



AGENDA

Community Standing Committee Meeting Wednesday, 10 November 2021

**I hereby give notice that a Meeting of the Community Standing
Committee will be held on:**

Date: Wednesday, 10 November 2021

Time: 9.00am

**Location: Warren Truss Chamber
45 Glendon Street
Kingaroy**

**Mark Pitt PSM
Chief Executive Officer**

In accordance with the *Local Government Regulation 2012*, please be advised that all discussion held during the meeting is recorded for the purpose of verifying the minutes. This will include any discussion involving a Councillor, staff member or a member of the public.

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- 1 OPENING**
- 2 LEAVE OF ABSENCE / APOLOGIES**
- 3 RECOGNITION OF TRADITIONAL OWNERS**
- 4 DECLARATION OF INTEREST**

5 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

5.1 MINUTES OF THE COMMUNITY STANDING COMMITTEE MEETING HELD ON 13 OCTOBER 2021

File Number: 10-11-2021

Author: Coordinator Executive Services

Authoriser: Chief Executive Officer

OFFICER'S RECOMMENDATION

That the Minutes of the Community Standing Committee Meeting held on 13 October 2021 be received.

ATTACHMENTS

- 1. Minutes of the Community Standing Committee Meeting held on 13 October 2021**



MINUTES

Community Standing Committee Meeting

Wednesday, 13 October 2021

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**MINUTES OF SOUTH BURNETT REGIONAL COUNCIL
COMMUNITY STANDING COMMITTEE MEETING
HELD AT THE WARREN TRUSS CHAMBER, 45 GLENDON STREET, KINGAROY
ON WEDNESDAY, 13 OCTOBER 2021 AT 9.02AM**

PRESENT: Councillors:

Cr Brett Otto (Mayor) (until 10.48am), Cr Roz Frohloff, Cr Gavin Jones (Deputy Mayor), Cr Danita Potter, Cr Kirstie Schumacher, Cr Scott Henschen, Cr Kathy Duff (until 10.48am)

Council Officers:

Mark Pitt (Chief Executive Officer), Peter O'May (General Manager Community), Susan Jarvis (General Manager Finance & Corporate), Tim Low (Acting General Manager Infrastructure), Michael Lisle (Acting Manager Environment and Waste), Leanne Petersen (Manager Property), Mark Watt (Acting Manager NRM and Parks), Lynelle Paterson (Coordinator Executive Services)

1 OPENING

The Mayor declared the meeting open and welcomed all attendees.

2 LEAVE OF ABSENCE / APOLOGIES

Nil

3 ACKNOWLEDGEMENT OF TRADITIONAL OWNERS

Cr Duff acknowledged the traditional custodians of the land on which the meeting took place.

4 DECLARATION OF INTEREST

Nil

MOTION

COMMITTEE RESOLUTION 2021/93

Moved: Cr Kathy Duff

Seconded: Cr Danita Potter

That Item 11.1 - Mondure Hall - Future Plans for Maintenance and Tenure Arrangements lay on the table and be dealt with in an open meeting at the November Community Standing Committee Meeting.

In Favour: Crs Brett Otto, Roz Frohloff, Danita Potter, Scott Henschen and Kathy Duff

Against: Crs Gavin Jones and Kirstie Schumacher

CARRIED 5/2

5 CONFIRMATION OF MINUTES OF PREVIOUS MEETING**5.1 MINUTES OF THE COMMUNITY STANDING COMMITTEE MEETING HELD ON 8 SEPTEMBER 2021**

COMMITTEE RESOLUTION 2021/94

Moved: Cr Danita Potter
Seconded: Cr Scott Henschen

That the Minutes of the Community Standing Committee Meeting held on 8 September 2021 be received.

In Favour: Crs Brett Otto, Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 7/0

6 PORTFOLIO – COMMUNITY, ARTS, HERITAGE, SPORT & RECREATION**6.1 COMMUNITY, ARTS, HERITAGE, SPORT AND RECREATION PORTFOLIO REPORT**

COMMITTEE RESOLUTION 2021/95

Moved: Cr Danita Potter
Seconded: Cr Scott Henschen

That Cr Potter's Community, Arts, Heritage, Sport and Recreation Portfolio Report to Council be received for information.

In Favour: Crs Brett Otto, Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 7/0

6.2 CHANGE TO AUSTRALIA DAY/ANZAC DAY AND SCHOOL AWARDS FUNDING - COMMUNITY GRANT PROGRAM

COMMITTEE RESOLUTION 2021/96

Moved: Cr Danita Potter
Seconded: Cr Kathy Duff

That the Committee recommend to Council that: -

Council opens the Australia Day/Anzac Day and School Awards Community Grant Program funding categories year-round as opposed to inclusion in the current funding rounds and that the Community Grant Program Policy be updated accordingly.

In Favour: Crs Brett Otto, Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 7/0

7 PORTFOLIO – RURAL SERVICES, NATURAL RESOURCE MANAGEMENT, PLANNING & COMPLIANCE SERVICES

7.1 RURAL SERVICES, NATURAL RESOURCE MANAGEMENT, PLANNING AND COMPLIANCE SERVICES PORTFOLIO REPORT

COMMITTEE RESOLUTION 2021/97

Moved: Cr Scott Henschen

Seconded: Cr Roz Frohloff

That Cr Henschen's Rural Services, Natural Resource Management, Planning and Compliance Services Portfolio Report to Council be received for information.

In Favour: Crs Brett Otto, Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 7/0

7.2 NATURAL RESOURCE MANAGEMENT OPERATIONAL UPDATE

COMMITTEE RESOLUTION 2021/98

Moved: Cr Scott Henschen

Seconded: Cr Danita Potter

That the Natural Resource Management Operational update be received for information.

In Favour: Crs Brett Otto, Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 7/0

7.3 PLANNING AND LAND MANAGEMENT OPERATIONAL UPDATE

COMMITTEE RESOLUTION 2021/99

Moved: Cr Danita Potter

Seconded: Cr Scott Henschen

That the Planning and Land Management Operational update be received for information.

In Favour: Crs Brett Otto, Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 7/0

Attendance:

At 9:30am Acting Manager NRM & Parks left the meeting.

At 9.35am Acting Manager NRM & Parks returned to the meeting.

At 9:45am Manager Leanne Petersen left the meeting.
At 9:45am Manager Leanne Petersen returned to the meeting.

7.4 DOG REGISTRATION DISCOUNTS

COMMITTEE RESOLUTION 2021/100

Moved: Cr Kathy Duff
Seconded: Cr Danita Potter

That the Committee recommend to Council: -

That a 50% discount be applied to all dog registration fees within the defined area for eligible pensioners in receipt of an aged or disability pension.

In Favour: Crs Brett Otto, Roz Frohloff, Danita Potter and Kathy Duff

Against: Crs Gavin Jones, Kirstie Schumacher and Scott Henschen

CARRIED 4/3

7.5 ILLEGAL DUMPING UPDATE

COMMITTEE RESOLUTION 2021/101

Moved: Cr Roz Frohloff
Seconded: Cr Danita Potter

That the Illegal Dumping update be received for information.

In Favour: Crs Brett Otto, Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 7/0

8 PORTFOLIO - WASTE MANAGEMENT

8.1 WASTE MANAGEMENT PORTFOLIO REPORT

COMMITTEE RESOLUTION 2021/102

Moved: Cr Roz Frohloff
Seconded: Cr Gavin Jones

That Cr Frohloff's Waste Management Portfolio Report to Council be received for information.

In Favour: Crs Brett Otto, Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 7/0

MOTION

COMMITTEE RESOLUTION 2021/103

Moved: Cr Kirstie Schumacher

Seconded: Cr Roz Frohloff

That a workshop to discuss the learnings from the LGAQ Waste Forum be scheduled to enable Council to begin strategising how it will support Queensland's Waste Management and Resource recovery strategy and the waste diversion targets for 2050 transitioning our region to a circular economy over the long term.

In Favour: Crs Brett Otto, Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 7/0**8.2 ENVIRONMENT AND WASTE SERVICES UPDATE**

COMMITTEE RESOLUTION 2021/104

Moved: Cr Danita Potter

Seconded: Cr Gavin Jones

That the Environment and Waste Services Update be received for information.

In Favour: Crs Brett Otto, Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 7/0**8.2.1 QUESTION ON NOTICE - DOG ATTACKS**

Question on notice from Cr Frohloff:

Have the 15 dog attacks been dog on dog/animal or have they been dog on human. Breakdown to be provided to the next Community Standing Committee Meeting.

Attendance:

Acting GM Tim Low left the meeting at 10.23am

Acting GM Tim Low returned to the meeting at 10.25am.

9 PORTFOLIO – RURAL RESILIENCE, PARKS & GARDENS, PROPERTY & FACILITY MANAGEMENT, INDIGENOUS AFFAIRS**9.1 RURAL RESILIENCE, PARKS & GARDENS, PROPERTY & FACILITY MANAGEMENT AND INDIGENOUS AFFAIRS PORTFOLIO REPORT**

COMMITTEE RESOLUTION 2021/105

Moved: Cr Kathy Duff

Seconded: Cr Gavin Jones

That Cr Duff's Rural Resilience, Parks & Gardens, Property & Facility Management and Indigenous Affairs Portfolio Report to Council be received for information.

In Favour: Crs Brett Otto, Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 7/0**9.1.1 REPORT - MURGON POOL**

RESOLVED 2021/106

Report back to November Community Standing Committee in relation to the tender for Murgon Pool and Learn to Swim classes and the commercial contract for Wondai.

9.1.2 QUESTION ON NOTICE - PIONEER PARK

Question on notice from Cr Schumacher:

What security options are currently in place at Pioneer Park?

9.1.3 WORKSHOP = REGIONAL VANDALISM

COMMITTEE RESOLUTION 2021/107

Moved: Cr Brett Otto

Seconded: Cr Danita Potter

That Council convene a brief workshop with the Acting District Inspector of Police to highlight Council's concerns and prepare a joint media campaign on regional vandalism.

In Favour: Crs Brett Otto, Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 6/0

ADJOURN MORNING TEA

COMMITTEE RESOLUTION 2021/108

Moved: Cr Brett Otto
Seconded: Cr Scott Henschen

That the meeting adjourn for morning tea at 10:48am

In Favour: Crs Brett Otto, Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 7/0

RESUME MEETING

COMMITTEE RESOLUTION 2021/109

Moved: Cr Roz Frohloff
Seconded: Cr Scott Henschen

That the meeting resume at 11.23am with Cr Jones assuming the chair. Mayor Otto and Cr Duff did not return to the meeting.

In Favour: Crs Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

Attendance:

At 11:34am Acting Manager Environment and Waste Michael Lisle left the meeting.

9.2 PARKS & GARDENS UPDATE

COMMITTEE RESOLUTION 2021/110

Moved: Cr Danita Potter
Seconded: Cr Roz Frohloff

That the Parks & Gardens update be received for information.

In Favour: Crs Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

Attendance:

At 11:39am, Acting Manager Environment and Waste Michael Lisle returned to the meeting

At 11:40am, Acting Manager NRM & Parks Mark Watt left the meeting

At 11:41am, Acting Manager NRM & Parks Mark Watt returned to the meeting

9.3 PROPERTIES OPERATIONAL UPDATE

COMMITTEE RESOLUTION 2021/111

Moved: Cr Danita Potter

Seconded: Cr Roz Frohloff

That the Property Operational update be received for information.

In Favour: Crs Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0**9.4 WONDAI A P & I SOCIETY INC - SEEKING SUPPORT FOR THE RECONNECTION OF POWER**

COMMITTEE RESOLUTION 2021/112

Moved: Cr Kirstie Schumacher

Seconded: Cr Scott Henschen

That the Committee recommend to Council: -

That Council contribute \$6,567.59 to the reconnection of electricity to the caller's box at the Wondai Showgrounds.

In Favour: Crs Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0**9.5 OPTIONS TO REFURBISH BRICK ENTRANCES - FISHER ST & ADERMANN DRIVE, KINGAROY**

COMMITTEE RESOLUTION 2021/113

Moved: Cr Kirstie Schumacher

Seconded: Cr Danita Potter

That the report be received and noted.

In Favour: Crs Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

9.6 RESOLUTION OF TENURE FOR COMMUNITY HALLS HELD IN TRUST BY COUNCIL

COMMITTEE RECOMMENDATION

Moved: Cr Roz Frohloff

Seconded: Cr Danita Potter

That the Committee recommend to Council that:

South Burnett Regional Council consider the future management and ownership of the Tingoora and Cloyna Halls by:

1. Undertaking consultation with Hall Committees and the community to determine opportunities and preferred management and ownership options
2. Seek legal advice and progress with preferred management or tenure options
3. If required, make application to the Supreme Court of Queensland to provide a ruling on tenure or management arrangements.

COMMITTEE RESOLUTION 2021/114

Moved: Cr Scott Henschen

Seconded: Cr Roz Frohloff

That Item 9.6 – Resolution of Tenure for Community Halls held in trust by Council lay on the table until the November Community Standing Committee.

In Favour: Crs Roz Frohloff, Gavin Jones, Danita Potter and Scott HenschenAgainst: Cr Kirstie Schumacher**CARRIED 4/1**

9.7 COUNCIL LAND INVESTIGATIONS - PROPOSED DIVESTMENT OF LAND ASSET

COMMITTEE RESOLUTION 2021/115

Moved: Cr Roz Frohloff

Seconded: Cr Danita Potter

That the Committee recommend to Council;

To offer for sale on the open market by way of tender:

- Lot 41 on RP57676 – 29 Jellicoe Street, Proston, and
- Lot 30 on RP36983 – 14 Earl Street, Memerambi.

In Favour: Crs Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher and Scott HenschenAgainst: Nil**CARRIED 5/0**

9.8 WALTER ROAD, KINGAROY - FUTURE USE PROJECT PLAN

COMMITTEE RESOLUTION 2021/116

Moved: Cr Danita Potter

Seconded: Cr Scott Henschen

That the Committee recommend to Council to:

1. Undertake community consultation to establish the current use of the park and investigate future use options and
2. If not significantly used by the public, make application to the Department of Resources for a conversion to freehold tenure and divest of the property.

In Favour: Crs Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

9.9 TRUSTEE PERMIT - TINGOORA CARRIAGE CLUB

COMMITTEE RESOLUTION 2021/117

Moved: Cr Danita Potter

Seconded: Cr Kirstie Schumacher

That the Committee recommend to Council:

1. That South Burnett Regional Council enter into a Trustee Permit (non-exclusive use) with the Tingoora Carriage Club Inc. for Lot 251 FY2262 and part of Lot 91 FY2885 with conditions including:
 - (a) Term of three (3) years
 - (b) Rental of \$75.00 per annum, plus GST

In Favour: Crs Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0**Attendance:**

At 12:10 pm, Cr Danita Potter left the meeting.

At 12:13 pm, Cr Danita Potter returned to the meeting.

9.10 AMENDMENT TO LICENCE TO OCCUPY AND ADDITIONAL TRUSTEE PERMIT-SOUTH BURNETT MOUNTAIN BIKE CLUB INC.

COMMITTEE RESOLUTION 2021/118

Moved: Cr Kirstie Schumacher

Seconded: Cr Scott Henschen

That the committee recommend to Council

1. That Council enter into a Trustee Permit with the South Burnett Mountain Bike Club Inc for Lot 352 on FY2534 for a term of three (3) years at \$75.00 per annum plus GST and
2. That Council terminate the current Licence to Occupy with the South Burnett Mountain Bike Club Inc, amend the boundary, and enter into a new Licence to Occupy over part of Lot 2 on RP212916 for a term of three (3) years at \$75.00 per annum plus GST.

In Favour: Crs Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

9.11 LICENCE TO OCCUPY - MURGON MEALS ON WHEELS INC.

COMMITTEE RESOLUTION 2021/119

Moved: Cr Scott Henschen

Seconded: Cr Kirstie Schumacher

That Committee recommend to Council:

1. That South Burnett Regional Council enter into a Licence to Occupy for part of Lot 1 on M55124
 - (a) For a term of five (5) years with an option of an additional five (5) years
 - (b) Rental at \$75.00 per annum (GST exclusive)
 - (c) For the purpose of an office and storage space for the administration of Meals on Wheels

In Favour: Crs Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

9.12 MURGON PASTORAL, AGRICULTURAL & HORTICULTURAL SOCIETY INC. REQUEST TO TRANSFER OWNERSHIP OF BUILDINGS

COMMITTEE RESOLUTION 2021/120

Moved: Cr Danita Potter

Seconded: Cr Scott Henschen

That the Committee recommend to Council:

1. In accordance with the purposes of the *Local Government Regulation 2012* (the Regulation), section 236(2), Council decides, by resolution, that the exception in the Regulation, section 236(1)(b) applies to Council in the disposal of building assets on Lease Area C within Lot 7 on SP217287, other than by tender or auction, to a community organisation, Murgon Pastoral Agricultural and Horticultural Society Inc. because:
 - (a) it is in the public interest; and
 - (b) the disposal is otherwise in accordance with the sound contracting principles.
2. In accordance with *Local Government Act 2009 (the Act)*, Section 257, to delegate to the Chief Executive Officer of Council, the power under section 262(3) of the Act, to negotiate and agree in principle the terms and conditions of a contract for the disposal of the building assets to the community organisation, Murgon Pastoral Agricultural and Horticultural Society Inc., for approval by Council.

In Favour: Crs Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

10 QUESTIONS ON NOTICE

10.1 CAMPING AVAILABILITY AT KUMBIA

COMMITTEE RESOLUTION 2021/121

Moved: Cr Roz Frohloff

Seconded: Cr Scott Henschen

That the response to the question regarding camping at Kumbia raised by Councillor Schumacher be received and noted.

In Favour: Crs Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

11 CONFIDENTIAL SECTION

11.1 MONDURE HALL - FUTURE PLANS FOR MAINTENANCE AND TENURE ARRANGEMENTS

This matter was laid on the table until the November Community Standing Committee Meeting.

12 CLOSURE OF MEETING

The Meeting closed at 12:32pm.

The minutes of this meeting were confirmed at the Community Standing Committee Meeting held on 10 November 2021.

.....
CHAIRPERSON

6 PORTFOLIO – COMMUNITY, ARTS, HERITAGE, SPORT & RECREATION**6.1 COMMUNITY, ARTS, HERITAGE, SPORT AND RECREATION PORTFOLIO REPORT****File Number:** 10-11-2021**Author:** Councillor**Authoriser:** Chief Executive Officer**PRECIS**

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 for information.

Library:**South Burnett Libraries get Spooky!**

The Blackbutt and Proston Libraries were overrun by spooky visitors during the recent Freaky Friday events, with 30 ghosts and ghouls visiting Blackbutt and 20 scary souls enjoying the festivities at Proston!

It was all hands-on deck at the Kingaroy Library's Spooky Saturday event on Saturday 30 October! It was wonderful to see families dressed in their scary best taking part in the variety of activities available on the morning. Sand art, a Kingdom of Libraria station, face painting and Halloween Bingo were all very popular with children in attendance. It is estimated that over 150 families visited the library to take part in the spooky celebrations which ran from 9am-12noon. 25 new memberships were generated during the morning, with lots of new faces visiting the library for the first time. Library staff can't wait to do it all again next year!

Nanango State School Under 8s Day

South Burnett Libraries had planned to attend the Nanango State School's Under 8s Day celebrations on Friday 29 October for an outreach event but unfortunately the festivities were postponed. Library staff are now planning how they can take part in the rescheduled event.

My Aged Care Information Sessions

Community members are invited to speak with an advisor from Lutheran Services about My Aged Care and how to navigate through the services and packages available locally for seniors. This process can be daunting without assistance and these information sessions will be a great way to assist seniors to find the right advice regarding their entitlements.

The information sessions will be held as follows:

Wednesday 24 November from 10.30am at the Wondai Library

Thursday 25 November from 9.30am at the Kingaroy Library

Thursday 25 November from 12noon at the Nanango Library

Kingaroy Library Introduce Stay and Play

The Kingaroy Library recently introduced a new First 5 Forever program called “Stay and Play”. This playgroup aims to connect families in the community and provides a relaxed space to talk, play, sing and read. A library staff member is present during the session with puzzles, books, games and interactive toys for the kids to enjoy, giving parents and carers the chance to join in whilst chatting and getting to know those in attendance. So far, this playgroup has proved popular with local families, with the first 3 sessions attracting 36 adults and children. Families and carers with little ones are invited to join in the fun every Friday morning from 10.00am.

South Burnett Libraries Signage Project Acquittal

In June 2020, South Burnett Libraries were successful in applying for a Library Priority Project Grant which was sought to update and rejuvenate the signage and display items at each of our six branches. This project is now complete, with the acquittal forwarded to the State Library of Queensland on 26 October 2021.

This project facilitated the purchase of premium directional signs and section dividers, which have greatly increased the discoverability of items in the collection. These modern and attractive products encourage patrons to explore areas of the library they may have otherwise overlooked.

To compliment the new signage, staff worked hard to weed grubby or older items from the collection to make way for acrylic easel displays, which were also purchased using funds from the grant. These easels have been placed on the end of our shelves to highlight new and attractive titles. Acrylic book holders and display discs also add colour and interest to otherwise plain spaces. Many of the titles added to these new displays do not stay there for long!

The grant also facilitated the purchase some new sled-based chairs for the Kingaroy Library to add a more contemporary feel to the space. Customers love them and tell library staff that they are very comfortable.

Overall, the South Burnett Signage Project has been a success for the library service, creating uniformity across each of the branches whilst increasing access to the collections. Many customers have commented on how good the shelves and spaces are looking, so for the library, that’s a win for sure!

Community Expo

South Burnett Libraries are excited to be attending the first Health and Community Expo on 18 & 19 November 2021 in the Kingaroy Town Hall. Library staff will be manning a stall to showcase what our libraries have to offer our community. Not only books, DVDs and magazines, but the regular programs that take place in each branch that are designed to connect and engage community members.

Pinking up Proston for Breast Cancer Awareness

The Proston Library was duly cloaked in pink for the month of October in support of Breast Cancer awareness. The community as a whole really gets behind this cause and there is pink all-around town - on fences, trees, front yards etc and all the businesses have pink window displays. The library display always receives very favourable reviews and all for a good cause.

Sport & Recreation:

Ashgrove Rangers Athletic Club held a competitive relay along the Rail Trail on the October long weekend, over 100 runners competed in the 60.2km event starting at Liberty Fuel Station Kingaroy to Wondai and back. The event concluded at O’Neil square with a BBQ and presentation, the organisers were extremely impressed with the rail trail facility and the hospitality shown to all that stayed in the South Burnett during their stay.

The South Burnett is very fortunate now to have three Parkruns operating for locals and visitors to partake every Saturday to increase their psychical activity and fitness levels, following the official commence of Proston this month. Nanango & Wondai are the other two Parkruns operating by a very dedicated group of volunteers.

BACKGROUND

Nil

ATTACHMENTS

1. **South Burnett Library Events** [↓](#) 



Freaky fun at the Proston Library

NEW! STAY & PLAY
A relaxed playgroup full of fun!
Kingaroy Library 10.00am, every Friday



Talk, play, sing and read with South Burnett Libraries!



Spooky Saturday



Library staff ready for Spooky Saturday



Want to know more about My Aged Care?

Come along to a free information session! Get questions about how to access services about how to use government services and packages and more. Book your ticket.



6.2 OPTIONS TO REFURBISH BRICK ENTRANCES - FISHER ST & ADERMANN DRIVE, KINGARROY

File Number: 10-11-21
Author: General Manager Community
Authoriser: Chief Executive Officer

PRECIS

Consideration of options to refurbish the estate entrances signs at Freeman Heights Estate, Corner of Fisher Street and Adermann Drive, Kingaroy

SUMMARY

Further discussions with Infrastructure staff together with quotes are presented for Council's information.

OFFICER'S RECOMMENDATION

That the report be received and Council notes that the graffiti will be removed through normal operational processes.

BACKGROUND

At the Infrastructure Standing Committee on Wednesday 1 September 2021, the following was adopted:

9.1 NOTICE OF MOTION - OPTIONS TO REFURBISH THE BRICK ENTRANCE WALLS ON THE INTERSECTION OF FISHER STREET AND ADERMANN DRIVE, KINGARROY**COMMITTEE RESOLUTION 2021/44**

Moved: Cr Kirstie Schumacher

Seconded: Cr Kathy Duff

That Council's Infrastructure team work with the Parks and Gardens team to remove the graffiti on the brick entrance walls on the intersection of Fisher Street and Adermann Drive, Kingaroy, and that a report detailing any costs or options for further maintenance within Council's budget be brought back to the October Standing Committee Meeting.

In Favour: Crs Brett Otto, Roz Frohloff, Gavin Jones, Kirstie Schumacher and Kathy Duff

Against: Nil

CARRIED 5/0

UPDATE

A quote of \$1670.35 (Incl-GST) was received for removal of graffiti from the brick work using media blasting.

Following consultation with Council's Infrastructure Department about future maintenance and refurbishment of the brick entrances, the following is presented:

1. These structures are currently not included in Council's asset register and it is not proposed to include the structures with the assumption there is no intention on replacing them when it comes to asset disposal.

2. The structures have served their purpose as an entry statement at the time of development and have served their purpose in identifying the location for land sales and lot sites for building development. The remaining vacant lots are sparse in that general area making it superfluous for both Council and private industry needs.
3. The siting of these structures appears to be on the boundary with private property effectively allowing for fencing of land parcels up to and including the structure to occur. The cost associated with demolition and removal of the brick entrances, and reinstatement of a similar profile of adjacent fencing could be more than the ongoing operational cost associated with the existing structures.

Summary

The removal of the graffiti is recommended for community aesthetics, however future maintenance and refurbishment of the structures is considered a low priority.

It is recommended only minor operational maintenance be undertaken at this time and should the need for more significant works and/or replacement of the structures arise further consideration in consultation with the adjoining landowners be given on the removal or retention/refurbishment of the structures.

ATTACHMENTS

Nil

6.3 APPLICATION FOR FUNDING UNDER THE STRONG AND RESILIENT COMMUNITIES ACTIVITY - INCLUSIVE COMMUNITIES GRANT

File Number: 10-11-2021
Author: General Manager Community
Authoriser: Chief Executive Officer

PRECIS

Application for Funding under the Strong and Resilient Communities Activity – Inclusive Communities Grant

SUMMARY

South Burnett Regional Council is eligible to apply under the Strong and Resilient Communities Activity Grant.

OFFICER'S RECOMMENDATION

That the Committee recommend to Council: -

That Council endorse the submission of an application under the Strong and Resilient Communities Activity grant.

BACKGROUND

These Grants aim to support vulnerable and disadvantaged people to participate socially and economically through local community-driven solutions that build self-reliance and empowerment. The Grants will focus on supporting people of working age (15-64 years) in geographic areas of high socio-economic disadvantage across all states and territories. This includes addressing barriers to participating in community activities, reducing social isolation, developing soft skills and promoting social and economic participation through funding projects that support:

- the development of young people aged 12-18 who are, or are at risk of, disengagement, marginalisation and having limited engagement with education/training.
- people with disabilities and/or mental health issues to participate in their community and become/remain independent and engaged.
- vulnerable women who are, or at risk of, isolation or discrimination to participate in their community and increase their sense of self agency and empowerment.
- people who are unemployed to address individual barriers to employment and increase their capacity to engage with existing employment/training services and/or work towards gaining employment.

ATTACHMENTS

Nil

7 PORTFOLIO – RURAL SERVICES, NATURAL RESOURCE MANAGEMENT, PLANNING & COMPLIANCE SERVICES

7.1 RURAL SERVICES, NATURAL RESOURCE MANAGEMENT, PLANNING AND COMPLIANCE SERVICES PORTFOLIO REPORT

File Number: 10-11-2021

Author: Councillor

Authoriser: Chief Executive Officer

PRECIS

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 for information.

Rural Services / Natural Resource Management:

Magpie Management

Licensed magpie relocators were engaged to remove 31 magpies identified by residents as causing harm or injury within the South Burnett. A total of 18 magpies were successfully relocated to other areas within the South Burnett and Lockyer Valley. The remaining birds were either not present at the time of trapping, did not respond to the decoy or residents in the area raised concerns regarding the relocation program.

Environmental Assessments

NRM staff completed and approved two (2) roadside burning applications in October. Two (2) roads were assessed ahead of vegetation clearing for Gravel resheeting program.

Weed Management

A total of 17.5 hectares of weed control was completed in October. Biosecurity Officers carried out 47 weed inspections for the presence of Mother of Millions, Groundsel and other restricted weeds.

Treatment of Tree Pear and lantana continued at Chapingah, Ballogie, Coolabunia, Hodgeleigh and Wooroolin.

Splatter guns were loaned by landholders at Haly Creek and Brooklands. Spray trailers were loaned to assist with Giant Rats Tail Grass programs at Woorooden.

Wild Dog & Feral Pig Control

Two (2) landholders were assisted in the control of Wild Dogs. A total of 400 hectares were baited. No wild dog bounties were collected in October.

Coolabunia Saleyards

Saleyards staff conducted 1252 cattle tick inspections and dipped 1278 head. A total of 886 head were sold through the Coolabunia Saleyards in October.

Pen cleaning has been completed and a dead tree removed from behind the office and canteen.

Stock Route Grazing Permits

No Stock Route Agistment applications were received in October.

Wandering Livestock

Council received five requests to attend to wandering livestock across the region. No livestock were impounded.

Planning / Building

A total of 9 new development applications were received in October and a total of 32 application are currently being processed or are awaiting information from the applicant to enable further assessment.

Council has engaged the services of a contract Building Certifier for 3 days per week up until the end of the year to assist with the increased number of building applications/searches and enquiries being received. It is intended to employ a full-time certifier in the new year.

Environmental Health / Compliance:

The annual food inspection program has been completed, and approximately 217 Food Licence renewals were issued in October. Approximately 30 applications have not been renewed to date and operators will be issued with a show cause notices as to why that have not paid their renewal fee or alternatively requesting them return the signed renewal application form together with the outstanding fee.

A list of other current Licences are detailed below.

- 13 Food Safety Programs for annual audit return and accreditations are being finalised this year.
- 88 water samples were taken from Food Premises
- 17 private water sample requests undertaken.
- 5 personal Appearance (Tattoo & Piercing businesses). Services have also been Licenced this year.
- 10 Domestic Water Carriers are licenced.
- 9 Caravan Parks are licenced – inspections yet to be finalised.

A Environmental Health contractor has provided assisted on a 5 day/per fortnightly basis in the last 4 months to the complete inspection program. This has allowed full time staff to concentrate on large number of environmental health complaints/ investigations resulting in a reduction from approximately 380 complaints in June 2021 to approximately 43 new and active investigations.

COVID

Council officers have continued to monitor the Queensland Health directive with updates provided for staff as well as providing support to local business, individuals and community groups including liaison and answering inquiries.

ATTACHMENTS

Nil

7.2 NATURAL RESOURCE MANAGEMENT OPERATIONAL UPDATE

File Number: 10-11-2021

Author: Co-ordinator NRM

Authoriser: Chief Executive Officer

PRECIS

Natural Resource Management Operational Update

SUMMARY

Natural Resource Management Operational Update

OFFICER'S RECOMMENDATION

That the Natural Resource Management Operational update be received for information.

BACKGROUND

Nil

ATTACHMENTS

1. NRM Operational Update - October [↓](#) 

NATURAL RESOURCE MANAGEMENT UPDATE

Mark Watt
Acting Manager NRM & Parks

Project Name	Project Description	Expected Start Date	Expected Completion Date
Honey Locust	Engage contractors to survey, map and treat Honey Locust on Barambah Creek and Stuart River In partnership with Cherbourg Aboriginal Shire Council and WBBROC	December 2020 - completed	June 2021 \$31,000 Contractors engaged and surveillance and treatment completed on Barambah creek in partnership with Cherbourg Aboriginal Shire Council. Rapid response exercise undertaken in partnership with Officers from Bundaberg Regional Council on Stuart River.
African Boxthorn	Survey, education and awareness. Engage contactors to assist with survey, mapping and awareness activities. Provide advice to landholders on treatment options. Engage presenters to deliver ABT control field day at Wondai and Ironpot	October 2021 – in progress	December 2021 \$26,500
Establishment of Feral Animal Control Groups	Deliver information session to showcase successful control group models and assistance available under this program.	September 2020 – in progress	December 2021 \$81,500 Activity Plan created. Information and Workshop templates created. Information sessions undertaken in Nanango, Durong and Wondai during October 2020.

Project Name	Project Description	Expected Start Date	Expected Completion Date
			Two applications approved for funding from Ironpot and WAG syndicate for control of Wild dogs. Funding distributed to syndicates and trapping activities commenced.

Stats Item	Monthly 1/10/21-31/10/21	This month last year	Year to date Cumulative 1/07/2021- 31/10/2021
Coolabunia Saleyards			
Cattle Dipped	1278	1521	5845
Cattle Inspected	1252	1528	5449
Consignment / Transit	528	1796	3599
Weighed	917	1052	2842
Sold	886	1160	2779
Nanango Dip Yard			
Cattle Dipped	0	0	70
Wandering Livestock			
Attendance	5	23	30
Impoundments	0	1	2
Wild Dog & Feral Pig Program			
Landholders baiting	2	34	23
Doggone Baits	0	296	500
Pig Meat Injected 1080	0 kg	75 kg	50 Kg
Dog Meat injected 1080	19 kg	224kg	109 Kg
Hectares baited	400	27478 ha	10185
Bounties processed	0	38	109
Rabbit Control			
Landholders assisted	2	4	5
Carrots Injected	3 kg	4kg	6 kg
Rabbits injected	0	0	0
Equipment Loaned			
Spray trailer, Splatter Guns, Portable Steel Yards, Camera, GPS, Dog Traps, Pig Traps, Cat Traps, tree spears	1 x Spray Trailers at Wooronden to treat GRT. 2 x splatter guns at Haly Creek and Brooklands. 2 x Dog cage traps used at Hivesville and Taromeo	6	30

Stats Item	Monthly 1/10/21-31/10/21	This month last year	Year to date Cumulative 1/07/2021- 31/10/2021
Stock Route Grazing Permits			
Agistment Permits	0	0	2
Travel Permits	0	0	0
Fire Management			
Prescribed burns	0	1	6
Fire trails maintained	0	0	0

Stats Item	Monthly 01/10/21-30/09/21	This month last year	Year to date Cumulative 01/7/2021- 31/10/2021
Environmental Assessments			
Environmental Assessment prior to roadworks	2	3	36
Fence line clearing and roadside burning applications	2	0	27
Weed Control			
Hectares Treated	17.5	35.8	23
Weeds Treated	Tree Pear and Lantana – Chapingah, Ballogie, Coolabunia, Hodgeleigh, Wooroolin.		Mother of Millions Tree Pear Lantana
Property Inspections	47	0	176
Customer Requests			
Feral Animals	12	46	87
Wandering Livestock	3	23	40
Wildlife	4	N/A	28
Stock Routes	0	0	2
Weeds	3	6	29
Trees	2	N/A	17
Roads	0	N/A	0
NRM General	0	6	4
Total	24	81	206

7.3 PLANNING AND LAND MANAGEMENT OPERATIONAL UPDATE

File Number: 10-11-2021

Author: Acting Manager Environment & Waste

Authoriser: Chief Executive Officer

PRECIS

Planning and Land Management Operational Update

SUMMARY

Planning and Land Management Operational Update

OFFICER'S RECOMMENDATION

That the Planning and Land Management Operational update be received for information.

BACKGROUND

Nil

ATTACHMENTS

1. **Planning & Land Management Operational Update** [↓](#) 

Planning & Land Management Operational Update

Michael Lisle
Acting Manager Environment & Waste

Planning Applications			
Date between 01-Jul-2021 and 29-Oct-2021			
Planning Application Type	21	22	Total
QEXC	0	0	0
QMCU	12	0	12
QOPW	6	0	6
QPOS	2	0	2
QRAL	15	0	15
Total	35	0	35

Building Monthly report on subcategories		
Date between 01-Jul-2021 and 29-Oct-2021		
Building Application Type	21	Total
CAP_Bid	1	1
Class1&10a	6	6
Class1&10b	1	1
Class10a	70	70
Class10a&b	2	2
Class1a	31	31
Class2	0	0
Class3	5	5
Class5	3	3
Class6	0	0
Class7	1	1
Class8	3	3
Class9	2	2
DesignSite	9	9
DwellReloc	13	13
FarmShed	2	2
Remove	3	3
ReRoof	1	1
Restump	0	0
RetainWall	0	0
SignSatDsh	1	1
SwimPool	8	8
SpecStruct	2	2
TempStruct	1	1
IssChgClas	0	0
Total	155	155

Monthly report on subcategories			
Date between 01-Jul-2021 and 29-Oct-2021			
Plumbing Application Types	21	22	Total
AmendPrmt	2	0	2
DomNoSewer	54	0	54
DomSewer	34	0	34
Inspect	0	0	0
OtherBuild	9	0	9
Total	99	0	99

Date between 01-Jul-2021 and 30-Oct-2021

Private Certification Application Types	21	22	Total
Class1&10a	12	0	12
Class1&10b	6	0	6
Class10a	49	0	49
Class10b	0	0	0
Class1a	15	0	15
Class1b	1	0	1
Class3	1	0	1
Class5	1	0	1
Class6	1	0	1
Class7	0	0	0
Class8	0	0	0
Class9a	0	0	0
Class9b	1	0	1
FarmShed	0	0	0
Remove	0	0	0
SpecStruct	0	0	0
SwimPool	2	0	2
Total	89	0	89

Comparison of Development Applications 2019/2020, 2020/2021 and 2021/2022													
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	
Total													
Planning Applications													
2019/2020	3	8	8	10	6	3	1	3	5	5	6	6	64
2020/2021	8	3	9	2	4	9	1	1	6	5	10	4	62
2021/2022	11	5	8	11	0	0	0	0	0	0	0	0	35
Building Applications													
2019/2020	38	51	35	33	32	6	38	35	20	20	23	33	364
2020/2021	37	34	41	42	44	27	37	55	43	39	48	42	489
2021/2022	40	41	44	40	0	0	0	0	0	0	0	0	168
Private Certification Applications													
2019/2020	24	16	12	25	17	21	11	15	8	18	14	14	195
2020/2021	18	15	59	31	24	10	14	28	28	17	21	18	283
2021/2022	32	21	21	15	0	0	0	0	0	0	0	0	89
Plumbing Applications													
2019/2020	32	20	21	21	21	15	24	14	24	11	19	26	248
2020/2021	23	26	17	43	30	23	22	30	31	21	27	14	312
2021/2022	23	25	21	30	0	0	0	0	0	0	0	0	99

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	
Comparison of Certificates and CRMs 2019/2020 and 2020/2021													
Total													
Plan Certs													
2019/2020	3	4	7	1	8	2	1	6	0	2	7	1	42
2020/2021	4	5	4	4	4	4	5	3	5	3	2	11	54
2021/2022	7	5	10	7	0	0	0	0	0	0	0	0	29
Build Certs													
2019/2020	36	28	28	41	25	22	32	34	22	17	40	50	375
2020/2021	55	48	37	65	32	49	53	65	76	63	67	69	682
2021/2022	66	72	53	66	0	0	0	0	0	0	0	0	257
Pool Compliance													
2019/2020	0	0	0	1	0	0	1	0	1	1	2	0	6
2020/2021	2	0	0	1	0	0	1	0	0	0	0	0	4
2021/2022	0	0	2	0	0	0	0	0	0	0	0	0	2
Plumbing Certs													
2019/2020	6	8	10	6	13	2	7	9	7	5	9	12	94
2020/2021	6	10	10	18	16	10	17	11	18	13	13	21	163
2021/2022	17	20	22	19	0	0	0	0	0	0	0	0	78
Planning customer requests													
2019/2020	51	37	34	36	40	22	36	32	42	26	42	60	458
2020/2021	77	83	79	80	73	55	61	79	91	61	73	83	895
2021/2022	96	112	116	100	0	0	0	0	0	0	0	0	424
Developer Incentive Requests													
2020/2021	0	0	0	0	0	0	0	1	5	0	1	0	7
2021/2022	0	0	0	0	0	0	0	0	0	0	0	0	0
Building customer requests													
2019/2020	68	76	68	71	61	36	76	61	45	64	61	84	771
2020/2021	74	79	86	85	90	66	84	99	86	86	82	81	938
2021/2022	117	149	91	94	0	0	0	0	0	0	0	0	451
Plumbing customer requests													
2019/2020	7	11	5	9	6	6	5	4	6	3	12	22	96
2020/2021	24	12	13	23	19	4	8	8	22	12	11	14	170
2021/2022	26	19	13	12	0	0	0	0	0	0	0	0	70

7.4 COOLABUNIA SALEYARDS - WORKING GROUP REPORT**File Number:** 10-11-2021**Author:** Acting Manager NRM & Parks**Authoriser:** Chief Executive Officer**PRECIS**

Further consideration of the outcomes from the recent Working Group review of Coolabunia Saleyards.

SUMMARY

Consideration of the establishment of an Action Plan and a continuation of the priorities set for Coolabunia Saleyards.

OFFICER'S RECOMMENDATION

That the Committee recommends to Council:

1. That the report be received, and Council adopt the Coolabunia Saleyards Working Group Action Plan, as presented; and
2. That the Working Group be directed to continue to develop and implement the Action Plan, with updates to Council on a regular basis.

FINANCIAL AND RESOURCE IMPLICATIONS

The financial and resource implications of this matter continue to give rise to risks of ongoing losses and failure to maintain and upgrade assets.

LINK TO CORPORATE/OPERATIONAL PLAN

Corporate Plan 2021-26	IN11 Continue to provide and investigate options to improve our saleyards as an important community asset.
Annual Operational Plan 2021-22	Building Better Regions Fund ('BBRF') – saleyard infrastructure upgrades
	Investigate commercialisation and ownership structure for Coolabunia saleyards

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Council continues to consult and engage with local residents, key stakeholders and industry. Council has decided to operate this facility as an important community asset.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Council has previously considered a legal opinion regarding the process and implications for the commercialisation of the saleyards. There is minimal opportunity in progressing this option.

Risks associated with the saleyards are included in Council's Risk Register and reviewed regularly. The current identified risk includes owning and operating the saleyards at a financial loss. The impact of this risk includes work, health and safety, legal, regulatory, and political reputation. Risks are managed by ensuring all activities are conducted in a safe manner and compliance is achieved. Financial losses are recognised by Council.

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

Council's *Code of Competitive Neutrality Complaints Policy* is a requirement of section 48 of the *Local Government Act 2009*. It provides a means for resolving competitive neutrality complaints.

ASSET MANAGEMENT IMPLICATIONS

Council's *Asset Management Policy* is established on the principle that sustainable service delivery will be met by ensuring that adequate provision is made for the long-term planning, financing, and life-cycle management of assets. Current asset values have been reported to Council with annual depreciation costs being approximately \$30,000 per year.

REPORT

The Saleyards Working Group met on Tuesday 12 October 2021 with Crs Henschen and Potter in attendance and officers Mark Watt, Denise Whyte, and Michael Hunter.

A SWOT analysis was conducted to establish the broader issues and flesh out the many priorities and risks associated with the facility. A summary of the SWOT is attached to this report.

Following the Working Group meeting, and taking the results of the SWOT analysis, an Action Plan has been prepared for review by Council.

SWOT Analysis

The SWOT analysis gave the working group an opportunity to review the saleyards and consider factors that impact on its operations. It is apparent there are quite a few weaknesses, mainly involving the condition and suitability of the facility, together with stock availability for fortnightly fat sales and cattle tick clearing. It was felt that the speciality and stud sales prop up the complex and there is a need to review this and perhaps consider re-configuring the yards to cater for improved store sales. Council could market to breeder associations to possibly increase stock throughput. Fat sales are quite limited in throughput, stemming from both limited numbers and a small local catchment area. Murgon saleyards is perhaps sourcing more of the local availability, as it was identified there is an over-supply of saleyards in the region. The stud sale area is deemed to be under-utilised and similarly, more marketing to breeder associations may increase the use of this facility.

Further weaknesses included the sole agency situation, and this may require more thought before progressing as available agents may simply prefer to use other venues. The consequences of more agents would need to be further reviewed, but Council at least would not be disadvantaged if other agents were involved.

Minimal marketing occurs for the facility and the agents have requested a Council contribution for advertising, however, no budget exists, nor is it Council's core business to market for agents or landowners. Managing the saleyards by Council staff also has its problems. Staff are capable of dealing with the day-to-day activities, however, when it comes to the more strategic or management decisions, it is difficult to devote sufficient time to achieve significant changes, enhancements or improvements. For example, it is manageable to review and update fees and charges or compile a capital investment program as this information is readily available. However, if a strategy to re-configure the yards or investigate new markets or revenue opportunities, the time constraints are significant and typically, there is a need to engage external consultants to get the job done.

Whilst not significant initiatives, there were some other opportunities included in the SWOT that haven't yet been reviewed in enough detail to be included in the Action Plan. These items are as follows:

- washdown bay could be used as a weed hygiene facility, with possible income stream;
- canteen may offer a future business opportunity;
- consider the use or disposal of the vacant allotment adjacent to the saleyards being a 2.5 hectares vacant site (previously used for animal disposal);
- investigate other funding opportunities, despite the failure to secure Building Better Regions Funding (BBRF).

Various threats were identified such as market conditions, but this is a recognised risk. Average losses over the previous five years are \$86,000, so unless there is a major change to operations, this will continue.

It was also noted that Council doesn't tell the story about the saleyards. That is, discuss the ongoing losses and share this information to gauge ratepayers' viewpoints. Ongoing regulation, animal

welfare, effluent disposal, dangerous catwalks and escaping livestock are constant issues and need to be managed. Competition with neighbouring saleyards isn't treated as a strategy and Coolabunia is simply a price-taker. No active marketing or industry positioning occurs to try and regain any remnant of former prominence.

Action Plan

An Action Plan is attached to this report and Council is asked to review it and make comment. The Working Group have not had the opportunity to meet and review the Action Plan, prior to this meeting.

The Action Plan is a living document and provides a clear list of priorities, together with costs and associated risks. As items are completed, they will of course be removed and should it get to the stage where all items are completed or removed, the Working Group may cease its involvement.

Council's current restructure may also impact on the progress of the actions, but if staff changes occur, the Action Plan will continue to be a useful tool to progress ongoing initiatives.

ATTACHMENTS

1. **SWOT Analysis**  
2. **Action Plan**  

**Coolabunia Saleyards
SWOT Analysis
12 October 2021**

<u>STRENGTHS</u>	<u>WEAKNESSES</u>
<ul style="list-style-type: none"> • located on tick line <ul style="list-style-type: none"> ◦ clearing ◦ service both ticky & clean stock • undercover bull sale facility <ul style="list-style-type: none"> ◦ supports local economy ◦ popular facility • community hub <ul style="list-style-type: none"> ◦ mental health ◦ networking for vendors, local landowners ◦ sense of community ownership • potential viable enterprise for private investor 	<ul style="list-style-type: none"> • general condition of facility/failure to upgrade and maintain • over-supply of saleyards in the region • lack of stock in the region for sales <ul style="list-style-type: none"> ◦ fat sales ◦ small catchment area • under utilised facilities (Bull sale area) • sole agent use – Aussie Land & Livestock • managed by Council staff who have multiple other responsibilities <ul style="list-style-type: none"> ◦ can't devote enough time to managing facility ◦ not core business • no marketing of facility • no way to offset losses against other revenue sources • small numbers at sales doesn't encourage buyers to visit Coolabunia after a Murgon sale • Council doesn't discuss financial losses, need to share the story with community
<u>OPPORTUNITY</u>	<u>THREATS</u>
<ul style="list-style-type: none"> • include saleyards in agricultural strategy funded through BBRF • revisit future sale of saleyards & Council priorities • online transactions, sale capability, payments, automated data etc • re-use effluent <ul style="list-style-type: none"> ◦ manure ◦ fertiliser for Council's Rhodes grass • store and specialty sales keeping saleyards viable • potential to increase holding and clearing facilities & stud sales <ul style="list-style-type: none"> ◦ rationalise uses ◦ Upgrade to make fir-for-purpose ◦ Connect with breeder associations ◦ Potential for more sales • more than one agent using facility • develop washdown bay into weed hygiene facility • expand/develop potential of canteen • use of adjacent vacant land • Council restructure & saleyards 	<ul style="list-style-type: none"> • inconsistent mobile coverage • safety <ul style="list-style-type: none"> ◦ Catwalks ◦ Timber walkways ◦ Inappropriate use by operators • saleyards on tick line (escaping livestock) • effluent disposal – environmental requirements • competition with other saleyards • online trading (<i>AuctionsPlus</i>) • cattle industry trends and market conditions • increasing operating costs, limited revenue • forced closure from safety issues or facility failure • lack of external funding to help fund capital upgrades

Conducted by saleyards working group: Cr Henchen, Cr Potter, Mark Watt, Denise Whyte, Michael Hunter



Coolabunia Saleyards Working Group - Action Plan

#	Action	Responsible Officer	Costs	Risks	Due Date	Progress/Update
1.	Present Working Group SWOT analysis and report to Council, including action plan	Mgr NRM & Parks	Minimal	Time constraints	10/11/21	Report to be presented to November 2021 Community Standing Committee
2.	Consider the inclusion of the benefits of saleyards in the Building Better Regions Fund (BBRF) funded South Burnett Agriculture Strategy	BEIDO	Minimal	Relevance to outcomes of strategy	Early 2022	The project aims to develop a regional agricultural strategy for SB which will align with the Federal Government Ag2030 plan, state-based and other regional strategies - 2022-2027
3.	Review online and automated transactions, such as payments and automated billing, including the installation of EFTPOS	Saleyards Coordinator	\$1,000	Connectivity and cost benefit to own and operate	2022	
4.	Investigate the re-use of effluent material	Mgr NRM & Parks	Minimal	Costs to adapt to new system	2022	
5.	Review saleyards to expand utilisation for speciality and stud selling facility	Mgr NRM & Parks	\$10,000	Budget limitations for external study	Pending	Investigate the rationalisation of the yards to include an upgrade to make fit for alternative uses such as a holding centre and/or clearing facility. Also make contact with breeder associations to increase sales activity
6.	Review Action Plan and consider other actions within time and budget constraints	Working Group	Nil	Time constraints	2022	
7.	Prepare draft capital expenditure plan for consideration by Council	Saleyards Coordinator	Nil	Time constraints	2021	



Coolabunia Saleyards Working Group - Action Plan

#	Action	Responsible Officer	Costs	Risks	Due Date	Progress/Update
8.	Prepare a revised fees and charges schedule based on market rates	Coordinator	Nil	Impacts to agents and owners	Early 2022	Significant work exists already with comparisons in place of other regional fees and charges. Consider a 10% increase to fees.
9.	Continue to review the SWOT analysis to include other actions appropriate to progress	Working Group	Nil	Time constraints Changes from restructure	Early 2022	

8 PORTFOLIO - WASTE MANAGEMENT

8.1 WASTE MANAGEMENT PORTFOLIO REPORT

File Number: 10-11-2021

Author: Councillor

Authoriser: Chief Executive Officer

PRECIS

Waste Management Portfolio Report

SUMMARY

Councillor Frohloff's presentation of her Waste Management Portfolio Report to Council.

OFFICER'S RECOMMENDATION

That Cr Frohloff's Waste Management Portfolio Report to Council be received for information.

Waste:

The Waste Compliance Officer Position

The State funded Waste Compliance Officer position ended on the 29 October 2021. South Burnett Regional Council has extended this position until 17 December 2021 however the Officer will primarily work in the SBRC local government area, rather than being a shared resource with North Burnett Regional Council and Cherbourg Aboriginal Shire Council as previously. As the grant programme has ended, a report will be tabled for December's meeting.

The Waste Compliance Officer has continued to conduct proactive and reactive illegal dumping investigations in the region with successful outcomes achieved through the month of October including having illegally dumped waste being collected by alleged offenders identified through investigations.

In addition, the Waste Compliance Officer has completed the Illegal Dumping Hotspots Grant Program. This was a very successful programme where four illegal dumping hotspots sites were identified, and strategies implemented to reduce illegal dumping. The sites were Murgon Waste Facility, Cloyna Waste Facility, Blackbutt Waste Facility and Frohloff Road. Gates and signs were installed at Blackbutt Waste Facility to restrict illegal access to the facility. Since these were installed there have been no reported illegal dumping instances and illegal access has gone from almost daily to once in the past two months.

Cloyna Waste Transfer Facility

The Illegal Dumping Hotspot Grant programme operated from April to September 2021. As part of this Grant, Council identified that Cloyna Waste Facility was a hotspot. During this period, there were 35 investigated illegal dumping occurrences, with a total of 68,316L of illegally dumped waste identified.

In addition to illegal dumping, there have been 5 fires lit between April and September 2021 and two covert cameras stolen.

On the 21st August Cloyna State School and Council representatives met at the waste facility. The signs were installed, and each student gave a presentation regarding the intent of their signs which further reinforced illegal dumping and waste information.

Darling Downs and South west (DDSW) Regional Waste Management Strategy and Infrastructure Plan

The MoU with the Darling Downs and South west Queensland Council of Mayors regarding the development of a Regional Waste Management Strategy and Infrastructure Plan has been adopted. Expressions of interest are now being called for elected representatives from all member parties to be part of the Steering Group and are the subject to a separate report in this agenda.

BACKGROUND

Nil

ATTACHMENTS

1. **Blackbutt Gate and Sign**  



8.2 ENVIRONMENT AND WASTE SERVICES UPDATE

File Number: 10-11-2021

Author: Acting Manager Environment & Waste

Authoriser: Chief Executive Officer

PRECIS

Environment and Waste Services Update

SUMMARY

Environment and Waste Services Update

OFFICER'S RECOMMENDATION

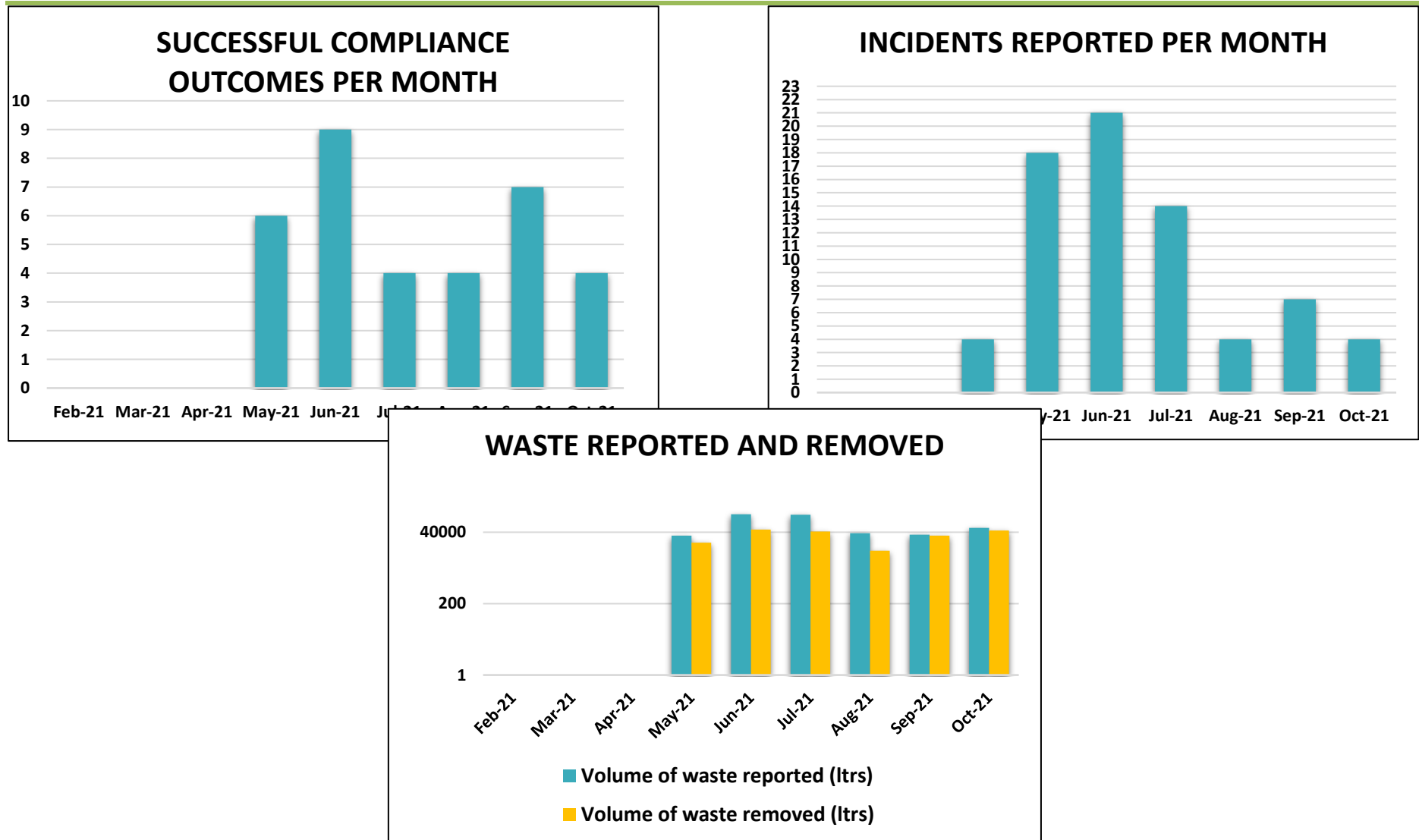
That the Environment and Waste Services Update be received for information.

ATTACHMENTS

1. **Illegal Dumping Operational Update** [↓](#) 
2. **Environment and Waste Operational Update** [↓](#) 

ILLEGAL DUMPING UPDATE

Michael Lisle
Acting Manager Environment & Waste



October 2021

Council Ref No	Date Reported	Address of Incident	Suburb of Incident	Location Description	Owner or Land Manager	Major Waste Type	Waste Description	Suspected Commercial Operator	Approx Waste Volume (Litres)	Latest Action/Outcome	Successful Compliance Outcome (i.e. PIN, Compliance Notice, clean-up after warning)	PIN Issued Yes/No	Waste Removed	Waste Removed By	Approx Volume of Waste Removed (Litres)	Surveillance Camera Installed At Site	Signage Installed	Status	Date Finalised	Site Details/Notes (optional)	
WA2021/0349	5/10/2021	Cloyna West Rd	Cloyna	Other	Council	Industrial/Commercial		Yes	0	Referred - internal	Yes	No						Closed	5/10/2021	Stopped suspected CO from using facility	
WA2021/0350	6/10/2021	Finlay Rd	Nanango	Other	Council				0	Referred - internal											Disputed opening time of Nanango WF
WA2021/0352	7/10/2021	Reagon Rd	Booie	Other	Council	Tyes	general waste	No	0	Insufficient information to proceed	No	No	Yes	Council		No	Yes	Opened			Need to organise collection
WA2021/0353	7/10/2021	Shellbachs Rd	Booie	Road	Council	Tyes		No	500	Insufficient information to proceed	No	No	Yes	Council	500	No	No	Closed			
WA2021/0358	7/10/2021	Recreation Dr	Memerambi	Other	Council	Industrial/Commercial	fencing materials	Yes	5000	Warning letter issued	Yes	No	Yes	Council	5000	Yes	Yes	Closed			Letter sent
WA2021/0356	8/10/2021	Oberles Rd	Hivesville	Other	Council	Household	cardboard	No	1340	Warning issued - clean-up by offender		No	Yes	Offender	1340	No	Yes	Opened			
WA2021/0372	8/10/2021	Cloyna West Rd	Cloyna	Other	Council	Bagged	Agricultural bags and tyres	Yes	8900	Insufficient information to proceed	No	No	Yes	Council	8900	Yes	Yes	Closed	29/10/2021		no evidence
WA2021/0357	8/10/2021	Cloyna West Rd	Cloyna	Other	Council	Household	paper	No	1000	Insufficient information to proceed	No	No	Yes	Council	1000	No	Yes	Closed	29/10/2021		
WA2021/0362	8/10/2021	Cloyna West Rd	Cloyna	Other	Council	Construction & Demo	plastic, cardboard	No	500	Warning issued - clean-up by offender	Yes	No	Yes	Offender	500	No	Yes	Closed	19/10/2021		
WA2021/0390	8/10/2021	Cloyna West Rd	Cloyna	Other	Council	Household	general waste	No	0	Ongoing investigation											
WA2021/0392	9/10/2021	Cloyna West Rd	Cloyna	Other	Council	Household	general waste	No	0	Ongoing investigation											
WA2021/0387	10/10/2021	Cloyna West Rd	Cloyna	Other	Council				0	Ongoing investigation											
WA2021/0371	12/10/2021	Kingaroy Cooyar Rd	Maidenwell	Other	TMR	Household	mattresses	No	2300	Insufficient information to proceed	No	No	Yes	Council	2300	No	No	Closed	21/10/2021		Maidenwell TS
WA2021/0359	13/10/2021	Lamb St	Murgon	Other	Corporation	Industrial/Commercial	cardboard	Yes	200	Insufficient information to proceed	No	No	Yes	Council	200	No	No	Closed	19/10/2021		Shopping centre
WA2021/0391	13/10/2021	Cloyna West Rd	Cloyna	Other	Council	Household	general waste	No	0	Ongoing investigation											
WA2021/0368	18/10/2021	Allery St	Blackbutt	Road	Council	Industrial/Commercial	scrap metal	No	6200	Referred - internal	No	No	No			No	No	Opened			Considering options for removal
WA2021/0370	19/10/2021	Kefford St	Kingaroy	Road	Council	Household	clothes, food	No	200	No waste located at site	No	No	No		0	No	No	Closed			
WA2021/0369	19/10/2021	Pound St	Kingaroy	Charity bin/shop	Corporation	Household		No	0	No waste located at site	No	No	No		0	No	No	Closed			Not in Charly bin - only in general skip bin
WA2021/0393	21/10/2021	Cloyna West Rd	Cloyna	Other	Council	Household	furniture	No	20000	Insufficient information to proceed	No	No	Yes	Council	20000	No	Yes	Closed			
WA2021/0376	25/10/2021	Shellbachs Rd	Kingaroy	Road	Council	Tyes		No	1000	Insufficient information to proceed	No	No	Yes	Council	1000	No	No	Closed			MK and GE collected 5 x tyres
WA2021/0382	28/10/2021	Kearneys Rd	Kumbia	Other	Council				0	Ongoing investigation								Opened			Scavenging in bins
WA2021/0381	28/10/2021	Nanango Brooklands Rd	Nanango	Road	Council	Unknown		Yes	0	Ongoing investigation						No	No	Opened			need to attend site to investigate
WA2021/0385	28/10/2021	Kingaroy Cooyar Rd	Maidenwell	Other	TMR	Household	mattresses	No	4300	Insufficient information to proceed	No	No	Yes	Council	4300	No	Yes	Closed	28/10/2021		
WA2021/0396	28/10/2021	Kingaroy Cooyar Rd	Maidenwell	Other	TMR	Industrial/Commercial	cardboard boxes	Yes	150	Warning issued - clean-up by offender	Yes	No	Yes	Offender	150	No	Yes	Closed			
WA2021/0394	28/10/2021	Rocky Creek Road	South Nanango	Road	Council	Construction & Demo	concrete	Yes	3600	Insufficient information to proceed	No	No	Yes	Council		No	No	Opened			need to arrange clean-up
WA2021/0384	28/10/2021	Fitzy St	Nanango	Road	Council	Household	cigarette butts	No	0	Ongoing investigation											cigarette butts
WA2021/0389	29/10/2021	Beitzel Rd	South Nanango	Recreational area	QPWS	Household	general waste	No	0	Ongoing investigation						No	No	Opened			sent to QPWS
WA2021/0388	29/10/2021	Staines Rd	Blackbutt	Road	Council	Household	glass and a steel pipe	No	0	Ongoing investigation											

Environment & Waste Operational Update

Michael Lisle
Acting Manager Environment & Waste

State Waste Levy Stats	Monthly 1/8/21 - 31/8/21	Monthly 1/9/21 - 30/9/21	Financial Yr. to date Cumulative 1/7/21 - 31/9/21
Waste			
Kingaroy MSW Tonnes Disposed to Landfill	546.09	526.9	1611.21
Kingaroy Commercial Tonnes Disposed to Landfill	293.96	308.61	927.93
Murgon MSW Tonnes Disposed to Landfill	204.92	206.04	623.24
Murgon Commercial Tonnes Disposed to Landfill	2.85	2.32	7.29
Wondai MSW Tonnes Disposed to Landfill	119.37	121.77	366.84
Wondai Commercial Tonnes Disposed to Landfill	9.01	10.01	28.56
Nanango MSW Tonnes Disposed to Landfill	467.44	437.97	1338.09
Nanango Commercial Tonnes Disposed to Landfill	15.9	16.63	48.43
Total Domestic Waste Levy	\$ 113,714.70	\$ 109,877.80	\$ 334,847.30
Total Commercial Waste Levy	\$ 27,346.20	\$ 28,693.45	\$ 86,037.85
Total Waste Levy Payment Remitted	\$ 141,060.90	\$ 138,571.25	\$ 420,885.15

Stats Item	Monthly 1/10/21 - 31/10/21	Monthly Comparative 1/10/20 - 31/10/20	Financial Yr. to date Cumulative 1/7/2021 – 30/10/2021	Financial Yr. to date Cumulative Comparative 1/7/20 – 30/10/20
Waste				
Waste Collection requests in total for this year to date	98	79	407	286
General Waste Enquiries	51	27	205	120
Waste collection services conducted	56914	56470	241959	253952
Animal Registrations				
New Animal Registrations	67	69	409	282
CRM				
Abandoned vehicles	4	5	15	11
Animal to animal attack	5	8	45	41
Animal to person attack	6	7	6	7
Animal management	125	74	600	277
drum MUSTER requests	5	2	9	11
Environmental Enquiries	27	19	100	103
General Local Law, unsightly, signage	18	13	64	54
Parking enquiries	2	7	18	28
Overgrown allotments	29	23	66	69
Public Health Customer requests	28	13	76	85

Enforcements				
Abandoned Vehicles	0	1	0	1
Animal investigations	14	15	16	18
Animal investigations (finalised)	12	12	12	12
Declared Dog (current)	2	3	4	5
Environmental	0	0	0	0
Impounded Dogs	16	17	82	63
Impounded Cats	9	20	70	79
Overgrown	97	9	191	32
Infringements				
Animals	14	13	265	57
Non-comply of a Compliance Notice	0	2	5	5
Abandoned vehicles	0	0	0	0
Applications for Licences and Approvals				
Animal Keeping Application – Kennel/cattery	0	0	0	0
Change of Food Licensee Applications	1	0	4	4
Environmental Authority Applications received	0	0	0	0
Footpath Applications Annual	0	0	2	7
Footpath Applications Short term	4	4	14	12
Market Stall Application	0	1	0	3
New Fixed Food Business Licence Applications	5	0	11	6

Non-Profit Food Applications	1	1	5	2
Personal Appearance Licence Applications	0	0	1	0
Private Water Samples Applications	5	3	8	11
Temporary Food Applications	0	3	0	8
Excess Animal Applications	0	2	5	8

8.3 INVITATION TO NOMINATE A COUNCILLOR TO BE PART OF THE STEERING GROUP FOR THE DEVELOPMENT OF THE DARLING DOWNS AND SOUTH WEST REGIONAL WASTE MANAGEMENT STRATEGY AND INFRASTRUCTURE PLAN

File Number: 10-11-2021

Author: Acting Manager Environment & Waste

Authoriser: Chief Executive Officer

PRECIS

Darling Downs and South West Regional Waste Management Infrastructure Plan Steering Group.

SUMMARY

The Darling Downs and South West Queensland Council of Mayors (DDSW-CoM) has invited South Burnett Regional Council to nominate a Councillor to be become part of the Regional Waste Management Steering Group.

OFFICER'S RECOMMENDATION

That the Committee recommend to Council:

That Council nominate Councillor _____ to be part of the Steering Group for the development of the Darling Downs and South West Regional Waste Management Strategy and Infrastructure Plan.

BACKGROUND

At the recent Darling Downs South West Council of Mayors meeting a recommendation was adopted to endorse the signing of an MoU for the development of a Regional Waste Management Strategy and Infrastructure Plan. Officers from each Council are currently working towards coordinating the signing of this MoU by each Mayor, with each Council either affecting this by resolution or via executive action.

Council resolved on 22 September 2021:

Resolution 2021/169

That Council enter into a Memorandum of Understanding with the Darling Downs and South West Queensland Council of Mayors (DDSW-CoM) subject to the Mayor Brett Otto having voting rights at DDSW-CoM meetings regarding the development of a Regional Waste Management Infrastructure Plan.

The Governance outlined in the MoU identified the inclusion of 3 x Councillors to be a part of the Steering Group for the project. It should be noted that only three (3) positions are available and therefore if more than three nominations are received the appointees will be selected based on ensuring representation across the DDSW region.

Nominations are required to be provided to the DDSWQ Council of Mayors by Friday 12 November.

ATTACHMENTS

Nil

9 PORTFOLIO – RURAL RESILIENCE, PARKS & GARDENS, PROPERTY & FACILITY MANAGEMENT, INDIGENOUS AFFAIRS**9.1 RURAL RESILIENCE, PARKS & GARDENS, PROPERTY & FACILITY MANAGEMENT AND INDIGENOUS AFFAIRS PORTFOLIO REPORT**

File Number: 10-11-2021

Author: Councillor

Authoriser: Chief Executive Officer

PRECIS

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 for information.

Parks & Gardens:

Following the well received rainfall across the region, the crews are busily trying to keep ahead of the growth through our town parks, entrances and exits. This however is becoming a struggle with breakdowns becoming a regular occurrence leaving minimum plant numbers to achieve the scheduled delivery outcomes.

Memorial Park annual gardens have been planted in time for Remembrance Day services, whilst gardens in Nanango and Murgon have all undertaken general maintenance. The planter boxes in the Dr Ellen Kent Hughes forecourt have been rotated for the summer season, footpath spot cleaning has been also undertaken in Nanango, Wondai & Murgon.

Planting is continuing along the KTP project with Alford Street nearing completion, the installation of recycled water irrigation system is in place currently manually operated by parks staff at this point. The dingo pond at Wondai has been cleaned out and minor maintenance undertaken awaiting pump servicing. Turf has also been laid around the newly installed dump point at Proston.

Wondai Cemetery staff hosted 15 year nine students from the Brisbane Adventist School who assisted staff in planting 80 plants and trimming trees in the main cemetery garden. The students learnt about plant species, soil preparation and fertilisation during their day visit to the South Burnett.

Aerodromes:

Aerodrome weekly inspections are continuing for both Kingaroy & Wondai. Council hosted a community information session at the Kingaroy Aerodrome on the 4 November to update users and the community on the proposed feral animal fence boundary.

Dams:

Bjelke-Petersen Dam has placed in the 2021 Gold List of Australian Accommodation, in the category of Caravan & Holiday Parks - Queensland's best independently rated accommodation as voted by travellers. Congratulations to Dam Managers Heath, Rowena and staff along with Council staff for the fantastic team effort and dedication by all involved.

Bjelke-Petersen Dam welcomed 134 visitors from the Toowoomba Hospital Foundation fundraising rally, staying in cabins and camping sites. Dam Managers catered for dinner and breakfast with proceeds benefiting Council's kiosk sales. Council supported this function with entertainment on Saturday night by local artist Arthur Nettlefield. Great compliments were received by members of this group stating that they intend to bring back their families at a later date due to the clean facilities and great customer service. Dam Managers have been receiving high interest from other groups and clubs requesting details on potential stays in the future.

Managers saw an influx of visitors on the weekend of the Dusty Day out with the park almost fully booked. A keynote attraction during this event was a guest from the sunshine coast who was transported via helicopter, possibly the first for the park.

Boondooma Dam also saw a busy October long weekend with visitors mainly from the Western regions. The Sunday of the long weekend saw the main water supply cut by a boat propeller, causing the park to completely run out of water. Trucks were used throughout the night to reinstate the water supply to the park as there were approximately 770 people on-site. A temporary line was then connected the following Friday. Since the original main break, water supply has been interrupted to the park on several occasions either being completely cut off or experiencing low water pressure or discoloured water.

Boondooma Dam also saw an increase in boating accidents during this month. These incidents were well handled by Management, Staff and Emergency Services. Though being a very hectic month, October has ended with a lot of visitors attending the dam and leaving happy after catching many fish.

Property & Facility Management:

The Kingaroy and South Burnett Aquatic Centre are receiving a high level of requests for learn to swim during Term 4 and block lessons during the start of the Christmas school holidays. Additional classes have been scheduled by the pool manager to provide opportunity for as many young children to learn to swim. This is so important in a rural community that has many dams, rivers, water holes that children can readily access and in many cases without the supervision of parents or lifeguards. Also, the beach volleyball court at the Kingaroy Pool is open for pool users to utilise.

Wondai and Blackbutt pools are open for recreation swimming and school swimming. Murgon Swimming Pool managers have recently recruited additional lifeguards and aqua aerobic staff, and are currently advertising for learn to swim instructors.

Tenders are currently advertised for Real Estate Agents, Murgon Shop Asbestos removal, removal of Ambulance building at the airport, Management and Operation of Wondai Swimming Pool, and Cleaning of Council Buildings and Depot Building in Nanango.

Indigenous Affairs:

Mayor Otto and I have been working closely with Mayor Elvie and CEO Zala to try to get the message out about the availability of the covid vaccination in Cherbourg and the opening of the borders on the 17th of December. I have been interviewed on Cherbourg radio station USmob talking about the potential risks of the border opening and the possibility of Cherbourg being locked down if they don't have over 80% of the residents double vaccinated by the 17th of December.

My message supported by Mayor Elvie and CEO Zala is to let the community know that their lifestyle may change, and they may be restricted in their movements if they are not double vaccinated. Qld health have organised door to door vaccinations in Cherbourg and the take up has been very positive.

BACKGROUND

Nil

ATTACHMENTS

Nil

9.2 PARKS & GARDENS UPDATE

File Number: 10-11-2021

Author: Senior Recreation and Services Officer

Authoriser: Chief Executive Officer

PRECIS

Parks & Gardens Operational Update

SUMMARY

Parks & Gardens Operational Update

OFFICER'S RECOMMENDATION

That the Parks & Gardens update be received for information.

BACKGROUND

Nil

ATTACHMENTS

1. Parks & Gardens Update October [↓](#) 

PARKS & GARDENS UPDATE

Mark Watt
Acting Manager NRM & Parks

Works for Queensland – Round 4 Update

Project Name	Project Description	Status
Open Space Refurbishments		
Aerodromes	Wondai Aerodrome Perimeter Fence	Completed
	Kingaroy Aerodrome Perimeter Fence	Public consultation stage
Murgon Parks	QEII Park Renewal	Public consultation stage
	Murgon Dog Park	Scoping and consultation
Proston Parks	Railway Park Renewal	Scoping and consultation
Kingaroy Parks	Refurbish Lions Park Playground	Scoping and consultation
Regional Parks	Benarkin Parks Renewal	Scoping and consultation
Public Conveniences	Public Amenities Refurbishments	To be scoped and approved

CAPEX Update

Project Name	Project Description	Status
Cemeteries	Wondai Cemetery Expansion & new Columbarium Wall	Scope being developed
	Blackbutt new Columbarium Wall	Scope being developed
Parks	Kingaroy Apex Park – Carpark, path & paint	Project to be delivered by Infrastructure Dept. Initial design under review
	Regional Parks Redevelopment	Tender Stage
Saleyards	Coolabunia – Troughs, water & yard repairs	Capital works priorities under review by Working Group
Rail Trail	Murgon Rail Trail Crossing	Scope being developed

Regional Airport Funding (RAP) - Update

Project Name	Project Description	Status
Kingaroy Aerodrome Lighting	Funded by the Australian Government to design & construct runway lighting	Tender stage

Cemetery Update

Stats Item	Monthly		Year to Date Cumulative	
	2021/22	2020/21	2021/22	2020/21
	01/10/21-31/10/21	01/10/20-31/10/20	01/07/21-31/10/21	01/07/20-31/10/20
Cemeteries	Burial/Ashes	Burial/Ashes	Total	Total
Blackbutt	0	2	3	3
Booie	0	0	0	0
Kumbia	0	1	0	1
Memerambi	0	0	0	0
Mondure/Wheatlands	0	0	0	0
Murgon	3	2	7	11
Nanango	0	0	8	3
Proston	1	0	3	1
Taabinga	4	7	16	23
Tingoora	0	0	0	0
Wondai	2	3	11	5
Total	10	14	48	47

Dams Update

Stats Item	Monthly		Year to Date Cumulative			
	2021/22		2021/22		2020/21	
	01/10/21-31/10/21		01/07/21-31/10/21		01/07/20-31/10/20	
Dams Accommodation Numbers	Boondooma Dam	BP Dam	Boondooma Dam	BP Dam	Boondooma Dam	BP Dam
Cabins	133	248	499	964	468	686
Bunkhouse	44	N/A	95	N/A	16	N/A
Powered Sites	314	717	980	2134	1073	1855
Unpowered Camping	1061	513	2693	1001	3721	1236
Contractor / Conference Room	N/A	20	N/A	78	N/A	N/A
Total	1552	1498	4267	4177	5278	3777

Parks - Customer Requests

Category	Monthly 01/10/21 – 31/10/21	Year to Date Cumulative 01/07/21 – 31/10/21	Year to Date Cumulative 01/07/20 – 31/10/20
Airports	1	15	14
Animals	2	15	13
Rail Trail	2	14	10
Cemetery	8	49	37
Dams	2	6	9
Mowing	5	16	6
Parking	0	1	2
Parks & Gardens	30	125	131
Public Health	0	2	3
Toilets	32	83	68
Trees	18	64	59
Roads	0	2	2
Water / Wastewater	0	2	2
Footpath	1	2	8
Council Buildings	2	3	3
Local Laws	0	1	0
Compliments	3	5	4
Signage	1	1	1
Street Furniture	0	0	2
Drainage	1	1	1
Weeds	0	0	1
Total	108	407	376

Operations Update

Parks

Council's cemeteries are looking very presentable with parks and gardens crews conducting regular maintenance and improvements. Recently, Wondai Cemetery was planted out with new plants and shrubs including feature trees *Hibiscus tiliaceus rubra* (Cottonwood Hibiscus), which will provide good shade in a few years. Smaller shrubs were also planted, *Lomandra Confertifolia* (Little Con), as these are small growing and spread to around 30-40cm in height. Finally, *Diets Grandiflora* (Fortnight Lily), an ornamental bulbous perennial will feature around the garden edge to set it off nicely.



Future Works

Completion of garden plantings and preparation of mowing activity.

9.3 PROPERTIES OPERATIONAL UPDATE

File Number: 10-11-2021

Author: Manager Property

Authoriser: Chief Executive Officer

PRECIS

Community– Properties Operational Update.

SUMMARY

Properties Operational Update.

OFFICER’S RECOMMENDATION

That the Property Operational update be received for information.

BACKGROUND

Nil

ATTACHMENTS

1. **Properties Operational Update - October** [↓](#) 

COMMUNITIES – PROPERTIES OPERATIONAL UPDATE

Leanne Petersen
Manager Property

Projects**2021/22 Capital Works: In progress**

Name	Description	Status
Kingaroy Council Administration Building	Rear air-conditioning unit end of life. Been an increase in faults and maintenance costs. Not handling summer temperatures. New ducting in ceiling cavity in some areas, temperature control zones to reflect floor plan.	Tender has been awarded to Total Ventilation Hygiene (TVH) Works Commenced Works scheduled for completion 24 th December.
South Burnett Aquatic Centre Bathroom Refurbishment	Refurb existing bathrooms and change storage room into a new disable bathroom.	Awarded to Campbell Construction. Start date confirmed 7 th of December, with a completion in mid-March
Wondai showgrounds Grandstand and Pavilion upgrade	Wondai Showgrounds Grandstand	Project awarded to Hawley Constructions Pty Ltd. Works have commenced on site 31 st of August. Waiting on the installation of pivot doors, scheduled for November due to supply issues during COVID.
Kingaroy CCTV Forecourt upgrade	New CCTV installed in forecourt, around external perimeter of Hall and carpark.	CCTV installation has commenced on the forecourt, Hall and Administration Building. 100% Completed
South Burnett Security Upgrade to Integrity	19 Concept systems and standalone pin code sites to be upgraded	Currently 17 sites have been updated. 95% completed
Murgon Shops	Removal of Asbestos's from shops floor, wall and ceilings.	Quotations have been called for the or removal of asbestos and relining numbers 70 and 68 Lamb Street. Tenders close 18 th November 2021.

Wondai Swimming Pool Building Better Regions Projects	Enhancement of Wondai Swimming Pool – Regional Tourism Revival Project Upgrade the facility with new children’s water play area, new seating, new PWD shower and toilet, upgrade existing male and female change rooms and showers.	Funding Agreement issued to Council on Friday 29 th of October.
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Facility Maintenance

Facility Maintenance		
Boondooma Homestead Cabins	Arrange completion of building works to the cabins and big top structure to facilitate issue of building approval final certificates.	Awaiting on quotations from local builders. Builder expected on site late November.
Nanango Depot	Investigate wedge pit condition and prepare documentation to call quotes for clean out.	In progress
Blackbutt SES – Office Roof	Consultant has been engaged to prepare plans to allow quotes to be obtained for repairs to prevent further water leakage.	Awaiting on plans to be submitted to Council for consideration
Kingaroy historical Ambulance Building at Kingaroy Airport	Arrange inspection with suppliers to remove Asbestos.	Awaiting on quotations

Leasing

Item	Background	Actions
Ringsfield House, Nanango	Council Owned Property	Internal working group will be meeting in November to progress the Advisory Committee
Bunny Pearce Oval, Blackbutt	Lease of Council Owned Property	The community group are applying for incorporation for the name “Timbertowners Sporting and Community Hub” Seeking contact information to begin lease negotiations. Report is included in the November Standing Committee
Kingaroy Junior Cricket Association	Council Owned Property – River Road Park/	The Club have been provided the Licence to Occupy for signing Waiting for club to return agreement

South Burnett Mountain Bike Club	Request for additional lease area	Council has finalised internal investigations and offered a preliminary extension to the Licence area, subject to Council approval. A report and recommendation will be provided to the October Standing Committee. Trustee permit and Licence to Occupy will be provided to the group for signing
Tingoora Carriage Club	Request for new lease area	Draft Trustee permit has been sent to the club for consideration. Trustee permit will be provided to the group for signing
Support has been provided to the, Wondai Proston Wolves Rugby League Club, Kingaroy Netball Association, Murgon Pastoral Agriculture and Horticultural Society Inc., Kingaroy Vintage Machinery Club Inc. Proston Pony Club, Nanango Theatre Association		

Land Sales

Item	Background		Actions				
Review of land holdings - general	Consolidated land assets list, ratings database and ATS search. Desktop review underway.		Report prepared for Council consideration – December Community Standing Committee				
Pound St	Appointed AEC to prepare Most Appropriate Use Assessment report.		Report prepared for Council consideration – November Community Standing Committee				
Kingaroy St and Kelvyn St	Approved to sell on 29/4 Tender released 13/05		No Tenders Received				
Stats	APPROVED TO SELL	OUT FOR TENDER	LISTED FOR SALE	UNDER NEGOTIATION	UNDER CONTRACT	SETTLED	PROCEEDS
Since 4 May 2021	0	0	0	0	0	2	\$235,000
Accumulative	2	2	0	0	0	2	\$235,000

Building Asset Management

Item	Background	Actions
Delta S	Maintain accurate database of building asset condition, required maintenance, required capital works, and completed capital works.	Update records based on completed maintenance and capital works. Site inspections to determine various assets condition and record required

		works for future program inclusion.
WIP Capitalisation	Completed projects require accurate cost break up to allow capitalisation of the expenditure.	Review completed projects and provide asset cost break up. Update Delta S database accordingly.
Insurance	Assist LGM Assets as requested. Mondure Hall	Site visits to selected assets with LGMA Account manager and Risk Engineer. Site visits with insurer for Mondure Hall and Kingaroy Library water damage. Ongoing communication with broker to finalise settlement of claim.

9.4 LIONS PARK SIGNAGE - BIG PEANUT**File Number:** 10/11/2021**Author:** Acting Manager NRM & Parks**Authoriser:** Chief Executive Officer**PRECIS**

Request to install signage on the plinth of the 'Big Peanut' at Lions Park, Kingaroy.

SUMMARY

Council has previously agreed to support the placement of a peanut sculpture at Lions Park, Kingaroy. Council is now requested to consider the installation of signage that lists major sponsors and other community fundraising efforts for the Big Peanut.

OFFICER'S RECOMMENDATION

That the Committee recommends to Council;

1. That South Burnett Regional Council approve the proposed signage on sides one (1) and two (2) of the plinths in Lions Park, depicting two major sponsors and the inclusion of community nut funders on the rear surface; and
2. That Council authorise the Chief Executive Officer to finalise arrangements for an official opening with the plaque to be installed pursuant to Queensland Government Funding Guidelines.

FINANCIAL AND RESOURCE IMPLICATIONS

The costs to prepare and install proposed signage, depicting major and minor sponsors is being funded by the Big Peanut Committee. Costs to install Council plaque, and the official opening, are funded by Council.

LINK TO CORPORATE/OPERATIONAL PLAN

Corporate Plan 2021-26	GR5 Continue to provide and investigate options to improve our arts, heritage, museums, visitor information centres and tourism infrastructure.
Annual Operational Plan 2021-22	EC6 Appropriately support and encourage volunteers, advisory groups and community organisations to value add to Council's services and infrastructure.
Sport and Recreation Infrastructure and Strategic Plan 2018-2028	K15 - Remove old existing signage. As the playground equipment reaches the end of its useful life, remove it and create a rest stop with basic all ages play equipment e.g. swings, as well as information and promotion signage encouraging visitors to explore the South Burnett

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Consultation has occurred with the Committee, and it's likely by the time this report is considered by Council, the 'Big Peanut' will be installed. Council staff have assisted the Peanut Committee with sign details, size and dimensions and materials used.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Not applicable.

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

Not applicable.

ASSET MANAGEMENT IMPLICATIONS

The proposed signage will become an asset of Council and be maintained similar to any other park asset under normal asset management principles. Minimal costs arise from this situation as the value and risks of the structure are quite minimal relative to Council's overall asset portfolio.

The dimensions of the sponsor signage is 790mm wide across the top, 1,260mm across the bottom, with a height of 1,000mm. The Council plaque will be in accordance with Council's adopted style guide and any relevant State or Commonwealth Funding Guidelines.

ATTACHMENTS

1. **Proposed Sponsor Signage** [↓](#) 

**SIDE 1
PLINTH**

**SIDE 1
PLINTH**



**Peanut Company
of Australia**

A BEGA COMPANY

MAJOR SPONSOR OF THE BIG PEANUT



The Peanut Company of Australia (PCA) was established in 1924 as the Peanut Marketing Board. Now proudly owned by Bega Cheese Limited, its remarkable Kingaroy Peanut Silos stand tall amongst the Kingaroy skyline. Built in 1938 and 1948, the Kingaroy Peanut Silos play an important role in the Queensland peanut industry and beyond, highlighting the South Burnett as the headquarters of the Australian peanut industry.

PCA pioneered the local peanut industry and is still leading the way, setting international benchmarks in quality, production and market development. As one of the world's leading exclusive processors of Hi Oleic peanuts, PCA's trading partners include some of the world's leading food manufacturers. PCA is involved with all aspects of the peanut processing value-chain from developing new peanut crop varieties to drying and shelling, grading, blanching, sorting, roasting and granulating the final product. PCA wouldn't be the business it is today without the support and passion of the local community.




**SIDE 2
PLINTH**

G Crompton and Sons and Co
MAJOR SPONSOR OF THE BIG PEANUT

The Crompton family has been proudly growing and processing peanuts in the South Burnett region since the 1960's. From humble beginnings as peanut farmers, Cromptons, now a 4th generation family business, has grown to become one of the largest peanut growing and processing operations in Australia.

Throughout being involved in all aspects of the peanut industry from plant breeding to growing to shelling and roasting, the Crompton family has maintained a key focus on supporting the local community and its farmers who have supported the Cromptons over the generations. This continued support of the South Burnett region has allowed Cromptons to remain a locally owned and operated business, giving back to the community that we love and live in.



**SIDE 2
PLINTH**

85

**BACK OF
PLINTH**

COMMUNITY NUT FUNDERS

THE BIG PEANUT IS A COMMUNITY DELIVERED PROJECT MADE POSSIBLE THROUGH THE SUPPORT OF THE FOLLOWING PEOPLE AND BUSINESSES LISTED HERE IN ALPHABETICAL ORDER:

Harper Adams, Kimberly Allen, AMG Electrical Solutions, Eleanor & Tully Anderson, Adjaali Anderson, Anonymous, Asst. Family, Tamara Aihenton, Nick Armit, Ava & Lily, Darrell Barber, Arnold Baritz, Beauty Finesse, Mark & Melissa Bell, Karyn Blake-Perisen, Branch Family, Maggie Blakey, Shaun & Sara Brisbane, Geoff & Kristy Board, Blue Bob, Boldee Family, Lee Sowick, Indi & Ter Deuce, Nicole Byford, Godwalseder & Quinn Families, Keith Campbell, Scott & Jacqueline Campbell, John & En Carey, Jane Caswell, Alison Chambers, Ralph & Kay Clark, Rachael & Scott Collier, Tim & Alicia Collins, Judy Crawford, Rebecca Cross, Cross Family, Bariga Beef Grazing, Felicity D'Amore, Chikinda Davis, Deth Fitzkington MP, Stephanie Donmuir, Jillian & Peter Dickerson, Malissa Dickson, Rowan Dickson, William Dickson, Sienna Dickson, Rowena Dionysius, Malanni Esalevagh, In memory of Edgar Frank (Jim) Eckart, Lucy English, Sarah English, Michael Bright, Julie Entwistle, Charmaine Ekers, Jane Ekers, Olivia Eversitt, Jamie Ferguson, Esiri Ja Gaggem, Pedro Garcia, Gordon Family, Gail & Simon Gibson, Elizabeth Gilman, Arthur Gilman, Sarah Grewin, Tracey & Sam Griseff, Nax Hansen, Michelle Hansen, Susan & Bill Harvey, Sha Harris, Rebecca & Colin Hewitt, Jessica Hodgson, Kyla & Luke Hodson, Abby Houn, Paul Howley, Alison Huntley, T C PA Hurworthy, Anthony & Kylie Hutchings, Jared James, Jen's Party Supplies, Echo Johansen, Kay Apparel Aprons & Home Butchers Supplies, Maryanne Kearney, Camilla Kemp, Kingaroy Country Motel, Kingaroy Croquet Club, Kingaroy Truck Rental Di Pietro, Estelle Klotz, Scott & Jacqueline Laidler, Stuart & Gayle Lamping, Kally Langdon, Annette Langford, David Lavander, Debbie Lavander, Jarrod Leahy, Ledger Family, Lemon The Beagle, Greg & Ali Lewis, Alison Lewis, Shaena Lindholm, Julie & Jon Lonsdale-Light, Lotteriel Family, Caille, Ariel & Dale Lynagh, Mason Major, Anne Martindale, Marloo Family, Amy Mayer, Kate McCormack, Patrick McCosker, Len McHoe, Samantha Montebello, Nancy Jayde Photography, Cory & Hamson Neal, Reanna Olive, Karlekka Oliver, Geoff Otto, Val & Phil Page, Leays Peterson, Christopher Peterson, Pettigrew Family, Danila Potter, Rosemary Pratt, Pursers Coaches, Sherree Raffin, Jeremy & Alison Ramke, Cheryl Rasmussen, Malcolm Redman, Di Reed, Reeves Family, Reynolds Family, Ray Richards, Hayley Ridley, Kate Roberts, Tracey Schloss, Craig and Louis Scott, Semple Family, Warren & Bernadette Shailer, Dell & Reg Shailer, Sheehy Family Carol & Ross Waldon, Sherree The Pool Maid, Somerset Family, Ivan & Audrey Steinhardt, Janene & Russell Steinhardt, Julie & Wayne Stenning, Bob Stephens, Kate & Clinton Stevens, Barry & Allison Stumor, Susan & David Goddard, Bek & Mitch Thompson, Julia Thomson, Payton Thomson, Torrens Family, Caylan & Emerson Toye, Sharon Trim, Andrea Truskinger, Michael Truskinger, Carl & Kylie van Schyndel, Brent Vandersee, Karl Vandersee, Anthony & Amella Vedelago, Michaela & Chelsea Watkin, Marietta Wetzig, Barb & Max Whatley, Wilmann Family, Zeno Lawn Care, Cary Zim.

**BACK OF
PLINTH**



MAJOR SPONSORS



IN-KIND SPONSORS

AM Cranes, AMG Electrical, ATC Engineering, Rixon Lighting, Kingaroy Holiday Park

THE KINGAROY NEEDS A BIG PEANUT COMMITTEE

Abigail Andersson, Kristy Board, Rowena Dionysius, Susan Harvey, Greg Lewis, Janene Steinhardt, Tina Torrens, Sharon Trim

BIG PEANUT SCULPTURIST - KANE MINOGUE



9.5 UPDATE - PUBLIC AMENITY CLEANING CONTRACTS**File Number:** 10-11-21**Author:** Acting Manager NRM & Parks**Authoriser:** Chief Executive Officer**PRECIS**

An update on the progress of tenders for cleaning of public amenities.

SUMMARY

Following Council's resolution to seek tenders for cleaning of public amenities, an update is provided on the tender process.

OFFICER'S RECOMMENDATION

That the report be received and noted.

BACKGROUND

At the Ordinary meeting on Wednesday 25 August 2021, Council resolved to seek tenders for cleaning of public amenities for the localities of Kingaroy, Nanango, Murgon, Blackbutt, Benarkin and Wondai.

UPDATE

Tender documents have been provided to Council's procurement team, and because they required significant improvements and updating, there have been delays.

It is expected that tenders will be released early November with expected close being early December. It is unlikely the assessment process will be completed in time for the December Ordinary meeting, so it is more likely tenders will be considered at the January 2022 Ordinary meeting.

ATTACHMENTS

Nil

9.6 "A DAY AT THE DAM" - UPDATE**File Number:** 10-11-21**Author:** Acting Manager NRM & Parks**Authoriser:** Chief Executive Officer**PRECIS**

An update on the proposed date for "A Day at the Dam"

SUMMARY

Following Council's resolution to provide in-principle support for a concert at BP Dam, dates are still being considered in conjunction with the proposed artist management team.

OFFICER'S RECOMMENDATION

That the report be received and noted.

BACKGROUND

At the Ordinary meeting on Wednesday 22 September 2021, Council resolved to provide in-principle support and investigate touring artists to BP Dam for a "Day at the Dam" music concert.

Council's CEO was given delegated authority to provide approval and finalise arrangements.

UPDATE

It was reported to Council recently that unfortunately the November 2021 concert was cancelled because there was another event at Rainbow Beach – "Country at the Beach" on December 4th which clashed according to the artist manager. The logistics of the November date also became difficult to organise in the time available.

It now appears that the artist is unavailable for 2022, so Council is in discussions with other managers trying to secure other possible artists. Given the borders are beginning to open-up, it may be possible to secure a broader range of entertainers.

ATTACHMENTS

Nil

9.7 UPDATE - STREET CLEANER DEMONSTRATION**File Number:** 10-11-21**Author:** Acting Manager NRM & Parks**Authoriser:** Chief Executive Officer**PRECIS**

An update on the outcomes from the recent demonstration of the street cleaner.

SUMMARY

Following Council's resolution to conduct a demonstration of the EcoTech street cleaner, EcoVac and Council's street Sweeper, consideration may need to be given to further steps to consider this matter.

OFFICER'S RECOMMENDATION**Option 1:**

That the report be received and noted.

Option 2:

That the committee recommends to Council:

That:

1. the purchase and/or hire of a street cleaner and EcoVac be referred to the 2022/2023 budget deliberations;
2. the CBD Working Group be requested to establish service standards incorporating a street sweeper and EcoVac for operations throughout the region, including preparation of a business plan.

BACKGROUND

At the Ordinary meeting on Wednesday 22 September 2021, Council resolved to conduct a demonstration of a Litter Vac and Pavement Scrubber, Council operated spray trailer and street sweeper.

Council directed that the demonstration be arranged as soon as possible with a view of bringing back a further report to the October Community Standing Committee. Crs Jones and Duff were also invited to sit on a Working Party to establish appropriate standards for CBD cleaning.

UPDATE

Outcomes from the demonstration are included in the attached report.

Whilst Council's interest in these devices is quite positive and there is no doubt a benefit with this type of cleaning regime, the following factors need to be considered prior to progressing with either purchase or hire:

- No business case or need assessment exists (including a review and determination by Council's relevant staff (ie Fleet, Infrastructure, Work Health and Safety, Parks and Gardens);
- No service levels have been determined by Council's CBD Working Group;
- No budget provision in the Plant Replacement Program 2021/22 or review by Council's Fleet Committee.

Other operational considerations are as follows:

- A tender is current for footpath cleaning and concrete sealing in Murgon CBD. This project may delay the need to use a street cleaner in this location for some time;
- The KTP project is still in progress, so it will be some time before the need for a street cleaner is required;
- Staff resources will be impacted if a street sweeper is introduced, so this still needs detailed consideration.

ATTACHMENTS

1. **Demonstration Report** [↓](#) 

Demonstration Report

Street Cleaner/EcoVac



A demonstration of a battery powered EcoVac and Street Cleaner on Tuesday 12 October 2021. The demonstration was provided by Tony Millar, EcoTech.

A summary of the pros and cons are as follows:

Pros

1. Single person operation
2. Will cover the CBD in a couple of hrs of operation – very efficient overnight charge
3. Wet Vac system /scrubbing function have deep clean or light operation modes making the machine very efficient as the day-to-day operation will vary depending on severity of stains
4. Brushes, squeegees and collection areas are all easily assessable from side slide outs
5. Parts are easily obtained – a replacement machine can be sent from Brisbane warehouse, if required
6. Safety aspects - the ground surface is far dryer in comparison to a hand held unit and blower (2 staff, trailer, water, fuel, blowers etc)
7. The finish is cleaner as opposed to the hand- held units
8. Battery life is good full 6-8hrs
9. Can be transported on trailer
10. Safe operation within public areas
11. 400 litre water capacity compared to most being approximately 300 litres
12. Catcher tanks are internal with external filtration (easy maintenance)
13. Bumper guarding - no damaged shop doors and timber
14. Less water spray as opposed to hand-held
15. Wet unit cleared 90% of loose dust and leaves surface clear pooled water and debris
16. Unit can spot clean were necessary
17. Edge to edge cleaning

Cons

1. No dump point for waste liquid in towns
2. No clean out area in each town
3. Additional staff requirements and training
4. Ongoing maintenance cost
5. Battery replacement after 5 years is excess being approximately \$5,000
6. Need to clean the CBD a number of times to get it to a manageable level, or do a complete clean to start with
7. Need to assess if street cleaner damages painted footpath surface or increases maintenance costs over time.

Workshop considerations to be reviewed:

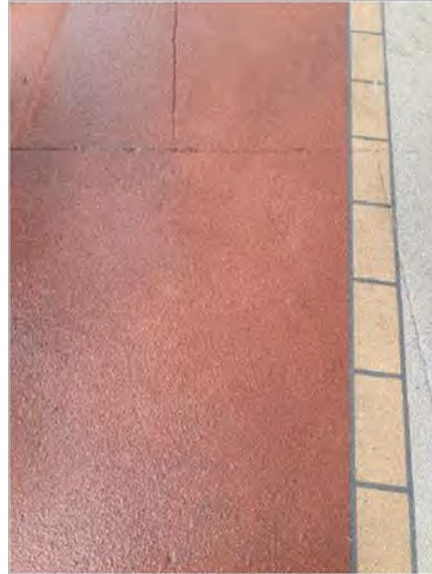
- Brushes approx. 70hrs life-time with approx. \$780 each;
- Rubbers on squeegee need rotating approx. 40hrs and have 4 rotations before needing to be replaced (no verbal price provided);
- 3 monthly/150hr service intervals with the cost of supplier do this of \$515 plus travel;
- Weekly top ups of demineralised water in batteries;
- Approx. 4-5yrs on battery lifetime with a cost of approx. \$4500 fitted.

Demonstration Report
Street Cleaner/EcoVac



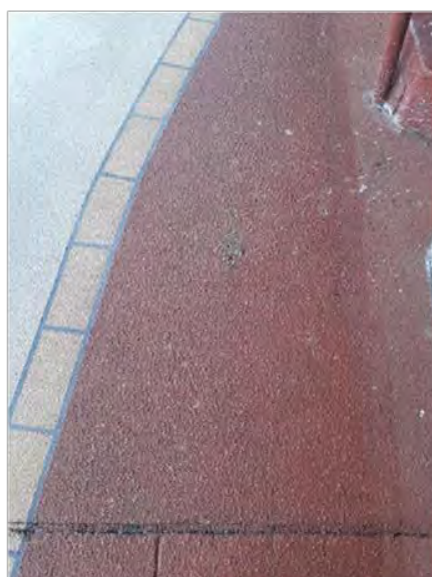
Before

After



Before

After



Demonstration Report
Street Cleaner/EcoVac



Before

After



9.8 MAGPIE RELOCATION - UPDATE REPORT**File Number:** 10-11-21**Author:** Acting Manager NRM & Parks**Authoriser:** Chief Executive Officer**PRECIS**

An update report on the recent magpie relocation activity.

SUMMARY

Following Council's resolution to authorise magpie relocation, a detailed outcome report is presented for Council's information.

OFFICER'S RECOMMENDATION

That the report be received and noted.

BACKGROUND

At the Ordinary meeting on Wednesday 22 September 2021, Council resolved to delegate authority to the Chief Executive Officer for the engagement of a licenced provider to relocate magpies that have been reported to have caused injury or harm to any person within the South Burnett region and to develop a policy regarding magpie removal.

UPDATE

Please refer to the attached outcome report from Bio-diversity Australia who were contracted to remove magpies reported to have caused injury or harm to any person within the South Burnett Region.

ATTACHMENTS

1. Outcome Report [↓](#) 



Introduction:

Please see below table outlining completion status of aggressive bird removal & relocations within the South Burnett Regional Council as requested.

In short, 20 of the 31 sites were successfully resolved. 11 sites will require a second visit in order to successfully relocate the bird from this area. Where applicable, notes have been added to provide more detail.

Status	Location	Comments
Second Visit Required	Miers Road, Crawford, QLD 4610	Not able to attract birds on either visit. Birds foraging in freshly harvested paddocks. Uninterested in decoy or foraging attempts. 7 cyclists observed and not one swooping.
Second Visit Required	Memerambi & Gordonbrook Road Intersection, Memerambi, QLD 4610	Not able to attract birds in either visit. Birds in paddock northwest of intersection. Not interested in decoy or foraging.
Site Attended - Refer to Notes	Gordon McKell Park, 80 Bunya Highway, Wondai, QLD 4606	Same bird as job directly below. Site separated by less than 100 metres.
Banded & Released/Completed	Wondai Freedom Camp, Haly Street, Wondai, QLD 4606	
Second Visit Required	Butter Factory Park, Drayton Street, Nanango, QLD 4615	Nest on corner of hospital Terrace and gold street, no interest in decoy or foraging. Bike track at park probably a bike-swooper.
Banded & Released/Completed	Tom Alford Oval, Baron Street Kingaroy, QLD 4610	
Banded & Released/Completed	Pioneer Park, Drayton Street, Kingaroy, QLD 4610	
Banded & Released/Completed	Lions Park, Bunya Highway, Murgon, QLD 4605	
Second Visit Required	Ted Klohs Park, Cobb Street, Murgon, QLD 4605	No bird or nest sighted.
Banded & Released/Completed	Dingo Creek Bicentennial Park, 14064 Bunya Highway, Wondai, QLD 4606	
Banded & Released/Completed	Blackbutt Cemetery, 10286 D'Aguiar Highway, Blackbutt, QLD 4314	
Banded & Released/Completed	Tingoora Sportsground, Hoares Road, Tingoora, QLD 4608	
Second Visit Required	Tingoora Reserve, Main Street, Tingoora, QLD 4608	Principal of school said problem bird stopped swooping early August and hasn't been seen since. No bird or nest sighted.
Banded & Released/Completed	Kingaroy Showgrounds, Youngman Street, Kingaroy, QLD 4610	3 birds witnessed swooping singular old lady (who the report was made on behalf of); targeted and captured most persistent male.



Status	Location	Comments
Site Attended - Refer to Notes	Memorial Park, Haly Street, Kingaroy, QLD 4610	Within 50 metres of another job at Youngman Street (Bunya Pines family practice) probably same bird.
Banded & Released/Completed	Boondooma Dam, Boondooma Dam Road, Proston, QLD 4613	Swooped by bird.
Second Visit Required	Coolabunia Saleyards, D'Aguilar Highway, Coolabunia QLD 4610	Birds unresponsive to decoy or foraging.
Banded & Released/Completed	John Street, Blackbutt, QLD 4314	
Banded & Released/Completed	William Street, Kingaroy, QLD 4610	
Banded & Released/Completed	Youngman Street, Kingaroy, QLD 4610	
Banded & Released/Completed	Holtz Court, Murgon, QLD 4605	Most urgent bird. Swooped on arrival.
Banded & Released/Completed	Arthur Street, Kingaroy, QLD 4610	
Banded & Released/Completed	20 Carinya Street, Kingaroy, QLD 4610	
Banded & Released/Completed	80 Markwell Street, Kingaroy, QLD 4610	
Banded & Released/Completed	112 Moore Street, Kingaroy, QLD 4610	
Second Visit Required	King Street, Kingaroy, QLD 4610	Was unable to capture bird on first attempt.
Second Visit Required	Jarrah Street, Kingaroy, QLD 4610	Was unable to capture bird on first attempt.
Second Visit Required	Banksia Drive, Kingaroy, QLD 4610	No bird or nest observed on either visit. Potentially foraging out back in freshly harvested paddock but unable to locate any magpies with binoculars.
Banded & Released/Completed	15 Cowie Drive, Kingaroy, QLD 4610	
Second Visit Required	3 Moonya Street, Kingaroy, QLD 4610	Hostile resident. 5 Gabbee st, Kingaroy. Reported to Council.
Second Visit Required	Wondai Industrial Estate, North Street, Wondai, QLD 4606	Was unable to capture bird on first attempt.

Additional info: Boondooma Dam have reported that another magpie is now swooping in the same area a previous bird was relocated from. Birds were released in South Burnett away from urban areas and also in Lockyer Valley.

Carla Alessi
Project Administrator

9.9 BLACKBUTT FLYING FOX ROOST MODIFICATION WORKS - UPDATE REPORT**File Number:** 10-11-21**Author:** Acting Manager NRM & Parks**Authoriser:** Chief Executive Officer**PRECIS**

An update report on the recent flying fox roost modification works.

SUMMARY

Following recent modification works to modify flying foxes from the Blackbutt town area, a report is presented for Council's information.

OFFICER'S RECOMMENDATION

That the report be received and noted for information.

BACKGROUND

At the Ordinary meeting on Wednesday 24 February 2021, Council received a petition in relation to as flying fox problem in Hart Street, Blackbutt. Following a decision to prepare a report, Council undertook a community consultation meeting in Blackbutt on 17 June 2021. Modification of vegetation was conducted in late August, with works being completed in early September.

UPDATE

Please refer to the attached report with the main concerns having to be monitored and managed by Council staff as follows:

- Further vegetation clearing by some residents;
- Ongoing deliberate and accidental dispersal by some residents;
- Splintering of the original roost;
- Community conflict and angst;
- Budget overrun and ongoing staff time and costs.

ATTACHMENTS

1. **Review of Flying Fox Modification Works** [↓](#) 



Review of Blackbutt Flying Fox Roost Modification Works

Denise Whyte
COORDINATOR NRM
12 October 2021

PO Box 336 Kingaroy Qld 4610 Phone 07 4189 9100 Facsimile 07 4162 4806
Email: info@southburnett.qld.gov.au www.southburnett.qld.gov.au

Background

In February 2021 Council received a petition forwarded from the Office of Deb Frecklington requesting that Council move a flying fox population out of the Blackbutt area. Residents adjacent to the roost reported that the population had significantly increased recently. Issues raised included noise, smell, physical and mental health concerns.

Location

The roost is located on privately owned land within a vegetated section of Taromeo Creek to the south of D'Aguilar Highway in Blackbutt, on and adjacent to 10 residential properties fronting onto Hart Street.

Roost Assessment

In March 2021 Council engaged Redleaf Environmental to undertake a roost assessment to determine species composition, breeding status and numbers with a view to assess management options available to Council.

A Flying fox roost management review conducted by Dr Bruce Thomson (Redleaf Environmental) found that large numbers of nomadic Little Red Flying foxes (LRFF) had joined an existing roost of Grey headed Flying Foxes (GHFF) and Black flying foxes (BFF) earlier this year increasing the flying fox population from approximately 2,000 to 6,000.

The resident colony of BFF and GHFF (approx 2,000) had been using the roost for a period of between 8 and 11 years according to residents.

The influx of LRFF's resulted in an expansion of the roost footprint and density of bats in vegetation on the waterway bringing them closer to houses.

At the time of the assessment, dependent young were present in the roost.

Legislative Considerations

Grey Headed Flying Foxes are listed as vulnerable under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* and all species and their roost sites are protected under the *Nature Conservation Act 1992*.

Local Governments have an "as of right authority" to manage flying fox roosts but management actions must be in accordance with;

- Flying Fox Roost Management Guideline
- Code of Practice – "Ecologically Sustainable Management of Flying Fox Roosts"
- Code of Practice – "Low impact activities affecting flying fox roosts"

Section 2.6 of the code states that actions should not be considered when females are in the late stages of pregnancy or have dependent young that cannot sustain independent flight. This effectively limited Councils management options to between May and September for GHFF and BFF and August and September if LRFF were still present.

Management Options Considered

Dispersal

Identified as a high cost option with no guarantee of success. Risk of the roost splintering to form multiple roosts over multiple properties or moving to a more sensitive site such as a daycare centre, school or hospital. Once commenced Council would be responsible for continuing the dispersal process. In this instance this option was not pursued as risk of liability and cost was too high.

Modification of vegetation associated with the roost

Buffering or removal of understorey vegetation was identified as a moderate cost option that residents could undertake under supervision of suitably qualified person to ensure the actions met the relevant codes of practice.

Community Consultation

At a community meeting held on 17 June 2021 residents were provided with information about human and animal health risks associated with the roost, options available under the Nature Conservation Act for managing the roost and the requirements under the sustainable roost management code of practice. Residents identified the best option to be the removal of understorey vegetation from the roost to discourage LRFF from returning next season.

As residents advised they would not be able to afford to undertake the works themselves, Council agreed to carry out removal of vegetation up to 15cm diameter at breast height (DBH) under the supervision of a suitably qualified person to ensure works were carried out in accordance with the sustainable roost management code of practice and low impact activities code of practice.

All residents were supportive of the approach, were consulted individually regarding the works and extent of understorey clearing they wanted carried out. Vegetation to be retained was marked with flagging tape the week prior to commencement and residents were provided with tape to mark any additional vegetation they wanted to retain on their property.

Implementation of Works

Works commenced on 16 August and continued intermittently until 1 September under supervision from Redleaf Environmental. Council employees removed vegetation using battery powered pruning saws, brush cutters and battery and petrol powered chainsaws. All cleared vegetation was stacked by hand, loaded into trucks by bobcat and removed from site. This method was implemented to ensure compliance with codes of practice.

Prior to working under or adjacent to trees with flying foxes in them a supervised "nudging" action was carried out. To comply with the code of practice staff would attempt to move flying foxes to other trees in the roost by creating noise with machinery and knocking fallen vegetation. The nudging actions were undertaken at 5.30am as bats were "flying in" for the day.

If any more than 30% of the roost was disturbed works were suspended until the roost settled.

Outcome, Challenges and Learnings

Vegetation clearing by residents

After Council commenced understorey works some residents expressed their decision to undertake further clearing works. These residents were advised that the clearing would need to comply with the same codes of practice that Council were carrying out and would require supervision by a suitably qualified person. It was also requested that these works were not carried out at the same time as Councils program.

One resident ignored this advice, cleared roost trees and burnt the green waste on the site that Council was working in. As the works were not undertaken in accordance with the code of practice this was fully documented in the roost management report and the resident advised that if he continued to undertake clearing works Council would need to cease working on his property.

After Council had completed understorey works all residents were again consulted on the outcome of the works and again reminded of the importance of any additional clearing work complying with the code of practice. All residents were satisfied with the outcome of the works.

Two residents went on to clear and burn more roost trees at the southern end of the roost reducing the available roost by approximately 30%. This resulted in the splintering of the original roost with some bats congregating on a vegetated block adjacent to Guppy's Day care centre in Sutton street and the rest pushed into trees at the northern end of the roost that they did not originally roost in.

Council have submitted reports to Department of Environment and Science (DES) and are assisting with their investigations regarding the clearing of roost trees.

Deliberate and accidental dispersal by residents

One resident would occasionally attempt to disperse bats while we were working onsite by walking under trees and clapping their hands or banging the walls of a shed. This would lead to a cessation of works until the bats settled. Other residents would accidentally disperse bats by loading firewood or their dog getting out of the yard.

Splintering of the original roost

Clearing of roost trees, burning of timber piles and attempted dispersals by residents have resulted in the splintering of the original roost with up to 800 bats congregating on a vegetated block adjacent to Guppy's daycare centre in Sutton street (and other private residences) and the remaining bats pushed into trees at the northern end of the roost that they did not originally roost in.

Community conflict

Council have received multiple complaints from residents and parents of daycare children in the Sutton and John street area regarding Flying foxes circling throughout the day, noise and smell. Residents are also complaining of the smoke nuisance and embers landing on their washing from burning of cleared vegetation.

The flying fox numbers in the roost downstream have now increased in numbers and density, the impact on these residents has also increased.

Residents are now requesting that Council take action against the residents that have allegedly undertaken clearing of roost trees and continue to attempt to disperse the bats. They are also requesting Council assistance with the bats in Sutton street.

Councils NRM and Environmental Health staff are continuing to assist residents with information and have met with DES staff and residents to identify actions they can take on their properties to minimise the impacts of flying foxes.

Budget and resource blow out

As the project was not something Council had undertaken previously the original costing was an estimate at best. As the works progressed and challenges arose, the timeframe of the works was extended and budgets for staff, plant and contractors were exceeded.

The below costs do not include staff resources expended outside of the on-ground works project and are ongoing.

Budget & Resources**Estimate**

Treatment	Cost	Comment
Internal staff costs	\$9,804.00	6 staff @ 40 hours each
Internal plant and equipment costs	\$6,338.60	Weedeaters (4), Ute (1), trailer (1), Truck (1), chainsaws (2), dumpage, fuel & cutting blades.
Supervision of roost works	\$10,585	5 days of supervision and travel @ \$1927 per day plus \$190 per night accommodation.
Herbicide treatment of regrowth	\$2,774.80	40 hours of treatment @ \$69.37 per hour.
Total	\$29,502.40	

Actual

Treatment	Cost	Comment
Roost management review, vegetation assessment and Community meeting	\$8,347	Costs associated with initial environmental surveys and community consultation prior to commencement of works.
Internal staff costs	\$19,157	439 staff hours, 6 – 8 staff for 10 days
Internal plant and equipment costs	\$16,690	Bobcat, Weedeaters (5), Ute (3-4), trailer (1), Truck (2-3), chainsaws (5), Generator, dumpage, fuel (40L chainsaw fuel) & cutting blades
Supervision of roost works	\$17,206	10 days of supervision and travel @ \$1927 per day plus \$190 per night accommodation.
Herbicide treatment of regrowth	Estimate \$2,774	40 hours of treatment @ \$69.37 per hour.
Total	\$64,174	

Further Reports –

- Blackbutt Flying Fox Roost Assessment – Redleaf Environmental
- Blackbutt Flying Fox Works Monitoring Report – Redleaf Environmental
- Vegetation Assessment For Understorey Removal – Redleaf Environmental

PO Box 336 Kingaroy Qld 4610 Phone 07 4189 9100 Facsimile 07 4162 4806
 Email: info@southburnett.qld.gov.au www.southburnett.qld.gov.au

9.10 LEASE - BLACKBUTT SPORTSGROUND OVAL TO TIMBERTOWN SPORTING AND COMMUNITY HUB INC.

File Number: 10-11-2021
Author: Lease Officer
Authoriser: Chief Executive Officer

PRECIS

Request from the Timbertown Sporting and Community Hub Inc. to enter into a new lease for Lot 33 on RP32391 and Lot 78 on RP167978, known as the Bunny Pearce Oval.

SUMMARY

The Timbertown Sporting and Community Hub Inc are a newly formed community organisation wishing to reactivate the sports oval for Cricket, Touch Football and Rugby League.

OFFICER'S RECOMMENDATION

That the Committee recommend to Council

That Council enter into a Lease with the Timbertown Sporting and Community Hub Inc. for Lot 33 on RP32391 and Lot 78 on RP167978

- a) For a term of 10 years
- b) For \$75.00 per annum (plus GST)

FINANCIAL AND RESOURCE IMPLICATIONS

The tenure agreements will be administered by Council's Lease Officer. The rental payable will at a concessional rent charged to community groups of \$75.00 (plus GST) per annum

LINK TO CORPORATE/OPERATIONAL PLAN

Corporate Plan EC6: Appropriately support and encourage volunteers, advisory groups and community organisations to value add to Council's services and infrastructure.

Operational Plan IN10: Negotiate new leases with community groups; and renew existing community group leases.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

An initial meeting with interested residents and members of several local sporting clubs occurred 23 March 2021. Blackbutt community members and sporting associations have held a community family fun day to gauge community interest in using the grounds. Internal consultation has occurred with Coordinator of Sports and Recreation, Manager of Property and Land Investigation Officer.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Offer of a lease is in accordance with *s236 of the Local Government Regulation 2012* which provides an exemption to dispose of a valuable non-current asset to a community group without having to first undertake a tender or auction.

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

The disposal of this asset is in accordance with Council's Disposal of Assets Policy

ASSET MANAGEMENT IMPLICATIONS

The oval is currently maintained by a combination of volunteers from sporting groups. The original lease lapsed in 2013 however local Cricket and Rugby League Clubs have continued to occasionally use the grounds and pay rates levied against the property. Council does not own any assets on the property.

REPORT

Property Details:

Address: Railway Street, Blackbutt North

RPD: Lot 33 on RP32391 and Lot 78 on RP167978

Area: 2.8852 ha

Tenure: Freehold

Owner: South Burnett Regional Council

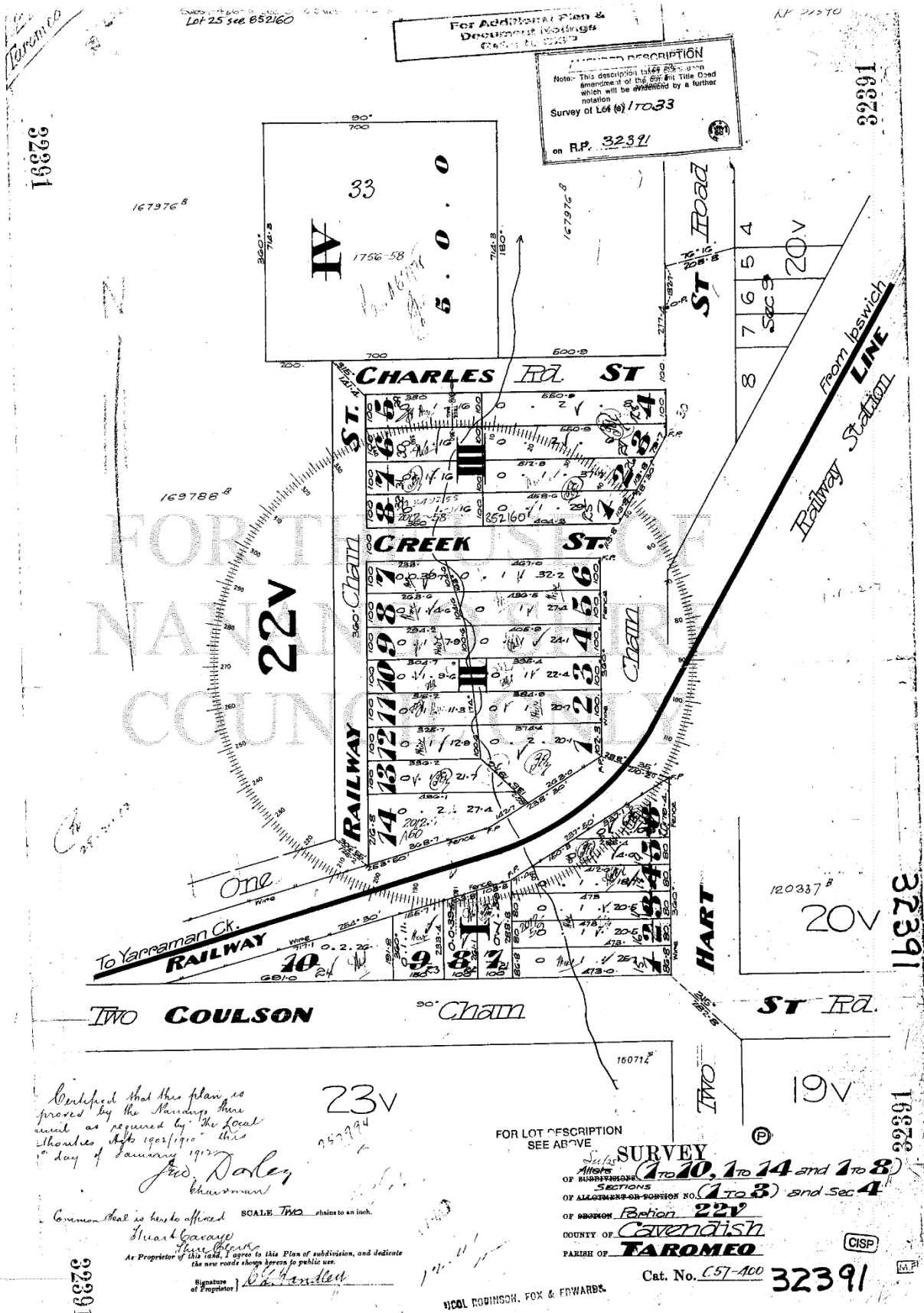
Background:

The Timbertown Sporting and Community Hub Inc. are a newly formed community group in the township of Blackbutt. The new group is supported by other sporting groups such as Touch Football, Rugby League and Cricket.

The group wish to reactivate the community sporting grounds to encourage residents to participate in sporting activities and raise funds to renew assets on the property.

ATTACHMENTS

1. **Survey Plan** [↓](#) 
2. **Survey Plan** [↓](#) 
3. **Blackbutt Sportsground** [↓](#) 



Certified that this plan is proved by the Statutory provisions as required by the local authorities Acts 1902/1970 this 1st day of January 1972

Fred Dorley
Registrar-General

Common Seal is hereto affixed

Stuart Gavay
Proprietor of this land

I agree to this Plan of subdivision, and dedicate the new roads shown hereon to public use.

Signature of Proprietor: *Stuart Gavay*

FOR LOT DESCRIPTION SEE ABOVE

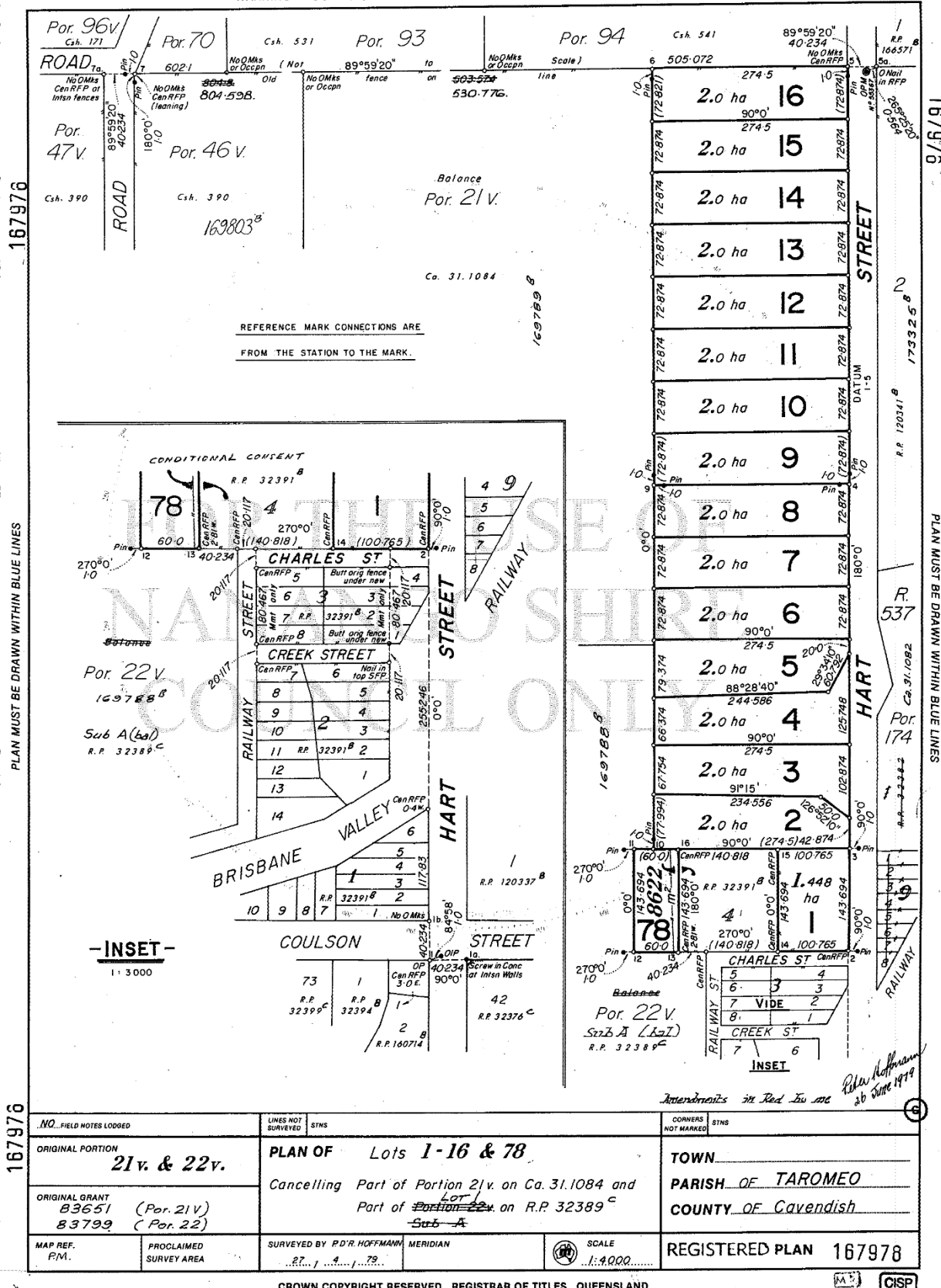
SURVEY
Subst. (1 to 10, 1 to 14 and 1 to 8)
OF SUBDIVISION SECTIONS
OF ALLOTMENT OR PORTION NO. (1 to 8) and Sec 4
OF REGION Portion 22V
COUNTY OF Cavendish
PARISH OF FAROMEO

Cat. No. C57-400

COL ROBINSON, FOX & EDWARDS.

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9.11 RESOLUTION OF TENURE FOR COMMUNITY HALLS HELD IN TRUST BY COUNCIL**File Number:** 10-11-2021**Author:** Land Investigation Officer**Authoriser:** Chief Executive Officer**PRECIS**

The Cloyna and Tingoorra Halls are all held by Council as Trustee and clarification of the trust documents are required for the future asset management.

SUMMARY

At the October Community Standing Committee the following resolution was adopted:

Committee Resolution 2021/1

Moved: Cr Scott Henschen

Seconded: Cr Roz Frohloff

That Item 9.6 – Resolution of Tenure for Community Halls held in trust by Council lay on the table until the November Community Standing Committee.

In Favour: Crs Roz Frohloff, Gavin Jones, Danita Potter and Scott Henschen

Against: Cr Kirstie Schumacher

Carried 4/1

Tingoorra and Cloyna Halls are held by Council in trust for community use. The original trust documents are unclear as to Council's responsibilities as trustee. Legal advice has been sought on the responsibilities of Council and tenure options. Mondure Hall is also held in trust and is dealt with by separate report.

OFFICER'S RECOMMENDATION

That the Committee recommend to Council that:

South Burnett Regional Council consider the future management and ownership of the Tingoorra and Cloyna Halls by:

1. Undertaking consultation with Hall Committees and the community to determine opportunities and preferred management and ownership options
2. Seek legal advice and progress with preferred management or tenure options
3. If required, make application to the Supreme Court of Queensland to provide a ruling on tenure or management arrangements.

FINANCIAL AND RESOURCE IMPLICATIONS

The cost of legal advice in exploring options and finalising a process to progress the matter in accordance with Council objectives would be approximately \$6,000 (plus GST) (for all three halls held in trust). Court proceedings, if necessary, to provide a ruling on tenure and management arrangements could be approximately \$20,000 (plus GST) (for all three halls held in trust) but will depend on what advice and orders Council is seeking and in respect to which properties Council is ultimately seeking orders.

Tenure for the Tingoorra Hall must be resolved to enable the divestment of property.

Council's Land Investigation Officer will be responsible for managing the process with assistance to undertake community consultation.

LINK TO CORPORATE/OPERATIONAL PLAN

EC6: Appropriately support and encourage volunteers, advisory groups and community organisations to value add to Council's services and infrastructure.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Council will engage with Hall Committees, community groups and local community individuals where required, to understand the use of each Hall and identify options for future management and ownership.

As part of Court process, submissions may be invited from the community to be considered as part of its deliberations and decision. This process provides the community with an opportunity to make a submission directly to the Court in addition to discussions with Council.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Council has engaged lawyers to provide initial advice. Further advice will be sought on the viability of options identified for each hall, and as required, through to finalisation of these matters.

The state of disrepair of some of the structures is also of concern to officers.

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

Disposal of Assets Policy will be adhered to, when applicable, in dealing with Council's trusteeship of the Halls.

ASSET MANAGEMENT IMPLICATIONS

Council engaged lawyers to provide initial advice on the existing trust documents as part of its ongoing asset management and future lease arrangements of the Halls.

The trust documents, although legally in force, do not provide clear asset management responsibilities for Council or the beneficiary of the trusts.

The Halls are on Council's asset register. Clarification of Council's obligations for the trusts will determine whether the halls should remain on the asset register.

Council is investigating the divestment of Tingoora Hall property. The property is comprised of two lots held in different tenure arrangements. According to current title records one is held in Council's name solely while the other is held by Council as trustee. Council's obligations as trustee and this land tenure issue must be resolved before the property can be divested as the Hall sits across the two lots



REPORT

Council's lawyers have advised that, to resolve the tenure arrangements for Tingoora and Cloyna Halls, Council should determine its objectives (and if Council considers necessary consult with the relevant Hall users and community members). Once the objectives are determined, Council can

then consider making an application to the Supreme Court of Queensland for some orders in relation to each of the properties.

TINGOORA HALL

Property Details:

Address: 13-15 Main Street, Tingoora
RPD: Lots 7-8 on RP27236
Area: 1618 square metres
Tenure: Freehold (one lot held in trust)
Owner: Lot 7 – South Burnett Regional Council
Lot 8 – South Burnett Regional Council as Trustee
Zone: Rural under the South Burnett Regional Council Planning Scheme
Overlays – OM 8, Class A agricultural land

Council resolved in its Ordinary Council Meeting held on 26 May 2021, that Council endorsed the investigation of options for the proposed divestment of the Tingoora Hall and provide a report to the September Community Standing Committee.

Council has sought legal advice on Lot 8 and the trust documents. Council's lawyers have noted that Lot 7 is held by Council (and no trust is noted), and Lot 8 is held in trust, while the hall is built over the two lots. Once further detail has been provided it is likely the trusteeship will need to be resolved by making an application to the Supreme Court to resolve some of these issues.



CLOYNA HALL

Property Details:

Address: 41 Wondai-Charlestown, Charlestown Qld 4605
RPD: Lot 2 SP238518
Area: 2276 square metres
Tenure: Freehold held in Trust
Owner: South Burnett Regional Council as Trustee
Zone: South Burnett Regional Council Planning Scheme -
Zoning – Rural
Overlays – OM 8 , Class A agricultural land

Cloyna Hall is managed by the Cloyna Hall Committee.

Council recently provided \$5,575.00 in contribution to the works for upgrading the toilets. Although this Hall does not require significant repairs and maintenance, it would be advantageous to have the tenure for Cloyna Hall determined at the same time as Tingoora. Council will undertake extensive consultation with the Cloyna Hall Committee before making any changes to the tenure arrangement.



ATTACHMENTS

Nil

9.12 MONDURE HALL - FUTURE PLANS FOR MAINTENANCE AND TENURE ARRANGEMENTS

File Number: 13-10-2021
Author: Manager Property
Authoriser: Chief Executive Officer

PRECIS

The Mondure Hall is a freehold land asset held by Council as Trustee. The hall is currently in very poor condition. Clarification is required as to the tenure and Council's plan for future action.

SUMMARY

At the October Community Standing Committee the following resolution was adopted:

COMMITTEE RESOLUTION 2021/93

Moved: Cr Kathy Duff
Seconded: Cr Danita Potter

That Item 11.1 - Mondure Hall - Future Plans for Maintenance and Tenure Arrangements lay on the table and be dealt with in an open meeting at the November Community Standing Committee Meeting.

In Favour: Crs Brett Otto, Roz Frohloff, Danita Potter, Scott Henschen and Kathy Duff

Against: Crs Gavin Jones and Kirstie Schumacher

CARRIED 5/2

The Mondure Hall building structure is in a demonstrably poor condition. Significant expenditure is required to repair and restore to serviceable, safe condition. Alternatively, replacement or removal may be considered as options. The land asset is held by Council in trust for community use. The original trust documents are unclear as to Council's responsibilities as trustee and legal advice has been sought on the responsibilities of Council and tenure options.

OFFICER'S RECOMMENDATION

That the Committee recommend to Council to:

1. Consult with the community to determine future use, asset management and tenure arrangements for Mondure Hall and
2. Seek legal advice to finalise the preferred tenure arrangements which may include making application to the Supreme Court of Queensland to provide a ruling.

FINANCIAL AND RESOURCE IMPLICATIONS

The roof of the hall was damaged during a storm and Council has made an insurance claim to cover the cost of repairs to the roof sheeting. Council has estimated the full cost of replacement of the stumps, upgrades to the roof structure and replacement of roof sheeting is approximately \$450,000.

The Hall committee has secured grant funding of \$50,000 to undertake bathroom renovations.

The cost of legal advice in progressing resolving tenure in accordance with Council objectives would be approximately \$6,000 (plus GST) (which includes clarification of two other hall tenure arrangements if required). Court proceedings, if necessary, to provide a ruling on tenure and management arrangements could be approximately \$20,000 (plus GST) (includes costs for two other halls) but will depend on what advice and orders Council is seeking and in respect to which properties Council is ultimately seeking orders. Council's Land Investigation Officer will be responsible for managing the process with assistance to undertake community consultation.

LINK TO CORPORATE/OPERATIONAL PLAN

EC5: Continue to support, renew, and maintain pools, halls, libraries, and Customer Service Centres across our region at agreed service levels.

EC6: Appropriately support and encourage volunteers, advisory groups and community organisations to value add to Council's services and infrastructure.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Council staff have met with the Hall committee members to discuss the proposed bathroom renovations and hall management options and tenure arrangements.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Any works undertaken will be in accordance with relevant building legislation and regulations.

Council has engaged lawyers to provide initial advice on tenure issues. Further advice will be sought on the viability of options identified for the hall and through to finalisation of the tenure matter.

The state of disrepair of some of the structures is also of concern to officers.

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

Disposal of Assets Policy will be adhered to, when applicable, in dealing with Council's trusteeship of the Hall.

ASSET MANAGEMENT IMPLICATIONS

Mondure Hall is on Council's asset register. Council provides building insurance and facility maintenance to the hall.

The property is held in trust and the trust documents, although legally in force, are outdated and do not provide clear asset management responsibilities for Council or the beneficiary of the trust. Clarification of Council's obligations for the trust is required. Council engaged lawyers to provide initial advice on the existing trust documents as part of its ongoing asset management and future lease arrangements of the hall.

REPORT**MONDURE HALL**

Address: 12 McConnel Way, Mondure
RPD: Lot 6 on RP27656
Area: 2011 square metres
Tenure: Trustee – South Burnett Regional Council
Owner: Held in Trust for Mondure Public Hall Committee
Zone: South Burnett Regional Council Planning Scheme
Zoning – Rural
Overlays – OM 8, Class A agricultural land

In 2018, both the Cardno Condition Report and the CT Management Asset Inspection program identified the building as being in "poor" condition. There are several areas of concern including roof deterioration and storm damage, stump condition, toilet facilities, access ramp and general maintenance.

CT Management assigned an overall condition score of 7 – "An asset in very poor overall condition. Deterioration would be quite severe and would be starting to limit the serviceability of the asset. Maintenance cost would be high."

Roof

The roof is in poor condition reflective of its age. The roof suffered impact damage in the storms of 2018. An insurance claim has been lodged in relation to this damage and is ongoing. Roof replacement will trigger building approval which will require structural and tie down upgrades.



Stumps

The stumps are in very poor condition with some not touching the bearers and others partially falling over. Re-stumping needs to be a short-term priority – indicative budget \$200,000 excluding GST.



Toilet Facilities

The existing toilet facilities are in poor condition and require refurbishment. This was identified in both the Cardno Condition Report of June 2018 and the CT Management asset inspection program of the same year.

The Hall Committee secured grant funding of approximately \$50,000 from the Foundation for Regional Renewal for the provision of toilet facilities suitable for persons with disabilities (PWD). Construction of facilities for PWD will trigger a building approval application which will add additional costs for plan preparation and fees. The hall committee had not budgeted additional funds or considered these project costs and therefore will need to undertake additional fundraising to complete the project.

Access

The current ramp access into the hall is not compliant and may encroach onto the road (subject to survey). The installation of the PWD facilities may trigger an upgrade of the existing access ramp and provision of dedicated parking facilities. This will incur additional design and engineering drawings and costs of construction which have not been budgeted for.

General maintenance

The Cardno Condition report and the CT Management inspection identified general maintenance that is required such as replacing deteriorated timbers, electrical maintenance, and painting.

Tenure

The Mondure Hall was established in 1928 and gifted to the community of Mondure by Robert James Ronald by way of a Deed of Trusts in October 1930.

In 2001 the Mondure Public Hall Committee applied to the Supreme Court of Queensland to appoint Wondai Shire Council as the sole Trustee of the Hall and an order to that effect was made in June 2001.

Options to be explored with the future operation and tenure arrangements at Mondure Hall include:

1. transfer the property to Mondure Hall Committee;
2. Council seek to dissolve the trust and hold the property in freehold (with possible lease to Mondure Hall Committee);
3. Council remain as trustee with a new trust document.

It is proposed to consult the Mondure Hall Committee in the first instance and then take legal advice about the most appropriate way forward. It is also intended that the community be consulted throughout the process to determine the most appropriate tenure arrangement and future of the Hall.

ATTACHMENTS

Nil

9.13 ADOPTION OF MOST APPROPRIATE USE ASSESSMENT FOR 1 POUND STREET, KINGARROY**File Number:** 10-11-2021**Author:** Land Investigation Officer**Authoriser:** Chief Executive Officer**PRECIS**

Adoption of report for the most appropriate use of Council-owned property at 1 Pound Street, Kingarroy, described as Lot 13 on RP814986.

SUMMARY

Council owns a large property at 1 Pound Street, Kingarroy which was previously used as the Kingarroy Depot. Council has received enquiries to purchase the property. An assessment of the most appropriate use of the property has been undertaken and final report provided to Council.

OFFICER'S RECOMMENDATION

That the Committee recommend to Council that:

1. The report prepared by AEC for the most appropriate use of Council-owned property at Pound Street, Kingarroy, described as Lot 13 on RP814986, be adopted by Council as the preferred development of the property
2. A suitably qualified and experienced contractor be engaged to prepare a masterplan for the property.

FINANCIAL AND RESOURCE IMPLICATIONS

Council will bear the cost of engaging a contractor to prepare a master plan design for the property in accordance with the report for the most appropriate use of the property.

Council's Land Investigation Officer will be responsible for managing the project.

LINK TO CORPORATE/OPERATIONAL PLAN

IN9: Undertake an audit to identify Council land that can be divested.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Council may engage with stakeholders during the master-planning process as required.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Council will deal with the Pound Street property in accordance with the *Local Government Act 2009* and *Local Government Regulation 2012* as required, and any other relevant legislation.

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

Disposal of Assets Policy will be adhered to, when applicable, in dealing with any disposal of in the property.

ASSET MANAGEMENT IMPLICATIONS

The property is a significant land asset owned by Council.

REPORTProperty Details:


Address: 1 Pound Street, Kingaroy
RPD: Lot 13 on RP814986
Area: 2.67 hectares
Tenure: Freehold
Owner: South Burnett Regional Council
Zone: Principal Centre under the South Burnett Regional Council Planning Scheme

Council engaged AEC to undertake a comprehensive review and provide a report on the most appropriate use of the property.

The attached report provides a recommendation that the property be a mixed-use development including retirement village/aged care, community facility and highway retail.

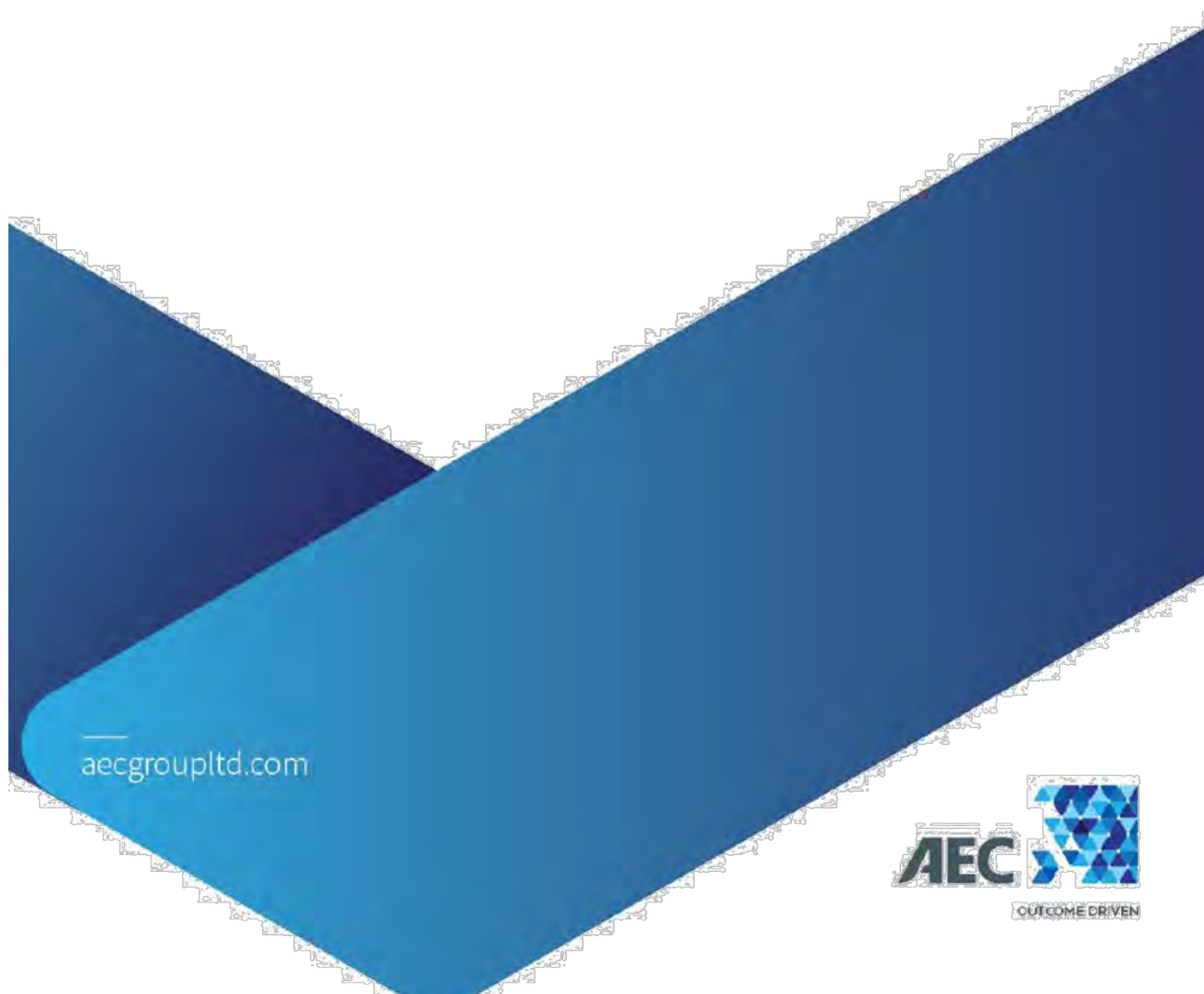
A master plan is now required to prepare the property for divestment or development.

ATTACHMENTS

1. **Land Use Assessment - 1 Pound Street, Kingaroy** [↓](#) 

1 POUND STREET, KINGAROY LAND USE ASSESSMENT

SOUTH BURNETT REGIONAL COUNCIL
JULY 2021



LAND USE ASSESSMENT – 1 POUND STREET, KINGAROY QLD



DOCUMENT CONTROL

Job ID: J002089
Job Name: Most Appropriate Use Assessment - 1 Pound Street, Kingaroy
Client: South Burnett Regional Council
Client Contact: Rebecca Bayntun
Project Manager: Fred Ibrahim
Email: Fred.Ibrahim@aecgrouppltd.com
Telephone: 1300 799 343
Document Name: AEC - Land Use Assessment - 1 Pound Street, Kingaroy FINAL

Version	Date	Reviewed	Approved
Draft v1.0	03/08/21	CY	FI
Final	07/10/21	CY	FI

Disclaimer:

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EXECUTIVE SUMMARY

BACKGROUND

South Burnett Regional Council ('Council') holds an extensive portfolio of land assets which support the functions of Council. Included in this portfolio is a vacant parcel of land located at 1 Pound Street, Kingaroy ('the Site'). The Site has a land area of 2.67 hectares and is zoned 'Principal Centre' under the South Burnett Regional Council Planning Scheme. It is a significant land holding located at the southern edge of the Kingaroy town centre with parkland, commercial and residential land uses immediately surrounding.

The Site has historically been utilised for various land uses, and in recent decades, under the ownership of Council was utilised as a Council depot facility. The depot use has since ceased and Council subsequently undertook a program of remediation works to decontaminate the Site in readiness for potential divestment.

Council is now seeking advice on the most appropriate use for the Site to support economic development and the community. AEC Group (AEC) was engaged by Council to undertake the analysis to assist with their decision making that considers the right balance of economic benefits, social/community and environmental outcomes.

KEY FINDINGS

Analysis of Land Use Opportunities

The Site is of strategic importance to the Kingaroy Town Centre as it is one of the few large vacant land lots within the Principal Centre zone. In assessing the land use opportunities for the Site, current economic trends, market conditions, and existing and future supply is considered against the locational attributes of the Site.

The following land uses were investigated as part of this assessment:

- **Major Retail Use** – i.e., a 'destination retail' development, anchored by a major supermarket and supported by smaller specialty tenants.
- **Commercial Office Development.**
- **Residential Land Uses**, including Aged Care Facility and/or Retirement Village.
- **Health and Medical Facility.**
- **Short-Term Accommodation Facility.**
- **Community Facility.**
- **Mixed-Use Opportunity** – an option with a variety of uses on the Site. This includes a retirement village and/or aged care facility as an anchor use on the Site. It incorporates complementary elements of retail, community uses and open space on the remainder of the Site.

As part of this analysis, the following key economic trends were identified that are likely to influence future land uses in Kingaroy and the South Burnett region:

- **Low population growth projected to 2041.** Kingaroy has observed a declining population over the past six years (since 2014), at an average rate of -0.4% per annum. Population growth to 2041 is expected to be moderate, at an average of 1.0% per annum compared to the Queensland average of 1.2% per annum. The South Burnett LGA is projected to grow at a lower rate, at an average of 0.7% per annum.
- **Growing ageing population.** Currently, the LGA has an older population than Queensland with an average age of 42.8 years compared to 39.1 years in Queensland. In the past decade, the average age in South Burnett increased by 3.1 years. Persons aged over 60 years and above currently accounts for 31.2% of the population in the LGA, increasing to 37.1% by 2041. In Kingaroy, 4.1% of its population is currently aged 60 years and above, forecast to increase to 28.7% in 2041.
- **Health Care and Social Assistance** is the main employment industry in Kingaroy, representing 21.2% of total employment in 2020. This industry increased by 2.4% as a proportion of total employment when compared to

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2016. Other major employment industries include retail trade, and manufacturing, however these industries have declined since 2016 as a proportion of total employment.

Most Appropriate Land Use Recommendation

The 'Mixed Retirement Village/Aged Care Facility, Community Use and Highway Retail' option is identified as the most appropriate land use, subject to appropriate timing in the market. It will deliver the highest public benefits (social, economic and environment) to the Kingaroy community. This option also aligns strategically with community needs and Council objectives, while potentially delivering a moderately attractive financial return (on the retail component).

This recommended option will accommodate a variety of uses on the Site, including:

- **Retirement Village and/or Aged Care Facility.** This land use will be the main use and 'anchor' the Site. It will cater to the ageing population of Kingaroy and South Burnett region. The appropriate mix of independent living units vs aged care beds will be subject to the market.
- **Community Facility.** A part of the new facility could be open for community uses. This will be complementary to the retirement village/aged care facility and allow for interaction and integration of the residents of the facilities and the broader Kingaroy community. Community uses with a flexible space which allows for multiple uses such as indoor sports, facilities for young people and other community groups should be considered.
- **Potential Highway-Oriented Retail Use,** fronting Kingaroy Street, which serves as a southern gateway to the town centre. This will complement existing retail on Kingaroy Street.
- **Open Space,** which provides a buffer between existing uses to the north and improves amenity.

Figure ES.1. Potential Mixed-Use Opportunity



Source: Nearmap, AEC.

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**Key Considerations**

When considering the most appropriate use for the Site, a **trade-off must be made between maximising public benefits for the community and financial return**. Uses that benefit the community generally do not generate the financial outcomes that may be attractive for private investment. This comes at a cost to Council, who needs to balance these factors.

Currently, the Site is vacant and not delivering any benefits to Council or the community. Any increases in the market value of the land are being partly offset by inflation and any ongoing maintenance costs.

Council can influence development by alleviating the biggest barrier to any form of development, by providing the Site at a cost that will enable development to be financially feasible for potential purchasers. Council would need undertake a **cost-benefit analysis** to consider if the upfront discount on a sale price of the land (in a sale scenario) outweighs the long-term social, economic, environmental and other benefits the desired future land use can deliver to the community.

Divestment Options

Council have multiple options when considering the divestment of the Site based on AEC's assessment. The four options derived include the following:

- 1 Sell 'As Is Where Is'
- 2 Sell with Master Plan approval in place
- 3 Sell with Master Plan approval in place as a structured transaction (i.e. reduced sale price in exchange for community facilities/benefits being delivered)
- 4 Joint Venture development of the Site between Council and selected Developer with Master Plan in place

Options 1, 2 and 3 are likely to be the most realistic divestment options, whilst Option 4 is not likely to be within Council's risk tolerances.

Option 1 does not maximise the potential realisation proceeds as it passes full planning risk to the buyer, who will inevitably apply a discounting factor. However, if Council's highest priority is effecting a sale and achieving maximum realisation proceeds rather than influencing a desired future land use, then Option 1 should be considered.

If Council's higher priority is seeing a desired future land use on the Site, then Options 2 and 3 remain as the more suitable divestment options. Option 3 would be considered the most strategic approach as it can entice buyer interest in current market conditions which are relatively challenging when considering the economic and demographic research undertaken. However, both these options carry some level of risk and upfront cost by Council in preparing Master Planning documentation on the basis that it will be seen as a value-add by the market.

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1. INTRODUCTION

1.1 BACKGROUND

South Burnett Regional Council ('Council') holds an extensive portfolio of land assets which support the functions of Council. Included in this portfolio is a vacant parcel of land located at 1 Pound Street, Kingaroy ('the Site'). The Site has a land area of 2.67 hectares and is zoned 'Principal Centre' under the South Burnett Regional Council Planning Scheme. It is a significant land holding located at the southern edge of the Kingaroy town centre with parkland, commercial and residential land uses immediately surrounding.

The Site has historically been utilised for various land uses, and in recent decades, under the ownership of Council was utilised as a Council depot facility. The depot use has since ceased and Council subsequently undertook a program of remediation works to decontaminate the Site in readiness for potential divestment.

Council is now seeking advice on the most appropriate use for the Site to support economic development and the community. AEC Group (AEC) was engaged by Council to undertake the analysis to assist with their decision making that considers the right balance of economic benefits, social/community and environmental outcomes.

1.2 APPROACH

In order to identify the most appropriate use for the Site, AEC's approach included the following stages:

- **Site Analysis and Background Review** – summary of site characteristics and identification of surrounding uses, review of relevant local and state statutory and strategic planning documentation to obtain an understanding of the Site, the local and broader context of Kingaroy and the South Burnett region.
- **Analysis of Land Use Opportunities** – informed by economic indicators and considerations that influence demand for certain land uses, review of existing facilities in Kingaroy and South Burnett region, SWOT analysis.
- **Property Market Research** - research and analysis of sales transactions of properties with Kingaroy and nearby locations of land to understand the existing market activity and demand.
- **Evaluation of Land Uses** – development of an evaluation framework that considers social, economic, environmental, financial and strategic benefits and outcomes of all potential land uses for the Site. This compares the potential uses to determine what is appropriate for the Site.
- **Disposal Options and Methodology** - analysis of the various disposal methods/divestment options for the Site, including outlining the risks and opportunities for each method.
- **Recommendation** – A final recommendation for the most appropriate land use and disposal/divestment method will be provided to Council, outlining key constraints for consideration.

1.3 LIMITATIONS OF THE STUDY

- The Study is not intended to be a feasibility assessment or a business case to support a particular land use, but rather to guide Council in their decision making in relation to the future planning and potential divestment of the Site.
- AEC undertook informal and limited stakeholder engagement, but sufficient enough to inform our advice. The scope of the Study did not include a detailed and/or formal stakeholder engagement exercise.
- AEC are not town planners or urban designers, and any representation within the Study of potential land uses are based on our professional interpretation of existing statutory planning controls and permissible zoning and land uses. Any potential land use or mix of land uses represented in this report should be verified for their suitability from an urban planning perspective with an appropriately skilled professional.
- ABS 2016 Census data is relied upon to undertake analysis of Kingaroy and the South Burnett region. While five years has since elapsed since the last Census, it is understood the 2021 Census is underway and will not be available until mid-2022.

2. SITE CONTEXT

2.1 LOCATION

The subject of this assessment is a Council owned landholding with a street address of 1 Pound Street, Kingaroy (the "Site"). It is positioned at the southern entry to the Kingaroy town centre and represents a sizable land holding of approximately 2.7 hectares.

The Kingaroy town centre is within a short walking distance to the north of the Site, providing comprehensive amenities and facilities which service the South Burnett regional population.

The nearest major regional townships to Kingaroy providing similar comprehensive town amenities include Gympie and Toowoomba, located approximately 141km to the northeast and approximately 152km to the south, respectively. The Brisbane CBD is located approximately 211km to the southeast.

Development immediately surrounding the Site include open space parkland to the north and adjoining its northern boundary which extends across into a localised water catchment/pond.

Low density residential development adjoins the southern boundary of the Site and continues in a general south-westerly direction across multiple street blocks. The surrounding residential housing is characterised by older style, single detached cottages of circa 1960's through to 1980's construction of modest street presentation.

Non-residential development comprising a mix of retail, light industrial, office premises, motels, service station, fast food outlets and an automotive dealership immediately surround the Site to the north and west.

Land situated to the east comprises a nursery and beyond is predominantly non-urban land with pockets of established residential housing developed historically.

Figure 2.1: Map of the Site and Town Centre



Source: Nearmap (2021).

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2.1.1 Kingaroy

Kingaroy is the major regional centre in the South Burnett Region (the Region) and consists of the main town, surrounded by Crawford, Memerambi, Wooroolin, Taabinga, Kumbia and Coolabunia villages. It houses a significant proportion South Burnett's population and the majority of the region's education, retail, health, industrial and government services.

It is characterised by:

- Low density residential on relatively large lots, predominantly single dwellings.
- A number of industrial locations, including larger scale and higher impact industry on the southern approaches to town, and smaller scale industrial locations throughout the town.
- A town centre, anchored by Kingaroy Shoppingworld as the principal retail destination.
- Large format retail occurring along D'Aguliar Highway and Rogers Drive.
- Kingaroy's Peanut Company of Australia is Australia's leading supplier of peanuts both domestically and overseas. The town still retains many of these early peanut silos, which feature prominently as a marker of the origins of the town.
- Kingaroy is also known as the 'Baked Bean Capital of Australia' due to its significant cropping in the region.

2.2 LAND DETAILS

The land is legally described Lot 13 in Registered Plan 814986 within the Local Government Area (LGA) of South Burnett. The registered plan depicts an above ground electricity easement traversing the north-western corner of the Site, covering an area of approximately 1,791 sqm. This easement is noted on the title plan as being registered to the benefit of the Wide Bay-Burnett Electricity Board and 'burdens' the Site.

The Site is slightly irregular in configuration, extends to a land area of 2.67 hectares and is generally level in contour. It offers two significant street frontages and a northern boundary that adjoins open space. The Site dimensions are described below.

Table 2.1. Site Dimensions, 1 Pound Street, Kingaroy

Boundary	Length (metres)	Frontage
North	187.4m	Adjoins open space
South	50.3m / 137.1m	Internal adjoining hotel and residential
East	158.9m	Pound Street
West	98.6m / 60.4m	Kingaroy Street (partly)

Source: Title & Registered Plans.

Based on service diagrams supplied, the Site appears to have usual town services at or near its boundaries including mains water, mains sewer and mains stormwater. Electricity is assumed to be available given the proximity of the established adjoining development. Roads fronting the Site are bitumen sealed with concrete kerb and guttering and concrete pedestrian footpath to the Kingaroy Street frontage.

The Site currently has steel post and chain wire fencing erected to its boundaries with the fence line inset from its Kingaroy Street frontage.

The Site was historically utilised as a depot for Council, with all previous building improvements subsequently demolished and cleared. The Site has remained vacant since being cleared. Council undertook remediation works to decontaminate the Site and it has since been removed from the contaminated land register.

Figure 2.2 provides an aerial image of the Site with its boundary dimension and land area.

Figure 2.2: Site Aerial Image



Source: AEC.

2.3 STRATEGIC CONSIDERATIONS FOR THE SITE

The Site is of strategic importance to the Kingaroy town centre as it is one of the few large vacant lots within the Principal Centre zone.

The Site's future development has potential to deliver benefits (economic, social, community, etc) to support the Kingaroy town centre. Its' future use also presents an opportunity to leverage the major investment Council and Queensland Government are making in implementing the Kingaroy Transformation Project, aimed at revitalising the town centre and main street retail/commercial uses.

Through AEC's consultation with Council, multiple land uses were identified that were suggested for investigation and consideration for the Site in order to prepare an assessment regarding the most appropriate land use. The research and findings from this report will guide Council to progress land use planning on the Site and advice on divestment methods.

The list of potential future land uses on the Site investigated as part of this assessment include the following:

- Retail.
- Commercial.
- Residential, including Aged Care Facility and/or Retirement Village.
- Health and Medical Facility.
- Short-Term Accommodation.
- Community.
- Mixed Uses.



3. ANALYSIS OF LAND USE OPPORTUNITIES

This chapter analyses the land use opportunities for the Site. AEC's research in understanding the opportunities involves the following:

- **Economic Considerations** – AEC has selected specific historic and forecast economic data sets (where available) for analysis that influence demand of a specific land use.
- **Overview of Existing Facilities** – High-level assessment was undertaken of the existing land uses in Kingaroy and the South Burnett Region. It is not an audit of the supply available but a general overview of the facilities observed from desktop research, engagement with Council and/or stakeholders. A site visit to the Kingaroy township was also conducted on 4 June 2021.
- **SWOT Analysis** – A SWOT analysis highlights the opportunities and challenges in order to develop a full awareness of all the factors to be considered if such a land use was to be adopted on the Site.
- **Key Findings** – Considers the information gathered from the Economic Considerations, Existing Facilities and SWOT Analysis and presented as high-level findings.

3.1 RETAIL USES

This section examines the types of retail land uses and their potential impacts and suitability, if introduced onto the Site. The types of 'retail' land uses that have been examined include supermarkets and major department retail development.

3.1.1 Economic Considerations

The key demand drivers for retail land use include population growth and demographic profile and how these two interrelated factors change over time. Other major factors influencing demand for retail space include retail trends, consumer behaviours, macroeconomic and technological influences.

A high-level analysis of the factors influencing retail demand relevant to Kingaroy and the South Burnett region is undertaken below.

Population

Kingaroy has observed a declining population over the past six years (since 2014), at an average rate of -0.4% per annum. The estimated resident population in 2020 is 10,286, compared to 10,588 persons in the peak in 2013.

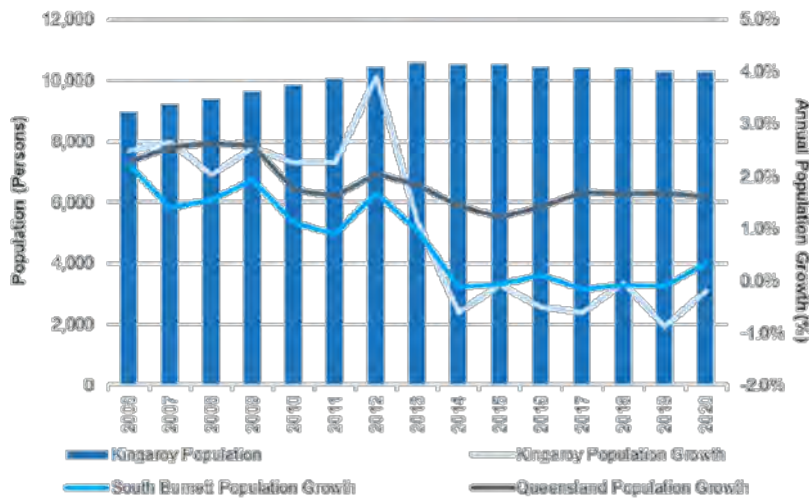
Similarly, the population of South Burnett LGA started to experience declines in 2014. Up until 2014, the LGA was experiencing population growth at an average rate of 1.5% per annum. The population over the past five years has remained relatively constant. In 2020, the population of South Burnett is estimated to be 32,632 persons, almost at the same level as the 2013 population figures (32,647 persons).

Kingaroy is South Burnett LGA's largest population centre, contributing approximately 32% of total population (or roughly 1 in every 3 persons)

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Figure 3.1. Historical Population Growth, 2006 to 2020

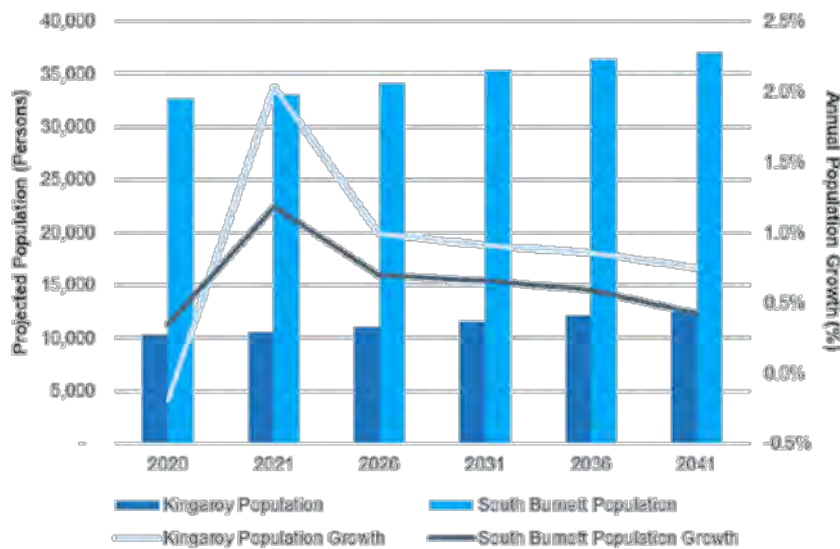


Source: ABS (2020).

Figure 3.2 outlines Kingaroy and South Burnett’s projected population growth to 2041.

Kingaroy’s population is projected to grow to 12,009 persons by 2041. This represents an average rate of 1.0% per annum. The LGA is projected to grow at an average of 0.7% per annum to 37,107 persons by 2041. Compared to Queensland’s average annual growth rate of 1.2% to 2041, both Kingaroy and the South Burnett LGA is projected to grow at a lower rate.

Figure 3.2. Projected Population, 2021 to 2041



Source: QGSO (2018).

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Household Income

In 2016, the average household income in Kingaroy was \$72,776 per annum, or \$1,400 per week. This is 19% lower than the Queensland average of approximately \$90,000 per annum (or \$1,729 per week). The average household income for the LGA is even lower at \$64,506 per annum, or \$1,241 per week.

Table 3.1. Average Household Incomes, 2016

Region	Annual	Weekly
Kingaroy	\$72,776	\$1,400
South Burnett LGA	\$64,506	\$1,241
Queensland	\$89,914	\$1,729

Source: ABS (2017).

The lower average household incomes may indicate that households may have less discretionary income to spend, particularly on non-essential items.

Table 3.2 illustrate the average mortgage repayments and average weekly rents in 2016. The repayment rates are calculated as a proportion of total monthly and weekly household incomes.

Although the cost of housing is lower in Kingaroy and South Burnett when compared to the average for Queensland (refer to Table 3.2), approximately 67% of the estimated population in Kingaroy are youths (aged under 14 years and under) and aged (65 years and over). These age groups are less likely to have high incomes to spend on discretionary retail.

Table 3.2. Average Mortgage Repayments and Weekly Rents, 2016

Region	Average Mortgage Repayments		Average Weekly Rent	
	Mortgage Payment	Repayment Rate	Weekly Rent	Payment Rate
Kingaroy	\$1,441	23.8%	\$239	17.1%
South Burnett	\$1,314	24.4%	\$213	17.1%
Queensland	\$1,902	25.4%	\$334	19.3%

Source: ABS (2017).

Online Retailing

Online shopping in Australia remains prominent, with total online retail sales estimated at \$47.3 billion in the 12 months to 31 March 2021 (NAB, 2021). Comparable year on year growth in online retail sales of 26.6% is significantly higher than traditional bricks and mortar retail sales growth of 2.2% for the same period (ABS, 2021).

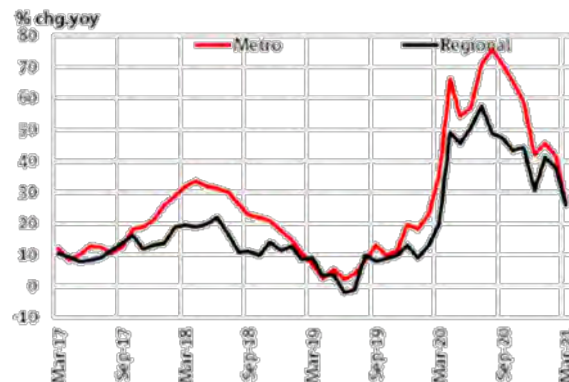
Australia Post's eCommerce Industry Report (2021) indicated that 9 million Australian households shopped online in 2020, with 1.36 million of these households making an online purchase for the first time (approximately 15%). Although high growth in online retail sales was experience across both regional and metropolitan areas nationwide, the majority of online purchases were made in metropolitan areas, with the remainder spread across regional and remote Australia.

Figure 3.3 shows the online retail sales growth by metropolitan and regional locations. The significant growth rates recorded from March 2020 show the impacts of business closures and lockdown measures as a result of the COVID-19 pandemic. The upwards trend in online retail was present in both metropolitan and regional locations in Australia. Since this period, online sales have started to slow down.

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Figure 3.3. Online retail sales growth by region, year-on-year (seasonally adjusted)



Source: NAB (2021).

Online retail provides consumers with the opportunity to purchase products from brands and companies that are not easily accessible to them, particularly for those in regional or remote locations. This reduces the need for certain retailers to establish physical locations in areas where the densities may not be present. It is expected that as online sales continue to grow as a proportion of total retail trade, distribution networks will continue to improve and become more efficient and delivery will become less costly to the consumer, providing households with equal access to goods and services regardless of physical location.

3.1.2 Overview of Existing Facilities

Kingaroy Shoppingworld is the principal retail destination that anchors the Kingaroy town centre. Built in 1982, it is the only sub-regional centre within a 100km radius. The centre has a GLA of approximately 13,000 sqm with a discount department store, full-line supermarket and 45 specialty stores in apparel, food, tech and general retail.

The centre is located on Alford Street, Markwell Street and Glendon Street which are popular roads with traffic moving to and from the central area. It is also located next to the Bunya Highway and close to the D'Aguiar Highway. This makes Kingaroy Shoppingworld accessible to all residents of Kingaroy and surrounding towns.

The main trade area of Kingaroy Shoppingworld has over 36,000 people, including Kingaroy and surrounding towns. It is estimated that on average there are 8,000 customers per day, and \$420 million is spent on retail goods and services in Kingaroy Shoppingworld's trade area annually (McConaghy, 2015).

Retail tenancies by type are analysed in further detail below.

Department Stores and Discount Department Stores (DDS)

The closest department store is Myer in Toowoomba, which is approximately 150km drive (or 2 hours) from Kingaroy. In general, one department store in non-metropolitan areas in Australia require a population of approximately 360,000 residents on average (Location IQ, 2020). As such, they are typically not provided in regional areas.

Discount department stores (DDS) includes brands such as Kmart, Target and Big W. Typically one DDS is provided for every 40,000 to 50,000 residents. Non-metropolitan areas have a higher provision of DDS, with an average of 37,000 persons per store in Australia, compared to 49,000 persons in metropolitan locations (Location IQ, 2020).

A Big W is located in Kingaroy Shoppingworld. It is the only DDS within the South Burnett region, with the closest competing discount department stores in Dalby (Big W, 111km away), and Gympie (Big W and Kmart K Hub, 141km away). Some of these regional DDS's appear to have slightly smaller footprints than those in metropolitan areas e.g. K hub is Kmart's smaller format store which offers a curated range of products (with full range available online). A Target Country was previously located in Kingaroy and Murgon, however both stores have since permanently closed.

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Mini-Major Retail & Specialties

Mini-major retail tenants are generally defined as tenancies of 400 sqm or larger. Specialty retail include tenancies that are under 400 sqm in apparel, food retailing and catering, leisure, jewellery, homewares, retail services and other general retail.

Kingaroy Shoppingworld has one mini-major retailer being Best & Less. The majority of remaining retailers in Kingaroy and the wider South Burnett region consist of local specialty retailers offering a range of goods and services, catering to the local catchment.

Large Format Retail

Large format retail generally consists of homemaker, automotive, furniture and hardware retailers that generally take up larger floorplates. These retailers are typically located in non-traditional retail locations due to its larger footprint requirements and typically operate best in high profile locations where critical mass can be established to enable cross shopping.

The large format retail stores within Kingaroy are all located south of the town centre in the Specialised Centre zone. These stores are located along D'Aguiar Highway and Rogers Drive, all with excellent exposure to the highway.

Table 3.3. Large Format Retailers in Kingaroy and South Burnett LGA

Retailer	Address	Retail Type
Bunnings Warehouse	2 Walter Road, Kingaroy	Hardware/Home improvement
PETstock Kingaroy	Site 1, 2 Walter Road, Kingaroy	Large Format Pet Store
Mitre 10	10 Rogers Drive, Kingaroy	Hardware/Home improvement
Harvey Norman	18/20 Rogers Drive, Kingaroy	Electronics/Homewares Store
Reece Plumbing	3 Rogers Drive, Kingaroy	Plumbing Supply Store

Source: AEC.

Supermarkets

On average, there is one supermarket (500 sqm or greater) provided for every 6,740 residents (Location IQ, 2020). Typically one major full-line supermarket (i.e. 3,200 sqm or larger) that is most commonly operated by Woolworths or Coles, requires a catchment of approximately 8,000 – 10,000 persons in order to be sustainable.

There are currently three supermarkets in Kingaroy, and other smaller grocery stores in South Burnett. There is only one full-line supermarket in the South Burnett region, being Woolworths located within Kingaroy Shoppingworld.

Based on the benchmarks for supermarkets in regional Australia, South Burnett's current population at 33,107 represents a catchment that should be able to support three full-line supermarkets, and potentially growing to a demand of four full-line supermarkets by 2041 based on population projections. However, densities around other town centres and villages in the LGA are relatively low. Kingaroy, being South Burnett's main population centre, currently has 10,495 residents, expected to grow to approximately 12,500 residents by 2041.

Smaller towns and villages in the region are supported by the likes of Supa IGAs. Other full-line supermarkets in surrounding regional towns within accessible distance to South Burnett's residents include Gympie, Dalby, and Toowoomba.

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3.1.3 SWOT Analysis

Table 3.4. SWOT Analysis, Major Retail Development

Strengths	Weaknesses
<ul style="list-style-type: none"> • Retail development may potentially return the highest financial value to Council on the sale or the lease of the land alone (ignoring other impacts to the town). This is subject to a retail tenant committing to anchoring a development which enables the development to financial proceed. • Greater diversity of retail offering and retail competition for residents and visitors. 	<ul style="list-style-type: none"> • The Site is on the fringe of the town centre, which may direct activity away from the town centre and main street retail where the KTS investment is being concentrated. • An additional retail offering may conflict with Kingaroy Shoppingworld being the principal retail destination of the LGA. • There is weak population growth, limiting demand for additional major retail development in the town centre. • Current vacancies exist for retail shopfronts exist in the main street of the town. • Kingaroy and South Burnett's average household income levels are well below the QLD average meaning there is less disposable income available for discretionary retail spending.
Opportunities	Threats
<ul style="list-style-type: none"> • Potential private interest - Council has previously received interest from parties to establish a retail development on the site, anchored by a major supermarket chain. • Introduces greater retail competition which potentially offers greater price benefits and variety for the retail catchment. • It has the potential for Kingaroy to be a greater attraction for localised shoppers. 	<ul style="list-style-type: none"> • Potential development at Kingaroy North (discussed in Chapter 4) may provide additional retail that may be sufficient for the catchment if this development proceeds. • The market has not been tested for such retail interest in recent years since the last time it was taken to market in an EOI campaign in early 2016. There is a possibility that the opportunity and interest may not be present.

Source: AEC.

3.1.4 Key Findings

Based on AEC's economic analysis and consideration of the current retail offering within Kingaroy, AEC's high-level assessment of the appropriateness of using the Site for a major retail development is summarised as follows:

- It is unlikely that the Site can accommodate a department store, given approximately 360,000 residents are required for one store. The population of South Burnett LGA is only expected to grow to 37,100 persons by 2041. The residents of South Burnett will continue to be served by the nearest department store in Toowoomba.
- Currently, Kingaroy Shoppingworld does not trade on a Sunday, including the anchor tenants like Woolworths, Big W and Best & Less. In comparison, the competing town centres of Toowoomba and Gympie have a Woolworths that trades all week. Whilst unconfirmed, AEC's observations is that trading hours are generally only limited as foot traffic and trade is not evident or worth staffing costs to the retail operator. It may also be a sign that retail rents may be unaffordable for the tenants.
- The existing DDS provision of Big W in Kingaroy appears to be sufficient for the South Burnett region. If another DDS was to be provided in the Kingaroy catchment, it will increase competition in an already struggling retail market. This is evident through the closure of Target in both Kingaroy and Murgon.
- If a retail facility, which may also include a supermarket with specialties, was introduced onto the Site, it may detract from the town centre where the Shoppingworld is currently located. There is significant investment as part of the Kingaroy Transformation Project to improve the streets and infrastructure in the main CBD. The Site is not included in the area of investment at this point in time.
- Large format retailers benefit from co-location to enable cross shopping. The quasi-large format precinct in the Specialised Centre zone south of Kingaroy's town centre is serving this purpose, with complementary land uses currently located in this high-profile location.



3.2 COMMERCIAL OFFICE DEVELOPMENT

This section examines commercial office as a land use and its appropriateness and likelihood to be developed on the Site. The focus of this assessment relates to government tenant anchored office development as 'private market' initiated new office development is unlikely to occur in regional locations.

3.2.1 Economic Considerations

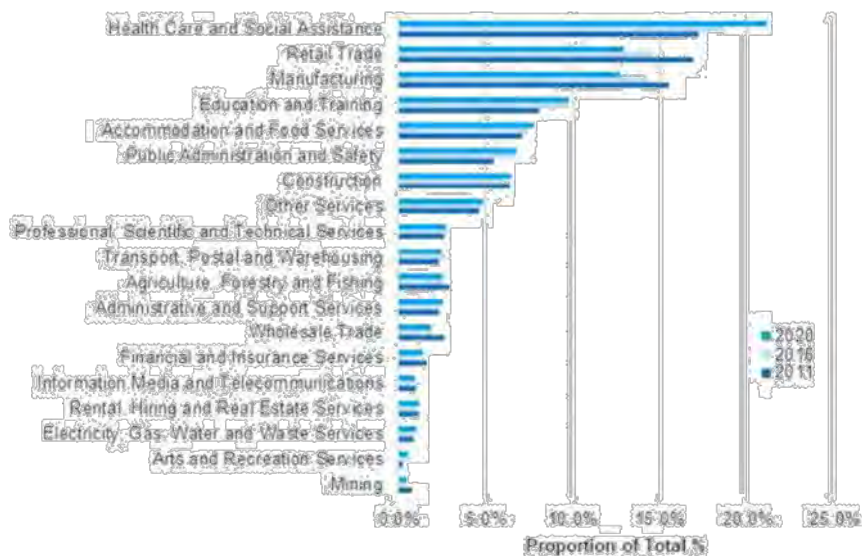
Figure 3.4 illustrates the employment figures for those who work in Kingaroy. The following observations can be made from the employment by industry data:

- According to the 2016 Census, there were approximately 5,652 persons working in Kingaroy. This makes up approximately 49% of total persons working in the South Burnett LGA.
- The most prevalent industry in Kingaroy is 'Health Care and Social Assistance', accounting for 18.7% of total employment in 2016.
- Kingaroy's three largest industries employed almost half of total employment in the area (47.7% of total employment). This has declined from 2011 levels as employment in Retail Trade declined as a proportion by 2.3%, while Education and Training increased by 1.6% from 2011.

Employment for 2019-20 have been estimated by using AEC's Employment Estimate Model (unpublished). The following trends were observed:

- There were approximately 5,714 persons estimated to be working in Kingaroy in 2020. This represents an increase of 1.1% from 2016, or an average rate of additional 16 employed persons per year.
- The top three largest industries are expected to remain as Health Care and Social Assistance (21.1% of total employment), Retail Trade (12.9%) and Manufacturing (12.6%).
- Employment in Health Care and Social Assistance has continued to increase as a proportion of total employment, whereas Retail Trade and Manufacturing continues to decline.

Figure 3.4: Employment by Industry, Place of Work (PoW), Kingaroy (2011 vs. 2016 vs. 2020)



¹ 2020 employment estimates are produced using AEC's proprietary Employment Estimates Model. Source: ABS (2012, 2017), AEC (unpublished).



3.2.2 Overview of Existing Facilities

Commercial offices in Kingaroy are located throughout the town centre. There are limited commercial developments in the town, with shopfronts along the main roads within the centre used for both retail and office purposes in some cases.

Existing government services are located on Glendon Street within the Kingaroy town centre. Council offices are co-located with the Kingaroy Town Hall and Kingaroy Library. South Burnett Regional Council owns the site on which these services are located on.

Other government services located in the town centre include Department of Transport and Main Roads Customer Service Centre, Kingaroy Magistrates and District Court and Kingaroy Police Station on the corner of D’Aguilar Highway, Alford Street, and Short Street. These services are on two individual lots, both owned by the Government (local and state).

Other commercial facilities observed in the town are generally single-tenanted buildings on single lots (e.g. SBcare, Centrelink etc).

3.2.3 SWOT Analysis

Table 3.5. SWOT Analysis, Commercial Development

Strengths	Weaknesses
<ul style="list-style-type: none"> Introducing office development onto the Site will strengthen Kingaroy’s position as South Burnett’s main regional centre. Provides additional employment opportunities for Kingaroy, reinforcing its role in the Region as a major activity centre. 	<ul style="list-style-type: none"> New commercial development is not considered to be feasible without a tenant pre-committing to any new office development. Government tenants are the only likely prospect given the weak private sector office demand in regional locations. Any occupational commitment decision by government will be government/politically driven and not market driven.
Opportunities	Threats
<ul style="list-style-type: none"> Potential for a regional co-working hub, depending on demand and feasibility which is supported by decentralising workforces in the post-COVID era. There is opportunity for new office/business premises development to occur as an ‘ancillary use’ to other uses that may potentially require the use of office space. 	<ul style="list-style-type: none"> Reduction in the demand for office space in general as the nature of working in offices changes and there is less demand for fixed office space in centralised locations.

Source: AEC.

3.2.4 Key Findings

A high-level assessment of the appropriateness of using the Site for a commercial development (anchored by Government services) indicates:

- Current government facilities are located in multiple parts of the Kingaroy town centre. To consolidate these services on one site will provide ease of access for the community in accessing government services, however additional funding and approval will be required from the relevant Government authorities. A business case would need to be developed which may be timely and costly.
- Demand for commercial floorspace related to health and medical services on the fringe of the town centre is expected to be minimal. Medical related health care service providers tend to benefit from co-locating with major hospitals and other health providers and may require purpose-built facilities. Other services such as optometrists, dentists generally take-up space in shopping centres or main retail strips to take advantage of customer foot traffic.
- Other health care and social assistance providers observed in Kingaroy provide ‘at-home’ care services and thus requires less office space for its employees. The NFP providers of these services are also limited in their access to funding to be able to commit as a tenant to new office development.

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- Manufacturing businesses typically require larger floorplates on industrial zoned land. Unlikely to take up space in a commercial development.
- 90% of those employed in the Education and Training industry in Kingaroy work in pre-school, primary or secondary education. These services are provided in purpose-built education facilities, and if office space is required, it is likely to be located on the school sites.
- Accommodation and food service businesses are population-serving and will most likely prefer to be located around the town centre.
- Regional working hubs are being established around Queensland, mainly funded through the Regional Startup Hubs Support Program. This program aims to support regionally based startup hubs and groups in Queensland to build their capability to deliver programs and activities to attract, inspire and build the knowledge and skills of local innovators. There may be opportunity for Council to apply for this grant if a need is determined for such development over part of the Site. However, a business case will need to be developed which may be costly.

3.3 RESIDENTIAL LAND USES

Residential uses are permissible within the Principal Centre zoning, namely multiple dwellings. This section explores the socio-economic indicators that may inform residential demand, including household compositions, dwelling structures, and population by age.

Residential uses considered in this assessment include an aged care facility with high-care beds, and/or retirement village with independent living units.

3.3.1 Economic Considerations

Household Composition

In 2016, there were 4,146 households in Kingaroy, with an average of 2.41 persons per household. This decreased slightly compared to an average of 2.47 persons per household in 2011. The majority of homes comprise of one family households (63.0%), with lone person households making up 26.7% of total households. The composition is similar within the South Burnett region.

Table 3.6. Household Composition, 2016

Household Type	Kingaroy	South Burnett	Queensland
One family household	63.0%	61.9%	64.7%
Two family household	0.7%	1.1%	1.6%
Three or more family household	0.0%	0.0%	0.1%
Lone person household	26.7%	26.0%	21.7%
Group household	3.5%	3.2%	4.3%
Visitors only	2.6%	2.4%	2.4%
Other non-classifiable	3.6%	5.2%	5.1%
Total Households (%)	100.0%	100.0%	100.0%
Total Households (No.)	4,146	13,285	1,791,736
Average persons per household	2.41	2.36	2.58

Source: ABS (2017).

Dwelling Structure and Tenure Type

There were 4,636 dwellings in Kingaroy in 2016, with 89.4% of this being occupied private dwellings. The majority of housing stock appears to be low density, separate detached houses, making up 84.2% of the total private dwelling stock. Semi-detached dwellings or units comprise 13.2% of the private dwellings in Kingaroy, with this typology comprising less of the total private dwellings in the South Burnett LGA (6.3%).

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Table 3.7. Dwelling Structure, 2016

Dwelling Structure	Kingaroy	South Burnett	Queensland
Separate house	84.2%	90.1%	74.1%
Semi-detached/ Flat, unit or apartment	13.2%	6.3%	23.7%
Caravan, cabin, houseboat	1.8%	2.5%	1.8%
Improvised home, tent, sleepers out	0.5%	0.9%	0.3%
House or flat attached to a shop, office, etc.	0.3%	0.3%	0.2%
Total (%)	100.0%	100.0%	100.0%
Total (No.)	4,619	15,214	1,987,300

Source: ABS (2017).

In 2016, 58.4% of respondents in Kingaroy owned their homes either outright or with a mortgage, whereas 39.9% were renting. Home ownership is higher in the wider LGA, with 69.6% of respondents owning their homes and 27.5% renting.

Table 3.8. Tenure Type, 2016

Tenure Type	Kingaroy	South Burnett	Queensland
Owned outright	32.1%	41.3%	29.8%
Owned with a mortgage	26.3%	28.4%	34.0%
Rented	39.9%	27.5%	34.0%
Other tenure type	1.7%	2.8%	2.2%
Total	100.0%	100.0%	100.0%

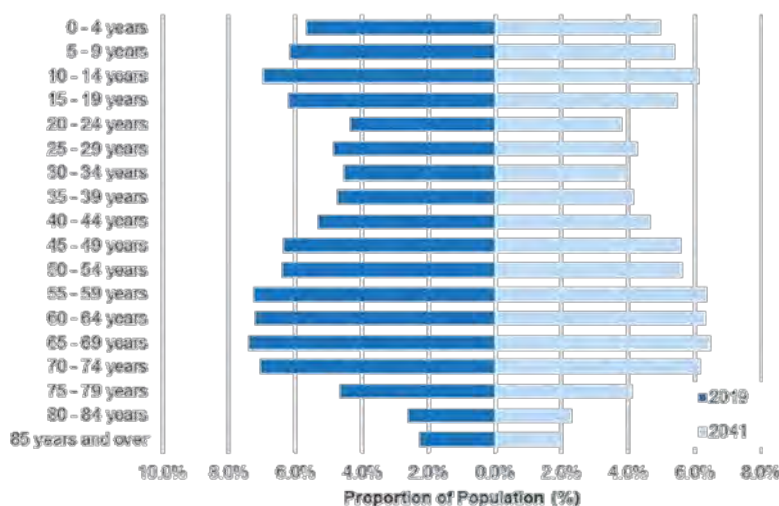
Source: ABS (2017).

Population by Age

Currently the South Burnett LGA has an older population than Queensland with an average age of 42.8 years compared to 39.1 years in Queensland. Kingaroy’s population is slightly younger on average than Queensland, with an average age of 38.7 years.

The South Burnett Region is experiencing a significant ageing of the population, with the average age increasing by 3.1 years over the past decade, and this trend is expected to continue. Currently, persons aged 60 years and above account for 31.2% of the population in the LGA (approaching 1 in 3 persons) and is expected to increase to 37.1% by 2041. In Kingaroy, 24.1% of its population is currently aged 60 years and above, forecast to increase to 28.7% in 2041.

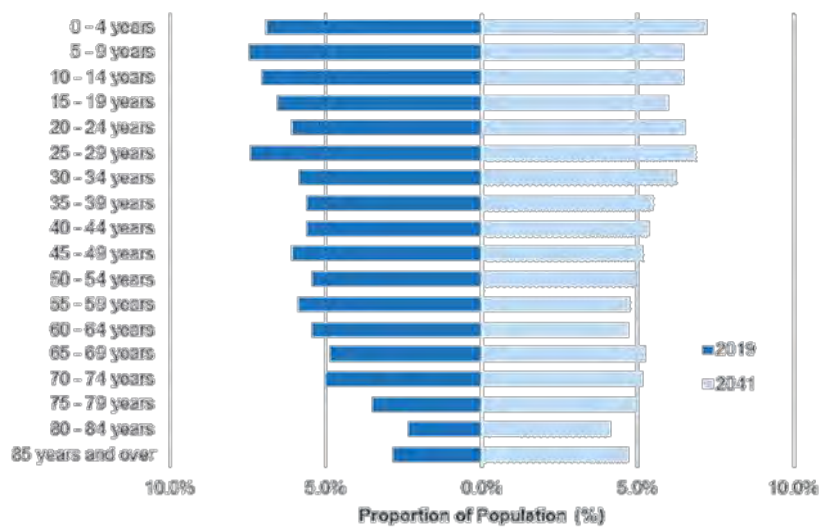
Figure 3.5. Population by Age, South Burnett LGA, 2019 vs 2041



Source: ABS (2020), QGSO (2018).



Figure 3.6: Population by Age, Kingarroy SA2, 2019 vs. 2041



Source: ABS (2020), QGSO (2018).

With the population in South Burnett LGA driven by growth in the older age cohorts (2.0% average annual growth for 65 years and over, 4.4% average annual growth for 85 years and over), the demand for aged care and retirement living is expected grow strongly over the next 10-20 years assuming there is not a material shift in relocation of this cohort out of the region in their retirement age.

The following table highlights the significant growth in persons aged over 60 years and over 80 years in the coming decades, which will place an increasing demand on the local provision of retirement living and aged care facilities and other town services catering to this age cohort.

Table 3.9. Cumulative Change in Persons Aged 60+ (from 2019)

Catchment	2019	2021 ^f	2026 ^f	2031 ^f	2036 ^f	2041 ^f
60+ Years						
Kingarroy SA2	2,480	2,601	2,884	3,140	3,392	3,580
<i>Cumulative Change</i>		121	404	660	912	1,100
% of Population	24.1%	24.8%	26.2%	27.3%	28.2%	28.7%
South Burnett LGA	10,149	10,492	11,598	12,538	13,342	13,773
<i>Cumulative Change</i>		343	1,449	2,389	3,193	3,624
% of Population	31.2%	31.8%	33.9%	35.5%	36.7%	37.1%
80+ Years						
Kingarroy SA2	538	535	611	783	932	1,090
<i>Cumulative Change</i>		-3	73	245	394	552
% of Population	5.2%	5.1%	5.6%	6.8%	7.8%	8.8%
South Burnett LGA	1,592	1,729	2,171	2,817	3,238	3,637
<i>Cumulative Change</i>		137	579	1,225	1,646	2,045
% of Population	4.9%	5.2%	6.4%	8.0%	8.9%	9.8%

^f Forecast
Source: AEC, ABS (2020), QGSO (2018).

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3.3.2 Overview of Existing Facilities

Residential aged care is a service for older people that can no longer live at home without assistance due to illness, disability, bereavement or other needs. This differs from retirement villages, which provide facilities for independent living for individuals/couples in their senior years.

Existing retirement villages and aged care facilities in Kingaroy include:

- Blue Care Kingaroy Canowindra Aged Care Facility – 60 bed facility.
- Orana Lutheran Complex - 94 beds for low and high care, and 19 single-storey units for independent living for over 70s.
- Regis Barambah Villas - 12 villas for independent living for over 65s.

Within the South Burnett LGA, Southern Cross Care also operates two facilities in Nanango, and Murgon:

- Southern Cross Care Karinya, Nanango - offers cottage style accommodation for 40 resident places.
- Southern Cross Care Castra, Murgon – a 61 bed facility offering independent living units, respite care and low and high care services.
- Forest View Residential Care Unit – 46 high care beds

There are also two major community service providers that operate in Kingaroy that provide at-home aged care assistance for the aged population. These services are an alternative to aged-care or retirement living, and may reduce the demand for residential facilities for aged persons into the future, particular with the rise in government assistance through 'home care' packages.

South Burnett Care (SBcare) and South Burnett CTC (CTC) are both community-owned, not-for-profit organisations that provides social assistance services to the Kingaroy community. Both are major employers for Kingaroy and provide essential services for the community. These community services are generally provided in the homes of the customers.

- South Burnett CTC provides support services to address the needs of disadvantaged people, which include disability services, youth and family services, foster care services and specialist housing services. Their headquarters are located on Comish Street in Kingaroy, with additional offices in Murgon and Wondai. The organisation employs 177 staff, with the majority of the staff being part-time or casual employees. Due to the nature of the services provided (at-home care services, generally not centre-based), flexible working arrangements are more suited for the organisation.
- SBcare provides a range of community care services across aged and disability care. Approximately 210 staff are employed by SBcare, with the headquarters located on the corner of Kingaroy and Avoca Streets, north of the Pound Street Site. The facility is mainly used for administrative purposes, with group programs also occasionally being run on-site. The headquarters and the land are owned by SBcare. There appears to be sufficient developable land surrounding the existing building for expansion if future growth requires more space.

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3.3.3 SWOT Analysis

Table 3.10. SWOT Analysis, Aged Care/Retirement Village Development

Strengths	Weaknesses
<ul style="list-style-type: none"> • Aging population in the wider South Burnett region increases demand for retirement living and aged care facilities. • Strategic location being within easy and relatively level access to the Kingaroy town amenities. • Sizeable land area to provide for a staged development and room for expansion for an aged care development on the Site. 	<ul style="list-style-type: none"> • May compete with existing aged care providers in the region which are established. • Aged Care land use may not represent the highest economic use or highest employment generating use for the Site. • To buy into an aged care facility usually requires the aged person/couple to fund this through the sale of their existing home. With relatively affordable housing in Kingaroy and surrounds, there is limited funds available to buy into aged care facilities which can limit the feasibility of developing such facilities.
Opportunities	Threats
<ul style="list-style-type: none"> • Close proximity to SBcare, there may be opportunity for a partnership to expand the services already provided. 	<ul style="list-style-type: none"> • Competition from other available land is strategic positions such as underdeveloped land around the Kingaroy Hospital.

Source: AEC.

3.3.4 Key Findings

A high-level assessment of the appropriateness of using the site for an aged care/retirement village development indicates:

- There is potential for an aged care facility or retirement village development given the ageing population in Kingaroy and the wider South Burnett region.
- The Site is in a strategic location, within walking distance to the town centre and at a relatively level grade and therefore would provide ease of accessibility for elderly persons looking to access town facilities even with motorised mobility aids.
- Discussions with Council indicate that there is a shortage of housing stock within proximity of the Kingaroy town centre. Council has observed a trend in empty-nesters or widowers living in larger lot homes. Retirement villages can provide independent living options for these residents wishing to downsize, providing a sense of community with like-minded individuals while maintaining an independent lifestyle. It also serves as a transitional accommodation into aged care living. This may catalyse a higher turnover in the established housing market to provide families and younger professionals with more housing options and lead to renewal/renovation or rebuilding of existing housing stock which is dated.

Discussions with industry representatives have indicated that people are entering aged care homes at a much later age, opting to spend as much time as possible left in their family homes. The provision of at-home services by providers such as SBcare (and funded by government primarily) allow for this to continue, with increased government funding in the budget for these services.



3.4 HEALTH AND MEDICAL FACILITY

3.4.1 Economic Considerations

As identified earlier in the chapter, Health Care and Social Assistance is the main employment industry, representing 21.1% of total employment in Kingaroy. This coupled with the data showing an aging population will increase the demand for health and medical services provided in the region.

3.4.2 Existing Health and Medical Facilities

Public Hospitals

Kingaroy and the South Burnett region is currently serviced by the Kingaroy Hospital, located north of the town centre. The public hospital is operated by Queensland Health within the Darling Downs Hospital and Health Service (DDHHS) catchment.

In 2017, the Queensland State Government committed \$62.0m to the redevelopment of the Kingaroy Hospital to improve the existing facilities and increase the capacity of the hospital to meet the needs of the community. Investment into the hospital has since increased to \$92.5m, with the first stage of redevelopment completed in early 2021.

The first stage of the Kingaroy Hospital redevelopment included an expanded emergency department, a tele-chemo unit, a new day surgery, modern birthing suites and wards. The new hospital will increase the number of patient treatment spaces from 46 to 66 and improve the hospital's capacity as a hub for trauma, paediatric, obstetric, rehabilitation and mental health services.

Other public hospitals in the South Burnett region are located in Murgon, Nanango, Cherbourg and Wondai. These public hospitals have smaller capacities and limited specialist services. Kingaroy Hospital is the primary hospital hub for the South Burnett region.

Private Hospitals

The Lady Bjelke-Petersen Community Hospital (LBPCH) is a day surgery hospital servicing the South Burnett region. The LBPCH is located on Markwell Street within the town centre, opposite Kingaroy Shoppingworld. Sullivan Nicolaides Pathology, and Markwell Medical Centre (family general practice) is located next to the site.

The LBPCH is owned by the Council and operated by the South Bank Medical Group (SBMG). Facilities include one operating theatre, 14-day procedure recovery chairs and five-bed overnight post-recovery rooms. The LBPCH is licensed for surgical, anaesthetic, haematological and oncology services.

LBPCH is the only private hospital in the South Burnett Region. Other private hospitals are located in Toowoomba and Sunshine Coast.

3.4.3 SWOT Analysis

Table 3.11. SWOT Analysis, Health and Medical Facility

Strengths	Weaknesses
<ul style="list-style-type: none"> Health care and social assistance is currently the largest employment industry in Kingaroy and LGA. May provide additional jobs in the area. 	<ul style="list-style-type: none"> Location is on the fringe of town. May require a medical operator to anchor the development in order to be feasible. There are two other hospitals in Kingaroy.
Opportunities	Threats
<ul style="list-style-type: none"> A new purpose-built facility with an anchor medical operator may provide specialist services not currently available in the area. 	<ul style="list-style-type: none"> Additional floorspace for health and medical may better suited closer to existing hospitals (such as underdeveloped land around the Kingaroy Hospital) to benefit from co-location. Significant investment in Kingaroy Hospital redevelopment, additional medical facilities may compete with the Hospital.

Source: AEC.



3.4.4 Key Findings

A high-level assessment of the appropriateness of using the site for a health and medical facility indicates:

- There may be sufficient vacant land around the existing private and public hospitals in Kingaroy to expand health and medical facilities (if required).
- Another medical facility may take away and compete with the Kingaroy Hospital, which has received significant investment and expected to continue to expand and improve.

3.5 SHORT-TERM ACCOMMODATION FACILITIES

This section examines short-term accommodation including motel and accommodation hotels providing leisure accommodation for travellers and tourists predominantly, however, have also filled the gap of accommodation needs of workers looking for temporary accommodation.

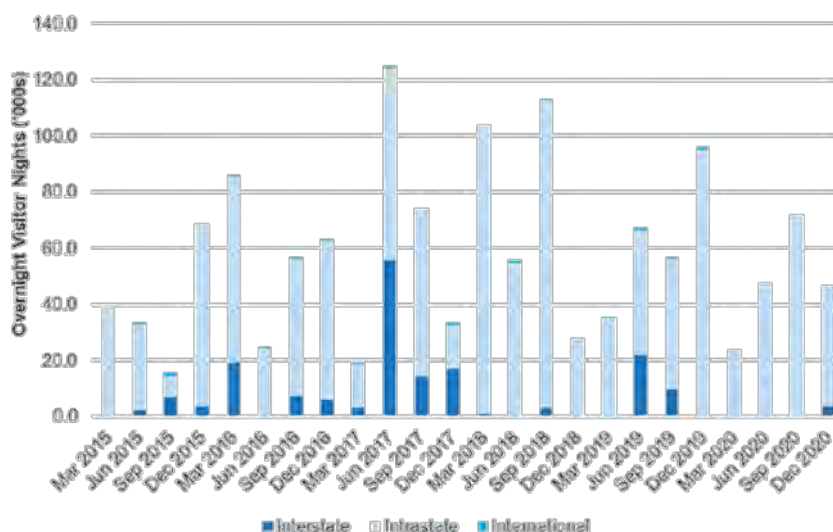
3.5.1 Economic Considerations

Figure 3.7 outlines the number of overnight visitor nights in Kingaroy between 2015 and 2020. An overnight visitor is a visitor to a destination if they stay one or more nights in a particular region that is not their home area while travelling within Australia.

The graph below indicates that the majority of visitors to Kingaroy are from intrastate, i.e. from Queensland. Kingaroy has historically attracted very limited international and interstate visitors who stay overnight.

Domestic intrastate overnight visitors make up approximately 85% to 95% of total overnight visitor nights in Kingaroy, and stay on average 2.7 nights.

Figure 3.7. Overnight Visitors to Kingaroy, Quarterly, 2015 to 2020 ('000s)



Source: TRA (2020).

3.5.2 Overview of Existing Facilities

The short-term accommodation market in Kingaroy is dominated by motels. Other accommodation facilities include farm-stays, caravan parks and B&Bs (excluded for the purposes of this analysis). A desktop review of the short-term accommodation available in Kingaroy show there are 12 motels/hotels mainly centred around the town centre, and along D'Aguiar Highway.

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Table 3.12. Short-Term Accommodation Facilities, Kingaroy

Type	Name	Address
Within Kingaroy		
Motel	Room Motels	76 Youngman St, Kingaroy
Motel	Motel Oasis	50 Walter Rd, Kingaroy
Motel	Pioneer Lodge Motel	50 Walter Rd, Kingaroy
Motel	Kingaroy Country Motel	38 Knight St, Kingaroy
Motel	Ascot Lodge Motor Inn	69/71 Kingaroy St, Kingaroy
Motel	Burke & Wills Motor Inn	95 Kingaroy St, Kingaroy
Motel	Motel Holiday	175 Youngman St, Kingaroy
Cabins	PepperTree Cabins	7 Evelyn St, Kingaroy
Hotel	Carrollee Hotel	4 King Street, Kingaroy
Cabins	Kingaroy Holiday Park	48 Walter Rd, Kingaroy
Cabins	Hillview Cottages	297 Birt Rd, Kingaroy
Motel	Kingaroy Hotel Motel	Corner Haly & Youngman Streets, Kingaroy
South Burnett LGA		
Motel	Copper Country Motor Inn	14354 D'Aguiar Hwy, Nanango
Motel	Nanango Antler Motel	33 Henry St, Nanango
Motel	Nanango Star Motel	3 Drayton St, Nanango
Motel	Nanango Fitzroy Motel	55 Fitzroy Street, Nanango
Motel	Wondai Colonial Motel	125 Haly St, Wondai
Motel	The Palace	77 Drayton St, Nanango
Motel	Murgon City Motor Inn	193 Lamb St, Murgon

Source: AEC.

3.5.3 SWOT Analysis

Table 3.13. SWOT Analysis, Short Term Accommodation

Strengths	Weaknesses
<ul style="list-style-type: none"> Provides visitors with more choice and options. Alleviates supply pressures on existing accommodation facilities. 	<ul style="list-style-type: none"> Limited interstate and international visitation. Future international visitation is constrained due to the pandemic. Site is on the fringe of town centre.
Opportunities	Threats
<ul style="list-style-type: none"> Aligns with strategic initiative in Regional Development Strategy to grow visitation in South Burnett. Opportunity to introduce a 'new-age' motel with higher quality accommodation offering into the location. 	<ul style="list-style-type: none"> Additional competition may result in the closure of existing short-term accommodation operators, particularly during periods of slower activity.

Source: AEC.

3.5.4 Key Findings

A high-level assessment of the appropriateness of using the Site for a short-term accommodation development indicates:

- Majority of short-term accommodation facilities observed in Kingaroy are older-style and were constructed in the 1980's or even earlier. Opportunity to provide more modern accommodation facilities to provide visitors with a greater choice.
- More accommodation facilities may direct economic activity to Kingaroy (rather than the smaller towns), strengthening its position as the main regional centre in the LGA.
- Informal discussions with motel operators indicate that occupancy levels in the accommodation facilities in Kingaroy are high due to a shortage of supply. It was observed that while AEC was on-site that the majority of

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visitors appear to be workers. Council has indicated previously that there was a high level of non-resident workers in the region which take up temporary residency in Kingaroy's accommodation facilities. Based on anecdotal evidence, the reason this trend is occurring is due to shortage in suitable rental housing accommodation available.

- 'Rooms' Motel in Youngman Street is the most recently constructed motel accommodation in Kingaroy in recent years and provides a more modern offering to the market being different to existing motel facilities that were built in the 1980's predominantly. Further new accommodation development may not be feasible when weighing-up capital costs (acquiring land and construction) against the revenue to be generated from the current level of overnight tariff that can be charged in this location.
- If the motel accommodation facilities in Kingaroy and surrounds are being supported by the non-residential short-term workers then a new motel business may not be able to be sustained in the long term on such a composition of clientele. A strong tourist attractor in the region would need to be established to encourage 1-to-2-night visitation to the town. This appears to be currently lacking in order to instigate demand for a new short-term accommodation development. These comments are based on AEC's observations and not based on any feasibility study undertaken.

3.6 COMMUNITY FACILITIES

This section examines the existing community facilities as outlined within existing Council documents and discusses the opportunity and suitability of incorporating all or part of the Site for community related land uses.

3.6.1 Economic Considerations

The provision of community facilities are important in creating a sense of neighbourhood within towns. Well-planned community facilities can serve many purposes, providing key areas for recreation and socialisation. As communities grow and change, the demand for such facilities increases and can become a major consideration for families and other residents to establish homes in regional towns.

The Sport and Recreation Infrastructure and Strategic Plan identifies the following guiding principle for the planning of recreation and physical activity in the LGA – *"recreation nodes are co-located with sports, community buildings, and other public spaces where possible"*. Co-location of these spaces will improve amenity in the area and create vibrant and busy communities. A mixed-use community facility can be used by residents of all ages, depending on activities provided in these spaces.

While it is not Council's role to be a provider of activities, Council has the opportunity to take an active role in promoting activities currently undertaken, particularly within community facilities. Council facilities such as the town hall, town common hall, showground halls and library can be promoted as areas available for indoor community activities.

Community consultation undertaken as part of the Plan indicates that the top three priorities in Kingaroy over the next 10 years include:

- More community events in public parks.
- Provision of places/facilities for young people.
- Shade across all parks and pathways.

3.6.2 Overview of Existing Facilities

Table 3.14. Community Facilities, Kingaroy

Community Facilities	Type	Activities
Kingaroy Town Hall	Community Facility	Indoor bowls, various
Kingaroy Town Common Hall	Community Facility	Yoga, various
Kingaroy Library	Community Facility	
WJ Lang Memorial Olympic Pool	Aquatic Centre	Outdoor pool

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Community Facilities	Type	Activities
Kingaroy Showgrounds	Showgrounds	Motor sports, equestrian, community halls
Kingaroy State High School	School Facilities	Netball, basketball, futsal, volleyball
St Mary's Catholic College	School Facilities	Futsal

Source: SBRC (2018).

There are no dedicated indoor sports venues in Kingaroy. Currently, local high school indoor sports facilities in Kingaroy are available for use outside of school hours, meeting the need for such facilities in Kingaroy. The nearest facility is the PCYC in Murgon which is approximately 46km driving distance from the Kingaroy town centre. The PCYC provides a range of facilities, including a multi-function sports hall, squash courts, meeting rooms, gymnastics space, commercial kitchen and dining room. Although the PCYC is well supported by the Murgon community, it is noted in the Strategic Plan that support from residents of other towns in the LGA is not strong, with the travel distance identified as the highest barrier of utilisation.

The Strategic Plan indicates that existing facilities are largely underutilised, with many older community halls reaching the end of their useful life. To maintain, upgrade or replace these facilities will be at a significant cost to Council, however demolition of these facilities will not be viewed favourably by the community due to emotional attachments. A key challenge identified by Council is the considerable costs of maintaining and operating community facilities.

3.6.3 SWOT Analysis

Table 3.15. SWOT Analysis, Community Facility

Strengths	Weaknesses
<ul style="list-style-type: none"> Provide new spaces for the community to meet, play and socialise. Strengthen relationships within the community. Provides additional spaces for local community and sporting groups. Complements uses surrounding the Site (e.g. adjoins 'Citizen Park and pathway to the north as well as a childcare centre, close proximity to Kingaroy Showgrounds and Town Common Hall, residential uses surrounding the Site). 	<ul style="list-style-type: none"> Likely to be Council-owned and operated. Likely to have low financial returns. On the fringe of the town centre, may direct activity away from the centre.
Opportunities	Threats
<ul style="list-style-type: none"> May draw residents from other towns and villages into Kingaroy, further enforcing Kingaroy as the main regional centre. 	<ul style="list-style-type: none"> Funding availability for development and ongoing operations. Demand for funding other projects competing with funding required for community capital and operational costs.

Source: AEC.

3.6.4 Key Findings

A high-level assessment of the appropriateness of using the Site for a community facility development indicates:

- There are no indoor sports facilities in Kingaroy, with local high school facilities currently being used to meet this demand. The nearest indoor sports facility is the PCYC in Murgon, which is approximately 45 minutes' drive away. This may be seen a gap in community facilities that be met partly or wholly across the Site.
- A new facility with a combination of community event spaces, indoor sports facilities, and other public spaces would provide for a 'recreation node' for the community to meet, play and socialise. This may strengthen community connections and encourage more physical activity leading to healthy lifestyles.
- Funding will be required to build a new mixed-use community facility. Ongoing maintenance and operational costs may also need to be subsidised as most community facilities do not generate enough revenue to be self-sufficient as users are mainly local community and sporting groups.

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3.7 MIXED USE OPPORTUNITY

Given the Site is within close proximity to the Kingaroy town centre and is one of the few large undeveloped sites in the Principal Centre zone, there is an opportunity for the Site to accommodate a mixed-use development that allows for various land uses.

An anchor of one of the uses analysed in this Section will determine the appropriate mix. Other uses on the Site should be complementary/ancillary to the existing surrounding uses, as well as the potential anchor use. To assess the mix of uses appropriate for the Site, the future needs of the community, locational and strategic attributes and existing uses surrounding the Site will be examined.

The future development of the Site can potentially form an extension of the urban core south of the Kingaroy town centre depending on the land use.

Figure 3.8 shows the existing uses surrounding the Site.

Figure 3.8. Existing uses surrounding the Site



Source: Nearmap, AEC.

Along Kingaroy Street, there are a number of 'highway-oriented retail' uses such as fast-food chain Red Rooster, car dealerships and a service station on the corner of Kingaroy Street and Knight Street. Highway-oriented retail tend to meet the demands of the traveller. This includes uses such as fuel stations, restaurants and motels. The Site is strategically located at the 'southern gateway' entry to Kingaroy's town centre from D'Aguilar Highway, a major road linking the Bruce Highway to South Burnett. Given its location, there is potential opportunity for

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additional highway-oriented retail uses on the portion of the Site that fronts Kingaroy Street, complementing the uses across the road on the western side of Kingaroy Street.

Immediately to the north of the Site, there is a council-owned park known as 'Senior Citizens Park'. Community uses have been observed in this public park, including a community group that uses a portion of the park for bee-keeping and a community garden. A concrete pathway provides for easy pedestrian and cycling access between Pound and Kingaroy Street. The water feature and surrounding open space provides an opportunity to enhance and create an attractive community space that draws the community to gather with provision of shade shelters, tree planting and children's playground.

Further north of the Site are two properties, including the headquarters of SBcare and a childcare centre. Proposed uses for the Site should not interfere or conflict with these uses as they provide important community-oriented services for Kingaroy.

Figure 3.9 illustrates a potential mix of land uses that may be considered appropriate for the Site, taking into account locational attributes, strategic considerations and potential future demands of the community.

Figure 3.9. Potential Mixed-Use Opportunity



Source: Nearmap, AEC.

Aged Care/Retirement Village/Community Use

A significant economic indicator of Kingaroy and South Burnett's future needs is the aging population. Accordingly, a retirement village with independent living units and an aged-care facility is likely to meet the changing needs of the future population. Complementary uses to aged care could include community facilities to be incorporated at some scale for utilisation by the community and the residents.

Timing of delivery of such a use is highly dependent on the market conditions, house prices and feasibility, of which are difficult to forecast. However a trend that is evident is that of the ageing the population in the South Burnett region, which will continue to do so over the coming years, unless there is some significant shift involving a younger population moving into the region which changes the demographic composition of the local population.

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Retail Uses

The western portion of the Site has been identified for retail uses that are typically 'highway-oriented', such as restaurants, visitation centres (in close proximity to the future Big Peanut), 'new generation' motel, automotive showroom, or other uses which complement the uses currently on Kingaroy Street. Although the Site is not located on a 'highway', it serves as a southern gateway entry into the Kingaroy township to visitors coming off the D'Aguiar Highway. Potential uses on this portion of the Site should cater to the demands of those travelling through Kingaroy and could include services that support the town. The uses on this portion of the Site should be complementary the other uses on the Site, and thus may be identified as a future stage for development once the 'anchor' land use of the Site has been confirmed.

In addition, there are three residential properties adjacent to the Site which are currently on the market. Whilst not included in the property lot boundaries of the Site, these properties would be ideal for additional highway-oriented retail or commercial uses, and as such have been identified as part of this assessment. If Council were to undertake a master-planning process of this part of town, consideration should be given to these lots as they are zoned Principal Centre and have frontage to Kingaroy Street.

Open Space

The northern portion of the Site would be suitable for open space. This creates a level of amenity on the Site and provides a barrier between the proposed uses on the Site and the existing open space, protecting existing environmental features.

3.7.1 Overview of Existing Facilities

There are no facilities that incorporates a mix of aged care/retirement living, community facilities and retail in Kingaroy.

A similar offering is located in Warwick, approximately 200km from Kingaroy in the Southern Downs Region LGA. The integrated facility features 128-beds for aged care, 99 retirement living units, community centre with auditorium, function rooms and café, office space for Warwick Home and Community Care and a venue of Warwick Church of Christ. The co-location of these facilities and services provide an all-rounded living experience for its residents and broader community.

3.7.2 SWOT Analysis

Table 3.16. SWOT Analysis, Mixed Retirement Village/Aged Care Facility and Highway-Oriented Retail

Strengths	Weaknesses
<ul style="list-style-type: none"> • Could assist in fostering a sense of community for residents of all ages. • Close proximity to the town centre and public spaces which promotes physical activity and recreation. • Retail uses takes advantage of street frontage. • Open space provides a buffer between existing uses to the north and improves amenity. 	<ul style="list-style-type: none"> • Competes with existing aged care providers. • May not achieve high sale value of the land if sold for this purpose. Most aged care providers require land at little to no cost in order for it to be feasible.
Opportunities	Threats
<ul style="list-style-type: none"> • A mixed use offering on the site allows the strengths of the site to be enhanced, i.e. highway retail uses fronting Kingaroy Street as compared to other more passive land uses fronting the more quieter Pound Street frontage. 	<ul style="list-style-type: none"> • Requires interest from aged care to fund the development. Market suggests there may be minimal interest currently for this development.

Source: AEC.

4. PROPERTY MARKET RESEARCH

KEY HIGHLIGHTS

- **Declining sales activity and volatility in the median commercial sale price** - The Kingaroy industrial & commercial market from the year 2000 to 2008 was characterised with reasonable strong sales activity and rising median annual sale price. In contrast, from the year 2009 to 2021, sales activity was consistent but at lower levels and median annual sale price was more volatile as it fluctuated from year-to-year.
- **Building approvals low but consistent** – Residential and non-residential building approvals remain at low but consistent levels since 2015 (excluding any outliers).
- **Significant potential supply of residential and retirement living stalled in planning approval phase** – Large, staged and long-term projects approved however not progressing with significant upfront infrastructure costs, capped revenue potential and finance headwinds creating feasibility challenges and barriers for projects to progress.
- **Projects progressed and completed are mainly bulky good retailing** – Large national chain investment in regional QLD, access to affordable and accessible land and opportunity to compete with traditional retailers are reasons for development progressing in Kingaroy in this sector.
- **Development land sales indicate the subject site's realisation potential is from \$750,000 to \$1,250,000** – Analysis of sales evidence, comparison and adjustments suggest \$30/m² to \$50/m² would be applicable to the Site.
- **Retail land use has potential to deliver the highest financial return on sale subject to commitments** – without a retail tenant pre-commitment to anchor a development on the Site, then a premium value attached to a retail use on the land may not be realised.

4.1 MARKET OVERVIEW

4.1.1 Industrial and Commercial

Kingaroy has a history of low volumes of commercial and industrial sales which are generally confined to local business operators. Commercial office buildings in Kingaroy are mainly located in the town centre along Haly, Glendon, Alford and Kingaroy Streets. Typically, commercial buildings in Kingaroy take the form of single-tenanted or owner-occupied buildings on single lots (e.g. SBcare, Centrelink etc).

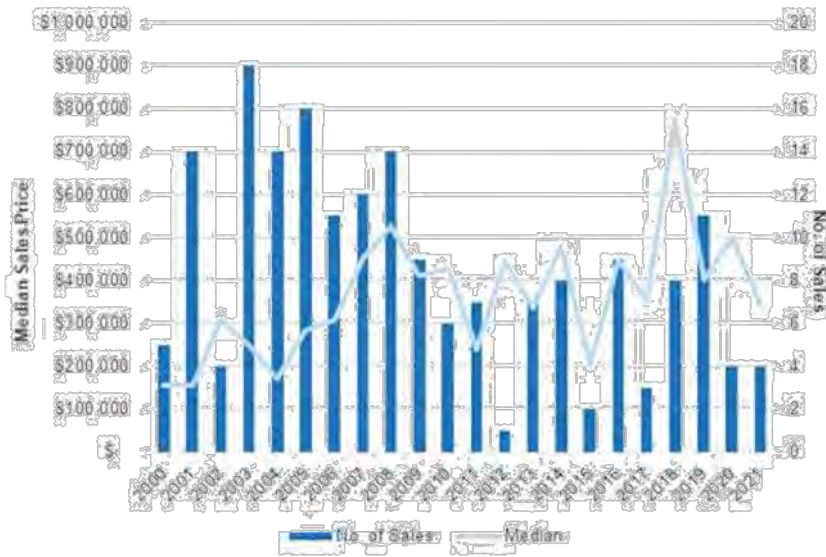
Data shown within Figure 4.1 and Figure 4.2 reflects the level of commercial and industrial property sales activity in Kingaroy over the last 20 years. Commercial and industrial sales activity has been in decline since the early 2000's. There have been limited commercial and industrial sales activity over the past few years within the Kingaroy locality.

The statistics captured in Figure 4.1 show a spike in the median sale price for commercial properties in 2018 (representing an increase of 120% compared to the previous year). This is due to the site at 2 Walter Road, Kingaroy having transacted twice during the year. The site first sold in July 2018 to Bunnings Properties Pty Ltd for \$1.13m and then three months later for \$2.43m, representing a gain of 115%.

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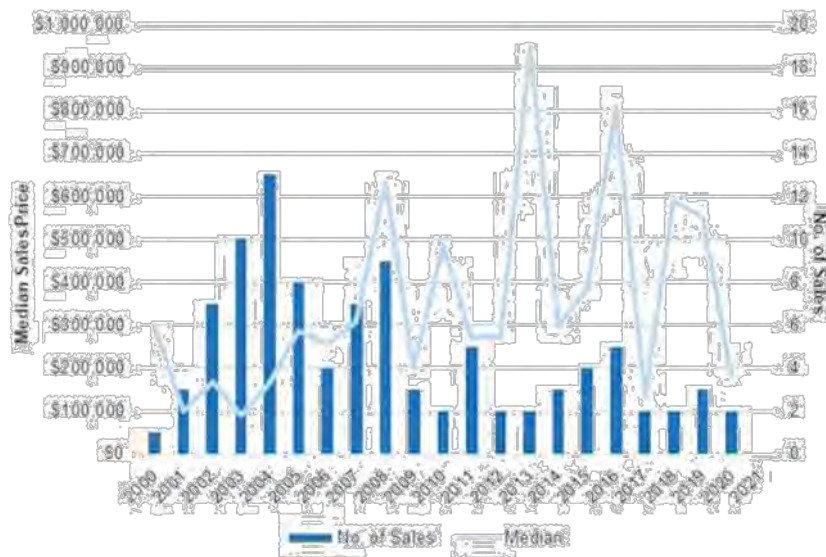


Figure 4.1. Commercial Sales Activity, Kingaroy (2000-2021)



Source: PriceFinder (2021).

Figure 4.2. Industrial Sales Activity, Kingaroy (2000 to 2021)



Source: PriceFinder (2021).

4.1.2 Residential

House and unit prices in Kingaroy have experienced a slight increase over the past two years, which aligns to the housing market trends across Australia.

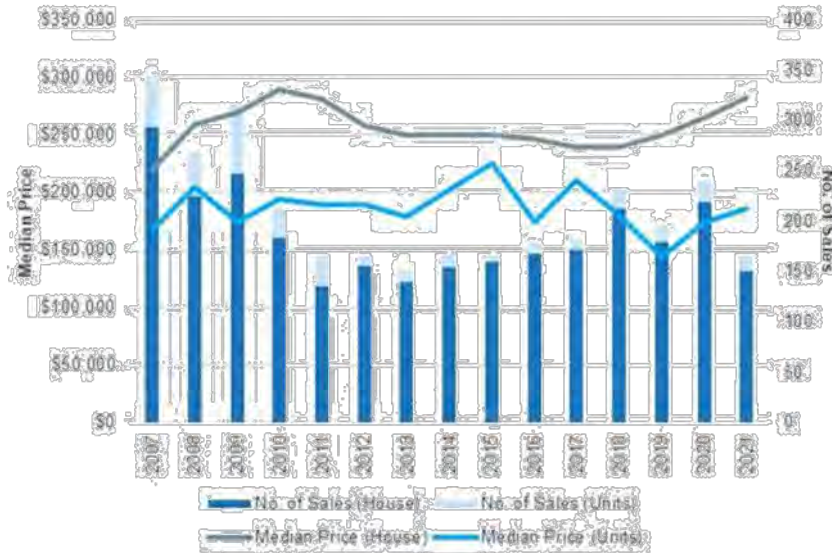
The median house price in Kingaroy in 2020 was \$265,000 with over 219 sales. This increased by 6.0% from the previous year. Units are less common in Kingaroy, with the median price in 2020 at \$175,000 over 21 sales, increasing by 21.5% compared to the previous year.

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In the six months to June 2021, the median house price in Kingaroy increased by 6.6 % to \$282,500 across 150 sales. Similarly, the median unit price has increased to 6.0% to \$185,500 with 16 sales occurring to date.

Figure 4.3. Sales Volumes and Median House and Unit Prices, Kingaroy (2007 – 2021)



Source: PriceFinder (2021).

4.2 DEVELOPMENT ACTIVITY

4.2.1 Building Approvals

Figure 4.4 shows the value of residential and non-residential building approvals in the Kingaroy area. Building approval activity in Kingaroy over the past five years has remained relatively constant, driven predominantly by non-residential approvals.

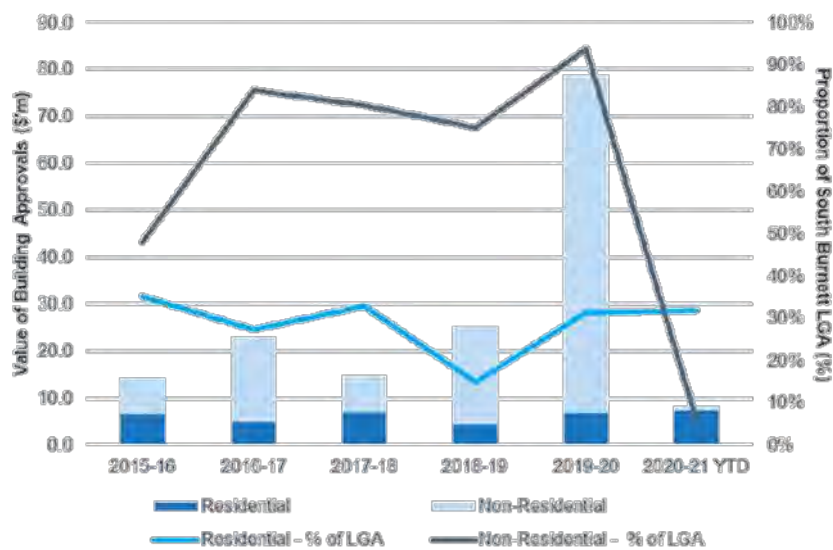
There was a significant increase in non-residential approvals in the financial year 2019/20 (i.e. 1 July 2019 to 30 June 2020), where non-residential building approvals were \$72.0m, which represented 94% of total non-residential building approvals in the whole South Burnett region.

There has been few non-residential building approvals in the current financial year, contributing only 6% of total non-residential building approvals in the LGA.

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Figure 4.4. Building Approvals in Kingaroy (\$'m), 2015/16 to 2020/21 YTD



Source: ABS (2020a), AEC.

4.2.2 Major Development Approvals

The following is a list of the larger development approvals on record, as supplied by Council.

Table 4.1. Projects Proposed, Approved and Recently Completed, Kingaroy

Project	Description	Type	Yield	Status
Projects Approved and Proposed				
2 Kelvyn St, Kingaroy	Relocatable Home Park (RHP) approval. Significant infrastructure charges required. MCU and Operational works approved.	Relocatable Home Park (over 50's village)	Stage 1 – 116 Lots Stage 2 – 149 Lots	Commencement timing unknown. Approved 2014 Amended 2019
95 Markwell St, Kingaroy	Retirement village unit project proposed. Mixed 1, 2 & 3 beds with common facilities.	Independent Retirement Living	110 units	DA under assessment Approved 2016 (44 units) Under assessment (110 units)
"Sunnyvale" Youngman St, Kingaroy North	Previous approval for commercial and residential development. 8.84ha of Multiple Dwelling/ Retirement Village 4.0ha of Commercial Precinct 454 residential lots. Significant infrastructure charges required.	Mixed Retirement Living, Commercial & Residential Housing Lots	454 Residential Lots 4 Ha of Commercial	DA Approved Long term development.
60 Clark & Swendson Rd, Kingaroy	Residential housing lot development. Typical lots size from 800m ² to 1,000m ² with park and buffer lot. Significant infrastructure charges required.	Residential Land Subdivision	229 lots (across 12 stages)	DA Approved in 2019 Long term development.
Lot 8 Rogers Dr, Kingaroy	Service Station, Food & Drink outlet located in close proximity to the bulky good retail precinct in Kingaroy	Service Station, Food & Drink premises	1,160m ² of retail	Application submitted under assessment.

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Project	Description	Type	Yield	Status
Projects Recently Completed				
IGA Kingaroy, Cnr Avoca & Pound St, Kingaroy	Expansion of the existing IGA Kingaroy to include 4 specialty stores	Retail	Additional 525m ²	Completed and operational in 2019/2020
Bunnings Kingaroy, 2 Walter Rd, Kingaroy	New Bunnings store constructed in the bulky good precinct next to the existing Mitre 10.	Retail (Bulky Goods)	Est 6,000m ²	Completed and operational in 2019/2020
PETstock and Car Servicing, 28 Walter Rd, Kingaroy	New PETstock and car servicing centre	Retail (Bulky Goods)		Completed and operational from mid-2021
'Room Motel' 74 Youngman St, Kingaroy	New motel property developed	Short Term Accommodation	20 rooms (492m ² GFA)	Completed and operational from 2019/2020
'Room Motel' 76 Youngman St, Kingaroy	New motel property developed	Short Term Accommodation	Est 24 rooms	Completed and operational from 2019/2020
Protoco Oils, 5 Cornish St, Kingaroy	Nut oil processing facility	Light Manufacturing	5,411m ² facility across 2 stages	Stage 1 under Construction

Source: SBRC.

The bulky goods precinct including the Bunnings and PETstock stores have contributed to most of the development activity in Kingaroy in recent years and has attracted other retail uses to the precinct. This specialised retail precinct has developed for the following reasons:

- Availability of accessible and affordable land for retail development.
- Potential for competitive advantage (National chains with their brand and buying power vs. independent local stores).
- Investment in regional QLD by large businesses.

In contrast to the pace and investment in the specialised precinct near Walter Road, residential subdivision land, aged care and retirement living development are not being delivered. There are significant challenges and 'headwinds' in making these projects feasible including:

- Significant upfront infrastructure costs for residential land subdivision.
- A price ceiling on achievable revenues that can be achieved for housing lots, new homes and retirement units in the Kingaroy location which in some cases renders projects non-feasible.
- Land prices and completed dwelling prices are not increasing significantly enough to be able to make some of the development projects feasible (over the natural course of time), leading to either financial distress on developers or stagnating delivery of such projects.
- Project finance hurdles and lack of availability of development finance from major lenders. Major banks are requiring pre-sales on projects prior to funding being advanced which can be difficult in a market like Kingaroy which is not experiencing increasing demand based on population growth.

We note that with interest rates being at historic low levels, combined with COVID-19 having a 'drawing' effect from those living in city areas looking for lifestyle, space and affordable housing, the regional housing markets have been the beneficiaries with agents reporting an uptick in sales and enquiries. However, it is uncertain if such trends will continue once the pandemic subsides and if the improvement in market interest is significant and long-term enough to catalyse new development.



4.3 DEVELOPMENT LAND SALES ACTIVITY

Table 4.2 comprises lists development land sales. This evidence assists in understanding the sale realisation estimate range for the Site based on general valuation principles of relying on comparable sales evidence. Sales have been sourced within Kingaroy and in other localities and selected for comparison based on their similarity to the Site characteristics such as land size, location and permissible uses.

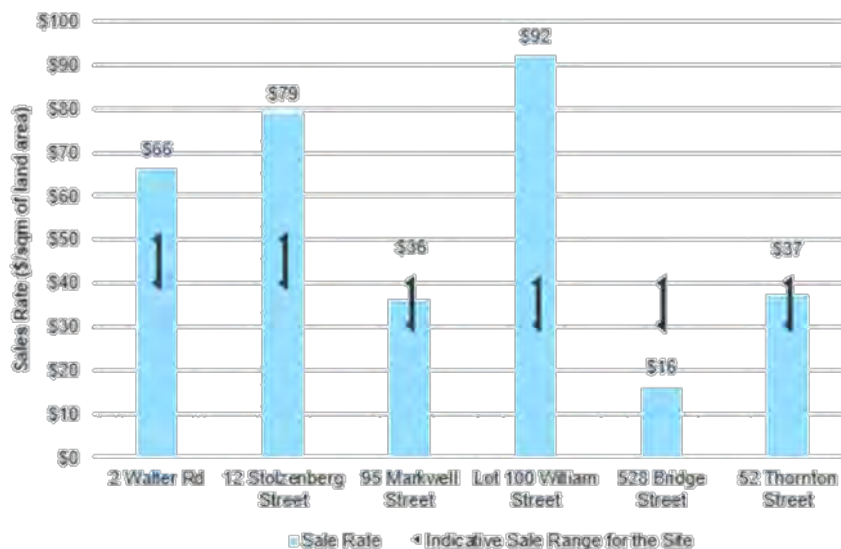
A value judgement is then utilised to determine a supportable sale rate range that may be applicable to the Site by making adjustments for size, location, zoning sale date etc. to arrive at an indicative current market sale price on the Site. Full details of the sales are attached to Appendix B.

Table 4.2: Development Land Sales Evidence Summary

Address	Sales Price	Sales Date	Zoning	Land Area	Land Area Sale Rate	Indicative Land Area Sale Rate Range for Subject
2 Walter Rd, Kingaroy	\$2,430,000	12-Oct-18	Specialised Centre	36,660m ²	\$66/m ²	\$40/m ² to \$50/m ²
12 Stolzenberg St, Kingaroy	\$380,000	11-Jun-19	Medium Impact Industry	4,807m ²	\$79/m ²	\$40/m ² to \$50/m ²
95 Markwell St, Kingaroy	\$750,000	Under contract	Low Density Residential	20,900m ²	\$36/m ²	\$30/m ² to \$40/m ²
Lot 100 William St, Kingaroy	\$320,000	25-Jun-21	Medium Density Residential	3,493m ²	\$92/m ²	\$30/m ² to \$40/m ²
518-528 Bridge St, Wilsonton	\$540,000	25-Sep-20	Part Residential and part Medium impact	33,000m ²	\$16/m ²	\$30/m ² to \$40/m ²
52 Thornton St, Raceview	\$1,501,000	25-Jan-21	Residential	40,500m ²	\$37/m ²	\$30/m ² to \$40/m ²

Source: PriceFinder, realcommercial.com.au, AEC.

Figure 4.4. Summary of Development Land Sales and Rates



Source: PriceFinder, realcommercial.com.au, AEC.

The development land sales indicate a sale realisation estimate on the Site, following adjustments having been considered for location, size and zoning to be from \$30/m² to \$50/m² of land area. We note the Site has an easement affected portion of the land which totals some 1,791m² which we have excluded from the assessment

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given its limited utility value. The total usable land area is therefore calculated as 26,700m² less 1,791m² = 24,909m².

A sensitivity calculation is shown below outlining the indicative sale realisation estimate, in the current market, based on the sales evidence presented:

Table 4.3. Sensitivity Calculation, Indicative Sale Realisation Estimate

Subject Usable Land Area		Indicative Sale Realisation Estimate Rate Range (\$/m ²)		Resultant Sale Realisation Estimate Range for the Site	Rounded
24,909m ²	@	\$30/m ²	=	\$747,270	\$750,000
	@	\$40/m ²	=	\$996,360	\$1,000,000
	@	\$50/m ²	=	\$1,245,450	\$1,250,000

Source: AEC.

AEC's analysis would suggest the indicative sale realisation estimate range for the Site to be from \$750,000 to \$1,250,000 in its current state. We caution this is not a valuation assessment, but an indication of the potential sale realisation on the Site in the current market conditions based on a high-level analysis of sales evidence collected.

4.4 HISTORIC PROPERTY VALUATION

AEC has been supplied with a valuation on the Subject site completed by Taylor Byrne valuers dated 21 November 2016.

The valuation assessed market value on 1 Pound Street and 80 Kingaroy Street to be \$650,000 (Ex GST). The total usable land area adopted for the valuation assessment was 25,882m² (which excludes the easement affected land but included the additional area of 80 Kingaroy Street which is not included in our assessment of the Site) and therefore the value adopted reflected a rate of \$25/m² of land area.

The valuer makes the following comments in the report:

"As shown by the sales evidence..., there is a clear distinction in value on a rate per square metre basis between sites which have residential uses, and commercial zoned sites. This supports the notion proposed in the LGIS report that an aged care use would show a lower financial return for the land than development to retail uses. However, to achieve a higher value for a potential commercial use, a purchaser has to determine that any retail development would be financially feasible. Under current conditions in Kingaroy, this may not be possible, or alternatively, is only able to pay a lower rate for the land to allow the development show a suitable return on capital."

To add to the above comments of the valuer, the uplift in value that is reflected in the sale price for retail development land is subject to either a retail tenant pre-committing to a development or if owner occupying, then making the commitment through their investment in planning approvals and ultimately construction. Without a pre-commitment or without the level of confidence by a retailer that there will be sufficient trade potential then any plans for retail development are unlikely to materialise and value attributable to such land use also not likely to be reflected in a sale scenario.

AEC cannot comment on the accuracy of the valuation at the time (as this does not form part of the scope of this engagement) and this is not a peer review of the valuation.

5. EVALUATION OF LAND USES

This chapter evaluates the potential land uses. In assessing the land use opportunities for the Site, current economic trends, market conditions and future supply is considered against the locational attributes of the Site.

5.1 LAND USE OPPORTUNITIES AND CHALLENGES

A summary of the opportunities and challenges of the potential land uses analysed in Section 3 is outlined below. An initial assessment is made on whether the land uses are possible on the Site given these considerations.

Table 5.1. Summary of Land Use Opportunities and Challenges

Potential Uses	Opportunities	Challenges	Initial Assessment
Retail	<ul style="list-style-type: none"> • May provide attractive financial return. • Greater diversity of retail for residents. • Good exposure location. • Appears to be capacity for an additional full-line supermarket in the catchment. 	<ul style="list-style-type: none"> • Requires a tenant/occupier pre-commitment and of a large scale if requiring access to the entire site. • Competition with town centre. • Current retail market is challenged. • Weak population growth. 	Possible
Commercial	<ul style="list-style-type: none"> • Strengthens Kingaroy's position as South Burnett's main regional centre. • Regional co-working hub opportunity. 	<ul style="list-style-type: none"> • Anchor tenant pre-commitments are required to be feasible. • Development not likely to be private market led, but rather government led. • Limited commercial sales activity over the past five years of the kind suited to be located on the Site (i.e. industrial uses not suitable). 	Unlikely
Health and Medical Facility	<ul style="list-style-type: none"> • Aging population increases demand for health services. • Complements surrounding uses (SBcare to the north of Site). 	<ul style="list-style-type: none"> • Undeveloped land exists around current medical facilities. • Significant Kingaroy Hospital redevelopment recently completed. 	Unlikely
Aged Care/ Retirement Village	<ul style="list-style-type: none"> • Aging population in the wider South Burnett region increases demand for retirement living and aged care facilities. • May encourage empty-nesters to sell their homes and alleviate pressures in the housing market and if delivered with the right facilities can be attractive from a lifestyle perspective for seniors. 	<ul style="list-style-type: none"> • No evidence of strengthening interest in developers looking to deliver this type of product. • Affordable house prices offering larger house blocks and within close proximity to Kingaroy town place a cap on retirement living asking prices and may not represent 'good value' in trading-up a larger house for a smaller newer retirement unit. 	Possible
Short-term Accommodation	<ul style="list-style-type: none"> • Aligns with strategic initiative in Regional Development Strategy to grow visitation in South Burnett. • Existing facilities are older, and at capacity (anecdotal). 	<ul style="list-style-type: none"> • Limited interstate and international visitation. • Future international visitation constrained due to COVID. • High capital costs with limited revenue capacity. 	Unlikely
Community Facilities	<ul style="list-style-type: none"> • Opportunity to develop a 'recreation node' that improves amenity in the area. • No indoor sports facility in Kingaroy currently. • Strengthen relationships within the community. 	<ul style="list-style-type: none"> • May result in lowest financial returns. • Funding will be required for the development and ongoing operations. • Community consultations are required to understand needs. 	Possible

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Potential Uses	Opportunities	Challenges	Initial Assessment
Mixed Retirement Village/ Aged Care and Highway Oriented Retail	<ul style="list-style-type: none"> Allows for multiple uses on the Site that can take advantage of the different attributes and the multiple boundary frontages. Can allow development to be staged given the different types of uses to be delivered The mix of uses can be a complementary fit for each use. Other opportunities as outlined above for Retirement Village / Aged Care uses 	<ul style="list-style-type: none"> Similar challenges outlined above for Retirement Village/Aged Care uses Feasibility and timing would need to be appropriate to encourage such development. 	Possible

Source: AEC.

5.2 EVALUATION CRITERIA

Government decisions should focus on achieving positive social, environmental and economic benefits and outcomes for their community, while offering money for value to government. The following criteria will be used to evaluate the potential land use options for the Site:

- Public Benefit** – positive impacts delivered by considering the following themes:
 - Social** – Equity of access to health, transport, education and recreational space, and improved local amenity and social inclusion.
 - Economic** – Access to employment, job creation and benefits for business and industry.
 - Environmental** – Improve resource use and sustainability, reduce contamination, emissions and waste, and manage the impacts of climate change.
- Strategic Alignment** – Meets the current needs and future demands of the community, and aligns to Council's strategic objectives.
- Financial** – including:
 - Highest and best use;
 - Operational and capital expenditure considerations;
 - Risks and funding impacts;
 - Ability to attract investment (Market demand and time horizon).

AEC has identified potential indicators under each criteria in order to evaluate the potential land use options for the Site. This is detailed in Table 5.2.

Table 5.2. Evaluation Criteria

Social	Economic	Environmental	Strategic Alignment	Financial
<ul style="list-style-type: none"> Community health, safety and wellbeing Access to services and recreation Housing diversity and supply Social inclusion and diversity Local amenity 	<ul style="list-style-type: none"> Employment creation Access to employment Business and industry attractiveness 	<ul style="list-style-type: none"> No adverse impacts to the environment Resource use and management Public open space 	<ul style="list-style-type: none"> Meets community current needs and future demands Community and stakeholder support Alignment with Council strategic objectives 	<ul style="list-style-type: none"> Minimal upfront costs to Council Financially sustainable business model Potential for government funding Ability to attract private investment Other considerations (risks, timing)

Source: AEC.

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Under each criteria, an assessment to determine whether the potential land use being evaluated meets the criteria. The following levels of assessment are applicable:

- Negative impact/benefit.
- No impact/benefit.
- Low positive impact/benefit.
- Moderate positive impact/benefit.
- High positive impact/benefit.

Note: For the purposes of this assessment, the evaluation assessment assumes all criteria are of equal importance as Council is required to make decisions which balance financial returns and community benefit. No scores or weightings have been applied to the criteria as they can be highly subjective.

Instead, the evaluation assessment takes an 'impact' approach to determine the **level of impact** of a certain land use to the community of Kingaroy

5.3 ASSESSMENT OF POTENTIAL OPPORTUNITIES

5.3.1 Retail Land Use

If the Site was made available for a retail use, it is likely that it will be type of 'destination retail' development, anchored by a major supermarket and supported by smaller specialty tenants.

Table 5.3. Evaluation Assessment – Major Retail Land Use

Criteria	Assessment	Evaluation
Social	<ul style="list-style-type: none"> • Increase access to services by increasing diversity of retail. • Improve local amenity surrounding the Site. • May create additional places for residents to meet and shop. 	Low
Economic	<ul style="list-style-type: none"> • Creation of new jobs in new retail development. • Increase competition with existing retail developments, may encourage improvement in existing facilities. • Limited population growth may impact the economic viability of new retail development. 	Low
Environmental	<ul style="list-style-type: none"> • This option is less likely to allow for open space, but rather convert existing space into carparks for the retail development. 	Negative
Strategic Alignment	<ul style="list-style-type: none"> • This development may conflict with Council objectives of focusing activity in the main town centre (Kingaroy Transformation Project), and threaten the future viability of Kingaroy Shoppingworld (identified as the principal retail destination in the Planning Scheme). 	Negative
Financial	<ul style="list-style-type: none"> • This option is expected to generate the highest return for Council, subject to pre-commitment. • Minimal upfront costs and funding will be required. • It is likely that this option will attract private investment (given there has been previous interest in the site for major retail development). • Timing is a challenge due to a weak retail market. 	High

Source: AEC.

Another option for the Site is for a large format retailer currently not operating in Kingaroy to take up the entirety of the Site. Although there is still vacant land available in the Specialised Centre zone near D'Aguiar Highway and Rogers Drive (where Bunnings and PETstock are located), this type of retail use is less likely to compete with the existing uses in the town centre.

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5.3.2 Aged Care Facility/Retirement Village

An aged care facility and/or retirement village would cater to the aging population, however more research would need to be undertaken to determine the appropriate mix of high-care beds versus independent living units.

Table 5.4. Evaluation Assessment – Aged Care Facility/Retirement Village

Criteria	Assessment	Evaluation
Social	<ul style="list-style-type: none"> An aged care facility or retirement village will improve access to aged care services and social assistance. Providing more housing options for the older population may encourage more housing supply on the market. May encourage more social engagement and foster a sense of community. 	High
Economic	<ul style="list-style-type: none"> Increase employment in health care and social assistance. 	Moderate
Environmental	<ul style="list-style-type: none"> No significant positive or adverse environmental impacts. 	Neutral
Strategic Alignment	<ul style="list-style-type: none"> Caters to the aging population of Kingaroy and the South Burnett region. 	Moderate
Financial	<ul style="list-style-type: none"> Evidence in the market that there may be a low level of interest for private investment into retirement village or aged care facility. Land acquisition costs are a barrier for investors. 	Low

Source: AEC.

5.3.3 Community Facility

In order for community facilities to create positive community outcomes, the design and intended function of community facilities is crucial and should cater to those community facilities currently missing within the township.

The Sport and Recreation Infrastructure and Strategic Plan identifies as a priority: 'Provision of places/facilities for young people'. It also notes that there are no indoor sports facilities in Kingaroy.

If the Site was made available for a new community development, a flexible space which allows for uses such as indoor sports, facilities for young people and other community groups should be considered.

Table 5.5. Evaluation Assessment – Community Facility

Criteria	Assessment	Evaluation
Social	<ul style="list-style-type: none"> Improve access to services and facilities, particularly for community groups. Creative positive social and community outcomes. 	High
Economic	<ul style="list-style-type: none"> Limited jobs created. Limited benefits to businesses. 	Neutral
Environmental	<ul style="list-style-type: none"> More likely to include elements of open space for public use. 	High
Strategic Alignment	<ul style="list-style-type: none"> Aligns to Council strategies to provide more places for young people. 	Moderate
Financial	<ul style="list-style-type: none"> This option is unlikely to attract private investment. The development will require government funding (Local or State). Potentially high upfront and ongoing costs to Council with minimal financial returns. May have difficulty with funding operational and maintenance costs in the long-term. 	Negative

Source: AEC.

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5.3.4 Mixed Use Opportunity – Retirement Village/Aged Care, Community Facility and Retail

A mix of uses as identified in Section 3.7 could be provided on the Site. This includes the main use of the Site as a retirement village and/or aged care facility (appropriate mix of high-care beds vs independent living units to be determined by the market) with a part of the facility open for community use, highway-oriented retail uses fronting Kingaroy Road, and open space to be incorporated to the north of the Site.

Table 5.6. Evaluation Assessment – Mixed Use Opportunity

Criteria	Assessment	Evaluation
Social	<ul style="list-style-type: none"> An aged care facility or retirement village will improve access to aged care services and social assistance, provide additional housing, and foster a sense of community. Enables a mix of younger and older residents to interact and socialise if aged care/retirement living and community facilities (such as indoor sports courts) were provided on the Site. 	High
Economic	<ul style="list-style-type: none"> Increase employment in health care and social assistance. May benefit existing businesses along Kingaroy Road by enabling cross-shopping. 	High
Environmental	<ul style="list-style-type: none"> Open space provided may encourage more visitation to the Senior Citizens Park and provide the community to access the duck pond. 	High
Strategic Alignment	<ul style="list-style-type: none"> Meets the future needs of an aging population. Does not conflict with Council investment in the town centre, or Council strategic plans for the town centre to be the principal place of activity. 	Moderate
Financial	<ul style="list-style-type: none"> Retail uses may attract a higher financial return, while the aged care facility/retirement village may not be attractive to private investors. 	Low to Moderate

Source: AEC.

5.4 SUMMARY OF EVALUATION OUTCOMES

Table 5.7 summarises the evaluation outcomes of each potential land use option.

Table 5.7. Evaluation Outcomes

Potential Option	Evaluation Criteria				
	Social	Economic	Environmental	Strategic Alignment	Financial
Retail Development	Low	Low	Negative	Negative	High
Aged Care/ Retirement Village	High	Moderate	Neutral	Moderate	Low
Community Facility	High	Neutral	Moderate	Moderate	Negative
Mixed Retirement Village/Aged Care and Highway Retail	High	High	Moderate	Moderate	Low to Moderate

Source: AEC.

Based on the evaluation assessment, the 'Mixed Retirement Village/Aged Care and Highway Retail' option will deliver the highest public benefits (social, economic and environment) to the Kingaroy community. This option also aligns strategically with community needs and Council objectives, while potentially delivering a moderately attractive financial return (on the retail component).



6. FINDINGS AND RECOMMENDATION

This section summarises the findings from the evaluation assessment (conducted in Section 5) and provides a recommendation on the most appropriate land use for the Site.

Recommendation

The 'most appropriate' land use is considered to be **Mixed Retirement Village/Aged Care, Community Facility and Highway Retail** based on the evaluation assessment, **subject to appropriate timing in the market.**

This option will accommodate a variety of uses on the Site, including:

- **Retirement Village and/or Aged Care Facility.** The appropriate mix of independent living units vs aged care beds will be subject to the market.
- **Community Use Facility.** This will be complementary to the retirement village/aged care facility use and will allow interaction and integration of the residents of the facilities and the community.
- **Potential Highway-Oriented Retail Use,** fronting Kingaroy Street, which serves as a southern gateway to the town centre. This will complement existing retail on Kingaroy Street. Given the difference in land use to the anchor land use this component can be delivered at a different stage, if required, in response to market demand.
- **Open Space,** which provides a buffer between existing uses to the north and improves amenity.

6.1 KEY CONSIDERATIONS

The following issues are relevant when considering the most appropriate use on the Site:

Trade-off between Public Benefit and Financial Return

When considering the most appropriate use for the Site, **a trade-off must be made between maximising public benefits for the community and financial return.** Uses that benefit the community generally do not generate the financial outcomes that may be attractive for private investment. This comes at a cost to Council, which needs to balance these factors.

Perceived 'Value' of Land

The value of a parcel of land is driven by the intended use of potential buyers. The market will ultimately determine what the 'highest and best use' for the Site with market demand and feasibility being the key drivers. Although this assessment identifies potential land use opportunities on the Site driven by economic and market indicators, the low economic activity and slow growth experienced in Kingaroy are a barrier for private investment.

Risks, Timing and Costs of Implementation

Implementation considerations such as 'risks, return and timing' are captured within the 'Financial' criteria of the evaluation assessment. This is an important criteria as it influences the ability to attract investment from private or institutional developers, who are primarily driven by profits and returns. In the absence of financial returns, development is not likely to be delivered by these parties, despite the high public benefits any potential uses may provide to the community.

The land use recommended, being for 'Mixed Retirement Village/Aged Care and Highway Retail', will require commercial returns to be high enough to trigger the delivery of such development on the land. Research undertaken indicate that aged care and residential-related development, particularly, on a larger scale, has historically faced financial hurdles, including a combined limitation in revenue and high development costs.

Despite these constraints, the body of economic evidence and research indicate that the ageing population is inevitable. Therefore, **subject to appropriate timing in the market,** the continued need for aged care services

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will likely create a future demand for the uses as identified in AEC's recommendation and is likely to be delivered under changed market conditions.

Council's Influence in Delivering a Particular Land Use

In a sale scenario, Council has the ability to influence the sale price as the landowner/vendor. The sale price will form as a cost basis for potential buyers intending to develop the site for commercial returns (either build and sell or build and hold). To justify the asking price for the buyer it will need to be at a price that will deliver sufficient financial returns on the project. As community uses generally do not generate any financial returns to warrant private investment, developers will not include such uses as part of their plans unless negotiated with Council to lower the sales price of the land.

Currently, the Site is vacant and not delivering any benefits to Council or the community. Any increases in the market value of the land are being partly off-set by inflation and any ongoing maintenance costs.

Council can influence development to occur on the Site by alleviating the biggest barrier to any form of development by providing the Site at a cost that will enable development to be financially feasible for potential purchasers. Council would need undertake a **cost-benefit analysis** to consider if the upfront discount on the sale price of the land outweighs the long-term economic, social, environmental and other benefits the desired future land use can deliver to the community (e.g. If the land is offered at a \$[X] discount, can an equivalent level of benefits be delivered to the community).

6.2 DIVESTMENT OPTIONS

Council have multiple options when considering the divestment of the Site based on AEC's assessment. The options derived are tabled below, together with the general risks and opportunities and those associated with the most appropriate land use being delivered on the Site.

Table 6.1. Divestment Options, Risks and Opportunities

Divestment Option	Description	Opportunities	Risks
Option 1: Sell 'As Is Where Is'	Offering the Site for sale in its current state.	<ul style="list-style-type: none"> Easiest method of sale with minimal site preparation costs 	<ul style="list-style-type: none"> Most Appropriate Land Use may not be delivered on the Site Limited ability for Council to influence the future use of the Site Risk not being able to maximise realisation proceeds from divestment
Option 2: Sell with Master Plan approval in place	Offering the Site for sale with a concept design of a potential land use	<ul style="list-style-type: none"> Reduced planning risk to the buyer Offers Council the opportunity to influence the future land use outcome 	<ul style="list-style-type: none"> The buyer market may not see added value in the Concept for various reasons (e.g. feasibility outcomes, market demand) resulting in no value-add Cost to Council in preparing the Master Plan
Option 3: Sell with Master Plan approval as structured transaction	Offering the Site for sale with a concept design of a potential land use with sale terms defined (e.g. reduced sale price in exchange for community facility or other negotiated community benefit)	<ul style="list-style-type: none"> Reduced planning risk to the buyer Offers Council the opportunity to influence the future land use outcome Offers the buyer reduced capital outlay initially in exchange for the delivery of community benefits 	<ul style="list-style-type: none"> The buyer market may not see added value in the Concept for various reasons (e.g. feasibility outcomes, market demand) resulting in no value-add Cost to Council in preparing the Master Plan Community benefits may not be delivered if project does not proceed

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Divestment Option	Description	Opportunities	Risks
Option 4: Joint Venture development of the Site between Council and selected Developer with Master Plan in place	Offering a partial interest in the Site for sale with a concept design of a potential land use with sale terms defined.	<ul style="list-style-type: none"> • Reduced planning risk to the buyer • Offers Council the opportunity to influence the future land use outcome and participate in either development profits or passive income if leased or potential share in business profits 	<ul style="list-style-type: none"> • The buyer market may not see added value in the Concept for various reasons (e.g. feasibility outcomes, market demand) resulting in no value-add • Cost to Council in preparing the Master Plan • Council exposed to development risks at the potential cost to the community if outcomes not delivered • Community benefits may not be delivered if project does not proceed • Council not well-versed or skilled in overseeing and partnering in property development projects • Potential reputational risk to Council if the development project was not a success.

Source: AEC.

Options 1, 2 and 3 are likely to be the most realistic divestment options, whilst Option 4 is not likely to be within Council's risk tolerances.

Option 1 does not maximise the potential realisation proceeds as it passes full planning risk to the buyer, who will inevitably apply a discounting factor. Furthermore, from Council's perspective this option offers the least influence in terms of the desired future land use outcome being achieved, other than the land uses that are permitted under the current zoning, which are relatively broad.

If Council's highest priority is effecting a sale and achieving maximum realisation proceeds rather than influencing a desired future land use, then Option 1 should be considered.

If Council's higher priority is seeing a desired future land use on the Site, then Options 2 and 3 remain as the more suitable divestment options. Option 3 would be considered the most strategic approach as it can entice buyer interest in current market conditions which are relatively challenging when considering the economic and demographic research undertaken. However, both these options carry some level of risk and upfront cost by Council in preparing Master Planning documentation on the basis that it will be seen as a value-add by the market.

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APPENDIX A: STATUTORY AND STRATEGIC PLANNING CONTEXT

Relevant Council and State statutory and strategic planning policies of relevance to the Site have been summarised below.

South Burnett Regional Council Planning Scheme 2017

The South Burnett Regional Council Planning Scheme (Version 1.4, effective from 4 January 2021) (the "Scheme") sets out the statutory planning framework for future development in the South Burnett regional area (the "Region") over the next 20 years.

The Scheme identifies that Kingaroy is to develop as the main activity centre for the Region with the highest level of commercial, industrial, community and municipal services. Other towns will develop at a scale that supports Kingaroy's role, where providing a more localised level of service.

The Site falls into the **Principal Centre** zone in accordance with the Scheme. The purpose of the zone is to provide for a large variety of uses and activities (including administrative, business, community, cultural, entertainment, professional, residential or retail activities) to form the core of an urban area and services supporting the Local Government Area ("LGA").

Table A. 1. Principal Centre Zone, Planning Scheme

Purpose	The purpose of the principal centre zone code is to provide for a large variety of uses and activities (including, for example, administrative, business, community, cultural, entertainment, professional, residential, or retail activities) to – (a) form the core of an urban area; and (b) Service the local government area.
Outcomes Sought	The overall outcomes sought for the zone code are as follows: (a) The amount of zoned land is more than enough to accommodate Kingaroy's commercial needs over the life of this Planning Scheme and, as such, no expansion of the zone is envisaged. (b) Shops, offices and cinemas and other people-oriented activities are concentrated into the Retail core precinct so that this area becomes a vibrant, active place and a focus for civic projects. (c) The Frame precinct accommodates commercial activities which, due to their scale or nature – or because the goods they sell are too large to be transported to a car on foot – could disrupt the smooth passage of pedestrians along town centre streets. Examples include retail showrooms, offices, building supplies and sales or hire yards. (d) Development scale and intensity is to be the highest in the Region, but nevertheless generally no higher than 3 storeys, so as to maintain scale consistent with expectations of a major regional town. Taller buildings may be contemplated in the Retail core precinct where for mixed commercial and residential activities that exhibit outstanding design characteristics that bolster Kingaroy's regional centre role and so transcend the preferred rural town character form. (e) Residential development, short-term accommodation and tourist accommodation is provided at an appropriate scale and integrates with and enhances the fabric of the centre. Residential development in the Retail core precinct is enabled above ground storeys. (f) Development encourages active and safe pedestrian links within the Retail core precinct. (g) Where appropriate service industry uses may be located in the zone. (h) Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and public/active transport use. (i) 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).
Permissible Uses	Community use, food and drink outlet, garden centre, hardware/trade supplies, health care services, hotel, market, multiple dwellings, office, park, sales office, service industry, shop, shopping centre, showroom, substation, theatre, and utility installation.
Permissible Building Height	Buildings to have a maximum height of 3 storeys above ground level.
Minimum Lot Dimensions	400 sqm

Source: SBRC (2017).

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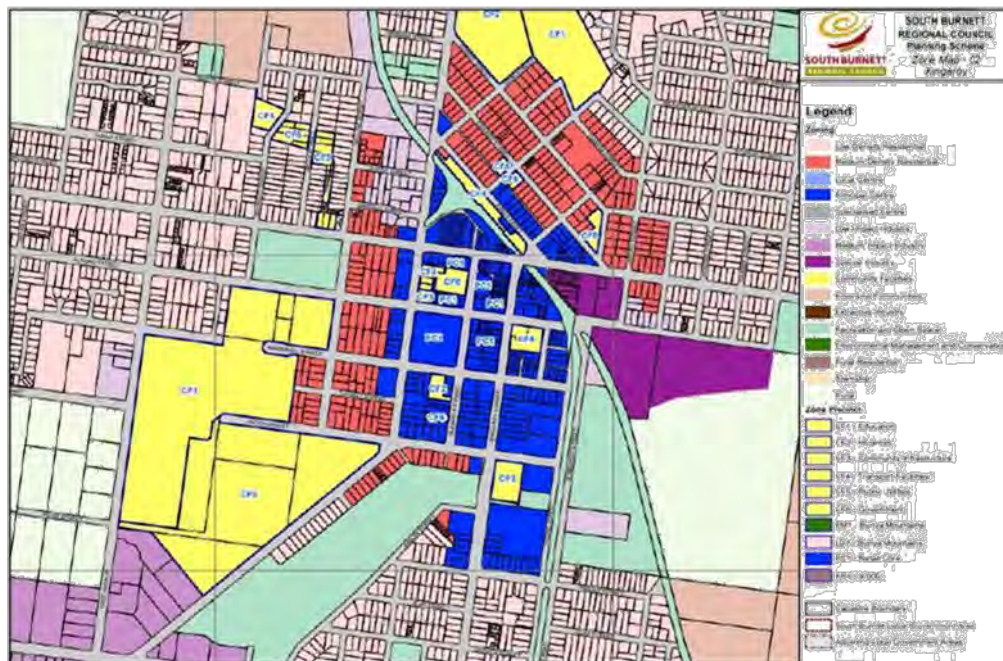


The planning scheme emphasises the importance of Kingaroy in relation to the wider Region. Decision-making regarding land uses should support Kingaroy’s important attributes – regional level services; a strong and culturally important town centre; a variety of well serviced residential areas with a conventional house character, and well located and suitably buffered industrial land to accommodate service infrastructure for local communities, agriculture and major industry – but still retaining its country lifestyle qualities.

Strategically, Kingaroy will continue to accommodate the greater proportion of the Region’s population, commercial development and major facilities. The Scheme identifies that Kingaroy is to develop as the main activity centre for the Region with the highest level of commercial, industrial, community and municipal services. Other towns will develop at a scale that supports Kingaroy’s role, where providing a more localised level of service.

The Scheme indicates that there is an ample supply of existing zoned industrial land, and thus expansion beyond zoned areas is not preferred unless there is an overriding planning need.

Figure A. 1. Planning Scheme Zone Map – 02 Kingaroy (Extract)



Source: SBRC (2017).

Draft South Burnett Regional Development Strategy 2021-2026

The draft Regional Development Strategy outlines the Council’s plan for realising economic growth in the South Burnett region, and is currently on exhibition for community consultation. The vision for the Region is defined:

The South Burnett is recognised as a competitive, collaborative and connected region. The South Burnett region has a thriving, global and diverse economy led by world class agriculture and advanced manufacturing.

Regional enablers are identified in the Strategy, which will guide the direction of future development in the region.

Table A. 2. Regional Enablers and Strategies

Regional Enabler	Strategies
1. The South Burnett region has appropriate infrastructure to support industry,	1. Water is reliably delivered to support investment in agriculture and industry and enable urban growth in our communities. 2. Transport infrastructure and strategic freight networks to allow for the efficient movement of goods.

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Regional Enabler	Strategies
Investment, and liveability	<ol style="list-style-type: none"> 3. Digital communication quality, capacity and coverage and coverage supports liveability, investment in industry, and ag tech. 4. Major investments in infrastructure are leveraged to deliver local content and jobs, supporting workforce attraction and retention. 5. Projects that support future investment and community needs are known and investment ready.
2. Council delivers streamlined investment support, and promotes well planned growth	<ol style="list-style-type: none"> 1. Clear investment information is available to prospective investors. 2. Council's planning scheme identifies precincts for growth and supports appropriate development. 3. Council's planning scheme identifies and caters to future workforce needs and enables improved housing outcomes in the region.
3. Council attracts investment, growing the economy	<ol style="list-style-type: none"> 1. Council attracts innovative agribusiness, professional services and high-quality tourism investment. 2. Council leverages assets to drive investment and support a business environment conducive to growth. 3. Council effectively advocates to State and Federal Governments to ensure funding flows to key projects. 4. Council builds and maintains strategic regional partnerships to support, grow and drive the regional economy.

Source: SBRC (2021).

Sport and Recreation Infrastructure and Strategic Plan 2018-2028

The community response captured in this plan indicated that the provision of open space is well established for the existing and future population however could be improved by increasing connectivity of open spaces, increased shaded areas and introduced variety of equipment.

The Sport and Recreation Infrastructure and Strategic Plan (the "Plan"), developed by South Burnett Regional Council, provides a current status of sport and recreation facilities in the South Burnett region, and provides a strategic plan to sustainably deliver opportunities for residents and visitors. The Plan focuses on Council owned and/or managed public open space.

Community engagement was undertaken during the development of the Plan. Key issues which were highlighted include:

- More community events in public parks was identified as the highest priority for support over the next 10 years.
- There was a lack of shade throughout the open space network, which was identified by respondents as a barrier to the use of open space. Other barriers include a lack of supporting infrastructure, such as bench seats, cycleways and lack of ancillary facilities.
- Almost a third of respondents expressed dissatisfaction with the standard of maintenance being undertaken in parks, along pathways and the rail trail.
- There was an abundance of open space across the LGA, however there was a lack of variety of play opportunities, particularly catered towards the youth/young people. The need for provision of places/facilities for young people was identified as one of the highest priorities for Council.
- A lack of connectivity between pathways to key destinations was identified by respondents, particularly impacting the ageing population and schools in close proximity to residential areas.

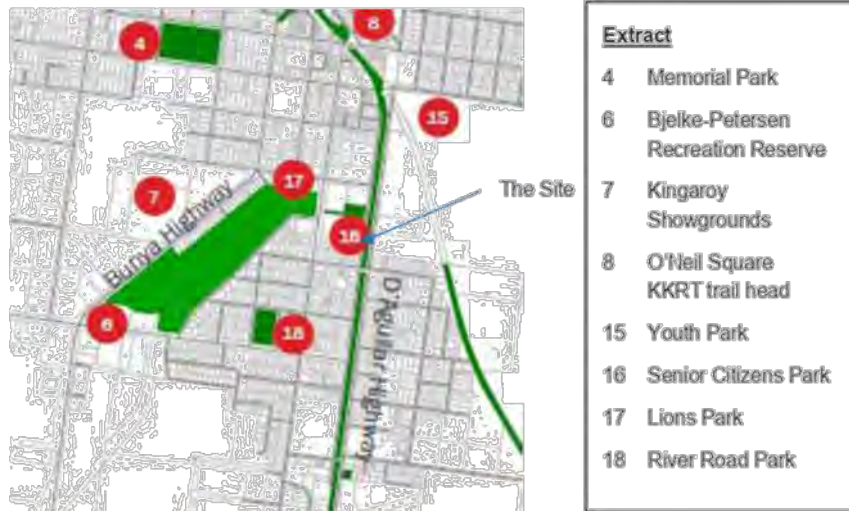
Kingaroy is described as an active town which offers a variety of recreation and sporting opportunities to residents and visitors. There is a large sporting precinct including a variety of field sports and tennis courts, showgrounds, a private golf course, netball courts and a public swimming pool adjacent the town's main recreation park and community event space. The Plan indicates that the provision of open space is well established for the existing and future population.

The Site is surrounded by a number of recreation sites, as indicated in Figure A. 2.

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Figure A. 2. Recreation Sites in Kingaroy (extract)



Source: SBRC (2018).

Local Government Infrastructure Plan (LGIP)

The South Burnett Local Government Infrastructure Plan ("LGIP") was developed to assist Council plan for the delivery of infrastructure throughout region. The LGIP provides information pertaining to likely infrastructure required to service future development within Priority Infrastructure Areas as identified on the Local Government Infrastructure Plan Priority Infrastructure Area (PIA) Map. The entirety of Kingaroy town centre including surrounding small lot residential dwellings/subdivisions is situated within the PIA.

Any new development (including a material change of use, lot reconfiguration and some building works) incurs a development infrastructure charge to help fund the delivery of future services including water supply, sewerage, stormwater, transport and public parks/land for community facilities.

The LGIP provides detailed charges (adopted and prescribed maximum amounts) in relation to a variety of land uses with a proportional split towards the relevant trunk infrastructure network.

Wide Bay Burnett Regional Plan (2011)

The Wide Bay Burnett Regional Plan ("WBB Regional Plan") was released September 2011 with the function to establish a clear vision and direction for the region over a 20-year duration. The primary purpose of the WBB Regional Plan is help manage regional growth and changes in the most sustainable manner which protects and enhances the quality of life in the region. The WBB Regional Plan is the pre-eminent planning document for the region and provides context for local level planning.



Figure A. 3. Regional Activity Centres – Wide Bay Burnett



Source: DoLGP (2011).

A review of the WBB Regional Plan is currently undertaken to respond to the region's changing economy and projected population increase. The new plan will provide a 25-year planning framework for the direction of Wide Bay Burnett.

Kingaroy Transformation Project

The Kingaroy Transformation Project was developed by Council to improve the town centre and deliver a functional and modern CBD for members of the community. The project involves the renewal of aging assets and transformation of streetscape along Alford Street, Kingaroy Street and Haly Street. Additional work is also planned in Glendon Street called the 'Shared Community Zone'.

The project is a partnership delivered over two years, with funding from the Federal Government's Building Better Regions Fund of \$4.5m. Council will also invest \$9.4m from funded depreciation and restricted cash to replace and upgrade road, footpath, water and waste-water infrastructure. The program is anticipated to be completed in mid-2022.



APPENDIX B: SALES EVIDENCE, KINGAROY

Development Land Sales

Table B. 1. Development Land Sales Evidence

Address	Sales Price	Sales Date	Zoning	Land Area	Sale Rate
2 Walter Road, Kingaroy	\$2,430,000	12-Oct-18	Specialised Centre	36,660m ²	\$66/m ²

Description:

Level vacant site with civil works having commenced at the time of sale. Located in the specialised bulky good centre with Harvey Norman, BCF and Mitre-10. Land subsequently developed with a Bunnings and Pet Stock.

Compared to 1 Pound Street (Subject):

Inferior zoning and larger lot which would attract a lower rate. Location is not in the bounds of the town centre however is in a location better suited to bulky goods retailing. Sale is dated slightly.

Realisation Estimate Rate Range Indicated for the Subject based on this Sale:

\$40/m² to \$50/m² of land area

Address	Sales Price	Sales Date	Zoning	Land Area	Sale Rate
12 Stolzenberg Street, Kingaroy	\$380,000	11-Jun-19	Medium Impact Industry	4,807m ²	\$79/m ²

Description:

Vacant land, cleared and level, located within an industrial precinct. No main road exposure.

Compared to 1 Pound Street (Subject):

Inferior location and zoning, however smaller lot which would attract a higher land sale rate.

Realisation Estimate Rate Range Indicated for the Subject based on this Sale:

\$40/m² to \$50/m² of land area

Address	Sales Price	Sales Date	Zoning	Land Area	Sale Rate
95 Markwell Street, Kingaroy	\$700,000 to \$800,000 (TBC)	July 2021 (under contract)	Low Density Residential	20,900m ²	\$34/m ² - \$38/m ²

Description:

Low density vacant zoned residential development site sold with planning approval for a 44-unit retirement village comprising a mix of 1, 2 and 3 bed units with an administration building. Approved for development over 3 staged. The approval reflects an average density of 475m² per retirement unit. Located approximately 1.5kms north of the Kingaroy Town centre and nearby to the redeveloping Kingaroy Hospital. This Site has been put to the market multiple time since 2017 and under the most recent marketing campaign has taken 17 months to sell.

Compared to 1 Pound Street (Subject):

The Subject is located within more convenient and level access to the town centre and amenities, however this site benefits from being closer to the Hospital precinct. This site also has planning approval however is of an inferior zoning.

Realisation Estimate Rate Range Indicated for the Subject based on this Sale:

\$40/m² to \$50/m² of land area

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Address	Sales Price	Sales Date	Zoning	Land Area	Sale Rate
Lot 100 William Street, Kingaroy	\$320,000	25 June 2021	Medium Density Residential	3,493m ²	\$92/m ²

Description:

DA approved medium density residential site located within walking distance to the Kingaroy town centre approved for 9 multi-dwelling units comprising 5 independent living units and 2 x duplex buildings. Comprises a mix of 2 bed and 3 bed accommodation and approved for development in 3 stages. Advised by the selling agent the purchaser is a builder with the sale occurring based on vendor finance.

Compared to 1 Pound Street (Subject):

Smaller site which attracts a higher rate, with development approval and vendor finance sale terms to effect the sale

Realisation Estimate Rate Range Indicated for the Subject based on this Sale:

\$30/m² to \$40/m² of land area

Table 6.2: Development Land Sales outside Kingaroy

Address	Sales Price	Sales Date	Zoning	Land Area	Sale Rate
518-528 Bridge Street, Wilsonton	\$540,000	25 Sep 2020	Part Residential and part Medium Impact	33,000m ²	\$16/m ²

Description:

Mostly vacant land located 5 kilometres west of Toowoomba along the Warrego Highway. Development potential for part residential development and part light industrial development (1.8Ha). Dilapidated house improved on the land. Having been marketed for 2 years prior to sale.

Compared to 1 Pound Street (Subject):

Larger site however inferior zoning and inferior location relative to town amenities like the Subject.

Realisation Estimate Rate Range Indicated for the Subject based on this Sale:

\$30/m² to \$40/m² of land area

Address	Sales Price	Sales Date	Zoning	Land Area	Sale Rate
52 Thornton Street, Raceview	\$1,501,000	25 Jan 2021	Residential	40,500m ²	\$37/m ²

Description:

Vacant level land parcel with a lapsed DA for a 33-lot subdivision (11 dual occupancy lots). Located in Raceview, close to town amenities including Coles, Ipswich Hospital and low infrastructure charges.

Compared to 1 Pound Street (Subject):

Distance location, being closer to Ipswich and Brisbane and therefore less regional, larger lot attracting a lower rate on sale however similar in that it is close to town amenities and has development potential. More restrictive zoning compared to the subject.

Realisation Estimate Rate Range Indicated for the Subject based on this Sale:

\$30/m² to \$40/m² of land area

LAND USE ASSESSMENT – 1 POUND STREET, KINGAROY QLD



Additional sales evidence

Table B. 2. Property Sales adjoining the Subject

Address	Sales Price	Sales Date	Zoning	Land Area	Sale Rate
16-24 Somerset Street, Kingaroy	\$450,000	6 Feb 2020	Low Impact Industry	16,000m ²	\$28/m ²

Description:

Rectangular land parcel located opposite the subject (to the east of Pound Street) with an 80-metre street frontage. Formerly a nursery business operated from the property. Improved with 2 homes on the property, a 3-bedroom family home with extensive outdoor living areas, and a 2-bedroom cottage with neat open plan. There are garages and sheds adjacent to the homes, all privately positioned away.

Compared to 1 Pound Street (Subject):

Inferior zoning and location and smaller allotment. Improved with 2 houses with ability to generate an income, unlike the subject.

Address	Sales Price	Sales Date	Zoning	Land Area	Sale Rate
68 - 70 Kingaroy Street, Kingaroy	\$500,000	June 2021	Principal Centre	2,024m ²	\$247m ²

Description:

2 x house lots improved detached cottages of 1960's build. Located walk to Kingaroy township.

Compared to 1 Pound Street (Subject):

Same zoning however far smaller land holding and improved with cottages with rental income earning potential.

LAND USE ASSESSMENT – 1 POUND STREET, KINGAROY QLD



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OUTCOME DRIVEN



10 CONFIDENTIAL SECTION

OFFICER'S RECOMMENDATION

That Council considers the confidential report(s) listed below in a meeting closed to the public in accordance with Section 254J of the *Local Government Regulation 2012*:

10.1 Proston Pool Management

This matter is considered to be confidential under Section 254J - g of the Local Government Regulation, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

11 CLOSURE OF MEETING