance and capital expenditure plans for critical assets	Medium	To Be determined	To Be determined	Water & Wastewater Engineer	June 2021.
OPERATIONS AND MAINTENANCE							

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Item	Improvement Task	Description	Priority (H/M/L)	Internal \$	External \$	Responsible Person	Completion Date
18	Implement 2019 DWQMP Recommendations	Determine the treatment costs of implementing the Risk Management Improvement Program	High	To Be determined	To Be determined	Project Coordinator Water & Wastewater	June 2021.
19	Implement 2019 DWQMP Recommendations	Section 5.2 – Review Reservoirs and Reticulation procedures	High	To Be determined	To Be determined	Project Coordinator Water & Wastewater	December 2020.
20	Implement 2019 DWQMP Recommendations	Section 5.2 – Develop additional Reservoirs and Reticulation procedures (see RMIP in Appendix A)	Medium	To Be determined	To Be determined	Project Coordinator Water & Wastewater	December 2021.
21	Implement 2019 DWQMP Recommendations	Section 5.2 – Develop additional WTP procedures (O & M manuals)	Medium	To Be determined	To Be determined	Project Coordinator Water & Wastewater	December 2021.
22	Implement 2019 DWQMP Recommendations	Section 5.4 – All actions for Risk Management Improvement Program	High	To Be determined	To Be determined	Project Coordinator Water & Wastewater	August 2021
23	Maintenance Management Strategy and Schedule	Document Council's Maintenance Management Strategy for asset types including refine/develop, document in summary form a 'Maintenance Schedule' (e.g. a calendar year program of activities with frequency and responsibility).	Medium	To Be determined	To Be determined	Project Coordinator Water & Wastewater	June 2021

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Item	Improvement Task	Description	Priority (H/M/L)	Internal \$	External \$	Responsible Person	Completion Date
24	Document Maintenance Management Activities	Document the required minimum routine inspection and maintenance management activities and prepare basic inspection/ checklists that align with technical service measures, particularly for critical assets, e.g. pump station, reservoir inspections (external/internal)	Medium	To Be determined	To Be determined	Project Coordinator Water & Wastewater	June 2021
25	Develop Critical Spares Inventory Management System	Continue to identify, list and procure if necessary, spares for critical assets and components including contact details documented for suppliers/repairers, e.g. pumps.	Medium	To Be determined	To Be determined	Project Coordinator Water & Wastewater	June 2021
DATA MANAGEMENT							
26	Asset Register/GIS Updates and Improvements Process	Complete the update of GIS mapping as required	Medium	To Be determined	To Be determined	Water & Wastewater Engineer	June 2021
27	Asset Register/GIS Updates and Improvements Process	Review asset register data accuracy via review of actual plans and historical data	High	To Be determined	To Be determined	Water & Wastewater Engineer	June 2021
28	Asset Register/GIS Updates and Improvements Process	Identify/confirm critical valves and ensure they are separated out in register (could be included in Pipework, Valves & Fittings)	Medium	To Be determined	To Be determined	Water & Wastewater Engineer	June 2021
29	Asset Register/GIS Updates and Improvements Process	Decide on the process to correct asset attribute data inconsistencies. Address missing and incorrect attribute data (main sizes, materials and install dates/age, or a mixture of all)	Medium	To Be determined	To Be determined	Water & Wastewater Engineer	June 2021

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Item	Improvement Task	Description	Priority (H/M/L)	Internal \$	External \$	Responsible Person	Completion Date
30	Asset Register/GIS Updates and Improvements Process	Develop a process for field capture (e.g. staff measure onsite as part of routine operations) and GIS/register system updating of missing asset attribute data	Medium	To Be determined	To Be determined	Water & Wastewater Engineer	June 2021
31	Improve 'As Constructed' Data Capture procedure	Develop and implement 'as constructed' work procedure and Process to handover Donated Assets (e.g. in Asset Accounting Manual)	Medium	To Be determined	To Be determined	Water & Wastewater Engineer	June 2021
STAFF MANAGEMENT							
32	Define Roles and Responsibilities	Ensure roles and responsibilities are clearly defined and communicated for positions relating to water asset management.	Medium	To Be determined	To Be determined	Manager WWW	June 2021

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10.5 Monitoring and Review Procedures

This asset management plan will be reviewed bi-annually. This review shall include, but not be limited to:

- Condition and performance of assets:
 - Changes in overall condition;
 - Levels of service achieved;
 - Financial forecasts;
 - Validation of estimated costs for asset works.
- Progress on Capital Works Development Program;
- Recommendations for amendments;
- The performance and appropriateness of asset documents, including:
 - Asset Management Policy;
 - Asset Management Strategy;
 - Individual Asset Management Plans;
 - Individual Asset Class Specifications.

10.5.1 Audit Review Process

Council will implement an audit process to ensure:

- Assets are recorded accurately within Council's asset management system;
- Condition assessments and maintenance inspections are conducted in accordance with Council's Individual Asset Class Specifications frequency, methodology and criteria;
- Works programs are developed according to relevant criteria;
- Works are completed in accordance with Council's Individual Asset Specifications;
- Completed works are recorded in the asset management system; and
- Expenditure is correctly allocated between capital and maintenance in accordance with Council's guidelines.

10.5.2 Reviewing Maintenance Management Performance

SBRC has developed a Water Asset Maintenance Management Plan that defines the maintenance service and standard levels for Water assets.

Part of the annual budget process is to review asset performance following the delivery of the maintenance program. Actual expenditures are compared to those budgeted, and any significant variances are analysed with any necessary remedial action accounted for in the new budget.

Effectiveness of the various maintenance activities is reviewed to ensure that they are delivering what is required to keep the asset performing at the required level of service.

Part of this process is to determine whether it is effective to continue funding maintenance or in fact that the particular asset or asset component requires rehabilitation, renewal or upgrading or even being downgraded.



10.5.3 Reporting Asset Achievements

Council's Annual Report is the vehicle used to report asset management achievements of its CAPEX and OPEX strategies against planned targets and programs to the community.



11.0 REFERENCES

- Institute of Public Works Engineering Australasia. (2008). *NAMS.PLUS Asset Management*.
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- International Standards Organisation. (2014). *ISO 55000:2014 Asset management – Overview, principles and terminology*.
- International Standards Organisation. (2014). *ISO 55001:2014 Asset management – Management Systems – Requirements*.
- International Standards Organisation. (2018). *ISO 31000:2018, Risk management – Guidelines*.
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Appendix A: Glossary

The following terms defined/ described to clarify concepts referred to in this document.

Table 30: Glossary

Term	Description
Asset Condition Assessment	The process of continuous or periodic inspection, assessment, measurement and interpretation of the resultant data to indicate the condition of a specific asset so as to determine the need for some preventative or remedial action.
Asset Management	The combination of management, financial, economic, engineering and other practices applied to physical assets with the objective of providing the required level of service in the most cost-effective manner.
Asset Management Plan	A plan developed for the management of one or more infrastructure assets that combines multi-disciplinary management techniques (including technical and financial) over the lifecycle of the asset in the most cost-effective manner to provide a specified level of service. A significant component of the plan is a long-term cash flow projection for the activities.
Asset Renewal	Replacement or rehabilitation to original size and capacity of a water asset or the component of the asset. Renewals are "capitalised" so that the cost can be depreciated over the future life of the asset.
Core Asset Management	Asset management which relies primarily on the use of an asset register, maintenance management systems, job/resource management, condition assessment and defined levels of service, in order to establish alternate treatment options and long term cash flow predictions. Priorities are usually established on the basis of financial return gained by carrying out the work (rather than risk analysis and optimised renewal decision making).
Infrastructure Assets	Physical assets of the entity or of another entity that contribute to meeting the public's need for access to major economic and social facilities and services, e.g. roads, drainage, footpaths and cycleways. These are typically large, interconnected networks or portfolios of composite assets. The components of these assets may be separately maintained, renewed or replaced individually so that the required level and standard of service from the network of assets is continuously sustained. Generally, the components and hence the assets have long lives. They are fixed in place and are often have no market value.
Level of Service	The defined service quality for a particular service against which service performance may be measured. Service levels usually relate to quality, quantity, reliability, responsiveness, environmental, acceptability and cost).
Life Cycle Cost	The life cycle cost (LCC) is the average cost to provide the service over the longest asset life cycle. It comprises annual maintenance and asset consumption expense, represented by depreciation expense. The Life Cycle Cost does not indicate the funds required to provide the service in a particular year.
Life Cycle Expenditure	The Life Cycle Expenditure (LCE) is the actual or planned annual maintenance and capital renewal expenditure incurred in providing the service in a particular year. Life Cycle Expenditure may be compared to Life Cycle Cost to give an initial indicator of life cycle sustainability.



Term	Description
Maintenance and Renewal Sustainability Index	The ratio of estimated budget to projected expenditure for maintenance and renewal of assets over a defined time (e.g. 5, 10 and 15-years).
Performance Measure	A qualitative or quantitative measure of a service or activity used to compare actual performance against a standard or other target. Performance indicators commonly relate to statutory limits, safety, responsiveness, cost, comfort, asset performance, reliability, efficiency, environmental protection and customer satisfaction.
Reactive Maintenance	Unplanned repair work carried out in response to service requests and management/supervisory directions.
Scheduled Maintenance	Maintenance carried out in accordance with a routine maintenance schedule, e.g. scheduled pump maintenance.
Planned Maintenance	Repair work that is identified and managed through the customer requests system (e.g. Dataworks). These activities include inspections, assessing the condition against failure/breakdown experience, prioritising, scheduling, actioning the work and reporting what was done to develop a maintenance history and improve maintenance and service delivery performance.
Rate of Annual Asset Renewal	A measure of the rate at which assets are being renewed per annum expressed as a percentage of their depreciable amount (capital renewal expenditure/ depreciable amount).
Reactive Maintenance	Unplanned repair work carried out in response to service requests & management / supervisory directions.
Recurrent Expenditure	Relatively small (immaterial) expenditure or that which has benefits expected to last less than 12 months. Recurrent expenditure includes operating and maintenance expenditure.
Remaining Life	The time remaining until an asset ceases to provide the required service level or economic usefulness. Age plus remaining life is economic life (also useful life).
Renewal Expenditure	Major works which do not increase the asset's design capacity but restores, rehabilitates, replaces or renews an existing asset to its original service potential.
Upgrade/Expansion Expenditure	Work over and above restoring an asset to original service potential.
Useful Life (also economic life)	Either:(a) the period over which an asset is expected to be available for use by an entity, or (b) the number of production or similar units expected to be obtained from the asset by the entity. It is the estimated or expected time between placing the asset into service and removing it from service, or the estimated period of time over which the future economic benefits embodied in a depreciable asset, are expected to be consumed by the Council.
New Assets	Activities that create a water asset that did not exist previously or extend an asset beyond its original size or capacity. New assets are also "capitalised", but they increase the asset base rather than restore its capacity to perform.



Appendix B: Water Asset Hierarchy

Council's Water asset hierarchy is shown below.

Table 31: SBRC Approved Water Hierarchy

Functional Use (L1)	Functional Use (L2)
Water Distribution	Reticulation Supply Mains
Water Distribution	Reticulation Supply Service Conduits & Metering
Water Distribution	Distribution Trunk Mains
Water Distribution	Distribution Trunk Schemes
Water Distribution	Raw Water Mains
Water Treatment & Processing	Treatment Plants
Water Treatment & Processing	Distribution Dosing Plants
Water Treatment & Processing	Distribution Monitoring Plants
Water Treatment & Processing	Facilities & Site Infrastructure
Water Transfer	Raw Water Pump Station
Water Transfer	Treated Water Pump Station
Water Transfer	Facilities & Site Infrastructure
Water Bulk Storage & Supply	Weirs
Water Bulk Storage & Supply	Dams
Water Bulk Storage & Supply	Reservoirs
Water Bulk Storage & Supply	Other Off-Stream Storage
Water Bulk Storage & Supply	Catchments
Water Bulk Storage & Supply	Facilities & Site Infrastructure



Appendix C: Acquisition Forecast

Table 32: Acquisition Forecast Summary

Year	Growth
2021/2022	\$6,000,000
2022/2023	\$137,000
2023/2024	\$252,000
2024/2025	\$0
2025/2026	\$0
2026/2027	\$106,000
2027/2028	\$140,000
2028/2029	\$5,318,000
2029/2030	\$0
2030/2031	\$10,160,000
2031/2032	\$0
2032/2033	\$250,000
2033/2034	\$0
2034/2035	\$0
2035/2036	\$0
2036/2037	\$0
2037/2038	\$0
2038/2039	\$0
2039/2040	\$0
2040/2041	\$0
Total	\$22,363,000



Appendix D: Operation Forecast

'Additional Operation Forecast' is the increase from the previous year (i.e. current year minus previous year).

Table 33: Operation Forecast Summary

Year	Additional Operation Forecast	Total Operation Forecast
2021/2022	\$357,171	\$4,499,913
2022/2023	\$102,536	\$4,602,449
2023/2024	\$316,354	\$4,918,803
2024/2025	\$131,584	\$5,050,387
2025/2026	\$101,736	\$5,152,123
2026/2027	\$104,227	\$5,256,350
2027/2028	\$106,786	\$5,363,136
2028/2029	\$109,415	\$5,472,551
2029/2030	\$151,930	\$5,624,481
2030/2031	\$156,148	\$5,780,629
2031/2032	\$160,484	\$5,941,113
2032/2033	\$164,939	\$6,106,051
2033/2034	\$169,518	\$6,275,569
2034/2035	\$174,224	\$6,449,793
2035/2036	\$179,060	\$6,628,853
2036/2037	\$184,032	\$6,812,885
2037/2038	\$189,141	\$7,002,026
2038/2039	\$194,392	\$7,196,418
2039/2040	\$199,789	\$7,396,207
2040/2041	\$205,335	\$7,601,542
Total:	\$3,458,801	\$119,131,279



Appendix E: Maintenance Forecast

Table 34: Maintenance Forecast Summary

Year	Additional Maintenance Forecast	Total Maintenance Forecast
2021/2022	\$62,745	\$2,342,060
2022/2023	\$1,525	\$2,343,585
2023/2024	\$2,805	\$2,346,390
2024/2025	\$0	\$2,346,390
2025/2026	\$0	\$2,346,390
2026/2027	\$1,179	\$2,347,569
2027/2028	\$1,559	\$2,349,128
2028/2029	\$55,826	\$2,404,954
2029/2030	\$0	\$2,404,954
2030/2031	\$106,355	\$2,511,309
2031/2032	\$0	\$2,511,309
2032/2033	\$2,614	\$2,513,923
2033/2034	\$0	\$2,513,923
2034/2035	\$0	\$2,513,923
2035/2036	\$0	\$2,513,923
2036/2037	\$0	\$2,513,923
2037/2038	\$0	\$2,513,923
2038/2039	\$0	\$2,513,923
2039/2040	\$0	\$2,513,923
2040/2041	\$0	\$2,513,923
Total:	\$234,608	\$48,879,345



Appendix F: Renewal Forecast Summary

Table 35. Renewal Forecast Summary

Year	Renewal Forecast	Renewal Budget
2020/2021	\$818,442	\$2,825,000
2021/2022	\$662,548	\$2,785,000
2022/2023	\$246,669	\$853,000
2023/2024	\$11,800,000	\$12,908,000
2024/2025	\$743,116	\$890,000
2025/2026	\$510,269	\$818,000
2026/2027	\$499,080	\$844,000
2027/2028	\$96,927	\$720,000
2028/2029	\$1,464,666	\$767,000
2029/2030	\$877,387	\$410,000
2030/2031	\$1,791,841	\$1,885,000
2031/2032	\$6,956,356	\$5,100,000
2032/2033	\$2,005,276	\$100,000
2033/2034	\$0	\$100,000
2034/2035	\$32,354	\$100,000
2035/2036	\$3,663,556	\$100,000
2036/2037	\$437,484	\$100,000
2037/2038	\$0	\$100,000
2038/2039	\$950,545	\$100,000
2039/2040	\$0	\$425,743
2040/2041	\$469,566	\$425,743
Total	\$33,556,516	\$31,930,743



Appendix G: Disposal Summary

Table 36: Disposal Activity Summary

Year	Disposal Forecast	Disposal Budget
2022/2023	\$200,000	\$200,000
2023/2024	\$200,000	\$200,000
2027/2028	\$15,000	\$15,000
2028/2029	\$50,000	\$50,000
Total:	\$465,000	\$465,000



Appendix H: Budget Summary by Lifecycle Activity

Table 37: Budget Summary by Lifecycle Activity

Year	Acquisition	Operation	Maintenance	Renewal	Disposal	Total
2021/2022	\$6,000,000	\$4,499,913	\$2,337,271	\$2,785,000	\$0	\$15,622,184
2022/2023	\$137,000	\$4,602,449	\$2,390,528	\$853,000	\$200,000	\$8,182,977
2023/2024	\$252,000	\$4,918,803	\$2,554,844	\$12,908,000	\$200,000	\$20,833,647
2024/2025	\$0	\$5,050,387	\$2,623,188	\$890,000	\$0	\$8,563,575
2025/2026	\$0	\$5,152,123	\$2,676,031	\$818,000	\$0	\$8,646,154
2026/2027	\$106,000	\$5,256,350	\$2,730,166	\$844,000	\$0	\$8,936,516
2027/2028	\$140,000	\$5,363,136	\$2,785,632	\$720,000	\$15,000	\$9,023,768
2028/2029	\$5,318,000	\$5,472,551	\$2,842,462	\$767,000	\$50,000	\$14,450,013
2029/2030	\$0	\$5,624,481	\$2,921,375	\$410,000	\$0	\$8,955,856
2030/2031	\$10,160,000	\$5,780,629	\$3,002,479	\$1,885,000	\$0	\$20,828,108
2031/2032	\$0	\$5,941,113	\$3,085,835	\$5,100,000	\$0	\$14,126,947
2032/2033	\$250,000	\$6,106,051	\$3,171,504	\$100,000	\$0	\$9,627,555
2033/2034	\$0	\$6,275,569	\$3,259,552	\$100,000	\$0	\$9,635,121
2034/2035	\$0	\$6,449,793	\$3,350,045	\$100,000	\$0	\$9,899,837
2035/2036	\$0	\$6,628,853	\$3,443,049	\$100,000	\$0	\$10,171,903
2036/2037	\$0	\$6,812,885	\$3,538,636	\$100,000	\$0	\$10,451,521
2037/2038	\$0	\$7,002,026	\$3,636,877	\$100,000	\$0	\$10,738,903
2038/2039	\$0	\$7,196,418	\$3,737,844	\$100,000	\$0	\$11,034,263
2039/2040	\$0	\$7,396,207	\$3,841,615	\$425,743	\$0	\$11,663,565
2040/2041	\$0	\$7,601,542	\$3,948,267	\$425,743	\$0	\$11,975,552
Total	\$22,363,000	\$119,131,281	\$61,877,200	\$29,531,486	\$465,000	\$233,367,000



Appendix I: Budgeted Forward Works Program Projects

Table 36: Budgeted Forward Works Program Projects

Year	Subcategory2	Location	Description_1	Renewal	Upgrade	New	Disposal	Total
2021/2022	Reservoirs	Wondai	AC pipework replacements at active assets	\$50,000	\$0	\$0	\$0	\$50,000
2021/2022	Reservoirs	Nanango	AC pipework replacements at active assets	\$50,000	\$0	\$0	\$0	\$50,000
2021/2022	Reservoirs	Blackbutt	AC pipework replacements at active assets	\$50,000	\$0	\$0	\$0	\$50,000
2021/2022	Treatment Plants	Regional	Purchase additional Water allocation	\$0	\$0	\$2,000,000	\$0	\$2,000,000
2021/2022	Reservoirs	Kingaroy	Kingaroy Hts Replacement Reservoir-	\$1,000,000	\$0	\$0	\$0	\$1,000,000
2021/2022	Reservoirs	Kingaroy	Mt Wooroolin New Reservoir	\$0	\$0	\$4,000,000	\$0	\$4,000,000
2021/2022	Reservoirs	Proston	Reservoir Replace Reservoirs	\$1,200,000	\$0	\$0	\$0	\$1,200,000
2021/2022	Distribution Trunk Mains	Kingaroy	Main Replacement	\$205,000	\$0	\$0	\$0	\$205,000
2021/2022	Distribution Trunk Mains	Kingaroy	River Road (Barron to Youngman incl Barron Indust) 492m. upgrade to 225mm	\$130,000	\$0	\$0	\$0	\$130,000



Year	Subcategory2	Location	Description_1	Renewal	Upgrade	New	Disposal	Total
2021/2022	Distribution Trunk Mains	Regional	Water Meter replacement	\$100,000	\$0	\$0	\$0	\$100,000
2022/2023	Reservoirs	Murgon & Wondai	Demolish old WTP Buildings	\$0	\$0	\$0	\$200,000	\$200,000
2022/2023	Distribution Trunk Mains	Kingaroy	Main Replacement	\$205,000	\$0	\$0	\$0	\$205,000
2022/2023	Distribution Trunk Mains	Kingaroy	Main Replacement & Upgrade	\$548,000	\$137,000	\$0	\$0	\$685,000
2022/2023	Distribution Trunk Mains	Regional	Water Meter replacement	\$100,000	\$0	\$0	\$0	\$100,000
2023/2024	Dams	Kingaroy	Gordonbrook Dam Spillway Replace and Upgrade	\$11,800,000	\$0	\$0	\$0	\$11,800,000
2023/2024	Treatment Plants	Wondai	Demolish old WTP Buildings	\$0	\$0	\$0	\$200,000	\$200,000
2023/2024	Distribution Trunk Mains	Nanango	D'Agular Hwy (Drayton to Racecourse Road)	\$1,008,000	\$252,000	\$0	\$0	\$1,260,000
2023/2024	Distribution Trunk Mains	Regional	Water Meter replacement	\$100,000	\$0	\$0	\$0	\$100,000
2024/2025	Reservoirs	Kingaroy	Kingaroy Heights 2 x reservoirs reline	\$500,000	\$0	\$0	\$0	\$500,000
2024/2025	Distribution Trunk Mains	Kumbia	Stuart River Rising Main Kumbia	\$290,000	\$0	\$0	\$0	\$290,000
2024/2025	Distribution Trunk Mains	Regional	Water Meter replacement	\$100,000	\$0	\$0	\$0	\$100,000
2025/2026	Reservoirs	Kingaroy	Premier drive storage reline	\$500,000	\$0	\$0	\$0	\$500,000



Year	Subcategory2	Location	Description_1	Renewal	Upgrade	New	Disposal	Total
2025/2026	Distribution Trunk Mains	Wondai	MacKenzie Street - Water Main	\$75,000	\$0	\$0		\$75,000
2025/2026	Distribution Trunk Mains	Murgon	Garrick Street - Water Main	\$95,000	\$0	\$0		\$95,000
2025/2026	Distribution Trunk Mains	Murgon	Lamb Street (Bunya Hwy xing to Stephens St)	\$18,000	\$0	\$0		\$18,000
2025/2026	Distribution Trunk Mains	Nanango	Fitzroy St (Appin to Alfred)	\$30,000	\$0	\$0		\$30,000
2025/2026	Distribution Trunk Mains	Regional	Water Meter replacement	\$100,000	\$0	\$0		\$100,000
2026/2027	Distribution Trunk Mains	Murgon	Rose Street (Thorn to end)	\$45,000	\$0	\$0	\$0	\$45,000
2026/2027	Distribution Trunk Mains	Proston	Hivesville Main Line Stage 4	\$200,000	\$0	\$0	\$0	\$200,000
2026/2027	Distribution Trunk Mains	Wondai	Haley Street - Water Main	\$55,000	\$0	\$0	\$0	\$55,000
2026/2027	Distribution Trunk Mains	Wondai	Scott St Trunk Upgrade (Scott St Res to Haley St)	\$424,000	\$106,000	\$0	\$0	\$530,000
2026/2027	Distribution Trunk Mains	Nanango	Elk St (Henry to George)	\$20,000	\$0	\$0	\$0	\$20,000
2026/2027	Distribution Trunk Mains	Regional	Water Meter replacement	\$100,000	\$0	\$0	\$0	\$100,000
2027/2028	Distribution Trunk Mains	Nanango	Drayton St (Burnett to George)	\$60,000	\$0	\$0	\$0	\$60,000
2027/2028	Distribution Trunk Mains	Kingaroy	Haly St (Kingaroy St to Fisher St)	\$260,000	\$65,000	\$0	\$0	\$325,000



Year	Subcategory2	Location	Description_1	Renewal	Upgrade	New	Disposal	Total
2027/2028	Distribution Trunk Mains	Kingaroy	Jarrah St (Haly to Somerset)	\$84,000	\$21,000	\$0	\$0	\$105,000
2027/2028	Distribution Trunk Mains	Kingaroy	Somerset St (Alford to Knight)	\$216,000	\$54,000	\$0	\$0	\$270,000
2027/2028	Distribution Trunk Mains	Kingaroy	Haly St (Fisher to Willowglen)	\$0	\$0	\$0	\$15,000	\$15,000
2027/2028	Distribution Trunk Mains	Regional	Water Meter replacement	\$100,000	\$0	\$0	\$0	\$100,000
2028/2029	Distribution Reservoirs	Kingaroy	Water Storage	\$0	\$0	\$5,000,000	\$0	\$5,000,000
2028/2029	Distribution Trunk Mains	Kingaroy	XHL Pressure Zone Realignment	\$75,000	\$0	\$0	\$0	\$75,000
2028/2029	Distribution Trunk Mains	Kingaroy	Walter Road (Knight to Harris)	\$232,000	\$58,000	\$0	\$0	\$290,000
2028/2029	Distribution Trunk Mains	Kingaroy	Haly St (Fisher to West) - Decommission	\$0	\$0	\$0	\$50,000	\$50,000
2028/2029	Distribution Trunk Mains	Wondai	Replacement Scott St Trunk Upgrade (Haley St to Burrows St)	\$260,000	\$260,000	\$0	\$0	\$520,000
2028/2029	Distribution Trunk Mains	Regional	Water Meter replacement	\$100,000	\$0	\$0	\$0	\$100,000
2029/2030	Distribution Trunk Mains	Wondai	South Street Water Main Replacement (Scott to Kent)	\$135,000	\$0	\$0	\$0	\$135,000
2029/2030	Distribution Trunk Mains	Wooroolin	Frederick Street (Bunya Hwy to Allens Rd)	\$90,000	\$0	\$0	\$0	\$90,000



Year	Subcategory2	Location	Description_1	Renewal	Upgrade	New	Disposal	Total
2029/2030	Distribution Trunk Mains	Wooroolin	Allens Road (Frederick St to Kate St)	\$70,000	\$0	\$0	\$0	\$70,000
2029/2030	Distribution Trunk Mains	Wooroolin	Bunya Hwy (Kate St to end)	\$20,000	\$0	\$0	\$0	\$20,000
2029/2030	Distribution Trunk Mains	Nanango	Hamilton Road Rising Main (old to Mc Wier)	\$95,000	\$0	\$0	\$0	\$95,000
2028/2029	Distribution Trunk Mains	Regional	Water Meter replacement	\$100,000	\$0	\$0	\$0	\$100,000
2030/2031	Weirs	Nanango	McCauley Weir, rising main, pump stations and treatment facilities, main to Boondooma Dam pipeline or Regional Pipeline from Kingaroy	\$0	\$0	\$10,000,000	\$0	\$10,000,000
2030/2031	Distribution Trunk Mains	Kingaroy	Queen Street - Water Main	\$50,000	\$0	\$0	\$0	\$50,000
2030/2031	Distribution Trunk Mains	Kingaroy	Harris Road (Walter to Silky Oak)	\$700,000	\$0	\$0	\$0	\$700,000
2030/2031	Distribution Trunk Mains	Kingaroy	Rising Main (Harris to New Reservoir)	\$320,000	\$80,000	\$0	\$0	\$400,000
2030/2031	Distribution Trunk Mains	Kingaroy	Fisher Street Pump Station	\$320,000	\$80,000	\$0	\$0	\$400,000
2030/2031	Distribution Trunk Mains	Wondai	Scott St (Bunya Hwy to Reservoir)	\$190,000	\$0	\$0	\$0	\$190,000



Year	Subcategory2	Location	Description_1	Renewal	Upgrade	New	Disposal	Total
2030/2031	Distribution Trunk Mains	Nanango	Goode St (Wickham to Bright)	\$105,000	\$0	\$0	\$0	\$105,000
2030/2031	Distribution Trunk Mains	Wondai	Hines Road Water Pump Station - Tingoora Water PS	\$100,000	\$0	\$0	\$0	\$100,000
2030/2031	Distribution Trunk Mains	Regional	Water Meter replacement	\$100,000	\$0	\$0	\$0	\$100,000
2031/2032	Distribution Trunk Mains	Regional	Water Meter replacement	\$100,000	\$0	\$0	\$0	\$100,000
2031/2032	Reservoirs	Blackbutt	Water Storage.	\$5,000,000	\$0	\$0	\$0	\$5,000,000
2032/2033	Weirs	Proston	Proston Weir	\$0	\$0	\$250,000	\$0	\$250,000
2032/2033	Distribution Trunk Mains	Regional	Water Meter replacement	\$100,000	\$0	\$0	\$0	\$100,000
2033/2034	Distribution Trunk Mains	Regional	Water Meter replacement	\$100,000	\$0	\$0	\$0	\$100,000
2034/2035	Distribution Trunk Mains	Regional	Water Meter replacement	\$100,000	\$0	\$0	\$0	\$100,000
2035/2036	Distribution Trunk Mains	Regional	Water Meter replacement	\$100,000	\$0	\$0	\$0	\$100,000
2036/2037	Distribution Trunk Mains	Regional	Water Meter replacement	\$100,000	\$0	\$0	\$0	\$100,000
2037/2038	Distribution Trunk Mains	Regional	Water Meter replacement	\$100,000	\$0	\$0	\$0	\$100,000
2038/2039	Distribution Trunk Mains	Regional	Water Meter replacement	\$100,000	\$0	\$0	\$0	\$100,000
2039/2040	Distribution Trunk Mains	Regional	2010/22 - 2038/39 Average Spend	\$425,743	\$0	\$0	\$0	\$425,743

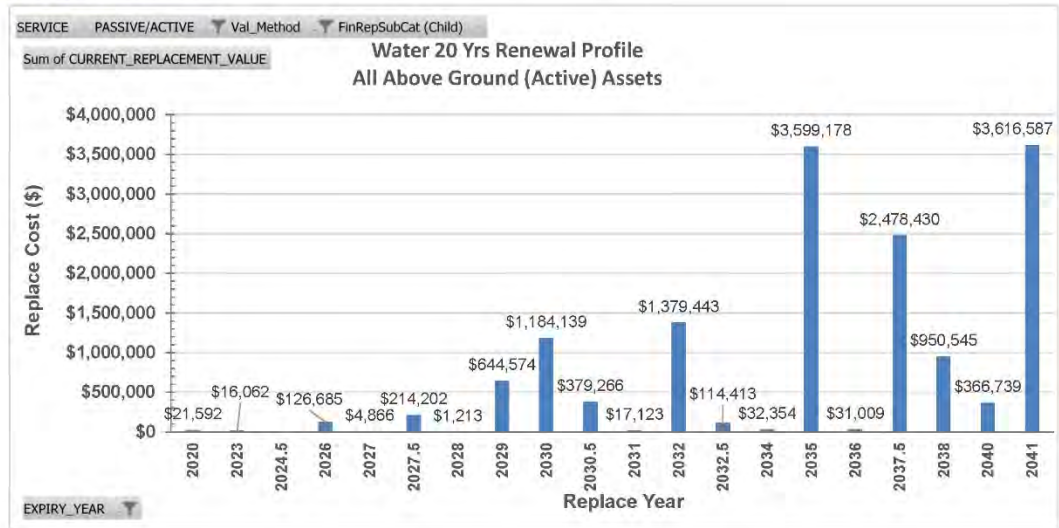


Year	Subcategory2	Location	Description_1	Renewal	Upgrade	New	Disposal	Total
2040/2041	Distribution Trunk Mains	Regional	2021/22 - 2038/39 Average Spend	\$425,743	\$0	\$0	\$0	\$425,743
Total				\$29,531,486	\$1,113,000	\$21,250,000	\$465,000	\$52,359,486

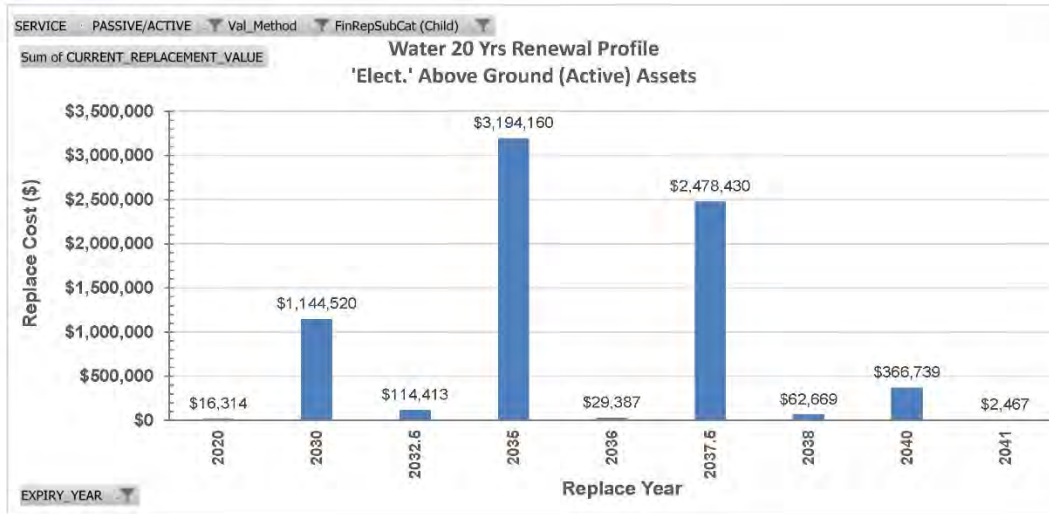


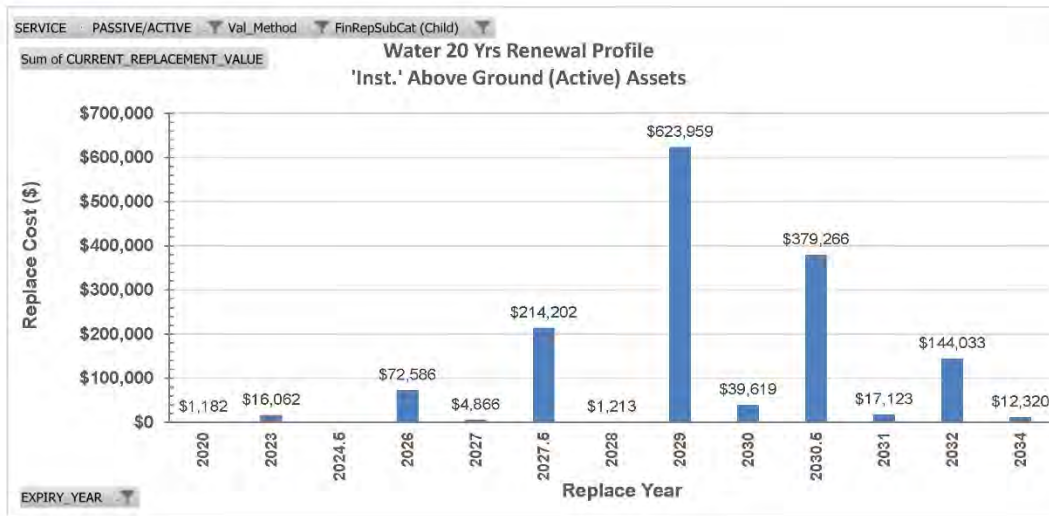
Appendix J: 20 Years Forecast Renewals

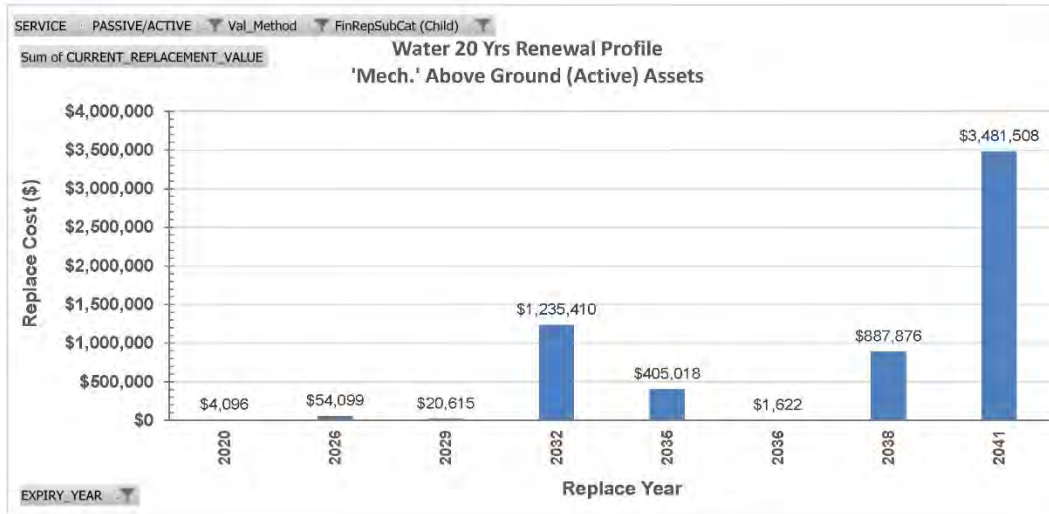
Figure 26 Forecast Renewals

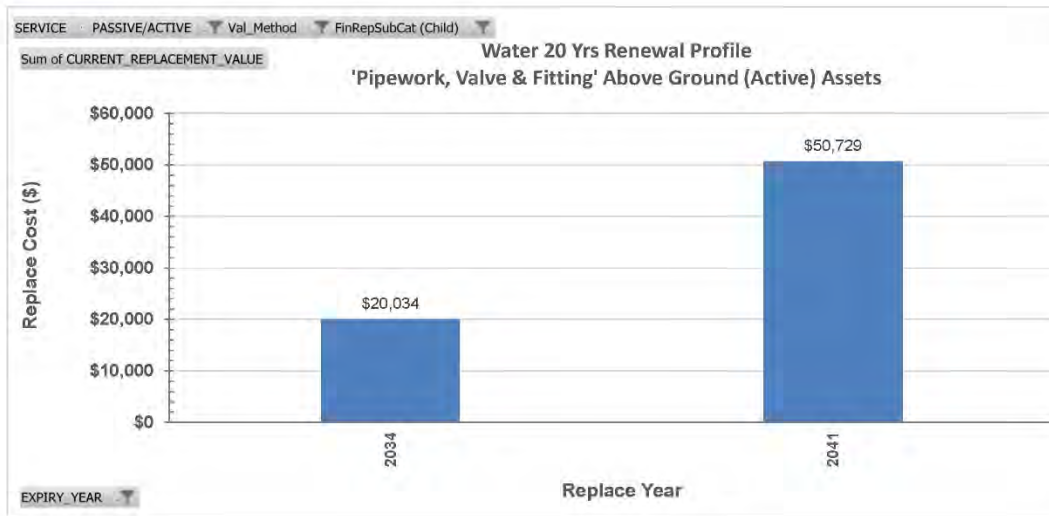


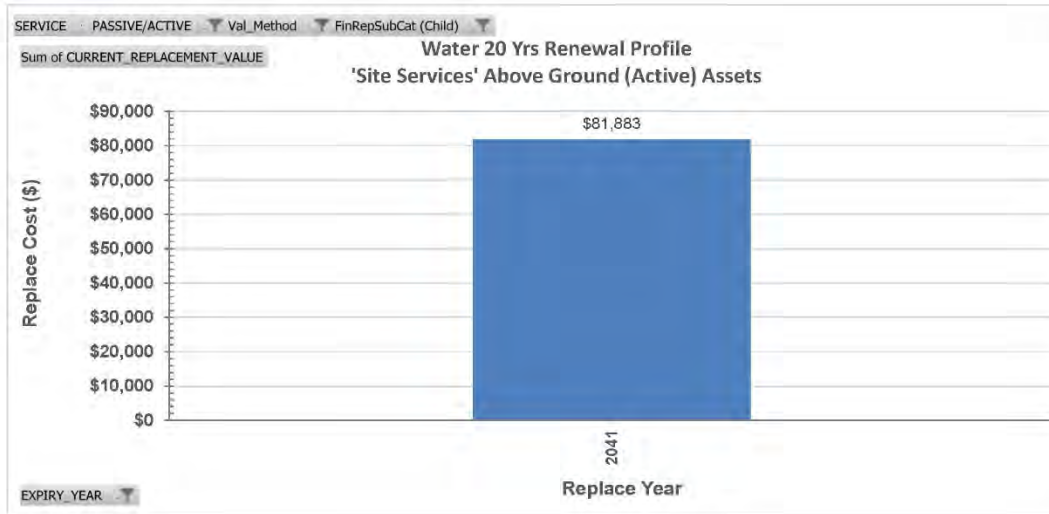
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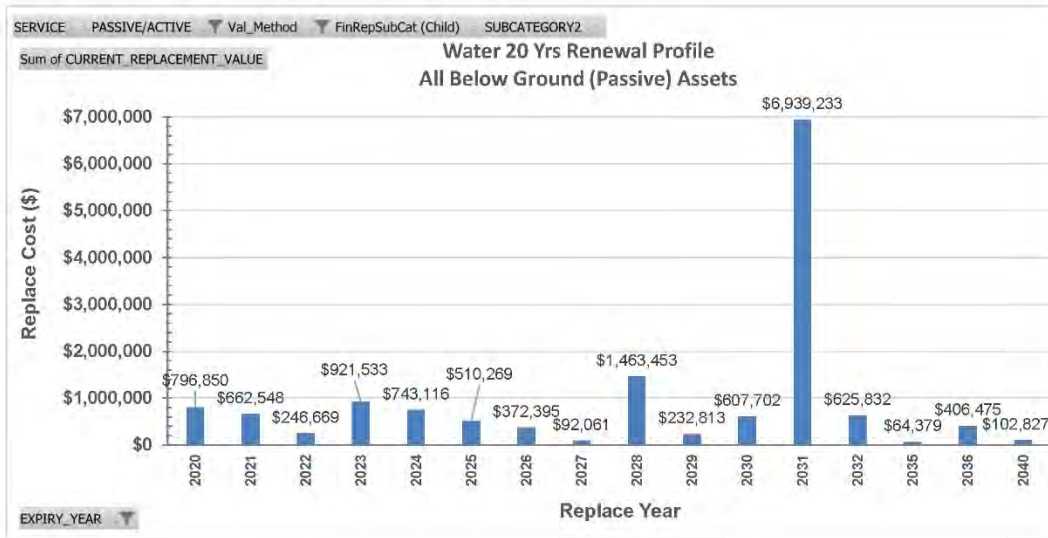


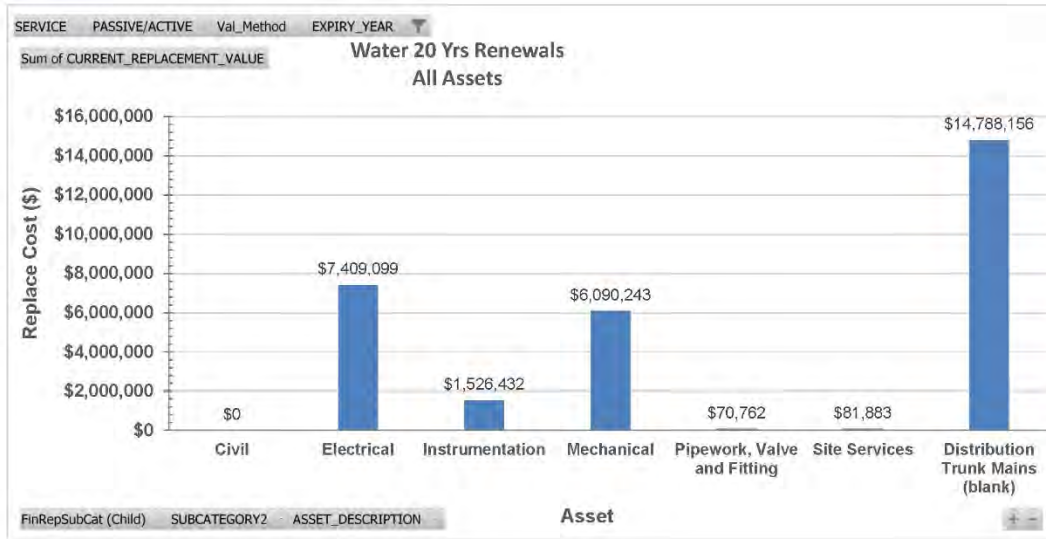














SUMMARY- ALL ASSET RENEWALS BY LOCATION

CURRENT REPLACEMENT VALUE	Column Labels														Grand Total						
Row Labels	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2038	2040	2041	Grand Total
Active	\$21,592			\$16,082			\$126,685	\$4,866	\$1,213	\$644,374	\$1,184,139	\$17,123	\$1,379,443	\$32,354	\$3,399,178	\$31,009	\$450,949	\$366,739	\$3,616,587	\$11,892,109	
Stackholt							\$12,968	\$3,866		\$2,089		\$10,723	\$132,171		\$2,216	\$21,911	\$107,376	\$250,066	\$75,036	\$950,833	
Boondoomie Dam										\$2,400			\$78,608		\$800					\$91,774	
Gingerry									\$-213	\$149,944					\$3,090,453	\$9,599	\$172,118		\$2,083,703	\$5,516,528	
Gumbia							\$0		\$0	\$0		\$3,700				\$29,127	\$9,124	\$733	\$42,685		
Murgari	\$4,036						\$24,487		\$233,989	\$47,781		\$14,972		\$112,938		\$266,149	\$22,637	\$1,361,505	\$2,108,553		
Namago			\$13,200						\$31,107	\$4,400		\$37,781		\$1,402,590		\$510,117		\$56,907	\$794,105		
Preston	\$1,183						\$36,977		\$49,502	\$18,464		\$163,114		\$725,577		\$4,752	\$63,201	\$3,819	\$566,608		
Wondel				\$2,862			\$51,303		\$175,144	\$1,113,494		\$891,757	\$20,034		\$2,316	\$6,880	\$19,356	\$4,853	\$2,328,998		
Woorsooli												\$17,042		\$4,870			\$1,736	\$2	\$23,749		
Yalbiwood	\$16,314											\$3,400		\$7,320			\$34,227		\$65,261		
Passive	\$796,820	\$662,548	\$246,669	\$921,533	\$743,116	\$510,269	\$372,395	\$92,061	\$1,463,453	\$232,813	\$407,702	\$6,939,233	\$625,832		\$64,379	\$406,475		\$102,927	\$14,789,156		
Stackholt													\$71,547					\$16,148	\$71,547		
Gingerry	\$146,988	\$615,787	\$246,669	\$921,533	\$15,039				\$575,730	\$232,813		\$900,267						\$403,572	\$4,101,547		
Gumbia					\$510,269				\$96,016		\$179,972								\$786,258		
Murgari						\$198,557	\$36,812												\$235,369		
Namago	\$45,238				\$698,077	\$44,314		\$6,570				\$1,001,142							\$1,355,342		
Preston Rural												\$5,038,874	\$54,286					\$86,679	\$6,379,288		
Wondel		\$46,760				\$129,574	\$55,249	\$730,136		\$119,272					\$64,379	\$2,903			\$1,148,673		
Woorsooli	\$198,624										\$328,008								\$306,632		
Grand Total	\$818,442	\$662,548	\$246,669	\$937,564	\$743,116	\$510,269	\$499,080	\$96,927	\$1,465,666	\$877,387	\$1,791,641	\$6,956,356	\$2,005,276	\$32,354	\$3,663,556	\$437,484	\$950,549	\$469,566	\$3,616,587	\$26,780,265	



ACTIVE ASSETS BY LOCATION

Row Labels	2027	2027.5	2029	2030.5	2031	2032	2035	2036	2037.5	2038	2040	2041	Grand Total
Blackbutt	\$4,866	\$258	\$2,489	\$5,241	\$14,723	\$132,471	\$21,916	\$21,911	\$531,168	\$427,375	\$250,066	\$75,036	\$1,487,520
Water Distribution	\$4,866		\$5,241	\$14,723			\$20,625	\$3,244		\$2,441	\$1,747	\$4,214	\$36,475
Distribution Reservoirs	\$4,866							\$3,244		\$2,441	\$1,747	\$4,214	\$36,475
Blackbutt Reservoir 1 Child Electrical													\$1,622
Blackbutt Reservoir 1 Child Instrumentation	\$4,866												\$4,866
Blackbutt Reservoir 1 Child Mechanical								\$1,622					\$1,622
Blackbutt Reservoir 2 Child Electrical										\$2,441			\$2,441
Blackbutt Reservoir 2 Child Instrumentation					\$7,322								\$7,322
Blackbutt Reservoir HL Child Electrical												\$2,467	\$2,467
Blackbutt Reservoir HL-Child-Instrumentation					\$7,401								\$7,401
Tarong Header Tank-Child-Electrical											\$1,747		\$1,747
Tarong Header Tank-Child-Instrumentation				\$5,241									\$5,241
Tarong Header Tank-Child-Mechanical												\$1,747	\$1,747
Distribution Trunk Mains							\$20,625				\$178,247		\$198,872
Nulku Pipeline-Yarraman Offtake-Child-Electrical											\$178,247		\$178,247
Wivenhoe Offtake-Child-Pipework, Valve and Fitting							\$20,625						\$20,625
Water Source Storage & Supply		\$258					\$1,291						\$1,549
Dams		\$258					\$1,291						\$1,549
Boobir Dam-Child-Instrumentation		\$258											\$258
Boobir Dam Child Mechanical							\$1,291						\$1,291
Water Transfer		\$2,489			\$61,648		\$18,667				\$70,072		\$152,876
Treated Water Pump Stations		\$2,489			\$14,934		\$18,667						\$36,089
Blackbutt HL PS Child Electrical							\$18,667						\$18,667
Blackbutt HL PS Child-Instrumentation		\$2,489											\$2,489
Blackbutt HL PS Child Mechanical						\$14,934							\$14,934
Raw Water Pump Stations					\$46,715						\$70,072		\$116,787
Tarong Pump Station-Child-Electrical											\$70,072		\$70,072
Tarong Pump Station-Child-Instrumentation						\$46,715							\$46,715
Water Treatment & Processing						\$70,822		\$531,168	\$424,935		\$70,822		\$1,097,748
Treatment Plants						\$70,822		\$531,168	\$424,935		\$70,822		\$1,097,748
Blackbutt WTP-Child-Electrical								\$531,168					\$531,168
Blackbutt WTP-Child-Instrumentation						\$70,822							\$70,822
Blackbutt WTP-Child-Mechanical									\$424,935				\$424,935
Blackbutt WTP-Child-Site Services											\$70,822		\$70,822
Grand Total	\$4,866	\$258	\$2,489	\$5,241	\$14,723	\$132,471	\$21,916	\$21,911	\$531,168	\$427,375	\$250,066	\$75,036	\$1,487,520



Sum of CURRENT_REPLACEMENT_VALUE	Column Labels				
Row Labels	2026	2029	2032	2035	Grand Total
Boondooma Dam	\$12,968	\$2,400	\$78,606	\$800	\$94,774
Water Distribution		\$2,400	\$800	\$800	\$4,000
Distribution Reservoirs		\$2,400	\$800	\$800	\$4,000
Boondooma Dam Distribution Reservoirs-Child-Electrical				\$800	\$800
Boondooma Dam Distribution Reservoirs-Child-Instrumentation		\$2,400			\$2,400
Boondooma Dam Distribution Reservoirs-Child-Mechanical			\$800		\$800
Water Treatment & Processing	\$12,968		\$77,806		\$90,774
Treatment Plants	\$12,968		\$77,806		\$90,774
Boondooma Dam WTP-Child-Instrumentation	\$12,968				\$12,968
Boondooma Dam WTP-Child-Mechanical			\$77,806		\$77,806
Grand Total	\$12,968	\$2,400	\$78,606	\$800	\$94,774



Sum of CURRENT_REPLACEMENT_VALUE	Column Labels								Grand Total
Row Labels	2027.5	2028	2029	2030.5	2035	2036	2038	2041	Grand Total
Kingaroy	\$37,688	\$1,213	\$149,944	\$348,951	\$3,090,453	\$9,098	\$172,118	\$2,093,703	\$5,903,168
Water Distribution	\$31,354	\$83,926			\$40,836	\$27,975			\$184,092
Distribution Reservoirs	\$31,354	\$83,926			\$40,836	\$27,975			\$184,092
Drive in Reservoir (Reservoir 8)-Child-Electrical					\$384				\$384
Drive in Reservoir (Reservoir 8)-Child-Instrumentation			\$1,151						\$1,151
Drive in Reservoir (Reservoir 8)-Child-Mechanical						\$384			\$384
Fisher Street Reservoir (Reservoir 3)-Child-Electrical					\$3,682				\$3,682
Fisher Street Reservoir (Reservoir 3)-Child-Instrumentation	\$11,047								\$11,047
Fisher Street Reservoir (Reservoir 3)-Child-Mechanical					\$3,682				\$3,682
Golf Course Reservoir (Reservoir 11)-Child-Electrical						\$273			\$273
Golf Course Reservoir (Reservoir 11)-Child-Instrumentation		\$820							\$820
Golf Course Reservoir (Reservoir 11)-Child-Mechanical						\$273			\$273
Kingaroy Hts HL Reservoir (Reservoir 12)-Child-Instrumentation			\$3,820						\$3,820
Kingaroy Hts HL Reservoir (Reservoir 12)-Child-Mechanical							\$1,273		\$1,273
Kingaroy Hts Reservoir (Reservoir 10)-Child-Instrumentation	\$6,947								\$6,947
Kingaroy Hts Reservoir (Reservoir 10)-Child-Mechanical					\$2,316				\$2,316
Kingaroy Hts Reservoir (Reservoir 9)-Child-Electrical					\$2,369				\$2,369
Kingaroy Hts Reservoir (Reservoir 9)-Child-Instrumentation		\$7,107							\$7,107
Kingaroy Hts Reservoir (Reservoir 9)-Child-Mechanical						\$2,369			\$2,369
Mt Woooloolin Reservoir (Reservoir 1) - Disinf-Child-Electrical					\$0				\$0
Mt Woooloolin Reservoir (Reservoir 1) - Disinf-Child-Instrumentation		\$0							\$0
Mt Woooloolin Reservoir (Reservoir 1) - Disinf-Child-Mechanical							\$0		\$0
Mt Woooloolin Reservoir (Reservoir 1)-Child-Electrical					\$7,537				\$7,537
Mt Woooloolin Reservoir (Reservoir 1)-Child-Instrumentation		\$22,612							\$22,612
Mt Woooloolin Reservoir (Reservoir 1)-Child-Mechanical						\$7,537			\$7,537
Orana Reservoir (Reservoir 2)-Child-Electrical					\$6,113				\$6,113
Orana Reservoir (Reservoir 2)-Child-Instrumentation		\$18,339							\$18,339
Orana Reservoir (Reservoir 2)-Child-Mechanical						\$6,113			\$6,113
Premier Drive Reservoir (Reservoir 13)-Child-Electrical					\$4,142				\$4,142
Premier Drive Reservoir (Reservoir 13)-Child-Instrumentation		\$12,426							\$12,426
Premier Drive Reservoir (Reservoir 13)-Child-Mechanical						\$4,142			\$4,142
Reservoir Street Reservoir (Reservoir 4)-Child-Electrical					\$4,275				\$4,275
Reservoir Street Reservoir (Reservoir 4)-Child-Instrumentation		\$12,825							\$12,825
Reservoir Street Reservoir (Reservoir 4)-Child-Mechanical						\$4,275			\$4,275
Reservoir Street Reservoir (Reservoir 5)-Child-Instrumentation	\$13,360								\$13,360
Reservoir Street Reservoir (Reservoir 5)-Child-Mechanical					\$4,453				\$4,453
Taabinga Heights Reservoir (Reservoir 6)-Child-Electrical					\$715				\$715
Taabinga Heights Reservoir (Reservoir 6)-Child-Instrumentation		\$2,145							\$2,145
Taabinga Heights Reservoir (Reservoir 6)-Child-Mechanical						\$715			\$715
Taabinga Heights Reservoir (Reservoir 7)-Child-Electrical					\$894				\$894
Taabinga Heights Reservoir (Reservoir 7)-Child-Instrumentation		\$2,681							\$2,681
Taabinga Heights Reservoir (Reservoir 7)-Child-Mechanical						\$894			\$894



Water Source Storage & Supply	\$6,334	\$0	\$69,337	\$0	\$69,670
Dams	\$6,334	\$0	\$63,337	\$0	\$69,670
Goroonbrook Dam-Child-Electrical			\$31,668		\$31,668
Goroonbrook Dam-Child-Instrumentation	\$6,334				\$6,334
Goroonbrook Dam-Child-Mechanical			\$31,668		\$31,668
Goroonbrook Dam-Destratifier-Child-Electrical			\$0		\$0
Goroonbrook Dam-Destratifier-Child-Instrumentation		\$0			\$0
Goroonbrook Dam-Destratifier-Child-Mechanical				\$0	\$0
Water Transfer	\$1,213	\$66,018	\$369,151	\$9,098	\$144,143
Treated Water Pump Stations	\$1,213	\$24,024	\$180,179	\$9,098	\$358,657
Kingaroy Heights Water Pump Station (WPS 8) Child-Electrical			\$9,098		\$9,098
Kingaroy Heights Water Pump Station (WPS 8) Child-Instrumentation	\$1,213				\$1,213
Drive In Water Pump Station (WPS 7)-Child-Electrical			\$12,473		\$12,473
Drive In Water Pump Station (WPS 7)-Child-Instrumentation		\$1,663			\$1,663
Drive In Water Pump Station (WPS 7)-Child-Mechanical				\$9,978	\$9,978
Golf Course Water Pump Station (WPS6) Child-Electrical			\$18,667		\$18,667
Golf Course Water Pump Station (WPS6) Child-Instrumentation	\$2,489				\$2,489
Golf Course Water Pump Station (WPS6) Child-Mechanical				\$14,934	\$14,934
Holly St Water Pump Station (WPS 1)-Child-Electrical			\$38,436		\$38,436
Holly St Water Pump Station (WPS 1)-Child-Instrumentation	\$5,125				\$5,125
Holly St Water Pump Station (WPS 1)-Child-Mechanical				\$30,749	\$30,749
Harris Road Water Pump Station (WPS 5)-Child-Electrical			\$21,465		\$21,465
Harris Road Water Pump Station (WPS 5)-Child-Instrumentation	\$2,862				\$2,862
Harris Road Water Pump Station (WPS 5)-Child-Mechanical				\$17,172	\$17,172
MacCaulay Drive Water Pump Station (WPS 9)-Child-Electrical			\$5,478		\$5,478
MacCaulay Drive Water Pump Station (WPS 9)-Child-Instrumentation	\$730				\$730
MacCaulay Drive Water Pump Station (WPS 9)-Child-Mechanical				\$4,382	\$4,382
Orana Water Pump Station (PS 2)-Child-Electrical			\$33,621		\$33,621
Orana Water Pump Station (PS 2)-Child-Instrumentation	\$4,483				\$4,483
Orana Water Pump Station (PS 2)-Child-Mechanical				\$26,897	\$26,897
Premier Drive Water Pump Station (WPS 4)-Child-Electrical			\$28,575		\$28,575
Premier Drive Water Pump Station (WPS 4)-Child-Instrumentation	\$3,810				\$3,810
Premier Drive Water Pump Station (WPS 4)-Child-Mechanical				\$22,860	\$22,860
Reservoir Street Water Pump Station (WPS 3)-Child-Electrical			\$21,465		\$21,465
Reservoir Street Water Pump Station (WPS 3)-Child-Instrumentation	\$2,862				\$2,862
Reservoir Street Water Pump Station (WPS 3)-Child-Mechanical				\$17,172	\$17,172
Raw Water Pump Stations	\$41,994		\$188,972		\$230,966
Goroonbrook Intake & PS-Child-Electrical			\$62,991		\$62,991
Goroonbrook Intake & PS-Child-Instrumentation	\$41,994				\$41,994
Goroonbrook Intake & PS-Child-Mechanical			\$125,981		\$125,981
Water Treatment & Processing		\$348,951	\$2,617,129		\$2,093,703
Treatment Plants		\$348,951	\$2,617,129		\$2,093,703
Goroonbrook WTP-Child-Electrical			\$2,617,129		\$2,617,129
Goroonbrook WTP-Child-Instrumentation		\$348,951			\$348,951
Goroonbrook WTP-Child-Mechanical				\$2,093,703	\$2,093,703
Grand Total	\$37,688	\$1,213	\$149,944	\$348,951	\$3,090,453
				\$9,098	\$172,118
					\$2,093,703
					\$5,903,168

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SERVICE		(All)											
PASSIVE/ACTIVE		Active											
Val_Method		SLRT											
FinRepSubCat (Child)		(Multiple Items)											
Sum of CURRENT REPLACEMENT VALUE													
Row Labels		Column Labels											
		2024.5	2026	2027.5	2029	2030	2030.5	2032	2037.5	2038	2040	2041	Grand Total
Kumbia		\$0	\$0	\$1,959	\$0	\$0	\$2,410	\$3,700	\$733	\$29,127	\$9,124	\$733	\$47,787
Water Distribution													
Reservoirs													
Kumbia Reservoir-Child-Electrical								\$2,200	\$733			\$733	\$3,667
Kumbia Reservoir-Child-Instrumentation								\$2,200					\$2,200
Kumbia Reservoir-Child-Mechanical									\$733			\$733	\$733
Water Source Storage & Supply		\$0	\$0	\$1,959	\$0	\$0	\$2,410	\$1,500	\$29,127	\$9,124	\$0	\$0	\$44,120
Bore fields		\$0	\$0	\$1,959	\$0	\$0	\$2,410	\$1,500	\$29,127	\$9,124	\$0	\$0	\$44,120
Reedy Ck Bore 1-Child-Electrical											\$5,624		\$5,624
Reedy Ck Bore 1-Child-Instrumentation							\$2,410						\$2,410
Reedy Ck Bore 1-Child-Mechanical									\$16,067				\$16,067
Reedy Ck Bore 2-Child-Instrumentation				\$1,959									\$1,959
Reedy Ck Bore 2-Child-Mechanical									\$13,060				\$13,060
Stuart River Bore 1-Child-Electrical						\$0							\$0
Stuart River Bore 1-Child-Instrumentation		\$0											\$0
Stuart River Bore 1-Child-Mechanical					\$0								\$0
Stuart River Bore 1-Child-Pipework, Valve and Fitting											\$0		\$0
Stuart River Bore 1-Child-Site Services											\$0		\$0
Stuart River Bore 2-Child-Electrical						\$0							\$0
Stuart River Bore 2-Child-Instrumentation			\$0										\$0
Stuart River Bore 2-Child-Mechanical								\$0					\$0
Stuart River Bore 5-Child-Electrical										\$1,750			\$1,750
Stuart River Bore 5-Child-Instrumentation								\$750					\$750
Stuart River Bore 6-Child-Electrical										\$1,750			\$1,750
Stuart River Bore 6-Child-Instrumentation								\$750					\$750
Grand Total		\$0	\$0	\$1,959	\$0	\$0	\$2,410	\$3,700	\$733	\$29,127	\$9,124	\$733	\$47,787



Row Labels	2020	2026	2027.5	2029	2030	2032	2035	2037.5	2038	2040	2041	Grand Total
Murgon	\$4,096	\$24,487	\$38,620	\$233,989	\$47,781	\$14,972	\$112,938	\$1,726,882	\$266,148	\$22,637	\$1,381,505	\$3,874,054
Water Bulk Storage & Supply	\$4,096	\$24,487	\$38,620		\$8,162	\$4,067	\$25,746					\$105,177
Reservoirs	\$4,096	\$24,487	\$38,620		\$8,162	\$4,067	\$25,746					\$105,177
Golf Course Reservoir-Child-Electrical					\$4,096							\$4,096
Golf Course Reservoir-Child-Instrumentation		\$12,287										\$12,287
Golf Course Reservoir-Child-Mechanical	\$4,096											\$4,096
Hospital Reservoir-Child-Electrical					\$4,067							\$4,067
Hospital Reservoir-Child-Instrumentation		\$12,200										\$12,200
Hospital Reservoir-Child-Mechanical						\$4,067						\$4,067
Retschiag Street Water Reservoir-Child-Electrical							\$12,873					\$12,873
Retschiag Street Water Reservoir-Child-Instrumentation		\$38,620										\$38,620
Retschiag Street Water Reservoir-Child-Mechanical							\$12,873					\$12,873
Water Transfer				\$3,738	\$39,619	\$10,906	\$87,191	\$266,148	\$22,637			\$430,239
Treated Water Pump Stations				\$3,738		\$10,906	\$87,191	\$87,862	\$22,637			\$212,334
Murgon Clear Water PS-Child-Electrical							\$59,157					\$59,157
Murgon Clear Water PS-Child-Instrumentation						\$7,888						\$7,888
Murgon Clear Water PS-Child-Mechanical								\$47,326				\$47,326
Nurt St WPS-Child-Electrical							\$28,034					\$28,034
Nurt St WPS-Child-Instrumentation				\$3,738								\$3,738
Nurt St WPS-Child-Mechanical								\$22,428				\$22,428
Retschiag Street Water PS-Child-Electrical									\$22,637			\$22,637
Retschiag Street Water PS-Child-Instrumentation						\$3,018						\$3,018
Retschiag Street Water PS-Child-Mechanical								\$18,109				\$18,109
Raw Water Pump Stations				\$39,619				\$178,286				\$217,905
Barambah Creek Raw Water Pump Station-Child-Electrical								\$59,429				\$59,429
Barambah Creek Raw Water Pump Station-Child-Instrumentation				\$39,619								\$39,619
Barambah Creek Raw Water Pump Station-Child-Mechanical								\$118,857				\$118,857
Water Treatment & Processing				\$230,251				\$1,726,882			\$1,381,505	\$3,338,638
Treatment Plants				\$230,251				\$1,726,882			\$1,381,505	\$3,338,638
Murgon WTP-Child-Electrical								\$1,726,882				\$1,726,882
Murgon WTP-Child-Instrumentation				\$230,251								\$230,251
Murgon WTP-Child-Mechanical										\$1,381,505		\$1,381,505
Grand Total	\$4,096	\$24,487	\$38,620	\$233,989	\$47,781	\$14,972	\$112,938	\$1,726,882	\$266,148	\$22,637	\$1,381,505	\$3,874,054



Row Labels	2023	2027.5	2029	2030	2032	2035	2037.5	2038	2041	Grand Total
Nanango	\$13,200	\$5,667	\$31,107	\$4,400	\$37,781	\$140,258	\$7,617	\$10,417	\$56,937	\$307,384
Water Bulk Storage & Supply	\$13,200		\$22,852	\$4,400		\$4,400	\$7,617	\$7,617		\$60,086
Reservoirs	\$13,200		\$22,852	\$4,400		\$4,400	\$7,617	\$7,617		\$60,086
Hamilton Rd Reservoir-Child-Electrical				\$4,400						\$4,400
Hamilton Rd Reservoir-Child-Instrumentation	\$13,200									\$13,200
Hamilton Rd Reservoir-Child-Mechanical						\$4,400				\$4,400
Hospital Hill Reservoir-Child-Electrical							\$7,617			\$7,617
Hospital Hill Reservoir-Child-Instrumentation			\$22,852							\$22,852
Hospital Hill Reservoir-Child-Mechanical								\$7,617		\$7,617
Water Source Storage & Supply		\$5,667			\$37,781	\$13,223			\$56,937	\$113,609
Bore fields		\$5,667			\$37,781	\$13,223			\$56,937	\$113,609
Nanango Bore A-Child-Electrical						\$4,346				\$4,346
Nanango Bore A-Child-Instrumentation		\$1,863								\$1,863
Nanango Bore A-Child-Mechanical					\$12,417					\$12,417
Nanango Bore A-Child-Site Services								\$6,208		\$6,208
Nanango Bore A-Child-Electrical						\$4,439				\$4,439
Nanango Bore B-Child-Instrumentation		\$1,902								\$1,902
Nanango Bore B-Child-Mechanical					\$12,682					\$12,682
Nanango Bore B-Child-Pipework, Valve and Fitting								\$25,364		\$25,364
Nanango Bore C-Child-Electrical						\$4,439				\$4,439
Nanango Bore C-Child-Instrumentation		\$1,902								\$1,902
Nanango Bore C-Child-Mechanical					\$12,682					\$12,682
Nanango Bore C-Child-Pipework, Valve and Fitting								\$25,364		\$25,364
Water Transfer						\$11,197		\$2,799		\$13,997
Water Dispensing Station						\$11,197		\$2,799		\$13,997
Nanango Water Dispensing Stri-Child-Electrical						\$11,197				\$11,197
Nanango Water Dispensing Stri-Child-Mechanical								\$2,799		\$2,799
Water Treatment & Processing			\$8,255			\$111,438				\$119,693
Treatment Plants			\$8,255			\$111,438				\$119,693
Nanango WTP-Child-Electrical						\$61,910				\$61,910
Nanango WTP-Child-Instrumentation			\$8,255							\$8,255
Nanango WTP-Child-Mechanical						\$49,528				\$49,528
Grand Total	\$13,200	\$5,667	\$31,107	\$4,400	\$37,781	\$140,258	\$7,617	\$10,417	\$56,937	\$307,384

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Sum of CURRENT REPLACEMENT VALUE	2020	2026	2027.5	2028	2030	2030.5	2032	2035	2037.5	2038	2040	2041	Grand Total
Priston	\$1,182	\$36,837	\$74,862	\$49,502	\$18,464	\$20,084	\$163,114	\$225,527	\$112,029	\$4,252	\$69,811	\$9,819	\$873,882
Water Bulk Storage & Supply				\$7,221						\$2,407	\$2,407		\$12,035
Reveries				\$7,221						\$7,401			\$7,401
Priston Town Reservoir - Child Electrical													\$2,407
Priston Town Reservoir - Child Instrumentation													\$2,407
Priston Town Reservoir - Child Mechanical													\$7,221
Water Distribution	\$1,182	\$0	\$1,562	\$25,102	\$0	\$11,896	\$3,065	\$8,819	\$1,845	\$4,337	\$3,819		\$98,842
Distribution Reservoirs	\$1,182	\$1,562	\$25,102			\$11,896	\$3,065	\$3,819	\$1,845	\$4,337	\$3,819		\$56,672
Bluff Reservoir A-Child Instrumentation													\$1,562
Bluff Reservoir A-Child Mechanical								\$571					\$571
Bluff Reservoir B-Child Electrical								\$523					\$523
Bluff Reservoir B-Child Instrumentation			\$1,562										\$1,562
Bluff Reservoir B-Child Mechanical										\$521			\$521
Bluff Reservoir C-Child Electrical										\$1,503			\$1,503
Bluff Reservoir C-Child Instrumentation													\$1,503
Bluff Reservoir C-Child Mechanical				\$6,011		\$8,097							\$14,108
Hivesville Reservoir 1-Child Electrical								\$699					\$699
Hivesville Reservoir 1-Child Instrumentation			\$2,098										\$2,098
Hivesville Reservoir 1-Child Mechanical								\$1,324					\$1,324
Hivesville Reservoir 2-Child Electrical													\$3,973
Hivesville Reservoir 2-Child Instrumentation				\$3,973									\$3,973
Hivesville Reservoir 2-Child Mechanical									\$1,324				\$1,324
Main Reservoir - Distri Child Electrical								\$0					\$0
Main Reservoir - Distri Child Instrumentation													\$0
Main Reservoir - Distri Child Mechanical										\$0			\$0
Main Reservoir Child Electrical									\$3,019				\$3,019
Main Reservoir Child Instrumentation			\$11,458										\$11,458
Main Reservoir Child Mechanical											\$3,819		\$3,819
Range Reservoir-Child Electrical										\$7,466			\$7,466
Range Reservoir-Child Instrumentation							\$7,381						\$7,381
Range Reservoir-Child Mechanical											\$394		\$394
Red Hill Reservoir-Child Electrical													\$1,182
Red Hill Reservoir-Child Instrumentation	\$1,182												\$1,182
Red Hill Reservoir-Child Mechanical		\$0		\$0			\$0						\$0
Priston Taring Pipeline Offtake-Child Electrical				\$0									\$0
Priston Taring Pipeline Offtake-Child Instrumentation				\$0									\$0
Priston Taring Pipeline Offtake-Child Mechanical		\$0											\$0
Water Transfer	\$86,827	\$45,638	\$17,179	\$18,464	\$20,084	\$151,234	\$85,894		\$97,096				\$403,868
Law Water Pump Stations	\$16,877	\$45,638	\$17,179	\$18,464	\$20,084	\$151,234	\$85,894		\$97,096				\$393,153
Hivesville Non Potable Water Pump Station 3 (WPS 3) Child Electric							\$30,126						\$30,126
Hivesville Non Potable Water Pump Station 2 (WPS 2) Child Instrumentation						\$70,084							\$70,084
Hivesville Non Potable Water Pump Station 2 (WPS 2) Child Electrical							\$75,768						\$75,768
Jones Rd Non Potable Water Pump Station 2 (WPS 2) Child Instrumentation			\$17,179										\$17,179
Jones Rd Non Potable Water Pump Station 2 (WPS 2) Child Mechanical							\$51,237						\$51,237
Kilgore Non Potable Booster Water Pump Station 4 (WPS 4) Child	\$16,877			\$18,464									\$35,341
Kilgore Non Potable Booster Water Pump Station - Child Instrumentation		\$12,309											\$12,309
Priston Raw Water Pump Station 1-Child Electrical										\$49,844			\$49,844
Priston Raw Water Pump Station 1-Child Instrumentation		\$83,279											\$83,279
Priston Raw Water Pump Station 1-Child Mechanical							\$99,687						\$99,687
Water Dispensing Station										\$7,213			\$7,213
Hivesville Water Dispensing Stn-Child Electrical										\$7,213			\$7,213
Water Treatment & Processing		\$27,761					\$166,568	\$208,210					\$402,539
Treatment Plants		\$27,761					\$166,568	\$208,210					\$402,539
Priston WTP-Child Electrical								\$208,210					\$208,210
Priston WTP-Child Instrumentation		\$27,761											\$27,761
Priston WTP-Child Mechanical							\$166,568						\$166,568
Grand Total	\$1,182	\$36,837	\$74,862	\$49,502	\$18,464	\$20,084	\$163,114	\$225,527	\$112,029	\$4,252	\$69,811	\$9,819	\$873,882

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Row Labels	2023	2026	2027.5	2029	2030	2030.5	2032	2034	2035	2038	2040	2041	Grand Total
Wondai	\$2,862	\$52,303	\$36,509	\$175,144	\$1,113,494	\$2,581	\$931,757	\$20,034	\$2,316	\$6,880	\$19,356	\$4,853	\$2,368,088
Water Bulk Storage & Supply													\$71,052
Reservoirs													\$71,052
Hines Road Reservoir 3-Child-Instrumentation													\$18,258
Hines Road Reservoir 3-Child-Mechanical													\$4,565
Hines Road Reservoir 4-Child-Electrical					\$2,766					\$4,565			\$2,766
Hines Road Reservoir 4-Child-Instrumentation		\$8,297											\$8,297
Hines Road Reservoir 4-Child-Mechanical							\$2,766						\$2,766
Scott Street Reservoir 2-Child-Electrical					\$4,565								\$4,565
Scott Street Reservoir 2-Child-Instrumentation		\$13,694											\$13,694
Scott Street Reservoir 2-Child-Mechanical							\$4,565						\$4,565
Tingooora Reservoir 5-Child-Electrical									\$2,316				\$2,316
Tingooora Reservoir 5-Child-Instrumentation													\$6,947
Tingooora Reservoir 5-Child-Mechanical										\$2,316			\$2,316
Water Transfer	\$2,862	\$30,313	\$36,509	\$20,615	\$136,231	\$2,581	\$148,480	\$20,034			\$19,356	\$4,853	\$421,832
Treated Water Pump Stations													\$180,841
Greenview Road Pump Station (WPS 5)-Child-Electrical					\$71,830	\$2,581	\$19,677	\$20,034			\$19,356		\$21,465
Greenview Road Pump Station (WPS 5)-Child-Instrumentation					\$21,465								\$2,862
Greenview Road Pump Station (WPS 5)-Child-Mechanical		\$2,862											\$17,172
Greenview Road Pump Station (WPS 5)-Child-Pipeline, Valve and Fill		\$17,172											\$20,034
Hines Road Reservoir Pump Station (WPS 4)-Child-Electrical					\$24,597			\$20,034					\$24,597
Hines Road Reservoir Pump Station (WPS 4)-Child-Instrumentation													\$3,280
Hines Road Reservoir Pump Station (WPS 4)-Child-Mechanical		\$3,280											\$19,677
Scott Street Reservoir Pump Station (WPS 3)-Child-Electrical							\$19,677						\$19,356
Scott Street Reservoir Pump Station (WPS 3)-Child-Instrumentation										\$19,356			\$2,581
Scott Street Reservoir Pump Station (WPS 3)-Child-Mechanical							\$2,581						\$25,768
Tingooora Booster Station (WPS 6)-Child-Electrical					\$25,768								\$3,436
Tingooora Booster Station (WPS 6)-Child-Instrumentation		\$3,436											\$20,615
Tingooora Booster Station (WPS 6)-Child-Mechanical				\$20,615									\$240,991
Raw Water Pump Stations		\$9,705	\$33,229		\$64,401		\$128,803					\$4,853	\$49,844
Wondai Raw Water Inlet-Child-Electrical					\$49,844								\$33,229
Wondai Raw Water Inlet-Child-Instrumentation			\$33,229										\$99,687
Wondai Raw Water Inlet-Child-Mechanical							\$99,687						\$14,558
Wondai Raw Water Pump Station (WPS 1)-Child-Electrical					\$14,558								\$9,705
Wondai Raw Water Pump Station (WPS 1)-Child-Instrumentation		\$9,705											\$29,116
Wondai Raw Water Pump Station (WPS 1)-Child-Mechanical							\$29,116						\$4,853
Wondai Raw Water Pump Station (WPS 1)-Child-Site Services													\$775,946
Water Treatment & Processing				\$129,324	\$969,933		\$775,946						\$1,875,203
Treatment Plants				\$129,324	\$969,933		\$775,946						\$969,933
Wondai WTP-Child-Electrical					\$969,933								\$129,324
Wondai WTP-Child-Instrumentation				\$129,324									\$775,946
Wondai WTP-Child-Mechanical							\$775,946						\$2,368,088
Grand Total	\$2,862	\$52,303	\$36,509	\$175,144	\$1,113,494	\$2,581	\$931,757	\$20,034	\$2,316	\$6,880	\$19,356	\$4,853	\$2,368,088



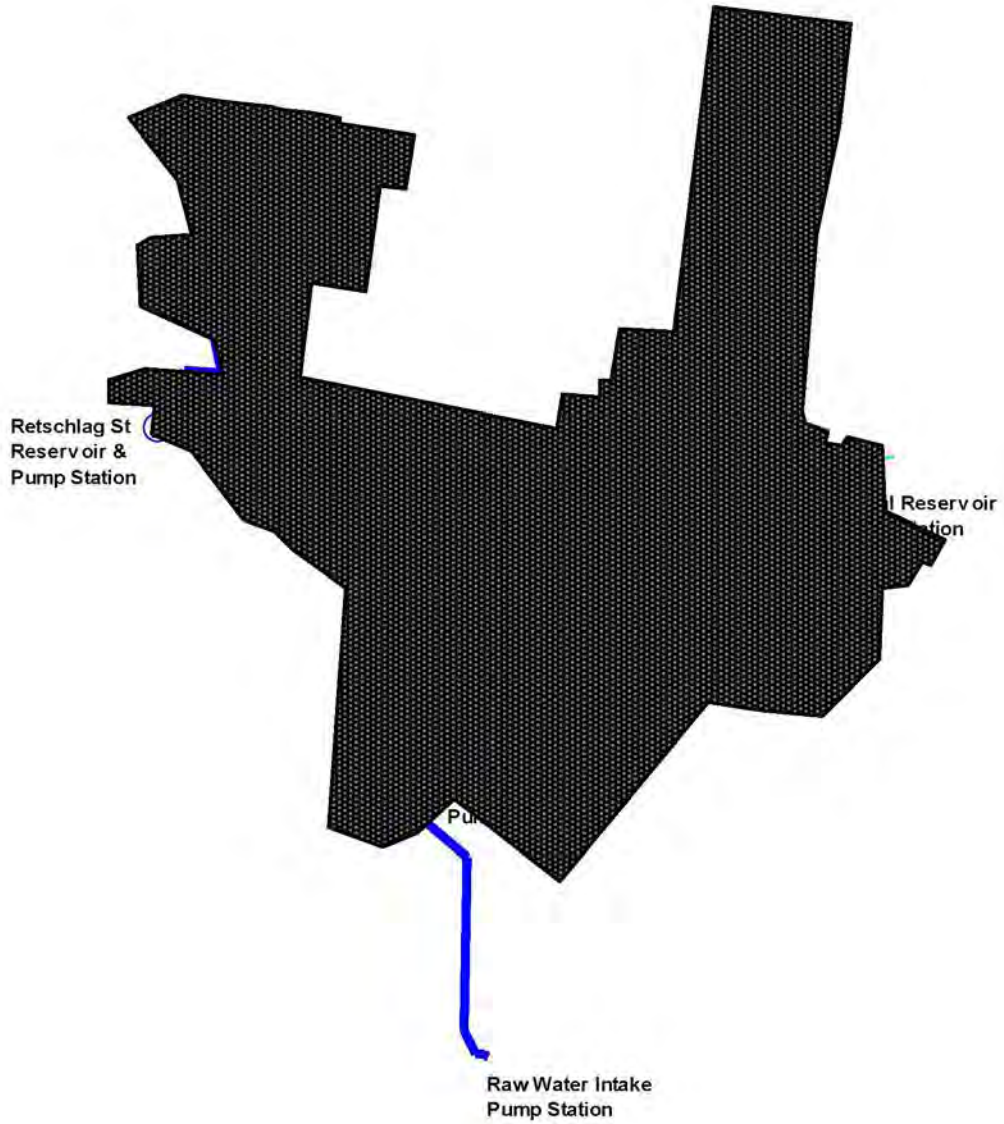
Sum of CURRENT_REPLACEMENT_VALUE	Column Labels						Grand Total
Row Labels	2027.5	2030.5	2032	2035	2040	2041	
Wooroolin	\$7,764	\$0	\$17,042	\$4,970	\$1,736	\$0	\$31,513
Water Distribution	\$5,208	\$0	\$0	\$1,736	\$1,736	\$0	\$8,680
Distribution Reservoirs	\$5,208	\$0	\$0	\$1,736	\$1,736	\$0	\$8,680
Wooroolin Reservoir-Child-Electrical				\$1,736			\$1,736
Wooroolin Reservoir-Child-Instrumentation	\$5,208						\$5,208
Wooroolin Reservoir-Child-Mechanical				\$1,736			\$1,736
Wooroolin Storage Tank 1-Child-Electrical					\$0		\$0
Wooroolin Storage Tank 1-Child-Instrumentation			\$0				\$0
Wooroolin Storage Tank 2-Child-Electrical					\$0		\$0
Wooroolin Storage Tank 2-Child-Instrumentation		\$0					\$0
Wooroolin Storage Tank 2-Child-Mechanical					\$0		\$0
Water Source Storage & Supply	\$2,556	\$17,042	\$3,234				\$22,833
Bore Fields	\$2,556	\$17,042	\$3,234				\$22,833
Wooroolin Bore 1-Child-Electrical			\$3,234				\$3,234
Wooroolin Bore 1-Child-Instrumentation	\$1,386						\$1,386
Wooroolin Bore 1-Child-Mechanical			\$9,241				\$9,241
Wooroolin Bore 2-Child-Instrumentation	\$1,170						\$1,170
Wooroolin Bore 2-Child-Mechanical			\$7,801				\$7,801
Grand Total	\$7,764	\$0	\$17,042	\$4,970	\$1,736	\$0	\$31,513

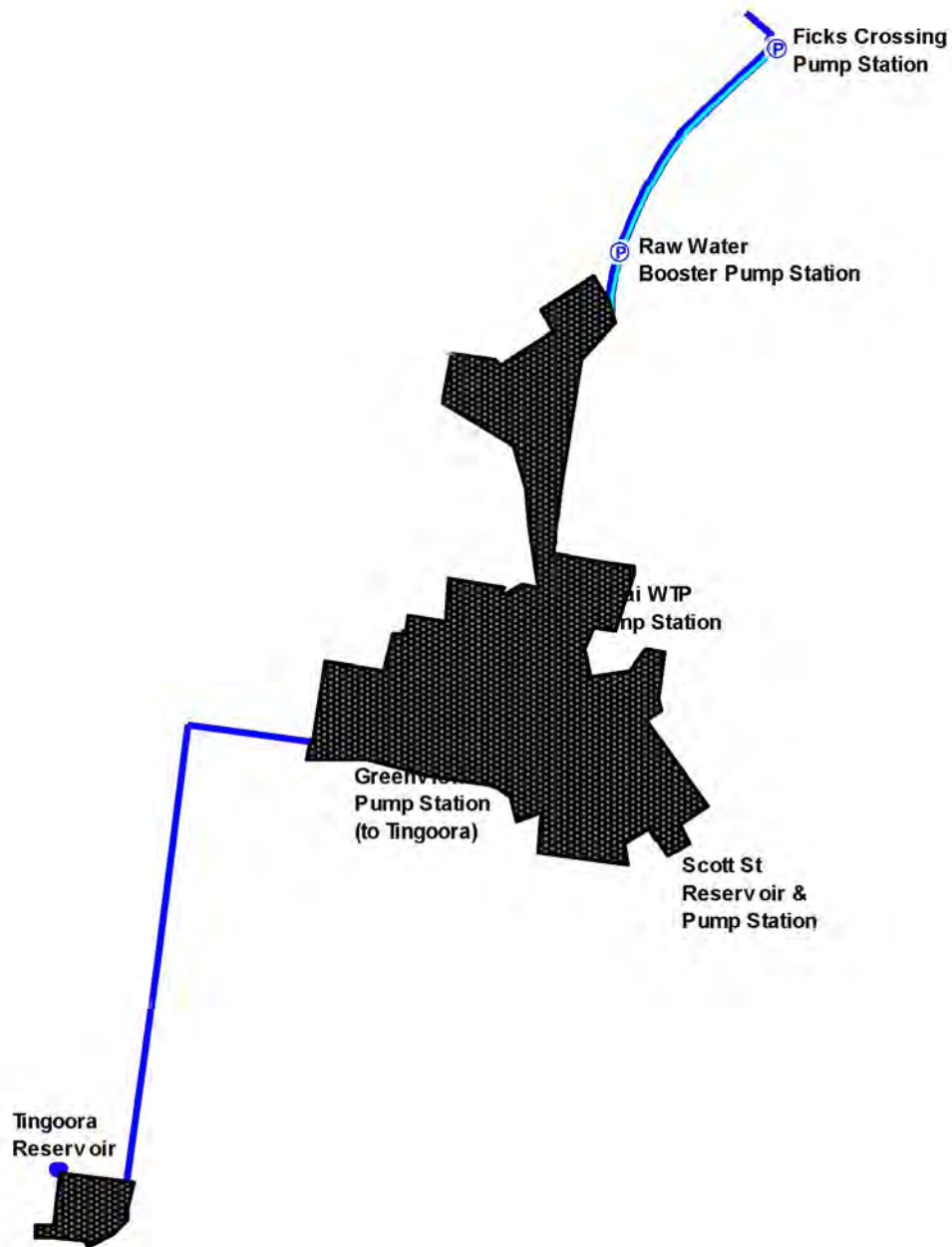


SERVICE	(All)						
PASSIVE/ACTIVE	Active						
Val_Method	SLRT						
FinRepSubCat (Child)	(Multiple Items)						
Sum of CURRENT_REPLACEMENT_VALUE		Column Labels					
Row Labels		2020	2027.5	2031	2034	2038	Grand Total
Yallakool		\$16,314	\$10,876	\$2,400	\$12,320	\$34,227	\$76,137
Water Distribution			\$2,400		\$1,600		\$4,000
Distribution Reservoirs			\$2,400		\$1,600		\$4,000
Yallakool WTP - HL Tank Child Electrical					\$800		\$800
Yallakool WTP - HL Tank Child Instrumentation			\$2,400				\$2,400
Yallakool WTP - HL Tank-Child-Mechanical					\$800		\$800
Water Transfer		\$16,314	\$10,876		\$32,627		\$59,817
Raw Water Pump Stations		\$16,314	\$10,876		\$32,627		\$59,817
Yallakool Raw WPS-Child-Electrical		\$16,314					\$16,314
Yallakool Raw WPS Child Instrumentation			\$10,876				\$10,876
Yallakool Raw WPS Child-Mechanical					\$32,627		\$32,627
Water Treatment & Processing					\$12,320		\$12,320
Treatment Plants					\$12,320		\$12,320
Yallakool WTP-Child-Instrumentation					\$12,320		\$12,320
Grand Total		\$16,314	\$10,876	\$2,400	\$12,320	\$34,227	\$76,137



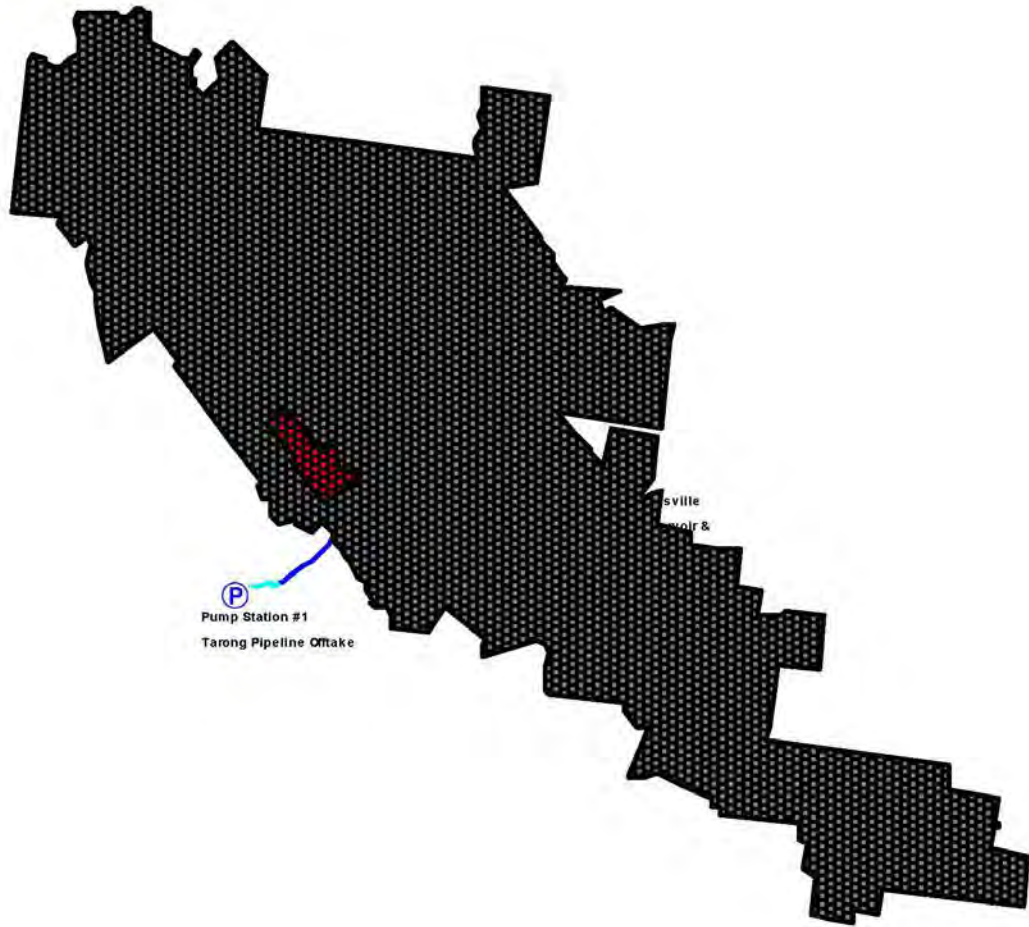
Appendix K: Schematics
Murgon





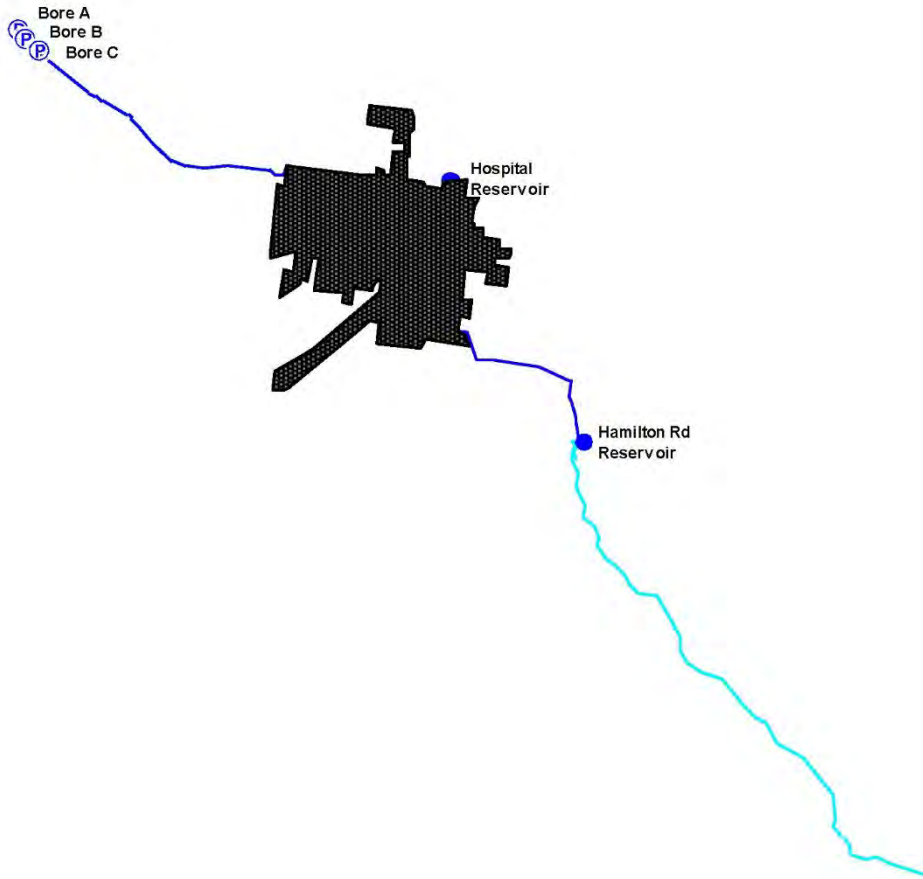


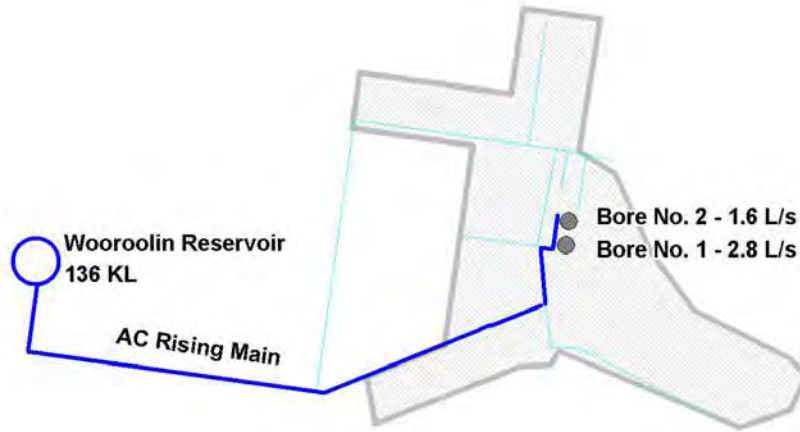
Proston





Nanango

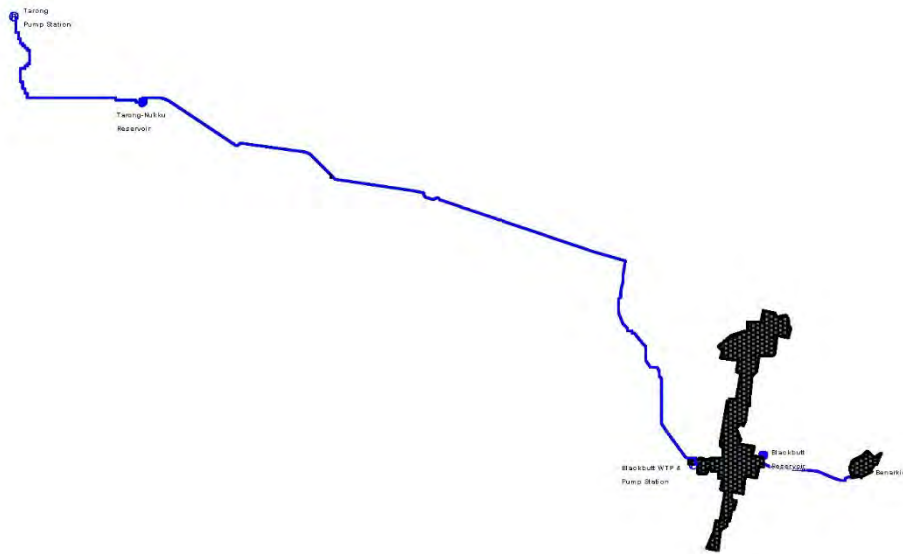






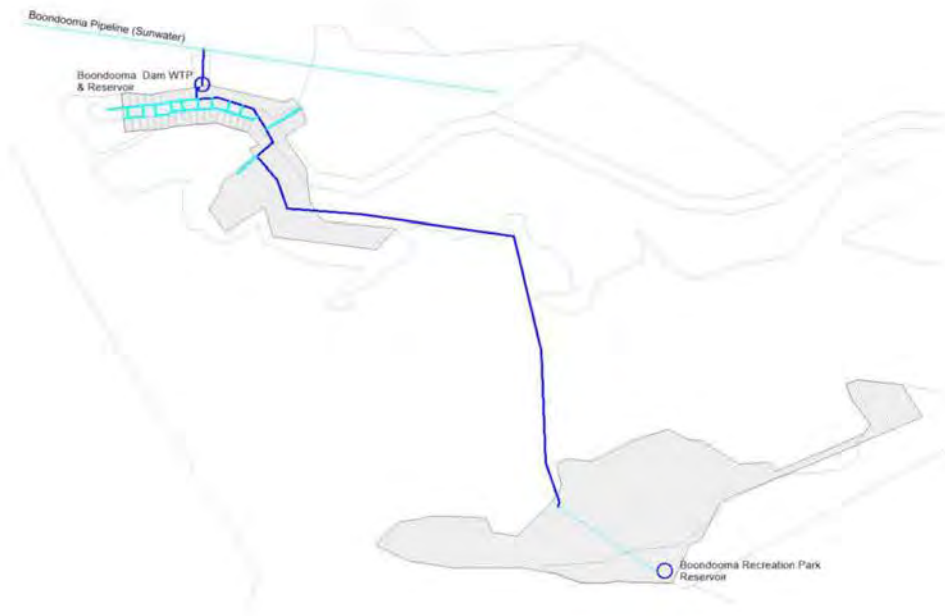


Blackbutt





Boondooma Dam





Yallakool



- 8.3 Forwarding a Proposal that the waterway that crosses through Memorial Park be gazetted 'Memorial Creek' to eternalise the commemorations of the 101st Remembrance Day and to acknowledge the memory of servicemen and women**

Document Information

ECM ID 2642148

Author Principal Engineer Infrastructure Planning

**Endorsed
By Manager Infrastructure Planning
General Manager Infrastructure**

Date 9 June 2020

Précis

Forwarding a Proposal that the waterway that crosses through Memorial Park be gazetted 'Memorial Creek' to eternalise the commemorations of the 101st Remembrance Day and to acknowledge the memory of service men and women.

Summary

A request has been received via email regarding the naming of the waterway that flows through Memorial Park. As a commemoration of the 101st Remembrance Day, the creek would be named "Memorial Creek" in acknowledgement of service men and women.

Officer's Recommendation

That the name "Memorial Creek" be given to the section of the waterway through Memorial Park.

Financial and Resource Implications

Cost to make and install signs at the Haly Street and Alford Street crossings.

Link to Corporate/Operational Plan

INF1 – Infrastructure that meets our community's needs.

Communication/Consultation (Internal/External)

Email communication from Patrick Lenihan (received 12/11/2019) to Council Information General Email Address. Copy of email in attachment one (1).

Legal Implications (Statutory Basis, Legal Risks)

Nil

Policy/Local Law/Delegation Implications

Naming of an unmapped watercourse/floodway could create a precedence that any stormwater infrastructure or watercourse that is ungazetted can be named.

Asset Management Implications

Nil

Report

A request has been received via email regarding the naming of the waterway that flows through Memorial Park. As a commemoration of the 101st Remembrance Day, the creek would be named “Memorial Creek” in acknowledgement of service men and women.

When assessing this application, there were three (3) options considered;

1. Not Approve;

The area described in the application is not a gazetted creek, with no formal boundaries to identify its limitations. The area throughout the Kingaroy Township is a floodway to mitigate and control the flow of localised flooding away from town and into Kingaroy Creek. Due to this watercourse being a localised/seasonal floodway, allowing it to be named could create the precedence of any unidentified and unconstrained watercourse to be named. The intent of the request is understood, therefore this option is not recommended.

2. Name the watercourse within Memorial Park;

If Council chooses to adopt the name ‘Memorial Creek’, it should be confined to the bounds of Memorial Park. This area is a concrete lined constructed stormwater drain that has a consistent low flow of water passing through it. The proposed name would identify the boundaries of Memorial Park, Kingaroy’s premier park and a popular destination for tourists. The location is also where remembrance of service men and women occurs and the watercourse is immediately adjacent to it.

3. Name the entire watercourse;

If Council chooses to adopt the name ‘Memorial Creek’ for the entire watercourse. The proposal would start near Meiers Road to the north and end at Kingaroy Creek to the south. Similar to Option one (1), there is no identified boundaries with this proposal and also has historic local terms such as ‘Kingaroy North’ with regards to drainage. The unconfined nature of this option is not recommended for support.

Attachments

1. Location of Memorial Creek, Kingaroy.

Figure 1 - Approximate location of watercourse to be named (blue) with Memorial Park (green) show. Scale 1:30000.



8.4 Requesting approval of Luna Rise as the road name for Development at 14471 D'Aguilar Highway Nanango - Lot 1 RP180937 - RAL19/0015

Document Information

ECM ID 2675980

Author Principal Engineer Infrastructure Planning

Endorsed By Manager Infrastructure Planning
General Manager Infrastructure

Date 9 June 2020

Précis

Requesting approval of Luna Rise as the road name for Development at 14471 D'Aguilar Highway Nanango - Lot 1 RP180937 - RAL19/0015

Summary

This report addresses the request to name a new road within a development at 14471 D'Aguilar Highway, Nanango. The applicant has supplied three (3) names as per the Infrastructure Asset Naming Policy. The preferred name by the applicant is 'Luna Rise' and access will be provided from Parsons Road, Nanango.

Officer's Recommendation

That Council adopt the name of Luna Rise as the road name for the development at 14471 D'Aguilar Highway Nanango - Lot 1 RP180937.

Financial and Resource Implications

There are no financial and resource implications as result of the naming request.

Link to Corporate/Operational Plan

INF1 – Infrastructure that meets our community's needs.

Communication/Consultation (Internal/External)

Communication between surveyor (ONF Surveyors) and SBRC Infrastructure regarding the proposed road name.

Legal Implications (Statutory Basis, Legal Risks)

Nil

Policy/Local Law/Delegation Implications

This application has been assessed against Council's Infrastructure Asset Naming Policy. Two (2) of the three (3) options given contained a suffix that is not listed in the Council policy, but is listed in the AS/NAZ 4819:2011.

Asset Management Implications

Nil

Report

The developer has lodged an application to name a new road as part of a subdivision on 14471 D'Aguilar Highway, Nanango. In accordance with Council's Infrastructure Asset Naming Policy, the developer provided three (3) options for consideration. The options submitted do not conflict with existing name titles and are listed below in order of preference with the developers reasoning behind each requested name:

1. **Luna Rise;**

Although 'Rise' is not included in the suggested suffixes, the developer has submitted it as the preferred option as the 'Rise' describes the estate road with an elevation that opens out to a clear wide view of the skyline. Luna has also been chosen as it is the name of the developers daughter and would like to name this road after her.

2. **Clearview Rise;**

As above regarding the suffix 'Rise' as with a different title and meets the objectives of the policy.

3. **Luna Court;**

For the reasons stated above, if the 'Rise' suffix isn't satisfactory based on the definitions given in Council's policy, Court best describes the type of road in that it is a non through road and is longer than 50m.

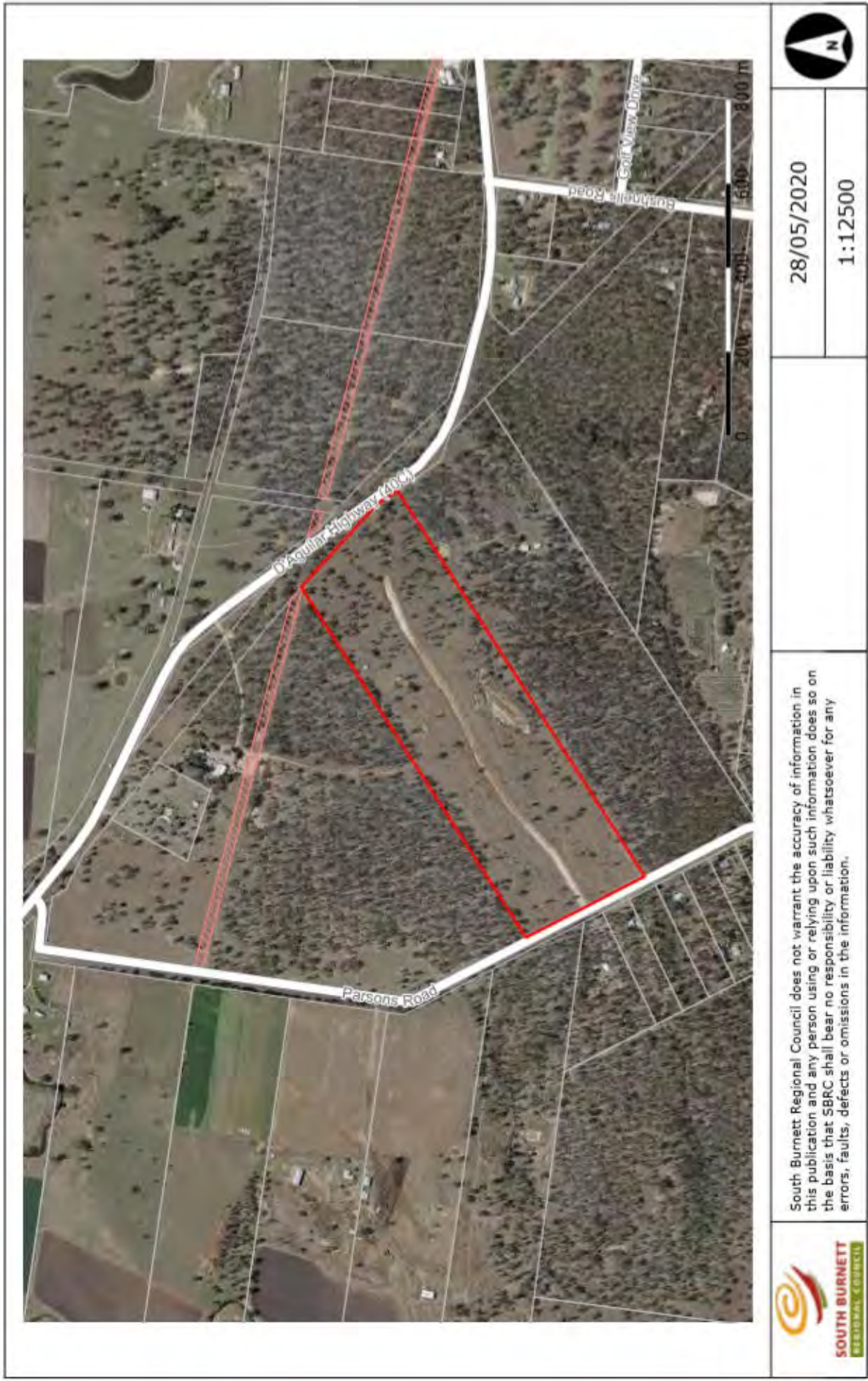
As mentioned above, the Infrastructure Asset Naming Policy list of suffixes (Appendix A) does not include 'Rise' as a name extension. The 'AS/NAZ 4819:2011 Rural and urban addressing' does include Rise with the definition – "A roadway going to a higher place or position". The suffix 'Rise' is used in one other instance within SBRC, which is Taromeo Rise, Taromeo.

It is recommended to approve the road name '**Luna Rise**' for the development at 14471 D'Aguilar Highway Nanango - Lot 1 RP180937.

Attachments

1. Survey Plan for Parsons Road development.
2. Location of Development showing D'Aguilar Hwy and Parsons Road.





28/05/2020

1:12500

South Burnett Regional Council does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that SBRC shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.



8.5 Requesting Funding for Wide Bay Burnett Warning Infrastructure Upgrade Program

Document Information

ECM ID 2691652

Author Manager Infrastructure Planning / Disaster Management Officer

Endorsed By General Manager Infrastructure

Date 4 June 2020

Précis

Wide Bay Burnett Flood Warning Infrastructure Upgrade Program

Summary

Wide Bay Burnett Regional Organisations of Council (WBBROC) grant application consist of installing new flood warning stations, automated road flood warning signs and flood depth markers at key locations. The purpose of this report is for Council to allocate money in its 2020/21 budget to undertake installation of automated road flood warning signs in South Burnett.

Officer's Recommendation

That Council allocate \$175,000 from its 2020/21 infrastructure budget to undertake installation of automated road flood warning signs in South Burnett if the project proceeds with an external balance of funds.

Financial and Resource Implications

Allocation of \$175,000 from Council's 2020/21 Infrastructure budget for the installation of automated flood warning signs in South Burnett. Department of Transport and Main Roads will be responsible for ownership and maintenance for assets whole of life.

Link to Corporate/Operational Plan

INF1 – Infrastructure that meets our community's needs.

Communication/Consultation (Internal/External)

Consultation for funding the project has been undertaken with WBBROC, Bundaberg Regional Council, North Burnett Regional Council, South Burnett Regional Council, Bureau of Meteorology, and Department of Transport and Main Roads.

Legal Implications (Statutory Basis, Legal Risks)

Nil

Policy/Local Law/Delegation Implications

Nil

Asset Management Implications

Nil

Report

The project is a joint effort between Bundaberg Regional Council, North Burnett Regional Council, South Burnett Regional Council and the Wide Bay Burnett Regional Organisation of Councils. Support has also been provided through the Bureau of Meteorology, Department of Transport and Main Roads and Sunwater.

The project has been developed over several months and in accordance with regional plans, strategies and recommendations from gauge audit reviews and resilience strategies. The project involves a mix of infrastructure including flood gauges (rain, river, rain and river), automated flood warning signs and flood depth markers. Specifics of the infrastructure and their location for South Burnett include:

Design and Installation of Automated Road Flooded Warning Signs:

- Wondai Chinchilla Rd, Boyne River crossing
- Wondai Chinchilla Rd, Stuart River crossing
- Mundubbera Durong Rd, Boondooma Creek crossing
- Proston Boondooma Rd, Boyne River crossing
- Proston Boondooma Rd, Stuart River crossing

The WBBROC through support of the included Councils have been working together for several years to develop strategies, plans and actions for the wider region in a collective and collaborative way. Several documents have been produced and approved including:

- The Burnett Catchment Flood Resilience Strategy
- The Burnett Catchment Flood Resilience Action Plan
- North Burnett Regional Council Final Investment Plan
- Paradise Dam Overview Report

These strategic documents provide recommendations to increase flood warning and resilience across the region and form the basis for supporting this application.

The South Burnett Regional Council project is estimated to cost \$350,000 with \$250,000 for the WigWam Signs and \$100,000 for advanced warning signs respectively. Council would contribute 50% to the project with expectation that the remaining balance be received from external funds. The Department of Transport and Main Roads has advised that they will take asset ownership of the signs once installed.

Attachments

1. Locations Map
2. TMR Letter of Support



SBRC - River Crossings



Our ref 110/088
Enquiries Hendrik Roux

Department of
Transport and Main Roads

14 May 2020

Mr Dwayne Honor
Branch Manager Engineering Services'
Bundaberg Regional Council
PO Box 3130
BUNDABERG QLD 4670

Dear Mr Honor

Thank you for your letter of 18 March 2020, about the Wide Bay Burnett Regional Organisation of Councils' (WBBROC) Regional Resilience Committee's (RRC) application for funding from the Queensland Disaster Resilience Fund (QDRF). I understand you spoke to Mr Brendan Clancy, Manager (Delivery and Operations) on 27 April 2019, regarding the matter.

The Department of Transport and Main Roads (TMR) is supportive of the RRC's funding application, as the provision of early flood warning systems would improve safety outcomes for road users during flooding events.

TMR believes early flood monitoring systems would also be of benefit, as they would provide up to date network information to both TMR and WBBROC councils, to allow for better management of the local and state-controlled road networks.

TMR is aware there are financial constraints associated with installing these systems in accordance with TMR's specifications for Roadway Flood Monitoring Systems. As such, TMR is supportive of fit for purpose installations of these systems, to allow maximum benefit at a minimum cost.

Program Delivery And Operations
Wide Bay / Burnett District
Floor 1 Bundaberg Main Roads Building
23 Quay Street Bundaberg
Locked Bag 486 Bundaberg Qld 4670

Telephone +61 7 (07) 4154 0201
Facsimile +61 7 4152 387
Website www.tmr.qld.gov.au
Email Hendrik.W.Roux@tmr.qld.gov.au
ABN 39 407 690 291

While TMR is unable to commit capital funding for the project, we are able provide technical assistance with the design and implementation of the project. Notwithstanding this, TMR will take ownership of the infrastructure located on the state-controlled road network and associated running and maintenance costs.

I trust this information is of assistance.

Yours sincerely

Hendrik Roux Digitally signed by Hendrik Roux
Date: 2020.05.19 16:47:39 +1700

Hendrik Roux
District Director

9. Portfolio - Community, Arts, Heritage and Sport & Recreation

9.1 Community, Arts, Heritage, Sport and Recreation Portfolio Report

Document Information

ECM ID 2689103

Author Cr Danita Potter

Date 12 June 2020

Précis

Community, Arts, Heritage, Sport and Recreation Portfolio Report

Summary

Cr Potter presented her Community, Arts, Heritage, Sport and Recreation Portfolio Report to Council.

Officer's Recommendation

That Cr Potter's Community, Arts, Heritage, Sport and Recreation Portfolio Report to Council be received.

10. Portfolio – Rural Services, Natural Resource Management, Planning, Compliance Services

10.1 Rural Services, Natural Resource Management, Planning and Compliance Services Portfolio Report

Document Information

ECM ID 2689108

Author Cr Scott Henschen

Date 12 June 2020

Précis

Rural Services, Natural Resource Management, Planning and Compliance Services Portfolio Report

Summary

Cr Henschen presented his Rural Services, Natural Resource Management, Planning and Compliance Services Portfolio Report to Council.

Officer's Recommendation

That Cr Henschen's Rural Services, Natural Resource Management, Planning and Compliance Services Portfolio Report to Council be received.

10.2 Development Application - Material Change of Use for Service Station (Above Ground Fuel Cell) and Reconfiguring of Lot (Long Term Lease) at Chinchilla-Wondai Road, Durong - Lot 1 RP50789 - SBRC - MCU19/0010

Document Information

ECM ID 2691621

Author Claire Nally, Reel Planning Pty Ltd

**Endorsed
By Manager Planning & Land Management
General Manager Community**

Date 12 June 2020

Précis

Development Application comprising Material Change of Use for Service Station (Above Ground Fuel Cell) and Reconfiguring a Lot (Long Term Lease) on land at Chinchilla-Wondai Road, Durong – described as Lot 1 RP50789. The Applicant is South Burnett Regional Council and the application reference is MCU19/0010.

Summary

The Applicant seeks a Development Permit for Material Change of Use to establish a Service Station (Above Ground Fuel Cell) on land described as Lot 1 RP50789 which is located at the junction of Chinchilla-Wondai Road and Mundubbera-Durong Road. The application also includes a Reconfiguring a Lot component to establish a long-term lease over that part of the site which accommodates the above ground fuel cell.

The proposal seeks to establish an unmanned facility for the re-fuelling of vehicles and trucks, and which is available to the public 24 hours a day / 7 days per week. The fuel cell will be located in the north-western corner of the site, and can be accessed from either road.

The proposed facility is located within the Rural Zone under the *South Burnett Regional Council Planning Scheme 2017* (v1.3) (the Planning Scheme) and is affected by the Agricultural Land Overlay. The proposed land use has been defined as a Service Station, which is impact assessable development in the zone requiring public notification.

Public notification was carried out between 3 April 2020 and 29 April 2020.

The application required referral to the State for the matters:

- Schedule 10, Part 9, Division 4, Subdivision 2, Table 1 – Reconfiguring a Lot within 25 metres of a State-controlled road;
- Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 – Material Change of Use within 25 metres of a State-controlled road.

The relevant assessment benchmarks are in State Code 1 – Development in a State-controlled road environment. The applicant properly referred the application on 10 September 2019 and a referral response with conditions was provided on 7 April 2020.

Officer's Recommendation

That Council approve the Development Application comprising Material Change of Use for Service Station (Above Ground Fuel Cell) and Reconfiguring a Lot (Long Term Lease) on land at Chinchilla-Wondai Road, Dulong – described as Lot 1 RP50789 subject to the following conditions:

Part 1. Material Change of Use – Service Station (Fuel Cell)

GENERAL

GEN1. The approved development must be completed and maintained generally in accordance with the approved plans and documents, except where amended by the conditions of this permit:

Drawing No.	Sheet Name	Issue	Date
19-2724-TN	Elevations	-	26/08/2019
C-G0101	General Layout and Drawing Index Plan	2	13/03/2020
C-SK0001	Fuel Facility Swept Paths	B	16/03/2020
C-SK0002	Decoupling Area Swept Paths – 1	B	16/03/2020
C-SK0003	Decoupling Area Swept Paths – 2	B	16/03/2020

Timing: To be maintained at all times
Proposed Plans – Refer Attachment A

PLANNING

GEN1. Unless stated otherwise, all conditions are to be complied with prior to commencement of the use and compliance maintained at all times while the use continues. Written notification shall be provided to Council of the commencement of the use, confirming compliance with conditions of this approval.

GEN2. The approved use is a Service Station (Fuel Cell), with a capacity not exceeding 65,000L. This approval does not endorse the de-coupling and truck storage use on the site.

GEN3. The development may not start until the following development permits have been issued and complied with as required:

- Development Permit for Building Work;
- Permit for Plumbing and Drainage Work;
- Development Permit for Operational Work (including site works, access driveways, stormwater disposal)

GEN4. Maintain the approved development in accordance with the approved drawings and documents and any relevant subsequent approvals required by the conditions herein.

GEN5. The Developer is responsible for ensuring compliance with this development approval and the conditions of the approval by an employee, agent, contractor or invitee of the Developer at all times unless otherwise stated.

GEN6. The hours of operation for the use are 24 hours per day, 7 days per week.

GEN7. Design all external lighting in accordance with AS4282-1997 “Control of the Obtrusive Effects of Outdoor Lighting”.

Outdoor lighting does not involve:

- (a) lighting that shines, projects or reflects above a horizontal plane;
- (b) coloured, flashing or sodium lighting;
- (c) flare plumes; and
- (d) configurations of lights in straight parallel lines 500m to 1,000m in length.

Artificial illumination is not to cause a nuisance to occupants of nearby premises and any passing traffic. Direct security and flood lighting away from adjacent premises to minimise the protrusion of light outside the street.

Submit the Council, within three months from the use commencing, certification from a suitably qualified person that all exterior lighting has been installed in accordance with AS4282-1997 “Control of the Obtrusive Effects of Outdoor Lighting”.

- GEN8. The approved activity must operate in a manner that minimises dust generation from the site, including wind-blown and traffic-generated dust as far as practicable. The operator must identify and implement all practicable dust mitigation measures, including cessation of relevant works, as appropriate, such that emissions of visible dust are minimised during severe weather conditions.
- GEN9. The applicant must submit, prior to commencement of the use, a compliance certificate for the design, installation and operation of petroleum storage systems and the certificate must be retained by the owner/operator for the life of the storage system.
- GEN10. A containment device must be installed to capture spills and runoff from the fuel dispensing areas on site prior to commencement of the use.
- GEN11. Submit to council a certificate of compliance from a suitably qualified person outlining the details and management of hazardous goods storage on site prior to commencement of the use.
- GEN12. Any spillage of wastes, contaminants or other materials must be cleaned up as soon as practicable to prevent off-site contamination. Such spillages must be cleaned up in accordance with documented emergency response and clean up procedures.

Appropriate materials and equipment are to be available on site at all times to contain and clean up spills of potentially polluting materials. An inventory of all clean up and containment materials and equipment, and documented emergency response and clean up procedures must be kept on site.

- GEN13. No external (third party) advertising devices associated with the approved development are permitted to be placed or erected at the premises, or affixed or otherwise to any building or structure.

ENGINEERING WORKS

- ENG1. 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.
- ENG2. Undertake Engineering designs and construction in accordance with the Planning Scheme, Council’s standards, relevant design guides, and Australian Standards.
- ENG3. 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

- ENG4. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted on during construction of the development.

ENG5. Repair all damages 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 damages immediately upon completion of works associated with the development.

STORMWATER MANAGEMENT

ENG6. Ensure that adjoining properties and roadways are protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.

ENG7. 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

ENG8. Ensure that all reasonable actions are taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.

ELECTRICITY AND TELECOMMUNICATION

ENG9. Connect the development to electricity and telecommunication services.

Part 2. Reconfiguring of a Lot (Long Term Lease)

GENERAL

GEN1. The approved development must be completed and maintained generally in accordance with the approved plans and documents, except where amended by the conditions of this permit:

Drawing No.	Sheet Name	Issue	Date
8230-P2	Proposal Lease Plan as amended by the Department of Transport and Main Roads on 2 April 2020.	-	26/02/2020

Timing: To be maintained at all times
Proposed Plan – Refer Attachment A

GEN2. The reconfiguration of a lot approved d by this Development Permit must be completed and the Plan of Survey submitted to Council for endorsement within six (6) years from the commencement of this approval or this approval will lapse.

ENGINEERING

ENG1. The lease area is to be sealed and appropriately drained to the same standard as the easement areas described by State Assessment Referral Agency(SARA).

STANDARD ADVICE

ADV1. Section 85(1)(a) of the *Planning Act 2016* provides that, if this approval is not acted upon within a period of six (6) years for the Reconfiguring a Lot component, or six (6) years for the Material Change of Use component, the approval will lapse.

ADV2. The general environmental duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance cause by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the premises during all stages of the development, including earthworks, construction and operation.

ADV3. Where dangerous goods are stored on site, compliance with *Queensland Work Health and Safety Act 2011* is required at all times.

- ADV4. This approval does not include any permission for Environmentally Relevant Activities. Separate permits may be required prior to commencement of the use from the Department of Environment and Science (DES).
- ADV5. This approval includes a concurrence agency response with conditions from the Department of State Development, Manufacturing, Infrastructure and Planning – Reference: 1909-12993 SRA and dated 7 April 2020.
- ADV6. All reasonable and practicable measures must be taken to ensure that no harm is caused to Aboriginal cultural heritage (the “cultural heritage duty of care”). The cultural heritage duty of care is met if the development is conducted in accordance with gazetted cultural heritage duty of care guidelines. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from www.datsima.qld.gov.au
- ADV7. Attached for your information is a copy of Chapter 6 of the Planning Act 2016 as regards Appeal Rights.

Financial and Resource Implications

No implication can be identified. The lease area can generate income for Council in the form of lease payments.

Link to Corporate/Operational Plan

Growth and Opportunity

GO2 Balanced development that preserves and enhances our region.

GO2.1 Implement Council's planning scheme to support sustainable development of business, industry and community liveability.

Communication/Consultation (Internal/External)

The application was subject to public notification between 3 April 2020 and 29 April 2020, and no submissions were received.

Legal Implications (Statutory Basis, Legal Risks)

No implication can be identified.

Policy/Local Law/Delegation Implications

No implication can be identified.

Asset Management Implications

No implication can be identified.

Report

Applicant: South Burnett Regional Council C/- ONF Surveyors
Owner: South Burnett Regional Council
Property Address: Corner Chinchilla-Wondai Road and Mundubbera-Durong Road, Durong
Real Property Description: Lot 1 RP50789
Approvals Sought: Development Permit for Material Change of Use for a Service Station (Above Ground Fuel Cell); and Development Permit for Reconfiguring a Lot (Long Term Lease)

Proposal Description:

Planning Scheme: South Burnett Regional Planning Scheme 2017 (v1.3)
Planning Scheme Zone: Rural Zone
Area of Land: 4095 sqm
Existing Land Use: Decoupling and storage area for B-double vehicles
Surrounding Land Uses: North – dwelling and outbuildings;
East – dwelling and rural grazing land
South – rural land
West – rural land

Services: Electricity and telecommunications are available but not required

Access: Entry to site via Chinchilla-Wondai Road only;
Egress from site via Mundubbera-Durong Road only.

Topography: Relatively flat

Application Deemed Properly Made: 29 August 2019
Confirmation Notice Issued: 3 September 2019
Information Request Issued: 16 September 2019
Information Response Received: 10 December 2019
Further Issues Issued: Nil
Response to Further Issues: Nil
Referrals Required/Received: Application properly referred to SARA on 10 September 2019
Referral Agency Response: Approved with conditions – 7 April 2020
Application Process: Impact Assessment
Public Notification: Applicable – 3 April – 29 April 2020
Properly Made Submissions: Nil
Public Notice Compliance: Yes

1. EXECUTIVE SUMMARY

This report carries out an independent town planning assessment of the proposed development. The Applicant, South Burnett Regional Council, seeks a Development Permit for Material Change of Use to establish a Service Station (Above Ground Fuel Cell) and Reconfiguring a Lot (Long Term Lease) over land described as Lot 1 RP50789 and situated at the junction of Chinchilla-Wondai Road and Mundubbera-Durong Road, Durong.

2. SITE AND LOCALITY

2.1 Site Description

The subject site is formally described as Lot 1 on RP50789. The site is 4,095m² in area, has a regular configuration and is currently utilised for the de-coupling of B-double vehicles.

The site is bordered at the south by Chinchilla-Wondai Road and at the east by Mundubbera-Durong Road. A rural lot is situated to the west and at the north is a dwelling with outbuildings.

The subject site currently has two vehicle access points, one each from Chinchilla-Wondai Road and Mundubbera-Durong Road.



FIGURE 1 – Aerial of Subject Site (Source: QLD Globe 2019)

2.2 Surrounding Land Uses

The subject is situated in the rural locality of Durong. The locality comprises rural allotments, and some rural residential lots. Durong South State School is located to the north-east along Mundubbera-Durong Road.

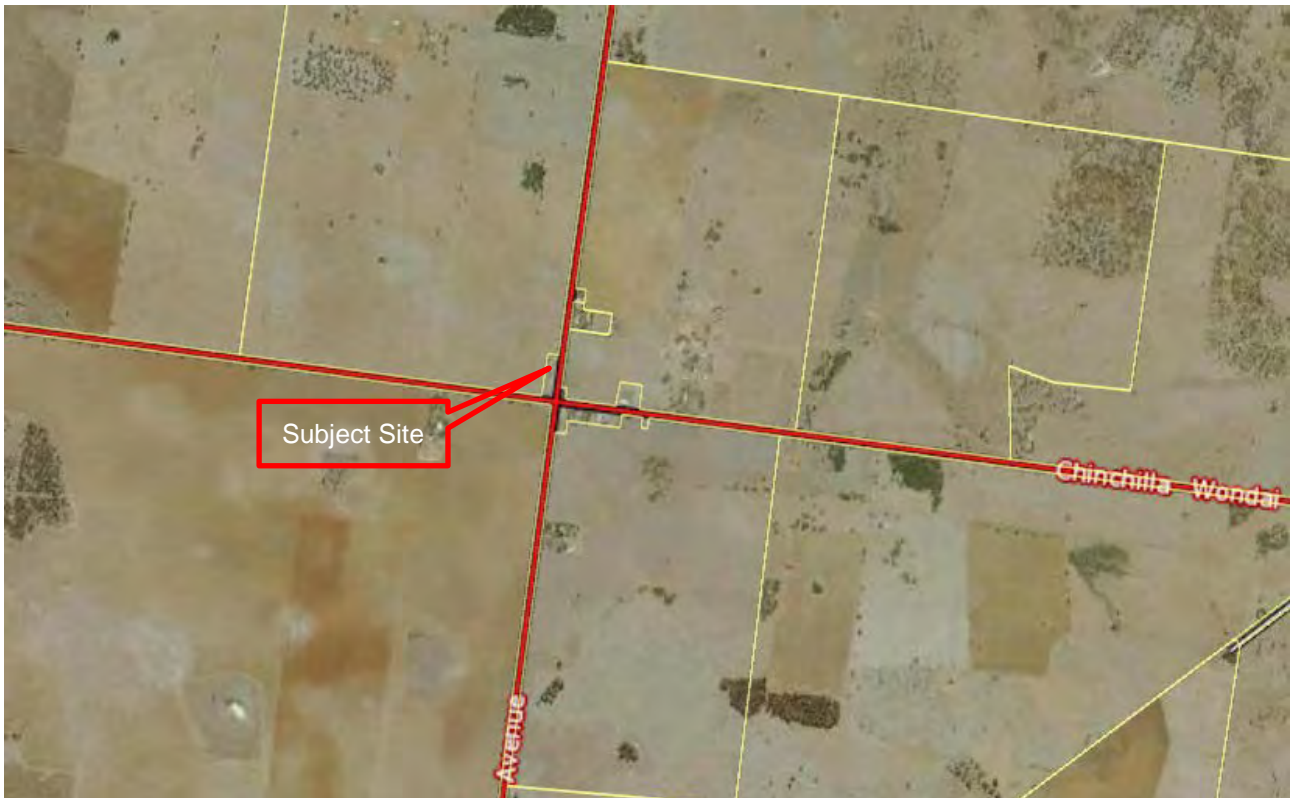


FIGURE 2 – Surrounding Area (Source: QLD Globe 2020)

3. PROPOSAL OVERVIEW

The Applicant seeks a Development Permit for Material Change of Use to establish a Service Station (Above Ground Fuel Cell) and a development permit for Reconfiguring a Lot (Long Term Lease) over part of the subject site. The proposal plans section off an area of site at the north-western corner for the fuel cell.

3.1 Proposed Development

The development application sought approval for the following use components:

3.1.1 Material Change of Use – Service Station (Above Ground Fuel Cell)

The proposed above ground fuel cell will provide for 24 hour / 7 day access to fuel for vehicles and trucks. Previously, a general store in the immediate vicinity provided for fuel however it has ceased operation, leaving a need for a fuel supply in the locality.

The site is currently used for de-coupling and truck storage, however there is no current or historical approval.

The site is located on a major transport route and provides for a level of convenience and accessibility suitable for a service station use as well as for truck storage and de-coupling.

The intention for the site is that a suitably qualified provider will lease the fuel cell and operate in accordance with their own procedures and practices.

Operational Aspects of Facility

Size & Capacity:

The proposed fuel cell is a transportable container which is approximately 12.2 metres in length, 2.4 metres wide and 2.9 metres high. The fuel cell will have a capacity of approximately 69,000 litres of fuel.

Hours of Operation and Staffing:

The proposed hours of operation are 24 hours a day, seven days a week.

No staff are required for the operation of the fuel cell.

Re-filling:

The fuel cell will be re-filled once per day, on the assumption that more than 25,000L is used on a daily basis. The Applicant has provided the following justification in their response to Council's Information Request:

The frequency for re-filling of the tank is estimated to be once a day based on the following calculations:

*AADT passing the fuel cell is estimated at 1,215 vpd (refer RMA report)
Divide by 2 to count inbound trips towards the site = 608 vpd
Assume 15% pass by trips use the fuel cell = 91 vpd
Light Vehicles 74%, Heavy Vehicles 26%
Light Vehicles = 67 vpd @ 60 litre per fill (average) = 4,020 litres per day
Heavy Vehicles = 42 vpd @ 500 litres per fill (average) = 21,000 litres per day
Total = 25,020 litres per day*

Fuel Cell Capacity = say 65,000 L

Hence refilling would be required every 2.4 days – assume every second day as a minimum, but due to limitations in the amount that can be delivered by a single truck, assume that the tank will be refilled once a day.

Access and Vehicles:

Vehicle access will be via Chinchilla-Wondai Road for entry and via Mundubbera-Durong Road for egress. Refer to the approval with advice and conditions provided by SARA (Department of Transport and Main Roads).

The facility will be accessed by all types of vehicles, including light vehicles, rigid vehicles and articulated vehicles. The largest design vehicle is anticipated to be a 36m A-Double road train.

Management of Spills:

The Applicant has advised that the normal practice for management of spills is to provide an area around the tank with a grated pit which drains to a separate tank. Notwithstanding, the future operator of the facility will apply their own management procedures and Council will separately assess and approve the procedures prior to commencement of the facility.

Amenity Impacts on Surrounding Area

A large lot comprising a dwelling house adjoins the site to the north, and it is anticipated that this lot will be most affected by adverse impacts from the facility.

The Applicant has demonstrated that impacts from the use on surrounding land and surrounding uses will be minimal due to:

- the inclusion of minimal lighting for the facility which is directed on the fuel cell;
- the dwelling on the adjoining site is buffered from the facility by a large shed;

- the site is fenced along the common boundary with the dwelling house by a 1.8 metre high iron panel fence, which mitigates light, noise and provides for privacy to the dwelling house site.

Conditions of approval are recommended to ensure impacts from the use to adjoining land remain limited.

3.1.2 Reconfiguring a Lot (Long Term Lease)

The application includes a Reconfiguring a Lot component to create the ability to lease the fuel cell over the long term to a suitable operator.

The lease area will be 400sqm.

4. TOWN PLANNING CONTEXT

Tables 1 and 2 provide an overview of the town planning parameters relevant to the subject site and proposed development.

TABLE 1 – State Planning Instruments	
Regional Plan	<i>Wide Bay Burnett Regional Plan 2011 (the Regional Plan)</i>
State Planning Policy	<i>State Planning Policy (July 2017) (the SPP)</i>
SARA DA Mapping	Water Resources <ul style="list-style-type: none"> - Water resource planning area boundaries - Great Artesian water resource plan area State Transport Corridor <ul style="list-style-type: none"> - State-controlled road Areas within 25m of a State Transport Corridor <ul style="list-style-type: none"> - Area within 25m of a State-controlled road
Referrals	Schedule 10, Part 9, Division 4, Subdivision 2, Table 1 – Reconfiguring a Lot within 25 metres of a State-controlled road; Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 – Material Change of Use within 25 metres of a State-controlled road.
Assessment Benchmarks	State Code 1 - Development in a State-controlled road environment

TABLE 2 – Local Planning Context	
Planning Scheme	<i>South Burnett Regional Council Planning Scheme 2017 (v1.3)</i>
Strategic Framework Designation	Rural
Zone	Rural Zone
Overlays	<ul style="list-style-type: none"> • Agricultural Land Overlay • Flood Hazard Overlay
Defined Use	Service Station Reconfiguring a Lot
Level of Assessment	Impact Assessment
Assessment Benchmarks	<ul style="list-style-type: none"> • Rural Zone Code • Reconfiguring a Lot Code • Services and Works Code

5.0 PLANNING ASSESSMENT

5.1 Planning Regulation 2017

This section of the report includes an assessment of the proposed development against Schedule 10 of the Planning Regulation 2017 (the Planning Regulation).

5.1.1 Schedule 9 – Building Works

It is noted that assessment benchmarks and matters stated in Schedule 9 of the Regulation are not relevant to this development application for material change of use or reconfiguring a lot but may be relevant to subsequent development such as building work.

5.1.2 Schedule 10 – Assessable Development

The proposed development does not involve prescribed assessable development under Schedule 10.

5.1.2 Schedule 10 – Referral Agencies

The application triggered referral under Schedule 10 of the Planning Regulation for the following matters:

- Schedule 10, Part 9, Division 4, Subdivision 2, Table 1 – Reconfiguring a Lot within 25 metres of a State-controlled road;
- Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 – Material Change of Use within 25 metres of a State-controlled road.

The application was properly referred to SARA on 10 September 2019, and a referral response with conditions was issued on 7 April 2020 (Reference: 1909-12993 SRA). The response and conditions are included at Attachment B.

The referral response and conditions endorse the proposed access to and egress from the site via a State-controlled road and require the installation of signage at the permitted road access locations. The approved plans require that entry to the site is only from Chinchilla-Wondai Road, and egress only is to Mundubbera-Durong Road. The SARA response contains information relating to an approval also granted under the *Transport Infrastructure Act 1994*.

Of note, the approved plans show are changed from the plans originally submitted with the development application. The changes made were in response to the State information request. The changes relate to the requirement for easements (labelled B and C), which relate to a State-controlled road access permit (TMR 19-028195) granted as part of the referral response. Easements B and C facilitate the 'entry only' and 'exit only' components of the referral condition and approved plan. The easements are considered a requirement of the *Transport Infrastructure Act 1994* permit and necessary to facilitate lawful movements to and from the State controlled Road.

The change to include easements is a minor change during the assessment process and would not require the assessment process to be restarted.

5.2 Other Matters for Impact Assessment

This section of the report includes an assessment of the proposed works against the other matters that impact assessment must have regard to as required by the *Planning Regulation 2017* (section 31), namely:

- the Planning Scheme;
- the Regional Plan
- the State Planning Policy, to the extent the SPP is not identified in the planning scheme as being appropriately integrated in the planning scheme;
- any temporary State planning policy applying to the premises;
- any development approval for, and any lawful use of, the premises or adjacent premises; and

- the common material.

In accordance with section 45 (5) of the *Planning Act 2016*, impact assessment is an assessment that –

(a) must be carried out only

(i) against the assessment benchmarks in a categorising instrument for the development; and

*(ii) having regard to **any matters prescribed by regulation** for this paragraph; and*

(b) may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.

In this instance under **section 45 (5)(a) of the *Planning Act 2016***, the categorising instrument for the development is the *South Burnett Regional Council Planning Scheme 2017 (v1.3)* under which the applicable assessment benchmarks are the Rural Zone Code, Reconfiguring a Lot Code and the Services and Works Code.

The planning assessment of the development considers the above assessment benchmarks and matters to the extent that the assessment benchmark and matter is relevant to the development. Specifically, this report only considers the assessment benchmarks under the Planning Scheme as the State has assessed the assessment benchmarks applicable to the referral trigger.

5.3 Planning Scheme

5.3.1 Defined Use

The proposed land use is defined under the Planning Scheme as a **Service Station**, which is:

“Premises used for –

(a) selling fuel, including, for example, petrol, liquid petroleum gas, automotive distillate or alternative fuels; or

(b) a food and drink outlet, shop, trailer hire, or maintaining, repairing servicing or washing vehicles, if the use is ancillary to the use in paragraph (a).”

We consider that the definition is appropriate for the proposed use and its components.

The proposed **Reconfiguring a Lot** component is defined, pursuant to the *Planning Act 2016*, as:

(a) creating lots by subdividing another lot; or

(b) amalgamating 2 or more lots; or

(c) rearranging the boundaries of a lot by registering a plan of subdivision under the Land Act or Land Title Act; or

*(d) **dividing land into parts by agreement rendering different parts of a lot immediately available for separate disposition or separate occupation, other than by an agreement that is—***

*(ii) **a lease for a term, including renewal options, not exceeding 10 years; or***

(iii) an agreement for the exclusive use of part of the common property for a community titles scheme under the Body Corporate and Community Management Act 1997; or

(e) creating an easement giving access to a lot from a constructed road.

We consider that the **bold** element of the Reconfiguring a Lot definition is appropriate to the proposed long term lease as there is no expiry period proposed.

5.3.2 Assessment Benchmarks

Pursuant to Table 5.5.13 – Categories of Development for the Rural Zone, a Material Change of Use for a Service Station is subject to impact assessment. The applicable assessment benchmark is the Planning Scheme.

Table 5.6.1 categorises the Reconfiguring a Lot (Long Term Lease) as impact assessable development, assessable against the Planning Scheme.

The relevant assessment benchmarks are:

- Strategic Framework
- Rural Zone Code, including Agricultural Land and Flood Hazard overlays
- Reconfiguring a Lot Code
- Services and Works Code

5.3.2.1 Strategic Framework

The Strategic Framework sets the policy direction for the Shire and describes the desired strategic outcomes the planning scheme is seeking to achieve across a range of economic, environmental and social themes. The strategic framework covers the following six themes:

- (i) Settlement pattern;
- (ii) Rural futures;
- (iii) Strong economy;
- (iv) Natural systems and sustainability;
- (v) Strong communities;
- (vi) Infrastructure and servicing;

Overall, the proposal complies with the policy intent of each strategic framework theme. The following strategic themes are considered relevant to the proposal:

Settlement Pattern

The Strategic Framework identifies Dulong as a sizeable community with few local services within the Southern Burnett region.

The proposed fuel cell and associated long term lease will provide a service to the locality, replacing the general store which recently closed. The facility is proposed on a major transport route and provides for high accessibility.

The site has been used historically for de-coupling and truck storage, and the addition of a fuel cell will not impact the visual character of the site or intersection.

Rural Futures

The proposed development is a non-rural activity which will support the rural locality and does not compromise the rural character or agricultural value of the land. The site has been used for many years for de-coupling and truck storage, and the size limits its viability for agricultural purposes.

The proposed development is therefore an appropriate outcome for the site to service the rural locality.

Strong Communities

The fuel cell integrates with an existing de-coupling area on site for B-doubles and will provide the Dulong area with access to vital resources to facilitate transport associated with rural activities of the area as well as the general public/local residents of the area.

The subject site is located on the corner of Chinchilla Wondai Road and Mundubbera Dulong Road and the proposal is to integrate with existing active transport networks, utilising existing accesses servicing the site.

5.3.2.2 Rural Zone Code

The subject site is situated in the Rural Zone of the Planning Scheme:



FIGURE 5 – ZONING MAP (Planning Scheme)

The purpose of the Rural Zone Code is to provide for rural uses and activities, and other uses which are compatible with existing and future rural uses.

The following table sets out an assessment of the proposal against the overall outcomes for the Rural Zone Code.

(2) Rural Zone Code Overall Outcomes	
(a) Land that is essential to the economic viability of productive Agricultural Land Classification Class A or Class B and rural land uses within the region is conserved.	<p>Complies. The subject site is mapped within the Agricultural Land Classification Class A.</p> <p>The site has historically been utilised for de-coupling of B-double trucks and storage of trucks. There is limited agricultural value of the land, and its small size, in the context of the broader Rural Zone, does not cause fragmentation of agricultural land.</p> <p>The proposed development will deliver a necessary service and facility for residents of the surrounding area, and will support the existing transport network by providing re-fuelling facility along two major routes.</p>
(b) Development comprises a wide range of existing and new rural pursuits, including cropping, intensive horticulture and animal industries, animal husbandry and keeping and other compatible primary production uses.	<p>Not Applicable. The proposal is for a Service Station (Fuel Cell) and Reconfiguring a Lot (Long Term Lease).</p>
(c) On farm value adding in the form of small scale agri-tourism is supported where associated with the rural use of the site.	<p>Not Applicable. The proposal is for a Service Station (Fuel Cell) and Reconfiguring a Lot (Long Term Lease).</p>
(d) Infrastructure is provided at a standard normally expected in rural locations.	<p>To be conditioned. The proposed development will gain access to the site from Chinchilla-Wondai Road, and egress only is to be from Mundubbera-Durong Road. Refer to</p>

	SARA response. The subject site has access to electricity, telecommunications and water. The proposed facility does not seek to provide on-site sewage treatment.
(e) Areas of land used for primary production are conserved and not unnecessarily fragmented.	Not Applicable. No part of the site is currently used for primary production.
(f) The viability of existing and future rural uses and activities are protected from the intrusion of incompatible uses.	Complies. The proposed development does not affect the viability of existing and future rural uses / activities. The use is considered to be compatible with the site and the locality, and is an appropriate outcome within the zone.
(g) Uses that require isolation from urban areas as a consequence of their impacts such as noise or odour may be appropriate where land use conflicts are minimised.	Not Applicable. The site is within the Rural Zone and, as a Service Station (Fuel Cell), is considered to be an appropriate use for the site and in the zone.
(h) Development embraces sustainable land management practices and contributes to the rural amenity and landscape of the area.	Not Applicable. The proposed use contributes to the rural amenity of the area, however sustainable land management practices are not relevant.
(i) Development is reflective of and responsive to the surrounding character of the area, natural hazards and the environmental constraints of the land.	Not Applicable. The site is not affected by natural hazards.
(j) Sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for sensitive land use (as defined in the Regulation).	Not Applicable. The subject land is not being used for a sensitive land use.
(k) Residential or other sensitive land use (as defined in the Regulation) are not intensified in the identified separation area around the Swickers Kingaroy Bacon Factory on Overlay Map 11.	Not Applicable. The subject land is not being used for a sensitive land use.
(l) New residential development of historic or remote residential subdivisions is inconsistent with the purpose of this zone code.	Not Applicable. The proposed development is not a new residential development.
(m) Non-rural development is appropriate only where directly associated with the rural use of the zone and does not compromise the rural use of the land.	Not Applicable. The proposed use is considered to be an appropriate rural use.
(n) Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and buffered from adjacent development.	Not Applicable. The site is not affected by natural features such as creeks, gullies or waterways.
(o) Water supply catchments are protected from activities that may endanger water quality.	Not Applicable. Water supply catchments will not be affected as result of the proposal.

Rural Zone Code, Table 6.2.13.3 Criteria for assessment

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of Proposed Development
General		
Development maintains rural amenity and character.	Buildings are set back 20m from any collector or higher order road and 10m from any other road frontage. and The use does not cause odour, noise or air emissions in excess of the prescribed limits in the <i>Environmental Protection (Air) Policy 1997</i> or the <i>Environmental Protection (Noise) Policy 1997</i> .	AO1.1 Complies. The proposed fuel cell maintains a setback of minimum 20 metres from both frontages. AO2.1 Can be conditioned to comply.
Development does not jeopardise	Development resulting in lots less	PO2

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of Proposed Development
<p>the rural production capacity of the Zone.</p>	<p>than the minimum size in Table 9.4.2 satisfying outcomes –</p> <p>The proposal is necessary for the efficient production and processing of a crop grown in the area.</p> <p>or</p> <p>The proposal provides an alternate productive rural activity that supports regionally significant industry.</p> <p>or</p> <p>An agricultural sustainability report prepared by a suitably qualified agronomist demonstrates that –</p> <p>The lot is suitability sized for the proposed activity, including a dwelling house including yard; and</p> <p>There is sufficient water for the proposed activity; and</p> <p>The allotment is capable of being connected to reticulated electricity; and</p> <p>The proposed activity is financially viable, requiring a viability assessment that includes capital costs, operational costs, sustainable yields to support a family, climate, soils and geological factors affecting crop growth, nutrients, salinity, topography, susceptibility to flooding and erosion and an assessment of market robustness (both recent and projected) and alternative practices in the event of failure.</p> <p>and</p> <p>Development is consistent with any Soil Conservation Plan that applies to the locality, as approved by the relevant State agency.</p>	<p>Complies. The proposed development seeks a fuel cell within a part of the site subject to a long term lease (Reconfiguration of Lot).</p> <p>The fuel cell is necessary for the community and provides a facility to support the existing transport network and rural activities in the surrounding area.</p> <p>The fuel cell will also provide a service to local residents and the travelling public, following the closure of the general store (which sold fuel).</p> <p>The site is currently used for de-coupling B-double trucks and is not used for rural production.</p> <p>The fuel cell and long term lease are considered appropriate for the site and the area, and will not diminish the rural production capacity of the Rural Zone.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of Proposed Development
<p>Development does not result in any degradation of the natural environment, in terms of the geotechnical, physical, hydrological and environmental characteristics of the site and its setting.</p>	<p>Uses and associated works are confined to existing lawfully cleared land or areas not supporting regulated vegetation. and Uses and associated works are confined to areas outside stormwater discharge points, overland flow paths, watercourses and natural drainage features. and Development, excluding forestry activities and permanent plantations, adjacent to National Parks or State Forests is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.</p>	<p>AO3.1 and 3.2 Complies. The proposed fuel cell and long term lease are situated on a cleared lot which does not support any vegetation. The use is located clear of any stormwater discharge points, overland flow paths, watercourses and natural drainage features. The proposed development will not result in degradation of the natural environment and can be supported on this site. AO3.3 Not Applicable.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of Proposed Development
Development is not exposed to risk from natural hazard relating to land slip.	Uses and associated works are confined to slopes not exceeding: 15% for residential uses; 10% for treated effluent disposal areas; 6% for non-residential uses.	PO4.1 Complies. The proposed development is not exposed to risk from land slip hazard. The land has minimal grade and does not exceed 6% slope.
Development is adequately serviced.	A 45kl water tank is provided for consumption purposes. and On-site sewage treatment is provided. and Each dwelling is provided with a service line connection to the electricity supply and telecommunications networks.	PO5 Complies. The proposed development site has appropriate connections to water, telecommunications and electricity. The proposed development does not provide for on-site sewage treatment as the facility is unmanned and facilities are not proposed.
Development is located and designed to ensure that land uses are not exposed to: Areas that pose a health risk from previous activities; and Unacceptable levels of contaminants.	Development does not occur: In areas that pose a health risk from previous activities; and On sites listed on the Contaminated Land Register or Environmental Management Register. or Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.	PO6 Complies. The proposed development is not for a sensitive land use. The development is not being exposed to unacceptable levels of contaminants.
Where in the vicinity of an existing intensive animal industry (PO7)		Not Applicable. The site is not in the vicinity of an existing intensive animal industry.
Caretaker's accommodation (PO8-PO9)		Not Applicable. The proposed development is not for a caretaker's accommodation.
Home based business (PO10-PO13)		Not Applicable. The proposed development is not for a home-based business.
Secondary dwelling (PO14)		Not Applicable. The proposed development is not for a secondary dwelling.

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of Proposed Development
For development affected by one or more overlays		
Agricultural land overlay		
<p>PO15 The productive capacity and utility of agricultural land for rural activities is maintained.</p>	<p>AO15.1 The proposal is not located on agricultural land identified on SPP Interactive Mapping (Plan Making). or AO15.2 The proposal is necessary for the efficient production and processing of a crop grown in the area. or AO15.3 The proposal provides an alternate productive rural activity that supports regionally significant industry. or AO15.4 An agricultural sustainability report prepared by a suitably qualified agronomist demonstrates that – The lot is suitability sized for the proposed activity. Including a dwelling house including yard; and There is sufficient water for the proposed activity; and The allotment is capable of being connected to reticulated electricity; and The proposed activity is financially viable, requiring a viability assessment that includes capital costs, operational costs, sustainable yields to support a family, climate, soils and geological factors affecting crop growth, nutrients, salinity, topography, susceptibility to flooding and erosion and an assessment of market robustness (both recent and projected) and alternative practices in the event of failure. and AO15.5 Development is consistent with any Soil Conservation Plan that applies to the locality, as approved by the relevant State agency.</p>	<p>PO15 Complies. The site is mapped as Agricultural Land Class A however it has historically been used for de-coupling and storing trucks, and does not have a recent history of being productive agricultural land.</p> <p>Accordingly, the proposed use of a fuel cell and a long term lease is an appropriate outcome for the site.</p> <p>The fuel cell will serve as a facility that can be access by local residents and the travelling public, as well as supporting the existing transport networks.</p>
<p>Airport environs overlay Public safety sub-area (PO16)</p>		<p>Not Applicable. The site is not within the public safety sub-area.</p>
<p>Airport environs overlay Wildlife hazards sub-area</p>		<p>Not Applicable. The site is not within the wildlife hazards sub-area.</p>
<p>Biodiversity overlay</p>		<p>Not Applicable. The site is not within the mapped biodiversity overlay.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of Proposed Development
Bushfire hazard overlay		Not Applicable. The site is not within the mapped bushfire hazard overlay.
Extractive industry overlay		Not Applicable. The site is not within the mapped extractive industry overlay.
Flood hazard overlay		Not Applicable. The site is not within the mapped flood hazard area.
Historic subdivisions overlay		Not Applicable. The site is not within the mapped historic subdivisions overlay.
Landslide hazard overlay		Not Applicable. The site is not within the mapped landslide hazard overlay.
Regional infrastructure overlay		Not Applicable. The site is not within the mapped regional infrastructure overlay.
Water catchments overlay		Not Applicable. The site is not within the mapped water catchments overlay.

Summary of Compliance with Rural Zone Code:

The subject site is within the Rural Zone and is mapped within the Class A Agricultural Area, however it is considered that the site is not in a suitable location or of an appropriate size to support a viable agricultural use or intensive rural pursuits.

The proposed fuel cell and long term lease area integrate with the existing use of the site being a de-coupling and storage area for B-Double Vehicles. The vehicle movements associated with the proposed use are expected to utilise existing vehicle movement paths on site without impacting on the de-coupling or storage areas.

The proposed fuel cell aims to support the transport network associated with rural activities of the area as well as the general public/local residents of the Dulong area following the closure of the Dulong Store which previously sold fuel.

The site is not affected by natural features and no significant overlays affect the proposal.

5.3.2.3 Reconfiguring a Lot Code

Performance outcomes	Assessment benchmarks	Response
Section 1: Boundary Realignment (PO1-PO2)		Not Applicable.
Section 2: Reconfiguration under a Community Title Scheme (PO3-PO6)		Not Applicable.
Section 3: All other reconfiguration		

Performance outcomes	Assessment benchmarks	Response
<p>PO7 Allotments are of sufficient size and dimensions to meet the requirements of the users and provide for servicing of the intended use.</p>	<p>AO7.1 Development provides that allotment area, dimension and shape are in accordance with the standards in Table 9.4.2. and AO7.2 The minimum allotment size for any rear allotment shall be calculated exclusive of the area of the access corridor of the allotment. and AO7.3 Irregularly shaped allotments are designed to allow a building area of 15m by 10m to be setback 6m from the site frontage.</p>	<p>PO7 The proposed reconfiguration of a lot will create a lease area of approximately 400sqm. The proposed lease area is considered to be an appropriate size to accommodate the fuel cell, and will meet the requirements of the users. The area allows for sufficient area to service the proposed fuel cell.</p>
<p>PO8 Lots have lawful, safe and practical access.</p>	<p>AO8.1 Access is provided via either: (a) Direct road frontage; (b) Access strip with a minimum width of 3.5m (for rear lots only); or (c) Access easement with a minimum width of 6m (where lots only have legal road frontage that does not provide, safe or practical access to the existing street network). and AO8.2 Newly created lots do not have direct access to sub-arterial or higher order roads. and AO8.3 Except in the Rural Zone, new lots, are provided with access to a sealed road.</p>	<p>PO8 Complies - to be conditioned. Permits to access the site have been granted by the State. The approved plans require that entry to the site is only from Chinchilla-Wondai Road, and egress only is to Mundubbera-Durong Road.</p>

Performance outcomes	Assessment benchmarks	Response
<p>PO9 The number of rear lots is minimised having regard to the outlook, topography of the site, intended land use and general amenity of the area.</p>	<p>AO9.1 Only one rear lot is provided behind each full street frontage regular lot. and AO9.2 No more than two rear lot access strips directly adjoin each other. and AO9.3 No more than two rear lots gain access from the head of a cul-de-sac. and AO9.4 Rear lots are only created where the site gradient is greater than 5%.</p>	<p>PO9 Not Applicable. No rear lot is proposed.</p>
<p>PO10 The design and construction of new roads:</p> <ul style="list-style-type: none"> (a) Maintain safe and efficient access to the transport network; (b) Creates integrated neighbourhoods; and (c) Are constructed to a standard that is commensurate with the intended use of allotments. 	<p>AO10.1 Intersection shall be spaced at no less than 45m from any other intersection. and AO10.2 Any intersections with existing roads shall be treated with a T-intersection or a roundabout. and AO10.3 The road layout indicates connections to adjoining development sites. and AO10.4 Other than in the Rural or Rural Residential Zones, new streets are provided with layback kerb and channel. or AO10.5 In the Rural Residential Zone, new streets are provided with concrete flush kerbs and swale drains.</p>	<p>PO10 Not Applicable. No new roads are proposed as part of this development.</p>
<p>PO11 The provision of services is resistant to inclement weather and does not degrade the character of the area.</p>	<p>AO11.1 Where the reconfiguration involves the opening of a new road, all electricity and telecommunications services are located underground.</p>	<p>PO11 Not Applicable. No new roads are proposed as part of this development.</p>
<p>PO12 Reconfiguration facilitates integration of walking and cycling networks that provide a safe and convenient environment for users having regard to appropriate gradients and distances to be travelled.</p>	<p>AO12.1 No outcome specified.</p>	<p>PO12 Not Applicable. Walking and cycling networks are not considered applicable to the reconfiguration for a long term lease on a site that is situated outside of a township.</p>

Performance outcomes	Assessment benchmarks	Response
PO13 Public open space is provided in response to community need.	AO13.1 Public open space is provided in accordance with the Priority Infrastructure Plan.	PO13 Not Applicable. Public open space is not required as part of this proposal.
PO14 Reconfiguration into allotments less than 400m ² in the Medium Density Residential zone is facilitated where design outcomes are consistent with expectations for the zone.	AO14.1 Reconfiguration in the Medium Density Residential zone involving allotments less than 400m ² where creating allotments for individual units in an approved and completed multiple dwelling or dual occupancy.	PO14 Not Applicable. Development is not proposed in the Medium Density Residential zone.
PO15 Reconfiguration into allotments less than 400m ² in the Medium Density Residential zone is to provide for suitable living environments.	For allotments less than 400m ² – AO15.1 All lots are orientated to within 200 of north. AO15.2 All lots are to be sized and shaped to accommodate a 10m x 20m rectangle.	PO15 Not Applicable. Development does not involve lots less than 400m ² .
Section 4 All reconfiguring a lot subject to an overlay		
Agricultural Land overlay		
PO16 The productive capacity and utility of agricultural land for rural activities is maintained.	AO16.1 In the Rural zone only, no additional allotments are created in the area identified as agricultural land on SPP Interactive Mapping (Plan Making); or AO16.2 In the Rural zone only, a Farm management plan prepared by a suitably qualified agronomist demonstrates that the existing productivity of the land area is not reduced.	PO16 Complies. The proposed reconfiguration seeks to create a long term lease over part of the land, rather than a new allotment. The utility of the land is not affected by the reconfiguration itself. Historically, the site was used for de-coupling and truck storage and is continued to be used for this purpose. The site has not, in recent history, been utilised for agricultural purposes and given its small size, would not be a viable lot for agricultural purposes. Further, the proposed development will benefit the residents of the locality and the travelling public, and will support the transport network by providing a re-fuelling station at the junction of two major transport routes.
Bushfire hazard overlay		Not Applicable.
Flood hazard overlay		Not Applicable.

Summary of Compliance with Reconfiguring a Lot Code:

The proposed reconfiguration seeks to create a long term lease over part of the land, rather than a new allotment. The lease area will comprise an area of approximately 400sqm and is considered to be an appropriate size to accommodate the fuel cell and meet the requirements of the users. The creation of a small lot to facilitate the specific use is not considered to compromise any surrounding land configurations and will not prejudice any surrounding land from future development opportunities.

The site is currently used for de-coupling and truck storage and will continue to be used for this purpose. The proposed fuel cell will integrate with the existing use.

Permits to access the site have been granted by the State. The approved plans require that entry to the site is only from Chinchilla-Wondai Road, and egress only is to Mundubbera-Durong Road.

5.3.2.4 Services and Works Code

The Applicant has sufficiently addressed the requirements of the Services and Works Code:

- The proposal does not include toilet facilities or require wastewater management systems. The facility will be unmanned and does not provide facilities for the public.
- The increase in impervious area over the site will be minimal and is not expected to worsen stormwater runoff. Notwithstanding, appropriate conditions regarding stormwater management are included.
- The site has access to electricity, telecommunications and water.
- The site has access to sealed bitumen roads.
- No vehicle parking is proposed, as the use is designed to be a drive-through facility. The applicant has demonstrated appropriate swept paths and confirmed that all design vehicles can access the site.
- The Applicant has not proposed landscaping to the site, and has confirmed that the northern boundary of the site is fenced with iron panelling to a height of approximately 1.8 metres. The dwelling on the adjoining site is separated from the subject site by the fencing and a large shed.
- No filling or excavation is proposed.

Conditions have been included regarding stormwater and sediment and erosion control.

5.3.2.5 Key Issues

The key issues are discussed below:

Amenity

The amenity impacts on the adjoining neighbour to the north have been taken into consideration, including noise, dust, odour and light. It is noted that no submissions were received in relation to amenity.

The Applicant has confirmed that the northern boundary of the site is fenced with iron panelling to a height of approximately 1.8 metres. The dwelling on the adjoining site is separated from the subject site by the fencing and a large shed.

This separation is considered to be a suitable buffer from lighting and noise impacts. The odour impact is expected to be minimal, and the access ways will be gravel hardstand in accordance with the proposal plans which will minimise any dust.

The site is expected to cater to existing traffic, rather than generate traffic, and therefore no amenity impacts from increased traffic flows are expected.

5.3.2.6 Consultation

Public notification was undertaken between 3 April and 29 April 2020, and no submissions were received.

5.4 Wide Bay Burnett Regional Plan

Section 2.2 of the Planning Scheme states the Minister has identified that the Planning Scheme appropriately advances the Regional Plan and therefore an assessment of the proposed development against the Regional Plan are not required.

5.5 State Planning Policy 2017

Section 2.1 of the Planning Scheme does not state the Planning Scheme appropriately advances any version of the SPP; however, this is an editing error and the Planning Scheme in fact appropriately advances the April 2016 version of the SPP. The changes in the SPP from 2016 and 2017 are considered minor and inconsequential for this development and therefore an assessment against the Planning Scheme is taken to be an assessment against the SPP (July 2017).

5.6 Common Material

The common material for the application is defined under Schedule 24 of the *Planning Regulation 2017* and notably includes all application material, including plans, submissions or comments. The common material has been considered in assessment of this application and includes engineering advice from RMA Engineers including swept path assessments.

6.0 Contributions / Charges

The South Burnett Regional Council Adopted Infrastructure Charges Resolution (No. 2) 2015 is not applicable to the development application as the proposed development is not located within a mapped Priority Infrastructure Area.

7.0 GROUNDS FOR APPROVAL / RECOMMENDATION


Grounds to support the development

- The use is appropriate for the site, given its location within a rural locality and along two major transport routes. The site is also within proximity to agricultural uses and rural industry.
- The amenity impacts of the proposal, including light, noise, dust and odour, can be managed through specific conditions of approval.
- The use is an impact assessable land use which is anticipated in the Rural Zone. The use complies with all acceptable outcomes and performance criteria, and does not prejudice the use of surrounding land.
- The proposed development advances the Strategic Framework, in particular the themes of Settlement Pattern, Rural Futures and Strong Communities. The establishment of the fuel cell and the proposed long-term lease will support the local community with an essential service required by agricultural uses, rural industries and residents.
- There is a community need for the fuel facility in the locality, following the closure of Durong Store which supplied fuel to residents and travellers.
- The additional impact on the road network will be minimal given the fuel cell will support existing users of the transport network, rather than attract users to the area. The State assessment and referral agency (SARA) have assessed the proposal with regards to State interests, being State controlled road corridor, and approved the development subject to conditions. The SARA approval forms part of this decision.
- Management of fuel storage can be managed through compliance with a Site Management Plan and installation of appropriate safety measures during construction and operation.

On balance, the proposed development and its impacts can be managed through compliance with conditions. On this basis, we recommend Council approve the proposed development, subject to conditions.

Attachment A
Proposed Plans

Revision	Date	Description	Designer



Blueprint Drafting Services
16/161 730 841 277
Lot 10/111 Wondai Road
Chinchilla QLD 4660

11 O'Connell Drive
JACOBS WELLS QLD 4208
(07) 4670 8866

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Client: SOUTH BURNETT REGIONAL COUNCIL

Project: FUEL CELL

Site Address: LOT 1 RP40789 CHINCHILLA WONDAI ROAD DIURONG QLD 4610

Scale: 1:100 @ A3

Date: 26th AUGUST 2019

Designer: T. NEWMAN


Approval: _____

Project Number: 19-2724-TN


Drawn: _____

Sheet: 1


CONCEPTUAL ISSUE ONLY
These documents are conceptual ONLY. They must not be used for certification and/or construction purposes




Front Elevation
Scale 1:100



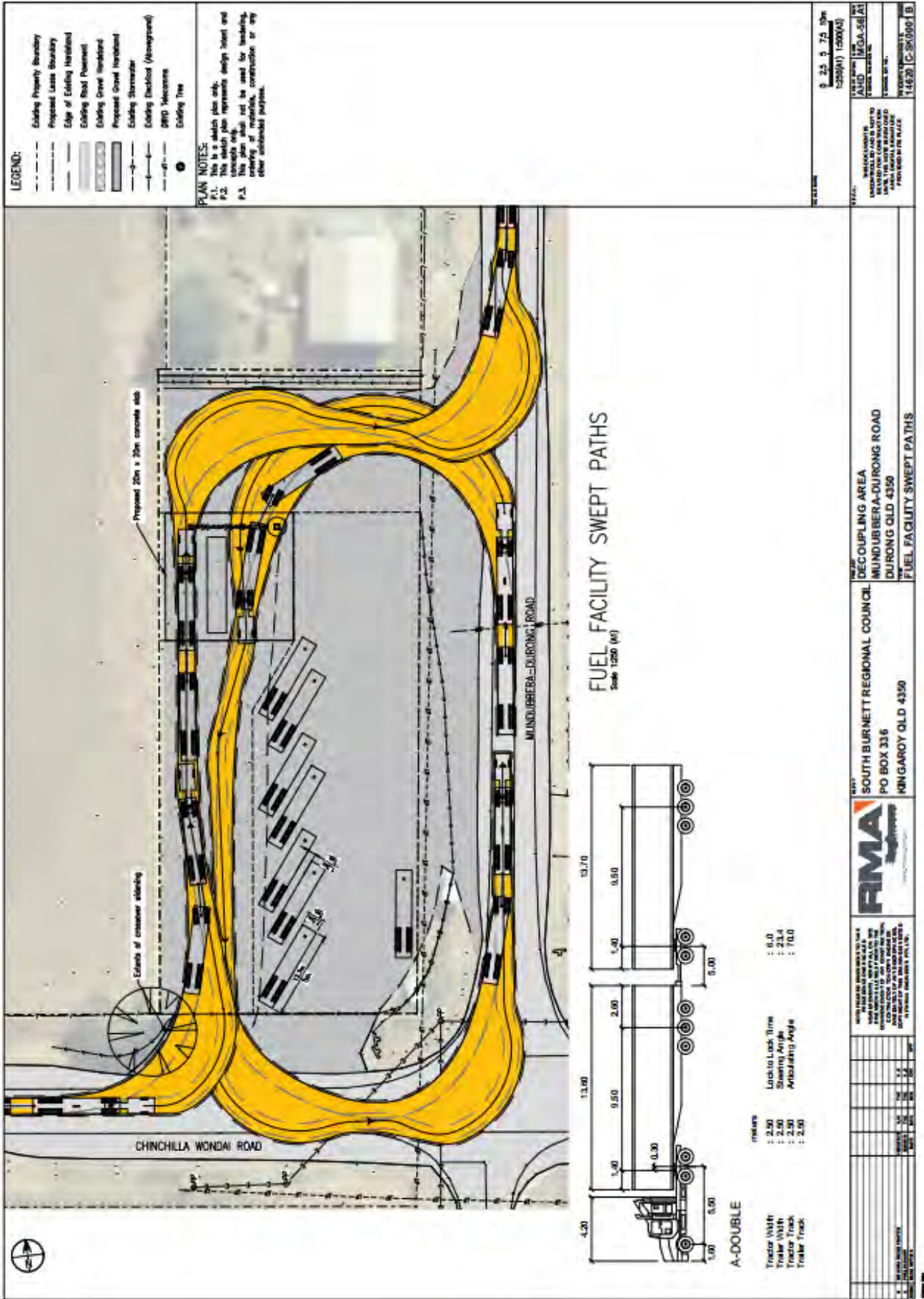
Left Elevation
Scale 1:100

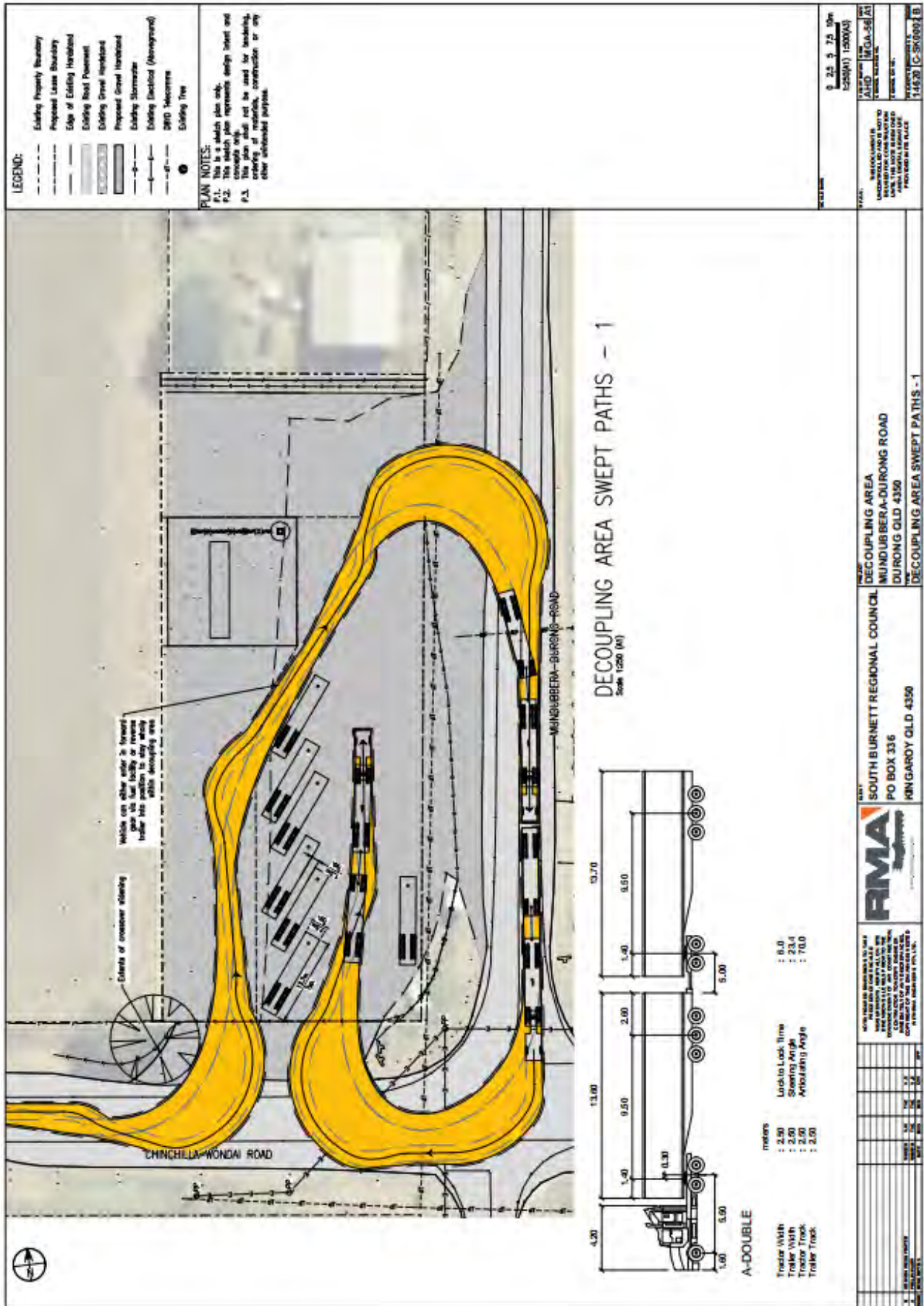


Rear Elevation
Scale 1:100



Right Elevation
Scale 1:100







Attachment B
Referral Agency Response

RA6-N



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

SARA reference: 1909-12993 SRA
Council reference: MCU19/0010

7 April 2020

Chief Executive Officer
South Burnett Regional Council
PO Box 336
KINGAROY QLD 4610
info@southburnett.qld.gov.au

Attention: Chris Du Plessis

Dear Mr Du Plessis

SARA response—Chinchilla Wondai Road, Durong

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

The development application described below was confirmed as properly referred by the Department of State Development, Manufacturing, Infrastructure and Planning (the department) on 10 September 2019.

Response

Outcome:	Referral agency response – with conditions.
Date of response:	7 April 2020
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 Material Change of Use - Service Station (Above Ground Fuel Cell) Reconfiguration of a Lot (Long Term Lease)
SARA role:	Referral Agency.	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 1 (Planning Regulation 2017) – reconfiguring a lot within 25 metres of a state-controlled road.	

Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 (Planning Regulation 2017) – material change of use within 25 metres of a state-controlled road

SARA reference: 1909-12993 SRA

Assessment Manager: South Burnett Regional Council

Street address: Chinchilla Wondai Road, Durong

Real property description: 1RP50789

Applicant name: ONF Surveyors

Applicant contact details: c/- ONF Surveyors, P O Box 896
Kingaroy QLD 4610
admin@onfsurveyors.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: TMR 19-028195
- Date: 3 April 2020

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

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 (s.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 Holly Sorohan, Principal Planner, on (07) 4331 5614 or via email WBBSARA@dsmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Luke Lankowski
Manager, Planning – Wide Bay Burnett

cc ONF Surveyors, admin@onfsurveyors.com.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations provisions
Attachment 5 - Approved plans and specifications

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 plans and specifications 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 —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.	The development must be carried out generally in accordance with the following plans as amended in red: <ul style="list-style-type: none"> • General Layout and Drawing Index Plan, Prepared by RMA Engineers, dated 13/03/20, drawing number C-G0101, Issue 2 	At all times
2.	(a) The road access locations, are to be located generally in accordance with General Layout and Drawing Index Plan, Prepared by RMA Engineers, dated 13/03/20, drawing number C-G0101, Issue 2, as amended in red and limited to: <ul style="list-style-type: none"> • Permitted Road Access Location 1 – ingress only by all vehicle types • Permitter Road Access Location 2 – egress only by all vehicle types. (b) The road access works must be designed and constructed in accordance with Figure 7.4 in Austroads Guide to Road Design Part 4: Intersections and Crossing – General, 2009.	(a) At all times (b) Prior to the commencement of use
3.	Signage, at the permitted road access locations shown on General Layout and Drawing Index Plan, Prepared by RMA Engineers, dated 13/03/20, drawing number C-G0101, Issue 2, as amended in red must be installed indicating: <ul style="list-style-type: none"> • For Permitter Road Access Location 1 – Entry Only • For Permitted Road Access Location 2 – Exit Only Signage must be installed in accordance with the Department of Transport and Main Roads' Manual of Uniform Traffic Control Devices.	Prior to the commencement of use and to be maintained at all times
Reconfiguring a lot		
Schedule 10, Part 9, Division 4, Subdivision 2, Table 1 — 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):		
4.	The development must be carried out generally in accordance with the following plans as amended in red: <ul style="list-style-type: none"> • General Layout and Drawing Index Plan, Prepared by RMA Engineers, dated 13/03/20, drawing number C-G0101, Issue 2 	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) v2.5. If a word remains undefined it has its ordinary meaning.
2.	Written approval is required from the department to carry out road works within the state-controlled road reserve in accordance with section 33 of the <i>Transport Infrastructure Act 1994</i> . This approval must be obtained prior to commencing any works on the state-controlled road. The approval process will require the review and approval of detailed engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Please contact the department to make an application.

Attachment 3—Reasons for referral agency response

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

The reasons for the department’s decision are:

- The proposed development gains access to Chinchilla Wondai Road and Mundubbera Durong Road which are both state-controlled roads
- The proposed road access locations are considered suitable subject to conditions to ensure the safety of the state-controlled road network.
- The proposed development is expected to attract existing traffic rather than generate additional traffic. Therefore, the development is unlikely to have wider impacts to the state-controlled road network.
- Conditions of approval will ensure the development complies with the requirements of State Code 1 of the State Development Assessment Provisions.

Material used in the assessment of the application:

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The *State Development Assessment Provisions* (version 2.5), as published by the department
- The Development Assessment Rules
- SARA DA Mapping system

Attachment 4—Change representation provisions

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Attachment 5—Approved plans and specifications

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Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

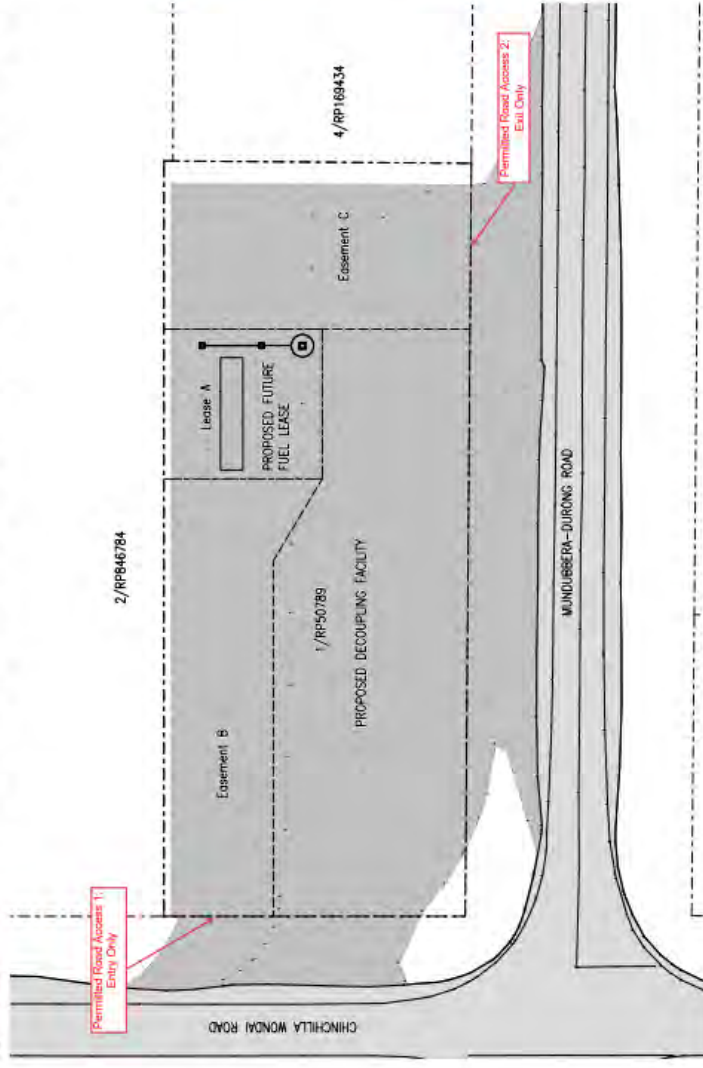
Part 7: Miscellaneous

30 Representations about a referral agency response

- 30.1. 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.³

³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

DECOUPLING AREA MUNDUBBERA–DURONG ROAD, DURONG QLD 4350 FOR SOUTH BURNETT REGIONAL COUNCIL



SHEET NUMBER	Sheet List Table	PROJECT TITLE
C-02010	14620.0 Scales - General	MUNDUBBERA-DURONG ROAD DECOUPLING AREA
C-02011	General Layout and Existing Index Plan	
C-02012	Stormy Setout and Existing Features Plan	
C-02013	Site Location and Surrounding Context	
C-02014	Site Location, Notes and Surrounding Details	
C-02015	Site Grading Details	
C-02016	Site Grading Layout Plan	
C-02017	Site Grading Sections	
C-02018	14620.0 Scales - General	
C-02019	Houseworks and Footpath Notes and Standard Details	
C-02020	Houseworks and Footpath Details	
C-02021	Houseworks and Footpath Details	
C-02022	Houseworks and Footpath Details	
C-02023	Houseworks and Footpath Details	
C-02024	Houseworks and Footpath Details	
C-02025	Houseworks and Footpath Details	
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C-02027	Houseworks and Footpath Details	
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C-02030	Houseworks and Footpath Details	
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C-02097	Houseworks and Footpath Details	
C-02098	Houseworks and Footpath Details	
C-02099	Houseworks and Footpath Details	
C-02100	Houseworks and Footpath Details	

PLANS AND DOCUMENTS
FOR THE
GENERAL
AGENCY RESPONSE
SARBA ref: 2021/0203/024
Date: 7 April 2020
Amended in red by SARBA on
7 April 2020

Scale	0, 25, 5, 75, 100 (1:25000) (1:50000)
Project No	14620.0
Project Name	MUNDUBBERA-DURONG ROAD DECOUPLING AREA
Project Location	DURONG QLD 4350
Project Status	PROPOSED IN PLACE
Project Reference	14620.0-C-02010.1.2

GENERAL LAYOUT AND DRAWING INDEX PLAN
Scale 1:250 (A1)

DECOUPLING AREA
MUNDUBBERA-DURONG ROAD
DURONG QLD 4350
GENERAL LAYOUT AND DRAWING INDEX PLAN

SOUTH BURNETT REGIONAL COUNCIL
PO BOX 336
KINGAROO QLD 4350

FMA
FURNACE MANAGEMENT AUSTRALIA
100/100 WINDMILL DRIVE
WINDMILL, QUEENSLAND 4350
TEL: 07 4650 1000
WWW.FMA.COM.AU

NOTES:
1. ALL WORKS TO BE COMPLETED IN ACCORDANCE WITH THE LOCAL GOVERNMENT'S ACTING AS THE CONTRACTOR'S OBLIGATIONS UNDER THE LOCAL GOVERNMENT ACT 2009.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE LOCAL GOVERNMENT AND ANY OTHER RELEVANT AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE LOCAL GOVERNMENT AND ANY OTHER RELEVANT AGENCIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE LOCAL GOVERNMENT AND ANY OTHER RELEVANT AGENCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE LOCAL GOVERNMENT AND ANY OTHER RELEVANT AGENCIES.

Our ref TMR19-028195
 Your ref 8230K
 Enquiries Andrea McPherson



Department of
Transport and Main Roads

3 April 2020

Decision Notice – Permitted Road Access Location (s62(1) *Transport Infrastructure Act 1994*)

This is not an authorisation to commence work on a state-controlled road¹.

Development application reference number MCU19/0010, lodged with South Burnett Regional Council involves constructing or changing a vehicular access between Lot 1RP50789, land the subject of the application, and the Chinchilla – Wondai Road (a state-controlled road) and the Mundubbera – Durong Road (a state-controlled road).

In accordance with section 62A(2) of the *Transport Infrastructure Act 1994* (TIA), this development application is also taken to be an application for a decision under section 62(1) of TIA.

Applicant Details

Name and address O'Reilly Nunn Favier - ONF Surveyors OBO South Burnett
Regional Council
PO Box 896
Kingaroy QLD 4610

Application Details

Address of Property Cnr Mundubbera - Durong Road and Chinchilla - Wondai Road,
Durong QLD 4610

Real Property Description 1RP50789

Aspect/s of Development

1. Development Permit for Material Change of Use for Service Station (Unmanned Fuel Cell)
2. Development Permit for Reconfiguring a Lot for Long Term Lease

Decision (given under section 67 of TIA)

It has been decided to approve the application, subject to the following conditions:

No.	Conditions of Approval	Condition Timing
1	a) The permitted access locations between the State-controlled road network and Lot 1 RP50789 must be in accordance with Lease Lot Plan, prepared by ONF Surveyors, ref. no. 8230-P2, dated 26 February 2020 as amended in red by the Department of Transport and Main Roads on the 2 April 2020.	At all times.

¹ Please refer to the further approvals required under the heading 'Further approvals'

Program Delivery and Operations Branch
Southern Queensland Region, 23 Quay Street Bundaberg Queensland 4670
Locked Bag 486 Bundaberg DC Queensland 4670

Telephone (07) 4154 0208
Website www.tmr.qld.gov.au
ABN: 39 407 690 291

No.	Conditions of Approval	Condition Timing
	b) Use of the permitted road access locations is restricted as follows: <ul style="list-style-type: none"> i. Permitted access location 1 – Chinchilla-Wondai Road for ingress only by all vehicle types. ii. Permitted access location 2 – Mundubbera-Durong Road for egress only by all vehicle types. 	
2	Road access works must be provided at the permitted road access locations generally in accordance with Figure 7.4 in <i>Austroads Guide to Road Design Part 4: Intersections and Crossing – General, 2009</i> . <i>Note: Width of the access at the road boundary is to be modified to suit the width of the easement.</i>	Prior to commencement of use.
2	a) Signage is to be provided at the permitted access locations, referred to in Condition 1, in accordance with the following: <ul style="list-style-type: none"> i. Permitted Access Location 1 – Entry Only ii. Permitted Access Location 2 – Exit Only b) Signage must be in accordance with the Department of Transport and Main Roads' <i>Queensland Manual of Uniform Traffic Control Devices</i> .	Prior to the commencement of use.

Reasons for the decision

The reasons for this decision are as follows:

- a) Access between a state-controlled road, Chinchilla -Wondai Road and the Mundubbera – Durong Road and adjacent land is managed by the Department of Transport and Main Roads under the TIA;
- b) The approved access strategy will minimise conflict between internal traffic movements associated with both the proposed and existing site uses.
- c) The approved access strategy will ensure sufficient queuing distance for the largest design vehicles proposed to access the site.
- d) The approved access strategy will ensure as far as reasonably possible that heavy vehicles accessing the site does not result in damage to the carriageways of the State-controlled roads.

Please refer to **Attachment A** for the findings on material questions of fact and the evidence or other material on which those findings were based.

Information about the Decision required to be given under section 67(2) of TIA

1. There is no guarantee of the continuation of road access arrangements, as this depends on future traffic safety and efficiency circumstances.
2. In accordance with section 70 of the TIA, the applicant for the planning application is bound by this decision. A copy of section 70 is attached as **Attachment B**, as required, for information.

Further information about the decision

1. In accordance with section 67(7) of TIA, this decision notice:
 - a) starts to have effect when the development approval has effect; and
 - b) stops having effect if the development approval lapses or is cancelled; and
 - c) replaces any earlier decision made under section 62(1) in relation to the land.
2. In accordance with section 485 of the TIA and section 31 of the *Transport Planning and Coordination Act 1994* (TPCA), a person whose interests are affected by this decision may apply for a review of this decision only within 28 days after notice of the decision was given under the TIA. A copy of the review provisions under TIA and TPCA are attached in **Attachment C** for information.
3. In accordance with section 485B of the TIA and section 35 of TPCA a person may appeal against a reviewed decision. The person must have applied to have the decision reviewed before an appeal about the decision can be lodged in the Planning and Environment Court. A copy of the Appeal Provisions under TIA and TPCA is attached in **Attachment C** for information.

Further approvals

The Department of Transport and Main Roads also provides the following information in relation to this approval:

1. Road Access Works Approval Required –

Written approval is required from the department to carry out road works that are road access works (including driveways) on a state-controlled road in accordance with section 33 of the TIA. This approval must be obtained prior to commencing any works on the state-controlled road. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Please contact the department to make an application.

If further information about this approval or any other related query is required, Ms Andrea McPherson, Senior Town Planner should be contacted by email at WBB.IDAS@tmr.qld.gov.au or on (07) 4154 0208.

Yours sincerely



Adam Fryer
Principal Advisor (Corridor & Land Management)

Attachments: Attachment A – Decision evidence and findings
Attachment B - Section 70 of TIA
Attachment C - Appeal Provisions
Attachment D – Lease Lot Plan (with mark-ups)
Attachment E – Figure 7.4 AGRD Part 4A

Attachment A

Decision Evidence and Findings

Findings on material questions of fact:

- The objective of the Transport Infrastructure Act 1994 requires the establishment of a state-controlled road network that is safe and efficient.
- Section 62 (1)(b) of the *Transport Infrastructure Act 1994* allows the Department of Transport and Main Roads to place restrictions on access between the road and the land.
- Section 62 (1)(d) of the *Transport Infrastructure Act 1994* allows the Department of Transport and Main Roads to state where road access works may be situated.
- Management of internal traffic flows as approved via a one-way flow will minimise opportunity for conflict within the site and subsequently minimise likelihood for queuing within the state-controlled road network to occur.
- The approved access strategy will ensure as far as reasonably possible that heavy vehicles accessing the site does not result in damage to the carriageways of the State-controlled roads.

Evidence or other material on which findings were based:

Title of Evidence / Material	Prepared by	Date	Reference no.	Version/Issue
Planning Report	ONF Surveyors	August 2019	8230K	---
Confirmation Notice	South Burnett Regional Council	3 September 2019	MCU19/0010	---
DA Form 1	ONF Surveyors	---	---	---
General Layout and Drawing Index Plan	RMA Engineers	17 May 2019	Drawing Number C-G0101	0
Fuel Facility Swept Paths	RMA Engineers	10 May 2019	Drawing Number C-SK0001	A
Decoupling Area Swept Paths - 1	RMA Engineers	10 May 2019	Drawing Number C-SK0002	A
Decoupling Area Swept Paths - 2	RMA Engineers	10 May 2019	Drawing Number C-SK0003	A
Proposal Lease Plan	ONF Surveyors	18 April 2019	Drawing Number 8230-P1	—
Elevations	Blueprint Drafting Services	26 August 2019	Project Number 19-2724-TN Sheet 1	—
Referral Confirmation Notice	Department of State Development, Manufacturing,	12 September 2019	1909-12993 SRA	—

	Infrastructure and Planning			
Confirmation email to the Department of Transport and Main Roads	Department of State Development, Manufacturing, Infrastructure and Planning	12 September 2019	1909-12993 SRA	---
SDAP Assessment State Code 1	ONF Surveyors	---	---	2.1
Decision Notice – Permitted Road Access Location	Department of Transport and Main Roads	13 June 2019	TMR18-025935	---
TA assessment requested (information request received)	Department of State Development, Manufacturing, Infrastructure and Planning	20 March 2020	1909-12993SRA	N/A
Letter Re: information Request Response Material Change of Use – Service Station (Above Ground Fuel Cell) & Reconfiguration of a Lot (Long Term Lease) Lot 1 on RP50789, Chinchilla Wondal Road, Durong SBRC	ONF Surveyors	19 March 2020	1909-12993SRA	N/A
Letter: Decoupling Area-Mundubbera – Durong Road, Durong	RMA Engineers	18 Mar 2020	14620	N/A
Proposal Lease Plan	ONF Surveyors	26 Feb 2020	8230-P2	N/A

Attachment B

Section 70 of TIA

Transport Infrastructure Act 1994
Chapter 6 Road transport infrastructure
Part 5 Management of State-controlled roads

70 Offences about road access locations and road access works, relating to decisions under s 62(1)

- (1) This section applies to a person who has been given notice under section 67 or 68 of a decision under section 62(1) about access between a State-controlled road and adjacent land.
- (2) A person to whom this section applies must not—
- (a) obtain access between the land and the State-controlled road other than at a location at which access is permitted under the decision; or
 - (b) obtain access using road access works to which the decision applies, if the works do not comply with the decision and the noncompliance was within the person's control; or
 - (c) obtain any other access between the land and the road contrary to the decision; or
 - (d) use a road access location or road access works contrary to the decision; or
 - (e) contravene a condition stated in the decision; or
 - (f) permit another person to do a thing mentioned in paragraphs (a) to (e); or
 - (g) fail to remove road access works in accordance with the decision.

Maximum penalty—200 penalty units.

- (3) However, subsection (2)(g) does not apply to a person who is bound by the decision because of section 68.

Attachment C
Appeal Provisions

Transport Infrastructure Act 1994
Chapter 16 General provisions

485 Internal review of decisions

- (1) A person whose interests are affected by a decision described in schedule 3 (the **original decision**) may ask the chief executive to review the decision.
- (2) The person is entitled to receive a statement of reasons for the original decision whether or not the provision under which the decision is made requires that the person be given a statement of reasons for the decision.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 2—
 - (a) applies to the review; and
 - (b) provides—
 - (i) for the procedure for applying for the review and the way it is to be carried out; and
 - (ii) that the person may apply to QCAT to have the original decision stayed.

485B Appeals against decisions

- (1) This section applies in relation to an original decision if a court (the appeal court) is stated in schedule 3 for the decision.
- (2) If the reviewed decision is not the decision sought by the applicant for the review, the applicant may appeal against the reviewed decision to the appeal court.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 3—
 - (a) applies to the appeal; and
 - (b) provides—
 - (i) for the procedure for the appeal and the way it is to be disposed of; and
 - (ii) that the person may apply to the appeal court to have the original decision stayed.
- (4) Subsection (5) applies if—
 - (a) a person appeals to the Planning and Environment Court against a decision under section 62(1) on a planning application that is taken, under section 62A(2), to also be an application for a decision under section 62(1); and

(b) a person appeals to the Planning and Environment Court against a decision under the Planning Act on the planning application.

(5) The court may order—

(a) the appeals to be heard together or 1 immediately after the other; or

(b) 1 appeal to be stayed until the other is decided.

(6) Subsection (5) applies even if all or any of the parties to the appeals are not the same.

(7) In this section—

original decision means a decision described in schedule 3.

reviewed decision means the chief executive's decision on a review under section 485.

Transport Planning and Coordination Act 1994
Part 5, Division 2 – Review of Original Decisions

31 Applying for review

- (1) A person may apply for a review of an original decision only within 28 days after notice of the original decision was given to the person under the transport Act.
- (2) However, if—
 - (a) the notice did not state the reasons for the original decision; and
 - (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)the person may apply within 28 days after the person is given the statement of the reasons.
- (3) In addition, the chief executive may extend the period for applying.
- (4) An application must be written and state in detail the grounds on which the person wants the original decision to be reviewed.

32 Stay of operation of original decision

- (1) If a person applies for review of an original decision, the person may immediately apply for a stay of the decision to the relevant entity.
- (2) The relevant entity may stay the original decision to secure the effectiveness of the review and any later appeal to or review by the relevant entity.
- (3) In setting the time for hearing the application, the relevant entity must allow at least 3 business days between the day the application is filed with it and the hearing day.
- (4) The chief executive is a party to the application.
- (5) The person must serve a copy of the application showing the time and place of the hearing and any document filed in the relevant entity with it on the chief executive at least 2 business days before the hearing.
- (6) The stay—
 - (a) may be given on conditions the relevant entity considers appropriate; and
 - (b) operates for the period specified by the relevant entity; and
 - (c) may be revoked or amended by the relevant entity.
- (7) The period of a stay under this section must not extend past the time when the chief executive reviews the original decision and any later period the relevant entity allows the applicant to enable the applicant to appeal against the decision or apply for a review of the decision as provided under the QCAT Act.

(8) The making of an application does not affect the original decision, or the carrying out of the original decision, unless it is stayed.

(9) In this section—

relevant entity means—

(a) if the reviewed decision may be reviewed by QCAT—QCAT; or

(b) if the reviewed decision may be appealed to the appeal court—the appeal court.

35 Time for making appeals

(1) A person may appeal against a reviewed decision only within—

(a) if a decision notice is given to the person—28 days after the notice was given to the person; or

(b) if the chief executive is taken to have confirmed the decision under section 34(5)—56 days after the application was made.

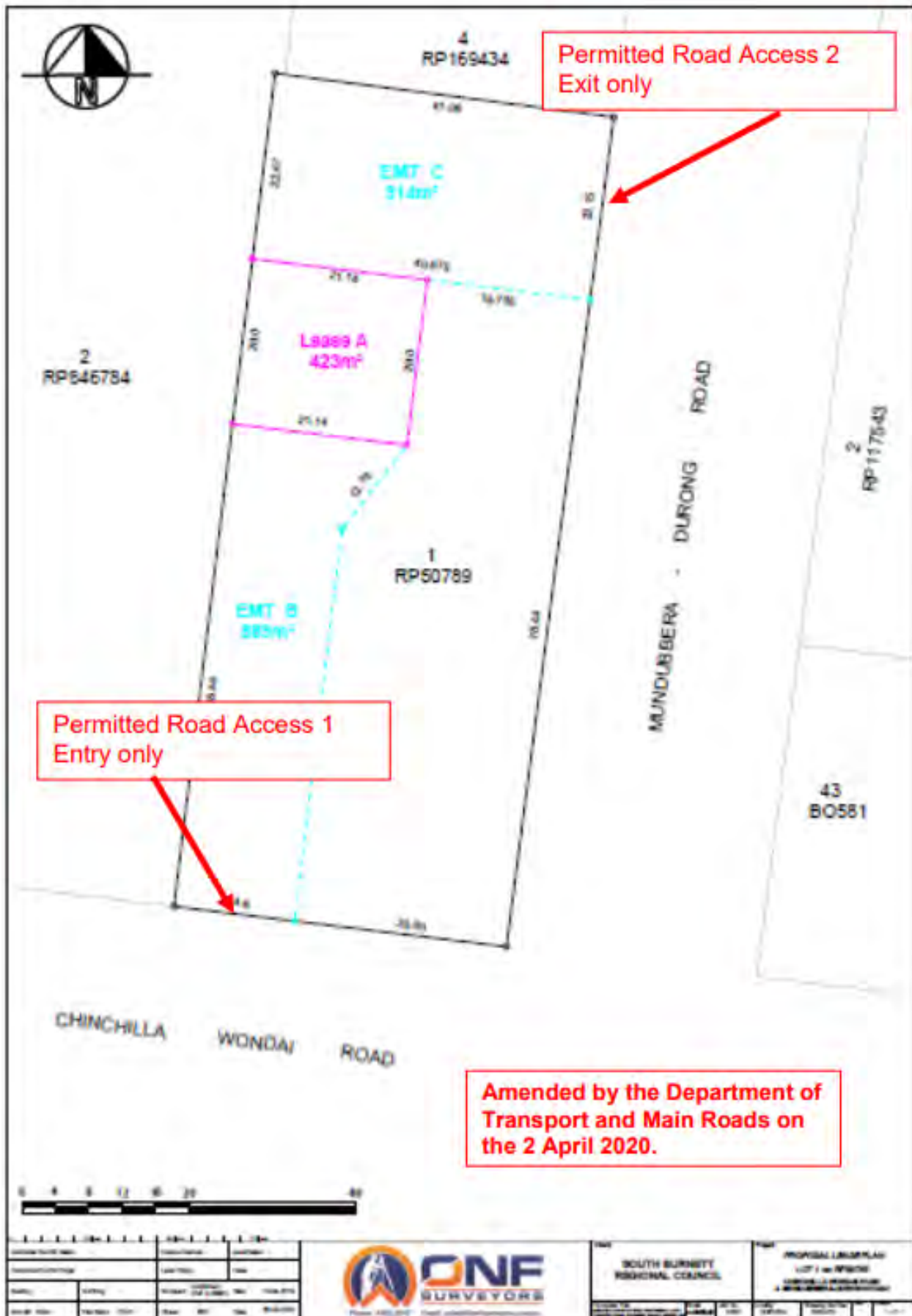
(2) However, if—

(a) the decision notice did not state the reasons for the decision; and

(b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)(a);

the person may apply within 28 days after the person is given a statement of the reasons.

(3) Also, the appeal court may extend the period for appealing.



Attachment C
Statement of Reasons

NOTICE ABOUT DECISION – STATEMENT OF REASONS

The following information is provided in accordance with Section 63(4) & (5) of the Planning Act 2016

The development application for:

Type of Approval	Material Change of Use – Service Station (Above Ground Fuel Cell); Reconfiguring a Lot (Long Term Lease)
Level of Assessment	Impact
Application No	MCU19/0010
Name of Applicant	South Burnett Regional Council c/- ONF Surveyors
Street Address	Chinchilla-Wondai Road, Durong
Real Property Address	Lot 1 RP50789

On 4 June 2020 the above development was:

- Approved in full, with conditions;
 Approved in full, without conditions;
 Refused;
 Approved in part with conditions and refused in part.

1. Reasons for the Decision

The development application seeking a Development Permit for Material Change of Use for a Service Station (Fuel Cell) and Reconfiguring a Lot (Long Term Lease) is supported by the relevant provisions of the *South Burnett Regional Council Planning Scheme*. The proposal is supported on the following grounds:

- The use is appropriate for the site and amenity impacts of the proposal, including light, noise, dust and odour, can be managed through specific conditions of approval.
- The site is appropriate for the use as it is currently utilised for de-coupling and truck storage, a use which will integrate with the proposed fuel cell. Further, the site is at a junction of two major transport routes promoting accessibility.
- The proposed development achieves the acceptable outcomes and performance outcomes identified in the assessment benchmarks.
- The Applicant has sufficiently demonstrated the minimal impacts on the neighbouring rural residential allotment. Further conditions are included which require the operator to comply with environmental standards for air quality and noise.
- Fuel storage can be appropriately managed through compliance with a Site Management Plan and installation of appropriate safety measures during construction and operation.
- The proposal does not create any land use conflict.
- All infrastructure associated with the development will be maintained in accordance with Council and Public Utility requirements.
- The long term lease provides certainty for the Council and residents as to provision of this facility and service.

2. Assessment Benchmarks

The following benchmarks apply to this development:

- South Burnett Regional Council Planning Scheme 2017
 - o Strategic Framework
 - o Rural Zone Code
 - o Reconfiguring a Lot Code
 - o Services and Works Code

3. Compliance with Benchmarks

ASSESSMENT MATTERS		
Relevant matters	The proposed development was assessed against the following relevant matter/s: - Assessment Benchmarks listed above	
Matters raised in submissions	Issue	How matter was dealt with
	Nil – no submissions were received.	Not Applicable
Assessment Benchmarks	Issue	Reason for approval despite non-compliance
	Nil – no areas of non-compliance were identified.	Not Applicable

Note: Each application submitted to Council is assessed individually on its own merit.

10.3 Alignment of Plumbing Fees with the Plumbing & Drainage Act 2018. Alignment of Building Fees with the Building Act 1975

Document Information

IR No 2691172

Author Manager Planning and Land Management

**Endorsed
By General Manager Community**

Date 5 June 2020

Précis

Alignment of Plumbing Fees with Plumbing and Draining Act 2018. Alignment of Building Fees with Building Act 1975

Summary

- Council adopted the Register of Fees and Charges 2019/20 on 12 June 2019 that includes fees and charges for plumbing and building applications.
- Through the implementation of the fees and charges Council identified the opportunity to clarify how plumbing fees are calculated. The adopted fees include a lodgement of application fee that is proposed to be deleted. The adopted fees include a separate fee for additional plumbing fixtures (bath, toilet, hand basin etc). It is proposed to delete the additional fee and only charge a single fee for each fixture.
- A separate fee category for alterations and modifications to plumbing fixtures at existing buildings are proposed as these applications are for minor work.
- The adopted fees required the payment of a fee for each service report for a household sewerage treatment plant and backflow prevention device submitted to Council resulting in a yearly registration fee to be paid by homeowners while the intent was to cover Council's administrative cost of entering the service reports to maintain the required registers.
- These proposed changes will assist homeowners and provide some financial relief when approval is required for plumbing work.
- A new fee is proposed for minor modification to existing kitchens and bathrooms in existing dwellings.
- The adopted fees for building applications do not make provision for farm sheds and farm buildings that are currently considered as industrial buildings. Recent changes to the *Queensland Development Code (QDC) MP 3.7 – Farm buildings* provide separate requirements and assessment of farm sheds and farm buildings that are less onerous requiring an easier assessment. A new fee category is proposed that is roughly 50% of the fee for an industrial building resulting in savings to the expanding farming industry in the Region.
- The \$180 modification/alteration fee and the \$105 change to development approval fee for Temporary Tents over 500m² can be deleted due to the temporary nature of these structures.
- Recommended that Council adopt the amended Fees and Charges for plumbing and building applications.

Officer's Recommendation

That Council adopt the proposed amendments to the Register of Fees and Charges for Plumbing and Building applications as following:

1. Plumbing Fees

- a) Delete the lodgement of application fee;
- b) Retain the approval and inspection fee
- c) Retain \$109.50 per fixture fee.
- d) Insert a new fee for alterations or modifications to replace the full fee for a new application.
- e) Delete the service report registration fee of \$55 for each service report and insert a \$55 lodgement fee for service reports that is a once off payment at the time the respective service reports are lodged with Council.

2. Building Fees

- a) Insert a new \$640 fee for Minor Alterations/Modifications to kitchen or bathroom for existing Class 1.
- b) Insert a new fee for Class 7 and Class 8 Farm Sheds and Farm Buildings that is calculated at \$1,020 for buildings with a floor area less than 500m² and \$2,040 for buildings with a floor area more than 500m².
- c) Delete the \$180 modification/alteration fee and the \$105 change to development approval fee for Temporary Tents over 500m².

Financial and Resource Implications

The proposed amendments will ensure that Council can collect the correct amount of fees for applications.

Link to Corporate/Operational Plan

- GO2 Balanced development that preserves and enhance our region.
GO2.1 Implement Council's planning scheme to support sustainable development of business, industry and community liveability.

Communication/Consultation (Internal/External)

No internal or external consultation was undertaken as there are no policy implications of the amendments to the fee schedule.

Legal Implications (Statutory Basis, Legal Risks)

No implications can be identified.

Policy/Local Law/Delegation Implications

No implications can be identified.

Asset Management Implications

No implications can be identified.

Report

Council adopted the Register of Fees and Charges 2019/20 on 12 June 2019 that includes fees and charges for Plumbing and Building applications.

Through the implementation of the fees and charges for plumbing and building work applications Council became aware of some inconsistencies regarding how the fee is calculated. This provides the opportunity to clarify how plumbing and building fees are calculated. The following amendments are proposed:

Plumbing Fees

1. The fee for a permit application under the *Plumbing and Drainage Act 2016* currently consists of three components that are a document lodgement fee, approval and inspection fee and a fee per fixture. The calculation of the application fee is unnecessarily complicated and has led to staff and customers quoting the wrong application fee. To address this issue it is recommended to delete the document lodgement fee as the approval and inspection fee already includes the administrative cost to deal with the lodgement of the application.
2. The current fee per fixture is calculated by adding the fixture fee for each additional fixture after the first fixture that is included in the approval and inspection fee. To simplify this process it is recommended to retain the current approval and inspection fee and charge a fee per fixture only. The fee for a dwelling in a sewerred area with five (5) fixtures are calculated as follows.

Fee	2019/20	Proposed 2020/21
Lodgement of application	\$168	
Approval and inspection fee (including one fixture)	\$712	\$712
Approval and inspection fee (including additional four fixtures)	$\$109.50 \times 4 = \438	$\$109.50 \times 5 = \547.50
TOTAL	\$1,318	\$1,259.50

The \$168 Lodgement of Application fee is an administrative fee that covers the administrative cost for processing the plumbing application. The levying of this lodgement fee was not favourably received by customers and complicated how the application fees is calculated.

The above amendment results in a potential saving for applicants of \$58.50.

3. Council receives a number of permit applications for alterations or modifications for plumbing work at an existing building. This work is relatively minor in nature and only requires one inspection by Council's plumbing inspector. These type of applications currently require the applicant to pay the full fee for a new application and it is hard to justify that the fee for alterations and modifications requires the same level of detailed attention during the assessment and inspection as a new application. Introducing this fee is considered reasonable given the amount of work required to assess and inspect this work. The fee for alterations or modifications to plumbing work at a dwelling in a sewerred area with five (5) fixtures is calculated as follows.

Fee	2019/20	Proposed 2020/21
Approval and inspection fee	\$1,318	\$450

The inclusion of a new fee for alterations or modifications results in a potential saving for applicants of \$868. The proposed fee would sufficiently cover Council's cost for assessing and inspecting these applications.

4. All approved household sewerage treatment plants must be inspected and serviced by a licensed plumber in accordance with the manufactures specifications. The licensed plumber is

required under law, to submit a copy of the service report outlining the inspection results to Council. Council is obliged to keep a register of the service reports and issue notices to property owners where these plants require rectification work so that the plant meet the manufactures specifications.

In practice, a licensed plumber will undertake a large volume of inspections and lodge all the inspection reports to Council in bulk. The current fee register requires the payment of a \$55 for each service report that is collected to offset the cost of maintaining the register. Some bulk lodgements have included up to 200 forms and it seems unreasonable to pay \$55 X 200 = \$11,000 fee to Council for receiving a one page report and entering the report into the register. Council staff identified this as a potential issue when the fee register was adopted and it was decided in consultation with the General Manager to only charge a \$55 fee every time the reports are lodged in bulk. A number of bulk lodgements are also received electronically further reducing Council's processing cost.

It is therefore recommended that the current service report registration fee of \$55 for each service report is deleted and replaced with a \$55 lodgement fee for service reports that is payable at the time a plumber lodges the respective service reports in bulk. This approach will legitimise the current established practice.

Building Fees

1. Council receives a number of permit applications for minor alterations to kitchens and bathrooms at existing dwellings particularly to adapt these facilities for residents with disabilities. A new fee is recommended that covers the cost of processing and inspecting this work that is relatively minor in nature and it is considered unreasonable for applicants to pay the existing \$1,000 fee.
2. The adopted fee register for building applications do not make provision for farm sheds and farm buildings that are currently considered as industrial buildings. Recent changes to the *Queensland Development Code (QDC) MP 3.7 – Farm buildings* introduced less onerous requirements and assessment of farm sheds and farm buildings. A new fee category is recommended that is roughly 50% of the fee for an industrial building resulting in savings to the expanding farming industry in the Region.
3. It is recommended to delete the modification and change to development approval for temporary tents over 500m² in area due to the temporary nature of these structures. In practice, tents are erected for temporary events and are demolished after a few days. These structures are standard in design and temporary in nature not requiring Council to maintain the building record.

Recommended that Council adopt the amended Fees and Charges for plumbing and building applications.

Attachments

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Register of Fees and Charges 2020/21						
Type of Charge	Basis and/or Duration	2019/20	2020/21	Regulatory/ Commercial	GST	Head of Power
Plumbing						
Application for Permit						
Class 1 and 10a Buildings - Sewered Area Lodgement of Application Approval and Inspection (1 Fixture only) per fixture Approval and Inspection (2 or More) per fixture Alteration or Modifications						
		\$ 168.00	\$ 168.00	Regulatory	No	LGA s 97(2)(a), Plumbing and Drainage Regulation 2019 s 44(1)(b)(v)
	/per fixture	\$ 712.00	\$ 712.00	Regulatory	No	LGA s 97(2)(a), (e) Plumbing and Drainage Regulation 2019 s 44(1)(b)(v)
	/per fixture	\$ 109.50	\$ 109.50	Regulatory	No	LGA s 97(2)(a), (e) Plumbing and Drainage Regulation 2019 s 44(1)(b)(v)
		\$ 450.00	\$ 450.00	Regulatory	No	LGA s 97(2)(a), (e) Plumbing and Drainage Regulation 2019 s 44(1)(b)(v)
Class 1 and 10a Buildings - Non-Sewered Area Lodgement of Application Approval and Inspection of Household Sewerage Treatment Plant/Septic/Grey Water Application Fee Approval and Inspection (1 Fixture only) per fixture Approval and Inspection (2 or More) per fixture Alteration or Modifications Demolition and/or Replacement of Septic Tank/Treatment Plant/Grease Trap/Grey Water - Inspection Fee Alteration to Land Application Area						
		\$ 168.00	\$ 168.00	Regulatory	No	LGA s 97(2)(a), Plumbing and Drainage Regulation 2019 s 44(1)(b)(v)
		\$ 120.50	\$ 120.50	Regulatory	No	LGA s 97(2)(e) Plumbing and Drainage Regulation 2019 s 44(1)(b)(v)
		\$ 590.00	\$ 590.00	Regulatory	No	LGA s 97(2)(a), Plumbing and Drainage Regulation 2019 s 44(1)(b)(v)
	/per fixture	\$ 109.50	\$ 109.50	Regulatory	No	LGA s 97(2)(a), (e) Plumbing and Drainage Regulation 2019 s 44(1)(b)(v)
		\$ 450.00	\$ 450.00	Regulatory	No	LGA s 97(2)(a), (e) Plumbing and Drainage Regulation 2019 s 44(1)(b)(v)
		\$ 246.00	\$ 246.00	Regulatory	No	LGA s 97(2)(a), (e) Plumbing and Drainage Regulation 2019 s 44(1)(b)(v)
		\$ 338.00	\$ 338.00	Regulatory	No	LGA s 97(2)(a), (e) Plumbing and Drainage Regulation 2019 s 44(1)(b)(v)
Commercial and Multi Unit Residential Class 2 - 9 Buildings						
Lodgement of Application Approval and Inspection (1 Fixture only) per fixture Approval and Inspection (2 to 20 Fixtures) per fixture Approval and Inspection (Over 20 Fixtures) per fixture Alteration or Modifications Inspection of Main Sanitary Drains, Hydrant and Water Mains per metre Inspection of Manholes per manhole Demolition and/or Replacement of Septic Tank/Treatment Plant/Grease Trap/Grey Water - Inspection Fee						
		\$ 168.00	\$ 168.00	Regulatory	No	LGA s 97(2)(a), Plumbing and Drainage Regulation 2019 s 44(1)(b)(v)
	/per fixture	\$ 1,560.00	\$ 1,560.00	Regulatory	No	LGA s 97(2)(a), (e) Plumbing and Drainage Regulation 2019 s 44(1)(b)(v)
	/per fixture	\$ 109.50	\$ 109.50	Regulatory	No	LGA s 97(2)(a), (e) Plumbing and Drainage Regulation 2019 s 44(1)(b)(v)
		\$ 74.50	\$ 74.50	Regulatory	No	LGA s 97(2)(a), Plumbing and Drainage Regulation 2019 s 44(1)(b)(v)
		\$ 860.00	\$ 860.00	Regulatory	No	LGA s 97(2)(a), (e) Plumbing and Drainage Regulation 2019 s 44(1)(b)(v)
	/per metre	\$ 9.30	\$ 9.30	Regulatory	No	LGA s 97(2)(a), (e) Plumbing and Drainage Regulation 2019 s 44(1)(b)(v)
	/per manhole	\$ 115.00	\$ 115.00	Regulatory	No	LGA s 97(2)(a), (e) Plumbing and Drainage Regulation 2019 s 44(1)(b)(v)
		\$ 246.00	\$ 246.00	Regulatory	No	LGA s 97(2)(a), (e) Plumbing and Drainage Regulation 2019 s 44(1)(b)(v)
Application for Amended Permit						
If Term of Permit has ended - Fees as Per New Application Amendments Class 1 and Class 10a - Change of Floor Plans/Fixture Layout of Existing Building Amendments Class 1 and Class 10a - Change of On-Site Sewerage Facility Minor Amendments Class 2-9 Major Amendments Class 2-9 Extending Term of Permit Only Extending Term and Amendment of Permit Combined Application - Total of Applicable Fee						
		\$ 111.15	\$ 111.15	Regulatory	No	LGA s 97(2)(a), (e) Plumbing and Drainage Regulation 2019 s 44(1)(b)(v)
		\$ 245.00	\$ 245.00	Regulatory	No	LGA s 97(2)(a), (e) Plumbing and Drainage Regulation 2019 s 44(1)(b)(v)
		\$ 278.00	\$ 278.00	Regulatory	No	LGA s 97(2)(a), (e) Plumbing and Drainage Regulation 2019 s 44(1)(b)(v)
		\$ 794.00	\$ 794.00	Regulatory	No	LGA s 97(2)(a), (e) Plumbing and Drainage Regulation 2019 s 44(1)(b)(v)
		\$ 318.00	\$ 318.00	Regulatory	No	LGA s 97(2)(a), (e) Plumbing and Drainage Regulation 2019 s 44(1)(b)(v)

Cost Recovery - LGA s 97(2)(e)-(e)

Statutory References

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Register of Fees and Charges 2020/21									
Type of Charge	Basis and/or Duration	2019/20	2020/21	Regulatory/ Commercial	GST	Head of Power	Cost Recovery - LGA s 97(2)(e)-(e)	Statutory Reference	
Plumbing									
Public Sector Entity Inspections									
Where Permit is issued by a Public Sector Entity									
Inspection 1 Fixture only	/per fixture	\$ 246.00	\$ 246.00	Regulatory	No	LGA s 97(2)(e)		Plumbing and Drainage Regulation 2019 s 44(1)(b)(iv)	
Inspection 2 or More Fixtures per fixture	/per fixture	\$ 88.00	\$ 88.00	Regulatory	No	LGA s 97(2)(e)		Plumbing and Drainage Regulation 2019 s 44(1)(b)(v)	
Miscellaneous									
Plumbing Search - House Drainage Plans within the Property (Owner/Private Certifier Information Request)		\$ 50.00	\$ 50.00	Regulatory	No	LGA s 97(2)(a)		Planning Act 2016 s 264	
Re-inspection Fee		\$ 246.00	\$ 246.00	Regulatory	No	LGA s 97(2)(e)		Plumbing and Drainage Regulation 2019 s 44(1)(b)(iv)	
Backflow Prevention Devices									
Backflow Prevention Device Application Fee per device	/per device	\$ 235.00	\$ 235.00	Regulatory	No	LGA s 97(2)(a)		Plumbing and Drainage Regulation 2019 s 101	
Service Reports Register-Document Lodgement									
Lodgement Fee for Service Reports for On-Site Sewerage Facility/Grey Water Use		\$ 55.00	\$ 55.00	Regulatory	No	LGA s 97(2)(a)		Plumbing and Drainage Regulation 2019 s 114	
Lodgement Fee for Backflow Prevention Device Registration Fee (Per Fitting)	/per fitting	\$ 55.00	\$ 55.00	Regulatory	No	LGA s 97(2)(a)		Plumbing and Drainage Regulation 2019 s 101	
Refund of Fees									
If Application Lapses Due to Not Responding to Information Request		Nil	Nil	Regulatory	No	Not Applicable		Plumbing and Drainage Regulation 2019 s 45(4)(b)	
If Application is Cancelled Prior to the Carrying Out of Inspections		50%	50%	Regulatory	No	Not Applicable		Plumbing and Drainage Regulation 2019 s 45(4)(b)	
Refunds Do Not Apply to Lodgement Fees		Nil	Nil	Regulatory	No	LGA s 97(2)(a)		Plumbing and Drainage Regulation 2019 s 44(1)(b)(iv)	

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Register of Fees and Charges 2020/21									
Type of Charge	Basis and/or Duration	2019/20	2020/21	Regulatory/ Commercial	GST	Head of Power	Statutory References	Cost Recovery - LGA s 37(2)(a)-(e)	
Buildings									
Class 1									
Single Dwelling and Relocatable Dwelling									
New Buildings		\$ 2,000.00	\$ 2,000.00	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		
Class 1a - Duplex		\$ 2,200.00	\$ 2,200.00	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		
Modifications/Alterations		\$ 1,000.00	\$ 1,000.00	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		
Minor Modifications/Alterations to kitchen or bathroom		\$ 540.00	\$ 540.00	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		
Change to Development Approval		\$ 286.00	\$ 286.00	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		
Removal or Demolition of Building									
Demolition Permit		\$ 420.00	\$ 420.00	Regulatory	No	Planning Act 2016 s 51(1)(b)(ii)	Not Applicable		
Security Deposit - to ensure the site is cleared of all debris and finished surface levels are reinstated to a maintainable state - (Cash or Bank		\$ 3,300.00	\$ 3,300.00	Regulatory	No	Planning Act 2016 s 51(1)(b)(ii)	Not Applicable		
Relocated Buildings									
Concurrence Agency Referral		\$ 300.00	\$ 300.00	Regulatory	No	Planning Act 2016 s 51(1)(b)(ii)	Not Applicable		
Inspection within South East Queensland - Other Areas by Quotation (only if supporting documentation is not provided)		\$ 820.00	\$ 820.00	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		
Security Bond (Minimum) - to ensure the buildings are reinstated or upgraded in accordance with current building regulations within the currency period of the Approval - (Cash or Bank Guarantee) amount may vary upwards dependent on the condition of the building		\$ 40,000.00	\$ 40,000.00	Regulatory	No	Planning Act 2016 s 51(1)(b)(ii)	Not Applicable		
Restumping of Building		\$ 475.00	\$ 475.00	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		
Reroofing Dwelling		\$ 600.00	\$ 600.00	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		
Class 2									
New Buildings 0-500 Square Metres									
New Buildings Over 500 Square Metres By Quotation		By Quotation	By Quotation	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		
Modifications/Alterations		\$ 1,000.00	\$ 1,000.00	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		
Change to Development Approval		\$ 360.00	\$ 360.00	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		
Class 3									
New Buildings Up to 300 Square Metres									
New Buildings 300-500 Square Metres		\$ 1,800.00	\$ 1,800.00	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		
New Buildings Over 500 Square Metres By Quotation		By Quotation	By Quotation	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		
Multiple Buildings By Quotation		By Quotation	By Quotation	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		
Change to Development Approval		\$ 360.00	\$ 360.00	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		

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Register of Fees and Charges 2020/21									
Type of Charge	Basis and/or Duration	2019/20	2020/21	Regulatory/ Commercial	GST	Head of Power	Statutory References		
							Cost Recovery - LGA s 37(2)(e)-(f)		
Buildings									
Class 4, 5, 6 and 9									
New Buildings Under 500 Square Metres		\$ 2,040.00	\$ 2,040.00	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		
Modifications/Alterations		\$ 1,020.00	\$ 1,020.00	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		
New Buildings Over 500 Square Metres		\$ 3,060.00	\$ 3,060.00	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		
Modifications/Alterations		\$ 1,530.00	\$ 1,530.00	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		
10% Surcharge Applies to All Staged Approvals		10% Surcharge	10% Surcharge	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		
Internal Fitout Under 500 Square Metres		\$ 640.00	\$ 640.00	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		
Internal Fitout Over 500 Square Metres		\$ 1,530.00	\$ 1,530.00	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		
Change to Development Approval		\$ 360.00	\$ 360.00	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		
Class 7 and 8									
Industrial Buildings									
New Buildings Under 500 Square Metres		\$ 2,040.00	\$ 2,040.00	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		
New Buildings Over 500 Square Metres		\$ 3,060.00	\$ 3,060.00	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		
10% Surcharge Applies to All Staged Approvals		10% Surcharge	10% Surcharge	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		
Modifications/Alterations Under 500 Square Metres		\$ 640.00	\$ 640.00	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		
Modifications/Alterations Over 500 Square Metres		\$ 1,530.00	\$ 1,530.00	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		
Change to Development Approval		\$ 360.00	\$ 360.00	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		
Class 7 and 8 Farm Sheds and Farm Buildings									
New Buildings Under 500 Square Metres		\$ 1,020.00	\$ 1,020.00	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		
New Buildings Over 500 Square Metres		\$ 2,040.00	\$ 2,040.00	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		
Class 10a									
New Structures		\$ 480.00	\$ 480.00	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		
Modifications/Alterations		\$ 480.00	\$ 480.00	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		
Change to Development Approval		\$ 105.00	\$ 105.00	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		
Class 10b									
Swimming Pools									
New Structures		\$ 485.00	\$ 485.00	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		
Modifications/Alterations		\$ 250.00	\$ 250.00	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		
Change to Development Approval		\$ 105.00	\$ 105.00	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		
Signs / Satellite Dishes, etc.									
New Structures		\$ 520.00	\$ 520.00	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		
Modifications/Alterations		\$ 180.00	\$ 180.00	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		
Change to Development Approval		\$ 105.00	\$ 105.00	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		
Temporary Tents Over 500									
New Structures		\$ 360.00	\$ 360.00	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		
Modifications/Alterations		\$ 180.00	\$ 180.00	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		
Change to Development Approval		\$ 105.00	\$ 105.00	Commercial	Yes	Local Government Act 2009 s 262(3)(c)	Not Applicable		
Buildings									

11. Portfolio – Local Disaster Management, Water & Wastewater, Waste

11.1 Local Disaster Management, Water, Waste Water and Waste Management Portfolio Report

Document Information

ECM ID 2689175

Author Cr Roz Frohloff

Date 12 June 2020

Précis

Local Disaster Management, Water, Waste Water and Waste Management Portfolio Report

Summary

Cr Frohloff presented her Local Disaster Management, Water, Waste Water and Waste Management Portfolio Report

Officer's Recommendation

That Cr Frohloff's Local Disaster Management, Water, Waste Water and Waste Management Portfolio Report to Council be received.

11.2 Review of Standpipe water charges

Document Information

ECM ID 2689657

Author Manager Water and Wastewater

Endorsed By General Manager Infrastructure

Date 28 May 2020

Précis

Review of Standpipe water charges.

Summary

A review of the standpipe water charges was conducted to compare the standpipe water charges with domestic connected rates.

Officer's Recommendation

That

1. Council adopts the recommendation to increase standpipe charges to \$10.00 per kilolitre and;
2. the Chief Executive Officer is delegated to close any standpipe unit or place on bypass if it becomes inoperable or damaged.

Financial and Resource Implications

Nil

Link to Corporate/Operational Plan

EXC1 Effective financial management

INF1 Infrastructure that meets our communities needs

Communication/Consultation (Internal/External)

Internal communication with rates department to provide meter consumption data.

Legal Implications (Statutory Basis, Legal Risks)

Nil

Policy/Local Law/Delegation Implications

There is no policy or local law implications associated with this proposal.

Asset Management Implications

Ongoing maintenance / replacement of card reader due to intentional wetting of the card reader has been a constant problem.

Report

Summary of rating water data

8533 or 84% of connections pay \$4.10 or more per kl. If council was to increase standpipe to \$10 per kl there would still be 39.5% of connections paying more. increase standpipe to \$15 per kl there would still be 27.9% of connections paying more.									
Rates yearly access	consumption	Price kl	sub total consumption	total access & consumption	overall price kl	Cumulative total of connections	Number of customers in each band	Number of customers in %	
						0			
\$ 611.00	25	\$ 1.52	\$ 38.00	\$ 649.00	\$ 25.96	2040	2040	20.1084278	
\$ 611.00	33	\$ 1.52	\$ 50.16	\$ 661.16	\$ 20.04	2333	293	22.99655002	
\$ 611.00	45	\$ 1.52	\$ 68.40	\$ 679.40	\$ 15.10	2839	799	27.98422868	
\$ 611.00	72	\$ 1.52	\$ 109.44	\$ 720.44	\$ 10.01	4003	1164	39.45786102	
\$ 611.00	100	\$ 1.52	\$ 152.00	\$ 763.00	\$ 7.63	5152	1149	50.78363726	
\$ 611.00	125	\$ 1.52	\$ 190.00	\$ 801.00	\$ 6.41	6075	923	59.88171513	
\$ 611.00	150	\$ 1.52	\$ 228.00	\$ 839.00	\$ 5.59	6889	814	67.9053721	
\$ 611.00	175	\$ 1.52	\$ 266.00	\$ 877.00	\$ 5.01	7475	586	73.68161656	
\$ 611.00	200	\$ 1.52	\$ 304.00	\$ 915.00	\$ 4.58	7993	518	78.78758009	
\$ 611.00	225	\$ 1.52	\$ 342.00	\$ 953.00	\$ 4.24	8366	373	82.46426811	
\$ 611.00	237	\$ 1.52	\$ 360.24	\$ 971.24	\$ 4.10	8533	167	84.11039921	

The attached SBRC rating data details the evaluation methodology.

One of the requirements was the determination of true water costs of connected customers. Connected customers pay for water infrastructure regardless of consumption. Each customer pays the access charge which is currently \$611.00 per year. This charge covers the cost of maintaining the infrastructure used to treat and deliver water to our customers. Because of the fixed access charge the less water a customer consumes the higher cost per kl. Customers that are not connected to the network do not contribute to the maintenance of the water infrastructure. The current standpipe water charge of \$4.10 per kl appears to be well below what most connected customers pay.

As the summary table shows 8533 customers or 84% of all connections pay \$4.10 or more per kl. 1164 customer or 39.5% pay \$10.00 or more per kl. 799 customer or 27.9% pay \$15.00 or more per kl.

If it is assumed that standpipe customers access 1kl per week @ 52kl per year or 1.5kl per week @ 78kl per year when compared to the summary table the price fall in the range of \$10 - \$15 per kl

Ongoing maintenance / replacement of card reader due to intentional wetting of the card reader has been a constant problem. Standpipe customers have developed an expectation that if the card readers fail then water is put on bypass and is free. Council needs to determine its position on this expectation should this continue, i.e. place unit on bypass rewarding bad behaviour or close the

standpipe until the unit is fixed. Currently the unit manufacturer replaces damaged units free of charge provided council is prepared to wait for him to arrive onsite to do the repairs. Wait time is dependant on his location in Australia and can be up to a month. If council wishes to carry spare parts to fix the units ourselves, they are available for purchase at approx. \$10,000 for the various parts that could be needed.

Comparison with other council area'

Current Standpipe Pricing	
Western Downs Regional Council	\$ 17.90
Maranoa Regional Council	\$ 14.20
Toowoomba Regional Council	\$ 5.93
Fraser Coast Regional Council	\$ 4.95
North Burnett Regional Council	\$ 4.90
South Burnett Regional Council	\$ 4.10
Gympie Regional Council	\$ 2.65
Bundaberg Regional Council	\$ 1.90

12. Portfolio – Rural Resilience, Parks & Gardens, Property & Facility Management, Indigenous Affairs

12.1 Rural Resilience, Parks & Gardens, Property & Facility Management and Indigenous Affairs Portfolio Report

Document Information

ECM ID 2689106

Author Cr Kathy Duff

Date 12 June 2020

Précis

Rural Resilience, Parks & Gardens, Property & Facility Management and Indigenous Affairs Portfolio Report

Summary

Cr Duff presented her Rural Resilience, Parks & Gardens, Property & Facility Management and Indigenous Affairs Portfolio Report to Council.

Officer's Recommendation

That Cr Duff's Rural Resilience, Parks & Gardens, Property & Facility Management and Indigenous Affairs Portfolio Report to Council be received.

12.2 Appointment of Managers to Council's Tourist Parks - Lake Boondooma Caravan & Recreation Park & Yallakool Caravan & Recreation Park at Bjelke-Petersen Dam.

Document Information

ECM ID 2693009

Author General Manager Community

Date 9 June 2020

Précis

Appointment of Managers to Council's Tourist Parks - Lake Boondooma Caravan & Recreation Park & Yallakool Caravan & Recreation Park at Bjelke-Petersen Dam.

Summary

With the closure of Council's tourist parks at Boondooma Dam and Bjelke-Petersen Dam as part of the COVID 19 pandemic response, Council is taking the opportunity to review and restructure the management of these facilities. Council is currently advertising for new park managers and a relief manager.

Officer's Recommendation

That Council delegate to the Chief Executive Officer the power to negotiate terms and appoint new Park Managers including a Relief Manager at Council's tourist parks - Lake Boondooma Caravan & Recreation Park & Yallakool Caravan & Recreation Park at Bjelke-Petersen Dam.

Financial and Resource Implications

An annual budget allocation is provided for operation of both facilities. Recruitment and appointment of new management personnel is expected to be within current budget allocations.

Link to Corporate/Operational Plan

GO3 - The South Burnett is a recognised tourism destination

Communication/Consultation (Internal/External)

Manager NRM and Parks
Councillors

Legal Implications (Statutory Basis, Legal Risks)

Management Agreements will be established with successful applicants

Policy/Local Law/Delegation Implications

Not applicable

Asset Management Implications

No asset management implications

Report

With the closure of Council's Tourist Parks at Boondooma Dam and Bjelke-Petersen Dam as part of the COVID 19 pandemic response, now is an opportune time to review and restructure the management of these facilities. Subsequently, Council is currently advertising for new park managers and a relief manager.

Sustainable Parks Solutions (SPS) previously managed Lake Boondooma Caravan & Recreation Park and provided relief managers at Yallakool Caravan & Recreation Park at Bjelke-Petersen Dam. With the onset of COVID 19 restrictions SPS withdrew their services and Council installed a caretaker for onsite security purposes only. This has provided a substantial saving over the closure period as opposed to payment of full management fees.

Yallakool Caravan & Recreation Park at Bjelke-Petersen Dam currently has a staff member on a common law fixed term contract. This contract was initially established as an interim short term measure and it is now an opportune time to review and advertise the management position.

Given the withdrawal of Sustainable Park Solutions Council currently does not have management ability to re-open the Tourist Parks. Whilst no accommodation or camping options is be available in the short term, the Dams are open for day use only 6am-6pm (fishing and boating activities) will be available to visitors.

It is anticipated that recruitment of new Managers will be completed over the coming weeks and the caravan parks will return to full operation by August 2020.

To expedite appointment of managers is recommended that Council delegate authority to the Chief Executive Officer to appoint successful applicants to these positions.

Management positions sought:

- **Park Manager (Boondooma Caravan & Recreation Park) - (Twenty-one (21) Days On/Seven Days (7) Days Off)**
- **Park Manager (Yallakool Caravan & Recreation Park) - (Twenty-one (21) Days On/Seven Days (7) Days Off)**
- **Relief Manager (Boondooma Caravan & Recreation Park/Yallakool Caravan & Recreation Park) - (Ten (10) Days On/Four Days (4) Days Off)**

12.3 Offer of a trustee lease to Queensland Government (represented by Public Service Business Agency) (PSBA) over part of Lot 356 on FY489, to formalise tenure for the existing telecommunications tower on Mt Wooroolin, Kingaroy

Document Information

ECM ID 2691073

Author Manager Property

**Endorsed
By General Manager Community**

Date 12 June 2020

Précis

Offer of a trustee lease to Queensland Government (represented by Public Service Business Agency) (PSBA) over part of Lot 356 on FY489, to formalise tenure for the existing telecommunications tower on Mt Wooroolin, Kingaroy.

Summary

The Public Service Business Agency (PSBA) have sought to enter into a trustee lease with Council over part of the Reserve for Public Park (Lot 365 on FY489) to formalise tenure for the telecommunications tower at Mt Wooroolin, Kingaroy. The telecommunications tower is essential for continued use by emergency services.

Officer's Recommendation

That, in accordance with *Section 236 of the Local Government Regulation 2012*, Council enter into a trustee lease with the State of Queensland (Represented by the Public Safety Business Agency) for part of Lot 356 on FY489 for the continued use of the telecommunications tower for emergency services.

Financial and Resource Implications

Leasing the land will generate no income, given nominal rent arrangements Council has with the PSBA for all leases for emergency services. Council will incur no costs to establish the trustee lease, for example legal or survey costs, as the PSBA will prepare all necessary documentation as required.

Link to Corporate/Operational Plan

ENHANCING OUR COMMUNITY

Building a vibrant, healthy, supportive and inclusive community

EC3 An active, safe and healthy community

EC3.3 – Advocate for improvements in community safety

Communication/Consultation (Internal/External)

Council's Manager of Natural Resource Management, as the manager of the Mt Wooroolin Reserve, offers no objection as it is formalising the tenure for an existing service.

Council's Manager of IT has offered no objection. Council owns a separate tower and telecommunications equipment on the Reserve, located away from the PSBA tower.

Council's Property's department has liaised with the PSBA to confirm that the tower is an asset of the PSBA, and they wish to formalise the occupation of the site.

The Department of Natural Resources Mines and Energy (State Land Asset Management) (DNRME) administer Reserve tenure in accordance with the *Land Act 1994*. Officers of DNRME advised that the new trustee lease requires application to DNRME for Ministerial approval under the *Land Act*. This approval will be sought prior to entering into the trustee lease.

Legal Implications (Statutory Basis, Legal Risks)

Pursuant to *Section 236* of the *Local Government Regulation 2012*, Council is permitted to dispose of a valuable non-current asset other than by tender if it is being disposed to a government agency or a community organisation. 'Dispose' refers to an interest in a non-current asset such as land.

Schedule 8 of the *Local Government Regulation 2012* defines a government agency as:

- a) the State, a government entity, a corporatised business entity or another local government; or
- b) another Australian government or an entity of another Australian government; or
- c) a local government of another State.

Therefore, the Public Safety Business Agency is deemed to be a government agency for the purposes of an exemption for valuation non-current asset contracts.

Council is trustee of the Reserve therefore; approval will need to be sought from DNRME to enter into the trustee lease.

Policy/Local Law/Delegation Implications

Offering the property for lease is in accordance with Council's Disposal of Real Estate Policy whereby disposal reduces operating costs, such as building or property maintenance costs and provides for economic development.

It is also a requirement under the policy that Council's contribution is acknowledged by the recipient.

Asset Management Implications

Nil asset management implications as the infrastructure is the asset of the PSBA.

Report

Property Details:

RPD: Lot 346 on FY489

Area: 63.85 hectares

Tenure: Reserve for Park

Reserve Trustee: South Burnett Regional Council.

Zone: Environmental Management and Conservation under the South Burnett Regional Council Planning Scheme v.1.2


The PSBA have indicated they wish to enter into a new lease to formalise the tenure for the telecommunications tower located on Mt Wooroolin.



A new trustee lease will provide security of tenure for the emergency services, and the tower and equipment will continue to be maintained by the PSBA. Council does not require the area of the trustee lease for any purpose at this time.

By entering into a new trustee lease, Council supports the PSBA’s continued commitment to emergency services in the South Burnett community.

Attachments

1. Aerial Map of Reserve – location of telecommunications tower



	<p>South Burnett Regional Council does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that SBRC shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.</p>	<p>RESERVE FOR PARK MT WOOROOLIN</p>	<p>4/06/2020 1:7500</p>	
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South Burnett Regional Council does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that SBRC shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

MT WOOROLIN

4/06/2020

1:1000



12.4 Approval to transfer the tenancy of a shed at Kingaroy Enterprise Centre from Taabinga Rotary to St John's Lutheran P&C for the Bookarama fundraising event

Document Information

ECM ID 2691071

Author Manager Property

**Endorsed
By General Manager Community**

Date 17 June 2020

Précis

Approval to transfer the tenancy of a shed at Kingaroy Enterprise Centre from Taabinga Rotary to St John's Lutheran P&C for the Bookarama fundraising event.

Summary

The Taabinga Rotary Club is folding at the end of June 2020 and requests permission to transfer its occupancy of part of a shed at the Kingaroy Enterprise Centre, Cornish Street, Kingaroy, to St John's Lutheran School Parents and Friends Association. The shed is used to store books collected for the Bookarama fundraising event which was held each year by the Taabinga Rotary Club. St John's Lutheran School Parents and Friends Association has expressed an interest in taking over the running of the event which includes the occupation of the shed.

Officer's Recommendation

That Council approves the transfer of occupation of the shed to the St John's Lutheran School Parents and Friends Association to continue the Bookarama fundraising event.

Financial and Resource Implications

There are no financial implications for this transfer of occupancy.

Link to Corporate/Operational Plan

EC2 Sustainable community groups

EC2.1 – Encourage and support community organisations to enhance their sustainability

EC3 An active, safe and healthy community

EC3.2 – Enhance community culture through the support of initiatives and the provision of community facilities

Communication/Consultation (Internal/External)

Both the Taabinga Rotary Club (Taabinga Rotary) and the St John's Lutheran School Parents and Friends Association (St Johns P&F) have written to Council seeking consent to the transfer the occupancy with a view to continuing the Bookarama fund raising event.

Kingaroy Regional Enterprise Centre Association (KRECA) leases the Kingaroy Enterprise Centre from Council and have offered no objection to the transfer of the tenancy in the shed. Any formal tenancy agreement will be between KRECA and St Johns P&F.

Legal Implications (Statutory Basis, Legal Risks)

Nil legal implications

Policy/Local Law/Delegation Implications

Nil policy implications

Asset Management Implications

The shed occupied by Taabinga Rotary Club is constructed on Council-owned land which is leased to the KRECA). KRECA have the authority to sublease land to third parties.

Report

Property Details:

RPD: Lot 5 on SP106946

Area: 1.113 hectares

Tenure: Freehold

Owner: South Burnett Regional Council – leased to Kingaroy Enterprise Centre Association.

Zone: Low Impact Industry under the South Burnett Regional Council Planning Scheme v.1.2

Taabinga Rotary occupies one bay of a four-bay shed located at the Kingaroy Enterprise Centre, Cornish Street, Kingaroy. The shed is used to store books collected for the Bookarama fundraising event usually held in Spring of each year.

Taabinga Rotary have advised that the club will fold as at 30 June 2020 but would like to see the Bookarama fundraising event continue.



St Johns P&F has advised they are willing to take over the running of Bookarama and will need to continue occupation at the shed.

The land is owned by Council but is leased to KRECA therefore any formal agreement for the occupation of the shed will be between KRECA and St Johns P&F.

Attachments

1. Kingaroy Enterprise Centre Aerial Map



 <p>SOUTH BURNETT REGIONAL COUNCIL</p>	<p>South Burnett Regional Council does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that SBRC shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.</p>	<p>KINGAROY ENTERPRISE CENTRE</p>	<p>4/06/2020</p> <hr/> <p>1:750</p>	
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12.5 Sale of Macalister Street Murgon by tender (house only)

Document Information

ECM ID 2691066

Author Manager Property

Endorsed
By General Manager Community

Date 12 June 2020

Précis

Proposed disposal of house for removal from Lot 6 on SP118178, 41 Macalister Street, Murgon.

Summary

Council owns 41 Macalister Street, Murgon is a house and land located adjoining the Murgon Depot, and was rented until the tenant vacated in 2019. The house requires maintenance over the next 2-3 years to ensure it complies with standards for offering for rent on the open market. Council offered the property for sale on the open market, but it did not sell. The land is to be retained for future expansion of the Murgon depot and the house offered for sale for removal.

Officer's Recommendation

That Council dispose of the house, a valuable non-current asset, located at 41 Macalister Street, Murgon, in accordance with Section 227 of the *Local Government Regulation 2012*.

Financial and Resource Implications

Disposal of the house will reduce the asset building portfolio, asset depreciation, ongoing maintenance and capital improvement costs.

Link to Corporate/Operational Plan

EXC1 Effective financial management

EXC1.1 - Ensure Council's financial management planning is based on realistic, sustainable, equitable policies and practices

INF1 Infrastructure that meets our communities needs

INF1.3 - Provide and maintain other Council owned infrastructure to meet community needs in accordance with asset management practices

Communication/Consultation (Internal/External)

Council's Manager Property liaised across Council to determine the future use of the land. The land is to be held for future depot expansion.

Legal Implications (Statutory Basis, Legal Risks)

Sale of surplus assets will be in accordance with requirements under the *Local Government Regulation 2012* Section s227.

Policy/Local Law/Delegation Implications

No policy implications

Asset Management Implications

Sale of the house is in accordance with the Asset Management Plan and will reduce ongoing costs of holding an aging building asset.

Report

Council to call tenders for the sale of the house for removal at 41 Macalister Street, Murgon situated on Lot 6 SP118178 in accordance with Section 227(1)(a) of the *Local Government Regulation 2012*.

The house and land located at 41 Macalister Street, Murgon has been rented by Council to private tenants for the past 10 years. The tenant vacated the property in 2019 and is now vacant.

Ongoing maintenance is estimated to be \$190,000 over the next 2 to 3 years if retained by Council. Identified maintenance includes replacing the roof, ceiling repairs and external painting.

Attachments

1. Map – 41 Macalister Street, Murgon





13. Portfolio – Economic Development – Industry, Agriculture, Water Security, Tourism

13.1 Economic Development Portfolio Report

Document Information

ECM ID 2689105

Author Cr Kirstie Schumacher

Date 12 June 2020

Précis

Economic Development Portfolio Report

Summary

Cr Schumacher presented Economic Development Portfolio Report to Council.

Officer's Recommendation

That Cr Schumacher's Economic Development Portfolio Report to Council be received.

13.2 South Burnett Tourism Advisory Committee April and May 2020 Minutes

Document Information

ECM ID 2691342

Author Senior Economic Development Officer

**Endorsed
By** Chief Executive Officer

Date 9 June 2020

Précis

Minutes from the South Burnett Tourism Advisory Committee meetings held on 27 April and 11 May 2020.

Summary

Providing a copy of the minutes from the South Burnett Tourism Advisory Committee meetings held in the months of April and May 2020.

Officer's Recommendation

That Council receive the minutes of the South Burnett Tourism Advisory Committee's meetings held on 27 April and 11 May 2020.

Financial and Resource Implications

Advisory Committee supported by Economic Development staff through secretarial support to Committee.

Link to Corporate/Operational Plan

GO3 The South Burnett is a recognised tourism destination

Communication/Consultation (Internal/External)

Action outcome from meeting of South Burnett Tourism Advisory Committee.

Legal Implications (Statutory Basis, Legal Risks)

Nil

Policy/Local Law/Delegation Implications

South Burnett Tourism Advisory Committee Terms of Reference.

Asset Management Implications

Nil

Report

Meetings of the South Burnett Tourism Advisory Committee were held on 27 April and 11 May 2020.

It is recommended that South Burnett Regional Council receive minutes for information.



Minutes
South Burnett Tourism Advisory Committee

Date: 27 April 2020 **Time:** 3.00 pm

Venue: South Burnett Regional Council Corporate Room - Glendon Street, Kingaroy

Present: Cr Danita Potter (Chair), Cr Gavin Jones (Deputy Chair), Damien Martoo (KCCI), Jason Kinsella (VSB) and Gloria Kirkness (NaTDA), Craig Tunley (SBRC).

Observers: Mark Pitt (CEO) and Cr Kirstie Schumacher

Apologies: Allan Walters (MBDA), Mayor Brett Otto (SBRC) and Julie Foley (SBRC)

Meeting Opened: 2.59 pm

Welcome: Chair, Cr Danita Potter welcomed all Committee members to the South Burnett Tourism Advisory Committee meeting, thanking members for their time. Cr Potter acknowledged First Nations people, the Wakka Wakka. The Chair welcomed new SBRC Division 4 Councillor Kirstie Schumacher to the Committee

Conflict of Interest: -

Agenda Item	Summary	Action	Responsibility	Due Date
Minutes of Previous and Special Meetings	Minutes from the previous meeting held on 10 February 2020 were presented to the Committee by the Chair. The minutes were accepted without change.			
Correspondence	1. Visit South Burnett – COVID-19 update circulated to tourism operators			



Minutes
South Burnett Tourism Advisory Committee

General Business	<p>Jason, on behalf of Visit South Burnett reaffirmed that restaurants, hotels across the board are in a catastrophic situation. People still uncertain how this is going to affect them. They may need to find new staff and retrain. Only businesses that can reinvent themselves will survive, but all must remain positive moving forward.</p> <p>1. <u>Summer Campaign Report</u> Craig advised that he is in the process of updating an interim report. The 'Chill Out' video has been circulated.</p> <p>2. <u>Tourism and COVID-19 Visitor Information Centres and other facilities</u> Craig confirmed Visitor Information Centres (VIC's) were closed on Tuesday 24 March 2020. Council's Tourism Officers are updating procedure, training and operational manuals for all five Centres. 'Out of date' stock has been removed from the shelves through to June 2020. Work is progressing on the signage project for the Kingaroy Information Art & Heritage Precinct. Kingaroy, Nanango and Wondai Centres will have new point of sale terminals installed as they have the highest turnover. The four metre long mural at the Kingaroy Museum has been completed. Discussion regarding the re-opening of the Centres have be held internally, likely to be open in June 2020. Government COVID-19 restrictions will be monitored.</p>	Report completed and distributed	Craig Tunley	Next Meeting
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<p>Volunteers are receiving monthly newsletters</p> <p><i>Tourism and Events Queensland (TEQ) and South Queensland Country Tourism (SQCT) actions including recovery planning</i></p> <p>Craig advised that he has been speaking to both TEQ and SQCT and gave an overview of information shared –</p> <ul style="list-style-type: none"> • SQCT is reviewing their audience and their marketing • TEQ identified that initially tourism will focus on friends and family/family reunions • Connecting with food is attractive • New TEQ branding – travel for good 		
<p>Cr Danita Potter acknowledged this was her last meeting as Chair of SBTAC and said that it was great that Council now have a signed partnership agreement with Visit South Burnett. Cr Potter enjoyed her three and a half years working within the Tourism community and that Cr Kirstie Schumacher now has the Tourism portfolio and would take over as Chair on this Committee.</p> <p>Cr Kirstie Schumacher thanked the Chair for the work she has seen happening from the sidelines, especial during this tough COVID-19 time and is looking forward to moving forward when restrictions are relaxed.</p> <p>Cr Jones advised that LGAQ are working with the government for a stimulus package and if successful, it would be a good kick start for the region.</p> <p>Damien Martoo considers that we need to concentrate on movement within the region first, business need to show that they are still around and ready to serve and operate.</p> <p>Cr Gavin Jones said this is an opportune time for VSB to show South Burnett</p>		



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	<p>operators that they are capable of doing what they say they can. Jason acknowledged this is a great opportunity to show business and operators why they should join the Local Tourism Organisation (LTO).</p> <p>Gloria asked Craig about 'Advancing Woman in Tourism (AWT)'? Craig advised that this is a program from SQCT, run by Tourism Gems. An email was circulated to get nominations. With a limited timeframe, a list was generated internally in the Economic Development office and sent out as a survey to reduce the list to identifying just three candidates. There has since been an extension for nominations.</p> <p>A group discussion about the AWT proposal concluded that economic development contact names on the list and submit nominees to SQCT.</p>	Contact recipients and add names to VSB list	Craig Tunley	
	<p>The CEO spoke about in-house matters, saying it was good to get everyone back together. Council will have a general meeting on Wednesday 29 April 2020.</p> <p>Gloria sought comments regarding the COVID-19 mobile phone app, however the CEO advised that Council, at this time had no formal position.</p> <p>Cr Jones reminded members that adding Wondai Business Group to this committee is up for review in June, 2020.</p>			
<p>Schedule of Meetings</p>	<p>Proposed meeting dates –</p> <p>11 May 2020 8 June 2020 13 July 2020 10 August 2020 14 September 2020 12 October 2020</p>			



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	9 November 2020 14 December 2020 Cr Potter advised that at this stage the proposed dates have been accepted and the meetings will be done by Skype.		
Close and Thanks	The Chair thanked everyone for their time and closed the meeting at 3.53pm		

Next Meeting: 3pm, Monday 11 May 2020 (Skype)



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Date: 11 May 2020 **Time:** 3:00 pm

Venue: South Burnett Regional Council Corporate Room - Glendon Street, Kingaroy

Present: Cr Kirstie Schumacher (Chair), Cr Gavin Jones (Deputy Chair), Damien Martoo (KCCI), Jason Kinsella (VSB) and Gloria Kirkness (NaTDA), Craig Tunley (SBRC), Allan Walters (MBDA)

Observers: Mark Pitt (CEO)

Apologies: Mayor Brett Otto (SBRC) and Julie Foley (SBRC)

Meeting Opened: 3:00 pm

Agenda Item	Summary	Action	Responsibility	Due Date
Open and Welcome	Cr Kirstie Schumacher welcomed all Committee members to the South Burnett Tourism Advisory committee meeting, thanking members for their time. Cr Schumacher acknowledged First Nations People, the Wakka Wakka. The Chair read out the objective to be achieved by the meetings held by this Committee – <ul style="list-style-type: none"> • To identify opportunities to maximise tourism, destination marketing and visitor servicing of the South Burnett Regional Council area. • To assist with construction and implementation of annual tourism marketing plan. • To establish strategies that develop and enhance the local tourism product. • To promote emerging themes and visitation trends applicable to the region. • To effectively communicate tourism, destination marketing and visitor 			



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	servicing activity to key stakeholders and tourism operators. The objectives were accepted by all members present.		
Minutes of Previous Meeting	Minutes from the previous meeting held on 27 April 2020 were presented to the Committee by the Chair. It was agreed that the minutes be condensed to a summary and recirculated.		
Correspondence	Nil		
General Business	<p>The Chair asked for the member's views on the Round Table Discussions -</p> <p>1. <u>Round Table – Discussion</u></p> <p>The meeting discussed priorities for 2020 and how we measure success.</p> <ul style="list-style-type: none"> - region needs to create its own identity and be heard as a unified voice <ul style="list-style-type: none"> o diversity of attractions, make it difficult to combine into one identity - need to work together in partnership - success measured by: <ul style="list-style-type: none"> o number of people staying in the region o how well attractions and events are thriving o where people are coming from <p>2. <u>Revised 2020 Marketing Plan (COVID-19 Response)</u></p> <p>Craig read through the 2020 Marketing Plan page by page and discussed and explained each scenario.</p> <p>Councillor Schumacher queried what type of marketing?</p>		



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	<p>Recommendation to look at our region's geographic target and key messages Marketing through local media and socials, targeting locals to visit outdoor recreation and places.</p> <p>Discussion around advertising to locals who need to know the events are safe. This will require a healthy advertising budget.</p> <p>Discussion around promoting the area when drive restrictions are increased from 50kms to 150kms on Saturday 16 May. Suggestions of a scavenger/treasure hunt, drive to an area/local attraction, take a photo and upload to a website. Suggestions to promote on local radio over a couple of months.</p>	<p>Email Natural Treasures/Attractions to visit</p>	<p>All Committee Members</p>	<p>Before next meeting 8/06/2020</p>
	<p>Live from Aus Opportunity</p> <p>The Chair read late correspondence from Tina Torrens (Torakit Business Solutions) regarding proposed schedule of activity within the Live from Aus framework. Discussions around ensuring there being no perceived conflict or actual conflict of interest in forward activity - the procedure would need to be fair and everyone will have opportunity to quote. No direct support to proposed program given short timeframes.</p> <p>Question raised about value of live streaming. Damien, using his experience, advised that in the current environment live streaming is very popular, people are wanting an event to participate and keep in touch. Work will need to be undertaken around promotion and preparedness to maximise audience. This activity could take a few weeks to set up.</p>	<p>Acknowledgement and response to Live from Aus proposal</p>	<p>Economic Development</p>	<p>Before 15 May 2020</p>
	<p><i>Cr Gavin Jones entered the meeting</i></p>			



Minutes
South Burnett Tourism Advisory Committee

Schedule of Meetings	13 July 2020 10 August 2020 14 September 2020 12 October 2020 9 November 2020 14 December 2020
Close and Thanks	There being no further general business the Chair advised that next meeting will be held on 8 June 2020, and thanked everyone for their time and closed the meeting at 4.18pm

14. Consideration of Notices of Motion

No Report.

15. Information Section

15.1 List of Correspondence Pending Completion of Assessment Report

Document Information

ECM ID

Author Executive Assistant

**Endorsed
By** Chief Executive Officer

Date 12 May 2020

Précis

List of Correspondence Pending Completion of Assessment Report

Summary

Reports pending completion of assessment

Officer's Recommendation

That the List of Correspondence Pending Completion of Assessment Report be received.

Report

2686177 - Request for Minor Change to conditions of Development Permit - Material Change of Use For Intensive Animal Husbandry (Aquaculture) at 1135 Barambah Road Moffatdale - Lot 34 RP7168 - MCU2014/0003.01

2687307 - DA Form 1 Development Application - Reconfiguring a Lot for Boundary Realignment - Lot 2 SP315755 & Lot 6 RP32419 Kingaroy-Cooyar Road & Kumbia Road Brooklands - RAL20/0004

2691091 - Material change of use application for duplex dwelling at 42 Markwell Street Kingaroy - Lot 107 RP7914 - MCU20/0009

15.2 Delegated Authority Report

Document Information

ECM ID 2689102

Author Executive Services

Date 25 May 2020

Précis

Reports signed by the Chief Executive Officer under Delegated Authority

Summary

This report comprises a listing of any reports that have been approved by Delegated Authority.

Officer's Recommendation

That the Delegated Authority Report be received.

Report

ECM ID	DESCRIPTION AND LOCATION	APPROVAL DATE
2659077	Requesting an extension of the existing development approval for four years due to the depressed real estate market for property at 130 Taylors Road Kingaroy - RAL18/0001	15 May 2020
2682783	Request for Extension of Approval - Material Change of Use (Retirement Village) at 95 Markwell Street Kingaroy - Lot 4 RP178596 - MCU20/0004	28 May 2020
2682784	Request for Extension of Approval - Reconfiguration of a Lot (1 Lot into 4 Lots) at 45-53 Logan Street Kingaroy - Lot 5 RP909634 - RAL17/0006.01	19 May 2020
2684877	Material change of use application for Caretaker's Accommodation at Silverleaf Road Silverleaf - Lot 1 RP28464 - MCU20/0005	1 June 2020

16. Confidential Section

16.1 Financial Hardship Rates Application - Assessment 40388-00000-001

Document Information

ECM ID 2689734

Author Manager Finance

**Endorsed
By General Manager Finance and Corporate**

Date 27 May 2020

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 275(1)(d) of the Local Government Regulation 2012, which permits the meeting to be closed to the public for business relating to the following:

- (d) rating concessions

16.2 Financial Hardship Rates Application - Assessment 21199-50000-000

Document Information

ECM ID 2689721

Author Manager Finance

**Endorsed
By General Manager Finance and Corporate**

Date 27 May 2020

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 275(1)(d) of the Local Government Regulation 2012, which permits the meeting to be closed to the public for business relating to the following:

- (d) rating concessions

16.3 Quote SBRCQ-19/20-60 - Replacement of John Deere 670D Grader (Plant 52)

Document Information

ECM ID 2689670

Author Coordinator Plant and Fleet

**Endorsed
By General Manager Finance and Corporate**

Date 27 May 2020

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 275(1)(e) of the *Local Government Regulation 2012*, which permits the meeting to be closed to the public for business relating to the following:

- (e) contracts proposed to be made by it

16.4 Gordonbrook Water Treatment Plant Construction Contract

Document Information

ECM ID 2692959

Author General Manager Infrastructure

Date 9 June 2020

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 275(1)(e) of the Local Government Regulation 2012, which permits the meeting to be closed to the public for business relating to the following:

- (e) contracts proposed to be made by it

16.5 Preferred Supplier Tender SBRC 18/19-14 - Traffic Management

Document Information

ECM ID 2692116

Author Strategic Procurement Coordinator

**Endorsed
By** General Manager Finance & Corporate

Date 17 June 2020

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with *Section 275(1)(e)* of the *Local Government Regulation 2012*, which permits the meeting to be closed to the public for business relating to the following:

- (e) contracts proposed to be made by it

16.6 Pre-Qualified Supplier Tender SBRC 18/19-15 - Civil Works

Document Information

ECM ID 2692117

Author Strategic Procurement Coordinator

**Endorsed
By** General Manager Finance & Corporate

Date 17 June 2020

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with *Section 275(1)(e)* of the *Local Government Regulation 2012*, which permits the meeting to be closed to the public for business relating to the following:

- (e) contracts proposed to be made by it

