



AGENDA

Ordinary Council Meeting Wednesday, 18 September 2024

**I hereby give notice that an Ordinary Meeting of Council will be held
on:**

Date: Wednesday, 18 September 2024

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 PRAYERS**
- 4 RECOGNITION OF TRADITIONAL OWNERS**
- 5 DECLARATION OF INTEREST**

6 DEPUTATIONS/PETITIONS**6.1 DEPUTATION - NANANGO KENNEL CLUB****File Number:** 18-09-2024**Author:** Coordinator Executive Services**Authoriser:** Chief Executive Officer**PRECIS**

Deputation by Nanango Kennel Club

SUMMARY

Deputation by Nanango Kennel Club in regard to adopting a suitable dog permit scheme for financial Dogs Queensland Members. The Kennel Club wishes to outline their reasons, actions and methods for keeping a maximum of 12 dogs on a package of land greater than 4.5 acres in a rural residential or residential zoned area.

BACKGROUND

Nil

ATTACHMENTS

Nil

7 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

7.1 MINUTES OF THE COUNCIL MEETING HELD ON 21 AUGUST 2024

File Number: 18 Sep 2024

Author: Executive Assistant

Authoriser: Chief Executive Officer

OFFICER'S RECOMMENDATION

That the Minutes of the Council Meeting held on 21 August 2024 be received and the recommendations therein be adopted.

ATTACHMENTS

- 1. Minutes of the Council Meeting held on 21 August 2024**



SOUTH BURNETT
REGIONAL COUNCIL

MINUTES

Ordinary Council Meeting
Wednesday, 21 August 2024

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**MINUTES OF SOUTH BURNETT REGIONAL COUNCIL
ORDINARY COUNCIL MEETING
HELD AT THE WARREN TRUSS CHAMBER, 45 GLENDON STREET, KINGAROY
ON WEDNESDAY, 21 AUGUST 2024 AT 9.00AM**

PRESENT: Councillors:

Mayor Kathy Duff, Cr Jane Erkens, Cr Linda Little, Cr Danita Potter, Cr Deb Dennien, Cr Heath Sander, Cr Ros Heit (via Teams)

Council Officers:

Mark Pitt (Chief Executive Officer), Aaron Meehan (General Manager Infrastructure), Leanne Petersen (Acting General Manager Liveability), Kerri Anderson (Acting General Manager Finance & Corporate), Helen Floyd (Executive Assistant), Lynelle Paterson (Coordinator Executive Services), Kristy Miatt (Executive Assistant Communications), Leo Jensen (Manager Environment & Planning), Kevin Searle (Manager Works), Debra Moore (Manager Community & Lifestyle)

1 OPENING

The meeting opened at 9.06am.

2 LEAVE OF ABSENCE / APOLOGIES

Susan Jarvis (General Manager Finance & Corporate)

3 PRAYERS

A representative of Barambah Ministers Association, Chris Downes offered prayers for Council and for the conduct of the Council meeting.

4 ACKNOWLEDGEMENT OF TRADITIONAL OWNERS

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

5 DECLARATION OF INTEREST

I, Cr Heath Sander, have a declarable conflict of interest in Item **14.16 Sublease – Barambah Dragons Inc.** This declarable conflict of interest arises because my wife and I manage Bjelke-Petersen Dam.

I wish to participate in the decision in relation to this matter. I acknowledge that eligible Councillors must now determine, pursuant to section 150ES of the Local Government Act 2009, where I:

- May participate in the decision about the matter, including by voting on the matter; or
- Must leave the meeting, including any area set aside for the public, and stay away from the meeting while the eligible councillors discuss and vote on the matter.

Attendance

At 9.15am Cr Heath Sander left the meeting.

DECLARATION OF INTEREST - STAY IN MEETING

RESOLUTION 2024/75

Moved: Cr Danita Potter

Seconded: Cr Linda Little

That Council resolve that Cr Heath Sander has a declarable conflict of interest in the matter and notwithstanding the conflict, Cr Heath Sander may participate in the matter, discuss and vote upon it.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Ros Heit

Against: Nil

CARRIED 6/0

Attendance

At 9:16am, Cr Heath Sander returned to the meeting.

At 9.21am, Lynelle Paterson left the meeting.

6 DEPUTATIONS/PETITIONS

Nil

7 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

7.1 MINUTES OF THE COUNCIL MEETING HELD ON 17 JULY 2024

RESOLUTION 2024/76

Moved: Cr Jane Erkens

Seconded: Cr Linda Little

That the Minutes of the Council Meeting held on 17 July 2024 be received and the recommendations therein be adopted.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 7/0

8 NOTICES OF MOTION

Nil

9 COUNCILLOR DIVISIONAL UPDATES

All Councillors provided a divisional update.

Attendance

At 9.44am GM Aaron Meahan left the meeting.

At 9.47am GM Aaron Meahan returned to the meeting.

At 9.48am Kristy Miatt left the meeting.

At 9.50am Lynelle Paterson entered the meeting.

At 9.52am Lynelle Paterson left the meeting.

9.1 REGIONAL UNIVERSITY STUDY HUB

RESOLUTION 2024/77

Moved: Cr Danita Potter

Seconded: Cr Linda Little

1. That South Burnett Regional Council in partnership with Cherbourg Aboriginal Shire Council form a working group with the aim to establish a community led board to develop and attract Regional University Study Hubs; and
2. That South Burnett Regional Council in partnership with Cherbourg Aboriginal Shire Council and the Community Board submit an application for the Regional University Study Hubs to be established through Cohort 5 application process.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 7/0

10 BUSINESS OUTSTANDING**10.1 BUSINESS OUTSTANDING TABLE FOR ORDINARY COUNCIL MEETING**

RESOLUTION 2024/78

Moved: Cr Heath Sander

Seconded: Cr Jane Erkens

That the Business Outstanding table for the Ordinary Council Meeting be received for information.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 7/0

11 EXECUTIVE SERVICES

11.1 AUSTRALIA DAY AWARDS CEREMONY - NOMINATION FORMS AND LOCATION

RESOLUTION 2024/79

Moved: Cr Jane Erkens

Seconded: Cr Deb Dennien

That the:

1. South Burnett Regional Council 2025 Nomination Forms be approved;
2. The South Burnett Australia Day Awards Judging Guidelines be approved; and
3. The Location of Australia Day Awards Ceremony be held at the Blackbutt Townhall on Saturday 25 January 2025 at 3.00pm.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 7/0

11.2 CHRISTMAS CLOSEDOWN AND STAFF CHRISTMAS FUNCTION

RESOLUTION 2024/80

Moved: Cr Jane Erkens

Seconded: Cr Deb Dennien

That South Burnett Regional Council:

1. hold a family function in November 2024 for staff and their immediate families to attend on a Saturday lunch event 12pm – 4pm, at Kingaroy, and form a staff organising committee.
2. offices will generally be closed from 3pm Tuesday, 24 December 2024 and re-open on Thursday, 2 January 2025 with on-call and emergency staff to be rostered on over this period.
3. shut outdoor Council services (Field staff) from Friday, 20 December 2024 and begin operations on Monday 6th January 2025.
4. key skeleton staff are rostered on to undertake On-call and emergency work where required during the Christmas Closedown period until Friday 3 January 2025.
5. Parks staff and 1 Tourism staff member will be required to work as advised through the Christmas period except for Public Holidays.
6. Council will advise employees to use leave accrued leave entitlements (e.g. annual leave, TOIL, RDO's) during this period with TOIL and RDO's being used in the first instance.
7. The operating hours for the region's Visitor Information Centres over the Christmas / New Year period are outlined below: - (at least 1 staff member is required to work during this period in case the volunteers need help)

<p>Kingaroy Visitor Information Centre <i>(Accredited)</i></p>	<p>Hours: Mon-Fri 9:00am to 4:00pm Sat-Sun 9:00am to 1:00pm Closed - Christmas Day, Boxing Day, New Year's Day</p>
<p>Murgon Visitor Information Centre <i>(Unaccredited)</i></p>	<p>Hours: Mon-Fri 9:00am to 2:00pm Sat 9:00 to 12:00 Sun Closed Closed - Christmas Day, Boxing Day, New Year's Day</p>
<p>Nanango Visitor Information Centre <i>(Accredited)</i></p>	<p>Hours: Mon-Fri 9:00am to 4:00pm Sat 9:00am to 1:00pm Sun Closed Closed - Christmas Day, Boxing Day, New Year's Day</p>
<p>Wondai Visitor Information Centre <i>(Accredited)</i></p>	<p>Hours: Mon-Fri 9:00am to 4:00pm Sat - Sun 9:00am to 1:00pm Closed - Christmas Day, Boxing Day, New Year's Day</p>

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 7/0

12 FINANCE & CORPORATE

12.1 ADOPTION OF THE SOUTH BURNETT REGIONAL YOUTH COUNCIL POLICY - STRATEGIC029

RESOLUTION 2024/81

Moved: Cr Danita Potter

Seconded: Cr Deb Dennien

That the South Burnett Regional Youth Council Policy – Stategic029 be adopted as presented.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 7/0

12.2 ADOPTION OF THE SOUTH BURNETT REGIONAL COUNCIL RECOGNITION OF SERVICE POLICY - STRATEGIC012

RESOLUTION 2024/82

Moved: Cr Linda Little
 Seconded: Cr Deb Dennien

That the South Burnett Regional Council Recognition of Service Policy – Strategic012 be adopted as presented.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 7/0

12.3 ADOPTION OF THE SOUTH BURNETT REGIONAL COUNCIL RATE COLLECTION POLICY - STATUTORY041

RESOLUTION 2024/83

Moved: Cr Linda Little
 Seconded: Cr Danita Potter

That the South Burnett Regional Council Rate Collection Policy – Statutory041 be adopted as presented.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 7/0

12.4 ADOPTION OF THE SOUTH BURNETT REGIONAL COUNCIL DEALING WITH A COMPLAINT INVOLVING THE CHIEF EXECUTIVE OFFICER POLICY - STATUTORY054

RESOLUTION 2024/84

Moved: Cr Jane Erkens
 Seconded: Cr Deb Dennien

That the South Burnett Regional Council Dealing with a complaint involving the Chief Executive Officer Policy – Statutory054 be adopted as presented.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 7/0

12.5 NOTICE TO RECEIVE SOUTH BURNETT REGIONAL COUNCIL - INFRASTRUCTURE QUALITY POLICY - STATUTORY029

RESOLUTION 2024/85

Moved: Cr Linda Little

Seconded: Cr Heath Sander

That the South Burnett Regional Council Infrastructure Quality Policy – Statutory029 be received.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros HeitAgainst: Nil**CARRIED 7/0**

12.6 MONTHLY FINANCIAL INFORMATION

RESOLUTION 2024/86

Moved: Cr Danita Potter

Seconded: Cr Linda Little

That the monthly Financial Report including Capital Works and Works for Queensland (W4Q4) as at 31st July 2024 be received and noted.In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros HeitAgainst: Nil**CARRIED 7/0**

12.7 QUEENSLAND AUDIT OFFICE - 2024 INTERIM MANAGEMENT REPORT FOR SOUTH BURNETT REGIONAL COUNCIL

RESOLUTION 2024/87

Moved: Cr Ros Heit

Seconded: Cr Heath Sander

That subject to Section 213 of the *Local Government Regulation 2012*, South Burnett Regional Council receives the 2024 Interim Management Report from the Auditor-General detailing the observation report of South Burnett Regional Council's financial statements as presented for consideration.In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros HeitAgainst: Nil**CARRIED 7/0**

12.8 SOUTH BURNETT REGIONAL COUNCIL OPERATIONAL PLAN 2023/2024 4TH QUARTER REVIEW

RESOLUTION 2024/88

Moved: Cr Ros Heit
Seconded: Cr Linda Little

That the South Burnett Regional Council Operational Plan 2023/2024 4th Quarter Review be adopted as presented.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 7/0

ADJOURN MORNING TEA

RESOLUTION 2024/89

Moved: Cr Jane Erkens
Seconded: Cr Danita Potter

That the meeting adjourn for morning tea at 10.29am.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 7/0

RESUME MEETING

RESOLUTION 2024/90

Moved: Cr Danita Potter
Seconded: Cr Deb Dennien

That the meeting resume at 11.00am.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander

Against: Nil

CARRIED 6/0

Attendance

At 11.01am Debra Moore entered the meeting.

13 INFRASTRUCTURE

13.1 SBRC 2324_10 CIVIL CONSTRUCTION SURVEYOR SERVICES - PREFERRED SUPPLIER ARRANGEMENT

RESOLUTION 2024/91

Moved: Cr Danita Potter
 Seconded: Cr Ros Heit

That South Burnett Regional Council accept the tender from O'Reilly Nunn Favier (ONF) as the tier one (1) contractor for supply and delivery of Civil Construction Surveyor Services for a period of twenty-four (24) months with a fixed period of twelve (12) months for rates and prices.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 7/0

13.2 MINUTES OF THE TRAFFIC ADVISORY COMMITTEE MEETING HELD 20 JUNE 2024

RESOLUTION 2024/92

Moved: Cr Linda Little
 Seconded: Cr Jane Erkens

That the South Burnett Regional Council receive and note the attached minutes and recommendation of the Traffic Advisory Committee meeting held on 20 June 2024.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 7/0

Attendance

At 11.10am Leo Jensen entered the meeting.

13.3 APPLICATION FOR TEMPORARY ROAD CLOSURE OF A SECTION OF DUGDELL ROAD WENGENVILLE WHICH ADJOINS LOT 67 FY558 AND LOT 11 FY686

RESOLUTION 2024/93

Moved: Cr Deb Dennien
 Seconded: Cr Danita Potter

1. That South Burnett Regional Council advise the applicant that:
 - (a) It will support the request for a temporary road closure of the unmaintained section of Dugdell Road, Wengenville which adjoins Lot 67 FY558 and Lot 11 FY686. Due to the following reason:
 - i While the long-term usage of the section of road reserve is unknown, a temporary road closure enables the applicant to utilise the land whilst still allowing for future infrastructure potential.

- (b) Should the Department of Resources approve the proposed temporary road closure, that there be no cost to Council associated with the temporary road closure.
2. Delegates authority under section 257 of the Local Government Act 2009 to the Chief Executive Officer or their delegate to finalise any and all matters associated with the application.
- (a) Execute, as road manager, form Part C ‘*Statement in relation to an application under the Land Act 1994 over State land*’ for the proposed temporary road closure.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 7/0

14 LIVEABILITY

14.1 PROSTON DIP AND YARD

RESOLUTION 2024/94

Moved: Cr Heath Sander

Seconded: Cr Linda Little

That South Burnett Regional Council:

Call for Tenders for leasing of the Clearing Dip and Salesyards at Proston being Lease A in Lot 101 on SP199035, noting that:

- (a) The facilities are offered for lease ‘as is, where is’ condition;
- (b) Tenderers will be advised to undertake their own investigations to the current conditions of the facility and any capital or repair maintenance expenses required to ensure compliance with the Work Health and Safety Act 2011 and Australian standards for livestock loading/unloading ramps AS45340:2020;
- (c) All capital and operational improvements will be the responsibility of the lessee without contribution from Council; and
- (d) It is expected that the successful tenderer entity will have the necessary skills and experience to manage the facilities including the cattle dips, undertake repairs and maintenance as necessary and appropriate skills and industry experience in livestock management, with appropriate insurances to indemnify Council from any liability.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 7/0

14.2 SYSTEMATIC DOG INSPECTION

RESOLUTION 2024/95

Moved: Cr Danita Potter
 Seconded: Cr Linda Little

That South Burnett Regional Council resolves to:

1. Note the findings and recommendations outlined in the officer’s report.
2. Commend those pet owners who cooperated with Council’s officers during the inspection program.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 7/0

Attendance

At 11.17am GM Aaron Meahan left the meeting
 At 11.24am GM Aaron Meahan returned to the meeting.

14.3 DOG REGISTRATIONS 2023/2024

RESOLUTION 2024/96

Moved: Cr Linda Little
 Seconded: Cr Danita Potter

That South Burnett Regional Council resolves to:

1. Pursue outstanding 2023/2024FY unpaid dog registration fees into the 2024/2025FY renewals to be issued in September 2024.
2. Amend the procedure of dog registration requirements, requiring dogs to be microchipped before being registered with Council, in accordance with State legislation.
3. Note the findings and preferred recommendation outlined in the report about unmicrochipped dogs and implement reduced fee microchipping days across the region to encourage an enhanced awareness of responsible pet ownership during the period September to December 2024.
4. That Council investigate funding and partnership opportunities to assist and encourage dog and cat owners to desex their animals.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 7/0

Attendance

At 11:42 am, Cr Ros Heit left the meeting.

14.4 AMENDMENT TO FEES & CHARGES 2024/2025

RESOLUTION 2024/97

Moved: Cr Jane Erkens

Seconded: Cr Danita Potter

That South Burnett Regional Council amend its 2024/25 Register of Fees and Charges:

1. to delete the Agents Cancellation of Sales Fee
2. to amend the Hall Hire Opt-in Cleaning Fee

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander

Against: Nil

CARRIED 6/0

14.5 ACCESS LICENCE - LOT 2 ON RP27660 AND MOUNTAIN VIEW LANE

RESOLUTION 2024/98

Moved: Cr Danita Potter

Seconded: Cr Deb Dennien

That the matter be lifted from the table.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander

Against: Nil

CARRIED 6/0

RESOLUTION 2024/99

Moved: Cr Heath Sander

Seconded: Cr Deb Dennien

That South Burnett Regional Council:

1. Enter an Access Licence for Part of Lot 2 on RP27660 and the remaining unmade section of Mountain View Lane with Ergon Energy Corporation Limited for a term of 10 years.
2. Pursuant to section 257(1)(b) of the Local Government Act 2009, South Burnett Regional Council delegates to the Chief Executive Officer the power to negotiate, finalise and execute the access licence with Ergon Energy Corporation Limited on terms considered satisfactory to Council.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander

Against: Nil

CARRIED 6/0

14.6 VANDALISM AND DAMAGE TO MEMORIAL PARK KINGAROY

RESOLUTION 2024/100

Moved: Cr Danita Potter
 Seconded: Cr Linda Little

That South Burnett Regional Council:

1. Progress the repairs to the Kingaroy Memorial Park playground equipment, soft-fall and shade structure and install additional lighting and CCTV to improve community safety and reduce vandalism.
2. Reallocation building capital budget of \$223,405 from the existing 24/25 program and allocation \$51,595 from the Building Restricted Cash.
3. Consider funding of \$150,000 in the 25/26 capital expenditure budget to replace playground equipment that is at end of life, some of which has already been removed from site.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander

Against: Nil

CARRIED 6/0

14.7 MATERIAL CHANGE OF USE - HIGH IMPACT INDUSTRY (WOODEN & LAMINATED PRODUCT MANUFACTURING) AND ENVIRONMENTALLY RELEVANT ACTIVITY (ERA) 48(1)(A) AT 2-30 KEMP STREET WONDAL (AND DESCRIBED AS LOT 106 ON SP331010). APPLICANT: PARKSIDE BUILDING SUPPLIES PTY LTD C/- BRAZIER MOTTI PTY LTD

RESOLUTION 2024/101

Moved: Cr Heath Sander
 Seconded: Cr Linda Little

That Council approve the application for a Material Change of Use – Development Permit for a High Impact Industry (Wooden and Laminated Product Manufacturing) and Environmentally Relevant Activity (ERA) 48(1)(a) at 2-30 Kemp Street, Wondai (and described as Lot 106 on SP331010), subject to conditions and recommendations contained herein.

GENERAL

GEN1. The development must be completed and maintained generally in accordance with the approved plans and documents and any amendments arising through conditions to this development approval:

Drawing Title	Prepared by	Ref. No.	Rev.	Date
Proposed 2024 Site Development Parkside Wondai	Oz-Tac Engineering	Sheet 1 of 9	A	8/3/24
Site Plan	Oz-Tac Engineering	Sheet 2 of 9	A	8/3/24
Site Crossovers	Oz-Tac Engineering	Sheet 3 of 9	A	8/3/24
Site Development Overview	Oz-Tac Engineering	Sheet 4 of 9	A	8/3/24
New Glue Line Building / Office and Amenities	Oz-Tac Engineering	Sheet 5 of 9	A	8/3/24
Glue Line Building with Equipment	Oz-Tac Engineering	Sheet 6 of 9	A	8/3/24

Building Layout with Equipment	Oz-Tac Engineering	Sheet 7 of 9	A	8/3/24
Racker and Stacker Building	Oz-Tac Engineering	Sheet 8 of 9	A	8/3/24
Glue Line Car Park and Office / Amenities	Oz-Tac Engineering	Sheet 9 of 9	A	8/3/24

Document Title	Prepared By	Ref. No.	Re v	Date
Site Based Management Plan	Range Environmental Consultants	J001401	3	21/2/24

DEVELOPMENT PERIOD – MCU

MCU1. The currency period for this development approval for a Material Change of Use (High Impact Industry) is six (6) years after the development approval starts to have effect.

PARTICULAR USE

MCU2. This Development Permit is for a High Impact Industry (Wooden and Laminated Product Manufacturing) as stated and as shown on the Approved Plans and does not imply or comprise an approval for any other use(s).

SITE OPERATIONS

MCU3. The carrying out of the operations of the High Impact Industry (Wooden and Laminated Product Manufacturing) on site is to be in accordance with the Site Based Management Plan, Revision 3, dated 21 February 2024 and prepared by Range Environmental Consultants, as referenced at Condition GEN1.

Timing – At all times.

REFUSE COLLECTION

MCU4. Provision must be made for the storage and removal of refuse in accordance with the *Waste Reduction and Recycling Regulation 2011*.

MCU5. Any areas that are dedicated for the collection and/or storage of solid waste on the premises are to be:

- (a) level;
- (b) provided with impervious hard stand and drained; and
- (c) if facing either the street frontage or adjoining properties, screened by a 1.8m high fence around the full perimeter.

MCU6. Refuse bin areas are to be provided for the washing out of the refuse bins and in connection with this:

- (a) all tap outlets must be fitted with backflow prevention devices;
- (b) the floor areas are to be drained to sewer; and
- (c) areas are to be covered and drainage designed such that water not associated with the washing out process (e.g. rainfall) does not enter the sewer.

REGULATED WASTE DISPOSAL

MCU7. All regulated waste is to be stored indoors and removed from site by a licensed Regulated Waste Contractor as outlined in the Site Based Management Plan, Revision 3, dated 21 February 2024 and prepared by Range Environmental Consultants, as referenced at Condition GEN1.

WOOD SHAVINGS AND WOOD OFFCUTS DISPOSAL

MCU8. The disposal of wood shavings and wood offcuts is to be carried out in a manner that does not cause material or serious harm to soil or water / air quality and in accordance with the management actions in the Site Based Management Plan, Revision 3, dated 21

February 2024 and prepared by Range Environmental Consultants, as referenced at Condition GEN1.

MANUFACTURING PROCESSES

MCU9. All timber manufacturing and glulam production processes are to be undertaken strictly indoors of the Glue Line Building and carried out in a manner that minimises noise, air, odour or light emissions from the site and in accordance with the management actions in the Site Based Management Plan, Revision 3, dated 21 February 2024 and prepared by Range Environmental Consultants, as referenced at Condition GEN1.

STORAGE OF HAZARDOUS CHEMICALS

MCU10. The storage of all hazardous chemicals is to be within the climate-controlled bunded rack within the Glue Line Building as depicted on 'Building Layout with Equipment' Drawing, Sheet 7 of 9, Revision A (Reference No. OZ-WON-24-03-01), prepared by Oz-Tac Engineering.

MCU11. Implement and maintain management actions for the storage of hazardous chemicals and dangerous goods in a manner that does not cause environmental harm and in accordance with the Site Based Management Plan, Revision 3, dated 21 February 2024 and prepared by Range Environmental Consultants, as referenced at Condition GEN1.

SPILL AND LEAKS PREVENTION

MCU12. Implement and maintain spill and leaks prevention management actions in a manner that does not cause material or serious harm to soil or water / air quality and in accordance with the Site Based Management Plan, Revision 3, dated 21 February 2024 and prepared by Range Environmental Consultants, as referenced at Condition GEN1.

FUEL STORAGE AND REFUELLING

MCU13. The storage of fuel on site and the refuelling of plant and equipment on site is not permitted.

LIGHTING

MCU14. All outdoor lighting must be designed, installed, operated and maintained to comply with the requirements of AS4282 – *Control of the obtrusive effects of outdoor lighting*.

LANDSCAPING

MCU15. A minimum 3.0m wide strip of landscaping is to be provided to the front boundary of the site along Kemp Street for the full extent of car parking.

MCU16. The site is to be landscaped in accordance with Planting Guidelines – Helping South Burnett Residents Select Appropriate Plans. The landscape buffer is to improve visual amenity or to reduce noise/dust by planting in at least 2 rows.

FENCING

MCU17. Existing boundary fencing to be maintained.

STREET NUMBERING

MCU18. Provide clear and legible signage incorporating the street number for the benefit of the public and must include contact phone number/s of the operator of the storage facility. Signage and numbering must be installed on the premises prior to Commencement of Use.

HOURS OF OPERATION

MCU19. Hours of operation for the development are 7.00am to 5.30pm Monday to Friday (excluding public holidays).

Wooden and laminated product manufacturing is limited to the hours of 7.00am to 3.30pm Monday to Friday (excluding public holidays) in accordance with the Site Based Management Plan, Revision 3, dated 21 February 2024 and prepared by Range Environmental Consultants, as referenced at Condition GEN1.

ENVIRONMENTAL HARM

MCU20. The *Environmental Protection Act 1994* (EP Act) states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm.

Environmental harm includes environmental nuisance. In this regard persons and entities involved in the civil, earthworks, construction and operational phases of this development are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm. Environmental harm is defined by the EP Act as any adverse effect, or potential adverse effect (whether temporary or permanent and of whatever magnitude, duration or frequency) on an environmental value, and includes environmental nuisance.

Therefore, no person should cause any interference with the environment or amenity of the area by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit, sediment, oil or otherwise, or cause hazards likely in the opinion of the Administering Authority to cause undue disturbance or annoyance to persons or affect property not connected with the use.

ENVIRONMENTALLY RELEVANT ACTIVITY

MCU21. The following Environmental Authority: Reference No. P-EA-100669267 takes effect on the date that the related approval (MCU23/0025) takes effect. Within 20 business days of the Environmental Authority taking effect, the administering authority must be given written notice of the occurrence. Prior to the commencement of the activity, the administering authority must be given written notice of the proposed date of commencement.

ENGINEERING WORKS

ENG1. Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to commencement of the use unless stated otherwise.

ENG2. Undertake Engineering designs and construction in accordance with the Planning Scheme, Council's standards, relevant design guides, and Australian Standards.

ENG3. Be responsible for the full cost of any alterations necessary to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

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

ENG4. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted on during construction of the development.

ENG5. Repair all damages incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damages immediately upon completion of works associated with the development.

STORMWATER MANAGEMENT

- ENG6. Provide stormwater management generally in accordance with the Preliminary Stormwater Management Report prepared by ATC Engineers & Project Managers, Revision 2.0, dated 2 May 2024, subject to detailed design and except as altered by conditions of this development approval.
- ENG7. Ensure that adjoining properties and roadways are protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.
- ENG8. Discharge all minor storm flows that fall or pass onto the site to the lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM).

WATER SUPPLY

- ENG9. Connect the development to Council's reticulated water supply system via a single connection.

SEWERAGE

- ENG10. Connect the development to Council's reticulated sewerage system via a single connection. The connection must be designed in accordance with Council's standards and be approved by Council's Utility Services Section.

Comment: For clarity, only one connection point is permitted for the whole development.

- ENG11. Actual connection to Council's live sewerage infrastructure must be undertaken by or under the supervision of Council.
- ENG12. Do not build works within 1.5 metres from the centre of any existing sewer pipework or within the Zone of Influence, whichever is the greater (measured horizontally).
- ENG13. Maintain a minimum of a 3 metre wide corridor to be maintained for maintenance/upgrade purposes.
- ENG14. Ensure that a clear level area of a minimum of a 2.5 metre radius surrounding any existing sewer manholes on the site is provided for future maintenance/upgrade purposes.
- ENG15. The above minimum clearances to Council's sewer infrastructure do not preclude the need for works to proposed structures to prevent loading to the sewer system.

SEWER EXTENSION

- ENG16. Design and construct a main extension to service the whole of the proposed development that connects to Council's existing gravity sewer network. The location, design, and connection point shall be agreed to Council prior to an Operational Work application being submitted for its construction.

Comment: This condition is imposed pursuant to Section 145 of the *Planning Act 2016*.

PARKING AND ACCESS - GENERAL

- ENG17. Design all light vehicle access driveways, circulation driveways, parking aisles and car parking spaces in accordance with Australian Standard 2890.1 – Parking Facilities – Off Street Car Parking, with manoeuvring for a B99 vehicle.
- ENG18. Design and construct all manoeuvring, driveway and parking areas with a dust suppressive gravel.

-
- ENG19. Provide a minimum of 42 car parking spaces including a minimum of one person with disability (PWD) car parking spaces. Access to carparks shall be via an internal road. Carparks shall not be accessed directly via a Council road.
- ENG20. Design & construct all PWD car parking spaces in accordance with AS2890.6.
- ENG21. Provide vehicle bollards or tyre stops to control vehicular access and to protect landscaping or pedestrian areas where appropriate.
- ENG22. Line mark or otherwise delineate the car park aisles and driveways within the development with directional arrows on the pavement to enable all vehicles to enter and leave the site in a forward gear.
- ENG23. Ensure access to car parking spaces, vehicle loading and manoeuvring areas and driveways remain unobstructed and available for their intended purpose during the hours of operation.
- ENG24. Maintain dust suppression treatment to all internal roadways, and vehicle manoeuvring areas ensuring not to have an adverse impact on adjoining properties.
- ENG25. In the event that bona fide complaints are received by Council in relation to dust emissions produced from the site, Council reserves the right to require the applicant to provide either concrete, asphalt, or bitumen seal to heavy vehicle manoeuvring areas.

PARKING AND ACCESS - SERVICING

- ENG26. Design all access driveways, circulation driveways and the like with a layout that accommodates the turning movements of a B-Double, and ensure that all vehicles are able to enter and exit the site in a forward direction.

VEHICLE ACCESS

- ENG27. Construct heavy duty vehicle crossovers between the property boundary and the edge of the Burrows Street/Kemp Street road pavement, generally in accordance with IPWEAQ Std Dwg RS-051, Rev F. Ensure that crossover with and splay is designed to accommodate turning movements of B-Double vehicle, generally as shown on ATC Engineers & Project Managers Dwg B-101 A. Culverts shall be constructed through the table drain where required.
- ENG28. Construct any new crossovers such that the edge of the crossover is no closer than 1 metre to any existing or proposed infrastructure, including any stormwater gully pit, manhole, service infrastructure (eg power pole, telecommunications pit), road infrastructure (eg street sign, street tree, etc).

ELECTRICITY AND TELECOMMUNICATION

- ENG29. Connect the development to electricity and telecommunication services.

EARTHWORKS - GENERAL

- ENG30. Earthworks per site involving cut or fill with a nett quantity of material greater than 50m³, requires an Operational Work application.

EROSION AND SEDIMENT CONTROL - GENERAL

- ENG31. Ensure that all reasonable actions are taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.

ENG32. Remove and clean-up sediment or other pollutants in the event that sediment or other pollutants are tracked/released onto adjoining streets or stormwater systems, at no cost to Council.

ADVICE HERITAGE

ADV1. This development approval does not authorise any activity that may harm Aboriginal Cultural Heritage. Under the Aboriginal Cultural Heritage Act 2003 you have a duty of care in relation to such heritage. Section 23(1) provides that "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage." Council does not warrant that the approved development avoids affecting Aboriginal Cultural Heritage. It may therefore be prudent for you to carry out searches, consultation, or a Cultural Heritage assessment to ascertain the presence of Aboriginal Cultural Heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding. A search can be arranged by visiting <https://www.datsip.qld.gov.au> and filling out the Aboriginal and Torres Strait Islander Cultural Heritage Search Request Form.

APPEAL RIGHTS

ADV2. Attached for your information is a copy of Chapter 6 of the Planning Act 2016 in regard to Appeal Rights.

INFRASTRUCTURE CHARGES

ADV3. Infrastructure Charges are now levied by way of an Infrastructure Charges Notice, issued pursuant to section 119 of the *Planning Act 2016*.

ADV4. Council is offering a reduction infrastructure charges payable through the development incentive scheme, which is available between 1 December 2020 and 31 December 2025.

Eligible development under this scheme is required to be completed by 31 December 2025. For further information or an application form please refer to the rules and procedures available on Council's website.

REFERRAL AGENCIES

ADV5. Referral Agencies provided responses to the proposed development and attached to the Development Permit.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander

Against: Nil

CARRIED 6/0

14.8 DELEGATED AUTHORITY REPORTS (1 JULY 2024 TO 31 JULY 2024)

RESOLUTION 2024/102

Moved: Cr Linda Little
Seconded: Cr Danita Potter

That the Delegated Authority report, for the month of July 2024 be received.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander

Against: Nil

CARRIED 6/0

14.9 LIST OF CORRESPONDENCE PENDING COMPLETION OF ASSESSMENT REPORT

RESOLUTION 2024/103

Moved: Cr Deb Dennien
Seconded: Cr Linda Little

That South Burnett Regional Council receive and note the List of correspondence pending completion of assessment report as of 31 July 2024 be received.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander

Against: Nil

CARRIED 6/0

14.10 MEMERAMBI WASTE TRANSFER FACILITY - ACCESS OPTIONS

RESOLUTION 2024/104

Moved: Mayor Kathy Duff
Seconded: Cr Heath Sander

That South Burnett Regional Council resolves to:

1. Implement a trial period of up to three (3) months of 24/7 accessibility to the Memerambi Waste Transfer Facility, on the basis that should the unimpeded access be abused by users through the unlawful dumping of waste streams and undertaking other activities not permitted at the facility (eg scavenging);
2. Delegate to the Chief Executive Officer (or delegate) the authority to revert back to restricted opening times prior to the trial commencing, should the facility be abused as identified in item 1 above.
3. Seek quotes for the design and installation of an electronic gated system at the Memerambi Waste Transfer Facility to manage future accessibility to the facility.

4. Bring forward the gate installation in the 10 year Waste Management Capital program to the 2024/25FY, with an allocation of \$40,000 being identified for this initiative.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander

Against: Nil

CARRIED 6/0

14.11 COSTING FOR KERBSIDE PICKUP HIVESVILLE

RESOLUTION 2024/105

Moved: Cr Jane Erkens
 Seconded: Cr Danita Potter

That South Burnett Regional Council resolves to:

1. Authorise the Chief Executive Officer (or delegate) to consult with the Hivesville Community Progress Association to gauge interest in the proposed kerbside pick-up and to arrange local volunteers to help local residents to bring any unwanted goods or wastes to the kerbside for collection at future dates to be determined.
2. Undertake a one-off kerbside waste collection for residents in Hivesville that will span over a two (2) day period to allow for the picking up of different waste streams – bulky and general waste items (Day 1) and green waste (Day 2).
3. List for its Quarterly 1 budget review process, sufficient operational funds (up to \$30,000) to undertake the kerbside clean-up for the Hivesville village area by Council personnel, where possible.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander

Against: Nil

CARRIED 6/0

14.12 REGIONAL ECONOMIC FUTURES FUND

RESOLUTION 2024/106

Moved: Cr Danita Potter
 Seconded: Cr Jane Erkens

That South Burnett Regional Council is committed to the delivery of the South Burnett Industrial Circular Economy Precinct project and acknowledges responsibility for any funding shortfall if costs or other contributors change during the project.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander

Against: Nil

CARRIED 6/0

14.13 APPLICATION FOR FUNDING UNDER THE QUEENSLAND FERAL PEST INITIATIVE - ROUND 8 (B) - FERAL PIG MANAGEMENT

RESOLUTION 2024/107

Moved: Cr Heath Sander

Seconded: Cr Linda Little

That South Burnett Regional Council endorse an application for funding under the Queensland Feral Pest Initiative – Round 8 (B) – Feral Pig Management.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander

Against: Nil

CARRIED 6/0

Attendance

At 12.11pm GM Aaron Meahan left the meeting.

14.14 REQUEST FOR FUNDING BY SOUTH BURNETT SAINTS AFC INC. FOR NEW CHANGE ROOM.

RESOLUTION 2024/108

Moved: Cr Danita Potter

Seconded: Cr Jane Erkens

That South Burnett Regional Council

1. Refund the cost of the Certificate Exemption for material change of use.
2. Council to budget up to twenty-five thousand dollars from the 24/25 Operational Budget towards the South Burnett Saints Australian Football Club Inc, should the Club fall short in funding the capital upgrades.
3. Delegate to the CEO the option to reassess if required.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander

Against: Nil

CARRIED 6/0

Attendance

At 12.13pm GM Aaron Meahan returned to the meeting.

14.15 LICENCE TO OCCUPY - WOOROOLIN LIONS CLUB INC.

RESOLUTION 2024/109

Moved: Cr Linda Little

Seconded: Cr Deb Dennien

That South Burnett Regional Council:

1. In accordance with *section 236(1)(b)(ii)* of the *Local Government Regulation 2012* applies to the disposal of a valuable non-current asset by way of entering a Deed of Licence to Occupy for Area A, B & C within Lot 3 on SP125007 for the railway building and two static thresher displays to the Wooroolin Lions Club Inc. for a term of 5 years.
2. Pursuant to *section 257(1)(b)* of the *Local Government Act 2009*, South Burnett Council delegates to the Chief Executive Officer the power to negotiate, finalise and execute the Deed of Licence to Occupy with the Wooroolin Lions Club Inc. on terms and conditions considered satisfactory to Council.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander

Against: Nil

CARRIED 6/0

14.16 SUBLEASE - BARAMBAH DRAGONS INC

RESOLUTION 2024/110

Moved: Cr Heath Sander

Seconded: Cr Danita Potter

That South Burnett Regional Council:

1. In accordance with *section 236(1)(b)(ii)* of the *Local Government Regulation 2012* applies to the disposal of a valuable non-current asset by way of entering a sublease for part of Lot 15 on SP104355 to the Barambah Dragons Inc. for a term of 10 years pending approval from the Minister administering the *Land Act 1994*.
2. Pursuant to *section 257(1)(b)* of the *Local Government Act 2009*, South Burnett Council delegates to the Chief Executive Officer the power to negotiate, finalise and execute the sublease with the Barambah Dragons Inc. on terms and conditions considered satisfactory to Council and in alignment with the *Land Act 1994* and the prescribed terms with the *Land Regulation 2020*.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander

Against: Nil

CARRIED 6/0

14.17 MINUTES OF THE ARTS, CULTURE AND HERITAGE ADVISORY COMMITTEE

RESOLUTION 2024/111

Moved: Cr Danita Potter
 Seconded: Cr Jane Erkens

That the minutes of the Art, Culture and Heritage Advisory Committee meetings be received:

1. Meeting Minutes June 2024; and
2. Meeting Minutes August 2024

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander

Against: Nil

CARRIED 6/0

RESOLUTION 2024/112

Moved: Cr Danita Potter
 Seconded: Cr Jane Erkens

That South Burnett Regional Council amend the Arts, Culture and Heritage Advisory Committee Policy, Section 3.2 Membership as per the following recommendations from the committee minutes:

- Remove bullet point 1 – a maximum of six (6) representatives from service providers/agencies or organisations who have expertise and experience in the provisions of arts, cultural and heritage in the region’;
- Amend bullet point 2 – amend **from** ‘a maximum of two (2) community representatives with an interest in the provision of arts, culture, and heritage in the region. Representation may also be considered cross industry representation such as tourism, infrastructure, economic development, natural resource management and sport and recreation’ **to** ‘community representatives with an interest in the provision of arts, culture, and heritage in the region. Representation may also be considered cross industry representation such as tourism, infrastructure, economic development, natural resource management and sport and recreation’.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander

Against: Nil

CARRIED 6/0

14.18 PROPOSAL FOR RINGSFIELD HOUSE ART AND CRAFT GALLERY

RESOLUTION 2024/113

Moved: Cr Jane Erkens
 Seconded: Cr Linda Little

That South Burnett Regional Council delegates the Chief Executive Officer to meet with the advisory group and community groups and discuss options for the use of Ringsfield House for community with the creation of an art gallery and exhibitions.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander

Against: Nil

CARRIED 6/0

14.19 SUMMARY OF MCCAULEY WEIR TRIAL

RESOLUTION 2024/114

Moved: Cr Jane Erkens
 Seconded: Cr Danita Potter

That South Burnett Regional Council:

1. Continue the trial period for a further 6 months;
2. Investigate the cost to freehold the operational reserve and repurpose it to public use;
3. Investigate the purchase of temporary traffic lights and allocate funding in the 1st quarter 24/25 budget review; and
4. Investigate costs for construction of appropriate public facilities and site clean-up, and present findings for consideration in the 2025/26 financial year budget.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander

Against: Nil

CARRIED 6/0

ADJOURN FOR LUNCH

RESOLUTION 2024/115

Moved: Cr Jane Erkens
 Seconded: Cr Linda Little

That the meeting adjourn for lunch at 12.31pm.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander

Against: Nil

CARRIED 6/0

RESUME MEETING

RESOLUTION 2024/116

Moved: Cr Jane Erkens

Seconded: Cr Deb Dennien

That the meeting resume at 1.32pm.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander

Against: Nil

CARRIED 6/0

Attendance

At 1.32pm Kevin Searle (Manager Works) entered the meeting.

15 QUESTIONS ON NOTICE

15.1 QUESTION ON NOTICE - DISASTER RESILIENCE FUNDING

RESOLUTION 2024/117

Moved: Cr Danita Potter

Seconded: Cr Jane Erkens

That the response to the question regarding Disaster Resilience Funding raised by Councillor Danita Potter be received and noted.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander

Against: Nil

CARRIED 6/0

15.2 MAGPIE RELOCATION

RESOLUTION 2024/118

Moved: Cr Danita Potter

Seconded: Cr Deb Dennien

That the response to the question regarding What was the cost last year for Magpie Relocation raised by Councillor all Councillors be received and noted.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander

Against: Nil

CARRIED 6/0

15.3 QUESTION ON NOTICE - SPECIAL CHARGE - ANNUAL IMPLEMENTATION PLAN

RESOLUTION 2024/119

Moved: Cr Jane Erkens
 Seconded: Cr Linda Little

That the response to the question regarding special charges and annual implementation plans raised by Councillor Erkens be received and noted.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander

Against: Nil

CARRIED 6/0

15.3.1 MEETING WITH INDUSTRIES

RESOLUTION 2024/120

Moved: Cr Jane Erkens
 Seconded: Cr Deb Dennien

Organise a meeting with

1. Logging industries in regards to their road impact and transport routes.
2. Main Roads to discuss the impact of traffic on the heavy vehicle by-pass in Nanango.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander

Against: Nil

CARRIED 6/0

15.3.1A RESOLUTION MURGON CHERBOURG ROAD

RESOLUTION 2024/121

Moved: Cr Heath Sander
 Seconded: Cr Deb Dennien

That SBRC advocates with TMR to dedicate the Murgon/Cherbourg Road as a state controlled road.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander

Against: Nil

CARRIED 6/0

15.3.2 PARKING SPACES FOR KINGAROY LIBRARY

RESOLUTION 2024/122

Moved: Mayor Kathy Duff
 Seconded: Cr Danita Potter

That Council implement the green bays as shown in QON 3 diagram across the South Burnett.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander

Against: Nil

CARRIED 6/0

15.4 QUESTIONS ON NOTICE - INFRASTRUCTURE

RESOLUTION 2024/123

Moved: Cr Danita Potter
 Seconded: Cr Deb Dennien

That the response to the questions on notice be received and noted.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander

Against: Nil

CARRIED 6/0

16 INFORMATION SECTION

Nil

Attendance

At 1.53pm Debra Moore left the meeting.

17 CONFIDENTIAL SECTION

RESOLUTION 2024/124

Moved: Cr Deb Dennien
 Seconded: Cr Linda Little

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*:

17.1 Proposed Delivery of Approved Damage Works for Zone 13 Unsealed Roads and Risk Mitigation Options for Currently Unapproved Flood Damage Works

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.

17.2 Proposed Delivery of Approved Flood Damage Works for Zone 12 and 13 Sealed Roads and Risk Mitigation Options for Currently Unapproved Flood Damage Works

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.

17.3 2022/2023 Outstanding Dog Registrations - Write Off

This matter is considered to be confidential under Section 254J - c 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 the local government's budget.

17.4 SBRC 2324_11 Bulk Water Treatment Chemicals

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.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander

Against: Nil

CARRIED 6/0

Attendance

At 2.42pm Lynelle Paterson entered the meeting.

At 2.45pm Lynelle Paterson left the meeting.

At 2.54pm CEO Mark Pitt left the meeting.

At 2.55pm CEO Mark Pitt entered the meeting.

At 2.58pm Cr Jane Erkens left the meeting.

At 2.59pm Cr Jane Erkens entered the meeting.

At 3.06pm GM Aaron Meahan left the meeting.

At 3.09pm GM Aaron Meahan joined the meeting.

At 3.12pm Cr Deb Dennien left the meeting.

At 3.15pm Cr Deb Dennien joined the meeting.

RESOLUTION 2024/125

Moved: Cr Danita Potter

Seconded: Cr Linda Little

That Council moves out of Closed Council into Open Council at 3.20pm.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander

Against: Nil

CARRIED 6/0

Attendance

At 3.20pm Lynelle Paterson entered the meeting.

17.1 PROPOSED DELIVERY OF APPROVED DAMAGE WORKS FOR ZONE 13 UNSEALED ROADS AND RISK MITIGATION OPTIONS FOR CURRENTLY UNAPPROVED FLOOD DAMAGE WORKS

MOTION

Moved: Mayor Kathy Duff

Seconded: Cr Deb Dennien

That South Burnett Regional Council:

- Award Yesberg Earthmoving Pty Ltd (Trading as Yesberg Earthmoving Unit Trust), contract SBRCQ-23/24-52 DRFA REPA Zone 13 unsealed roads for the value of \$936,508 excl GST; and delegate to the CEO to negotiate the contract.
- Delegate to the CEO to negotiate additional scope to undertake flood repair work within zone 13 unsealed road network, related to damage sustained in Tropical Cyclone Kirrily, associated rainfall and flooding, 25 January – 26 February 2024.

In Favour: Cr Kathy Duff

Against: Crs Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander

LOST 1/5

CR HEATH SANDER FORESHADOWED THE FOLLOWING MOTION:

RESOLUTION 2024/126

Moved: Cr Heath Sander

Seconded: Cr Jane Erkens

That South Burnett Regional Council:

- Award Purcell Civil & Construction contract SBRCQ-23/24-52 DRFA REPA Zone 13 unsealed roads for the value of \$855,545.86 excl GST and delegate to the CEO to negotiate the final contract.
- Delegate to the CEO to negotiate the additional scope to undertake flood repair work within zone 13 unsealed road network, related to damage sustained in Tropical Cyclone Kirrily, associated rainfall and flooding, 25 January – 26 February 2024 declared weather event.

Reasons

The sound contracting principles are— (a) value for money; and (b) open and effective competition; and (c) the development of competitive local business and industry;

Value for money as contract value was lowest tender price received;

In Favour: Crs Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander

Against: Cr Kathy Duff

CARRIED 5/1

17.2 PROPOSED DELIVERY OF APPROVED FLOOD DAMAGE WORKS FOR ZONE 12 AND 13 SEALED ROADS AND RISK MITIGATION OPTIONS FOR CURRENTLY UNAPPROVED FLOOD DAMAGE WORKS

RESOLUTION 2024/127

Moved: Cr Danita Potter

Seconded: Cr Deb Dennien

That South Burnett Regional Council:

- Award Yesberg Earthmoving Pty Ltd (Trading as Yesberg Earthmoving Unit Trust), contract SBRCQ-23/24-53 DRFA REPA Zone 12 and 13 sealed roads for the value of \$633,711 excl GST and delegate to the CEO to negotiate the contract.
- Delegate to the CEO to negotiate additional scope to undertake flood repair work within zone 12 and 13 sealed road network, related to damage sustained in Tropical Cyclone Kirrily, associated rainfall and flooding, 25 January – 26 February 2024 declared weather event, and for additional scope variation to approved repairs under contract SBRCQ-23/24-53.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander

Against: Nil

CARRIED 6/0

Attendance

At 3.43pm Kevin Searle left the meeting

17.3 2022/2023 OUTSTANDING DOG REGISTRATIONS - WRITE OFF

RESOLUTION 2024/128

Moved: Cr Jane Erkens

Seconded: Cr Heath Sander

That South Burnett Regional Council resolves to:

1. Write off \$44,826.25 from the 2022/23 FY for outstanding dog registrations.

In Favour: Crs Kathy Duff, Jane Erkens, Danita Potter and Deb Dennien

Against: Crs Linda Little and Heath Sander

CARRIED 4/2

17.4 SBRC 2324_11 BULK WATER TREATMENT CHEMICALS

RESOLUTION 2024/129

Moved: Cr Linda Little
Seconded: Cr Deb Dennien

That Council enter in to 5 contracts of supply with the following suppliers for the below listed chemicals:

- 1. Omega Chemicals
 - (a) Aluminium Sulphate Bulk (7-8% Aluminium Oxide)
- 2. Redox
 - (a) Poly Aluminium Chloride (10-11% Aluminium Oxide)
 - (b) Aluminium Chlorohydrate (23% Aluminium Oxide)
 - (c) Hydrochloric Acid 32%
 - (d) Sodium Carbonate (Dense Soda Ash)
- 3. Chemiplas
 - (a) Flocculant Agent
- 4. Activated Carbon Technologies
 - (a) Powder Activated Carbon PS1000
- 5. Coogee QCA
 - (a) Liquid Sodium Hypochlorite 10%

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander

Against: Nil

CARRIED 6/0

18 CLOSURE OF MEETING

The Meeting closed at 3.47pm.

The minutes of this meeting were confirmed at the Ordinary Council Meeting held on 18 September 2024.

.....
CHAIRPERSON

8 NOTICES OF MOTION**8.1 NOTICE OF MOTION - RESEAL PREPARATION****File Number: 18 September 2024**

I, Councillor Heath Sander, give notice that at the next Ordinary Meeting of Council to be held on 18 September 2024, I intend to move the following motion:

MOTION

That South Burnett Regional Council, as part of the reseal preparation, use the opportunity to reduce the rough surfaces by marking a greater percentage of the defects to ensure that the prepared roads across the entire width and length of the South Burnett are considerably smoother before commencing the reseal program.

RATIONALE**CORPORATE PLAN**

IN1 Continue to provide sound asset management strategies to maintain and improve Council's road network, bridges, drainage and street lighting.

I commend this Notice of Motion to Council.

ATTACHMENTS

Nil

9 COUNCILLOR DIVISIONAL UPDATES

10 BUSINESS OUTSTANDING

10.1 NOTICE OF MOTION DOG HOBBYISTS AND DOG EXHIBITORS

File Number: 18-09-2024

Author: Technical Officer (Environmental Services)

Authoriser: Chief Executive Officer

PRECIS

Council introduces a permit system for Hobbyist Breeders and Dog Exhibitors

SUMMARY

Notice of Motion made to Council on the 9 August 2023 from Councillor Duff after representations from the Nanango Kennel Club which recommends to council that a permit system for Hobbyist Breeders and Dog Exhibitors be introduced with select conditions

OFFICER'S RECOMMENDATION

That South Burnett Regional Council:

1. Commences the process to review Local Law No. 2 (Animal Management) 2011 and includes the following conditions in this review:
 - Hobbyist Breeder and Dog Exhibitor is defined by a person on more than 4.5 acres (18200 square metres) with 12 or less dogs who breeds or exhibits for non-commercial purposes.
 - This permit would allow for registration of up to 12 dogs for a period of 12 months.
 - The registrations would be updated yearly.
 - Each dog registration would cost the same as what is listed on current schedule of fees to be capped at \$240 for total of 12 dogs.
 - This permit can only be given to a person who holds a current financial Nanango Kennel Club membership or Burnett Kennel club membership and Dogs Queensland membership.
 - A yearly permit fee of \$250 would be charged.
 - Conditions for maintaining a permit are that the permit holder must remain compliant with Dogs QLD rules and regulations and have no unresolved complaints with South Burnett Regional Council.
2. Reviews the defined and non-defined areas;
3. Include consideration of the restriction of the number of pets allowed in properties with flats; and
4. Consult with relevant government entities about the overall State interest in the proposed local law with a report to be brought back to the November Ordinary Meeting of Council.

FINANCIAL AND RESOURCE IMPLICATIONS

The cost of local law review will be met within the South Burnett Regional Council (Council) operational budget.

LINK TO CORPORATE/OPERATIONAL PLAN

GR8 Support and advocate for appropriate growth and development with responsive planning schemes, processors, customer service and other initiatives.

OPL/32 Review Council's Local Laws to ensure relevance to the region, and understanding by Council and the community, including consultation with the community regarding dog registration and animal management (including cats) methodology.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Rationale

Members of the Nanango Kennel Club came to a recent Council Community Engagement Day. They pointed out that the issue around Hobbyist Breeders and Dog Exhibitors and their ability to breed and the number of dogs allowed has been compromised by the current local laws. The Local Law review will take a long time to change. This issue was raised when Council first became amalgamated and has been an ongoing issue. The Nanango Kennel Club have come up with this proposal since our Community Engagement Day.

The club is also scheduled for a deputation to the September 2024 Ordinary Meeting.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Compliance with *Animal Management (Cats and Dogs) Act 2008*

Compliance with adopted Local Laws – Process to amend Local Laws

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

Local Laws are being reviewed and all policy implications will be dealt with as the review progresses.

ASSET MANAGEMENT IMPLICATIONS

Not applicable

REPORT

BACKGROUND

Response and considerations to the above recommendations:

Hobbyist Breeder and Dog Exhibitor is defined by a person on more than 4.5 acres (18200 square metres) with 12 or less dogs who breeds or exhibits for non-commercial purposes.

Under the *Animal Management (Cats and Dogs) Act 2008* it requires all people who advertise, sell or give away their dogs or puppies in Queensland to have a unique identifying number (a supply number) that identifies the registered breeder or origin of that dog.

A Breeder Permit should be for ONLY 1 defined person ON a particular property.

Reasoning:

- If a permit is for a defined person alone, more than one permit could be granted for a property, exceeding the maximum number of animals allowed on a property.
- Like an excess animal permit, it is linked to the specific dog on that property. (if the dog is removed from that property, the permit is withdrawn/revoked etc.) This should apply to the breeder permit as well.
- See below questions for reasoning regarding the number of animals allowed for the size of land.

Further, the Department of Agriculture and Fisheries Biosecurity Queensland provide a factsheet which states:

Local governments already enforce the *Animal Management (Cats and Dogs) Act 2008* within their local area. Biosecurity Queensland does not prescribe how this Act is enforced. Enforcement is undertaken according to each local government's regulatory enforcement policies, and these policies will continue when enforcing the new laws.

- **This permit would allow for registration of up to 12 dogs for a period of 12 months.**

Under the local laws – it is prohibited to have more than 3 dogs over a 4.9-acre block in a non-defined area. Under the *state Act* – a registered breeder must register every 12 months anyway.

Evidence:

- Schedule 1 of the *Subordinate Local Law No. 2 (Animal Management) 2011* outlines the circumstances in which keeping of animal or animals is prohibited.
 - In this particular case:
 - More than 3 dogs over the age of 3 months on an allotment which-
 - has an area less than 20,200m² ; and
 - is not in a designated town area.
- Under *Animal Management (Cats and Dogs) Act 2008, Chapter 2A Part 2 Division 1 Section 43G*:

A person's registration as a registered breeder ends 1 year after the registration date stated in the notice given to the person under section 43G, unless the registration is sooner cancelled under division 4.
- **The registrations would be updated yearly.**

See above – same answer.

- **Each dog registration would cost the same as what is listed on current schedule of fees to be capped at \$240 for total of 12 dogs.**

Council does not exempt other permits from paying the total amount for dog registration. A breeder would have to pay the full amount of registration (including pension discounts etc.) regardless of the total amount. There is also no mention of discounting breeders in either the local or state laws.

- **This permit can only be given to a person who holds a current financial Nanango Kennel Club membership or Burnett Kennel club membership and Dogs Queensland membership.**

Dog breeders are often referred to as 'registered breeders' when they are members of a breed association or club (which operates a stud book or register) or another breeder association. In QLD they have to register as a dog breeder within 28 days after the dog has had the litter, then obtain a supply number registered on the new Qld Dog Breeder Register.

This condition is very reasonable as it will stop anybody registering as a breeder.

- **A yearly permit fee of \$250 would be charged.**

The 2024-25 Schedule of fees and charges were adopted on the 1 July 2024 – the Current Breeders and Show permits stands at \$295.00.

- **Conditions for maintaining a permit are that the permit holder must remain compliant with Dogs QLD rules and regulations and have no unresolved complaints with South Burnett Regional Council.**

Prior to any permits being approved, the officer would investigate the history on the property and any recent complaints regarding, wandering, barking, odour etc would not be approved the permit. If none of these issues arise, then an inspection would have to be taken place to confirm the property is adequately suitable for the housing an additional dog/s. If any complaints are received, the permit can be revoked if upheld. (This is the current process for an excess animal permit.)

Other Factors to Consider:

- Optimum Animal welfare size:

In relation to dogs, there is none. So long as the animals being cared for and there are no welfare issues. The only thing stopping this customer from having 12 dogs is the local laws.

- Planning Scheme

Under the Planning Scheme a property within a Rural Zone over 10 Hectares and more than 2km from urban or rural residential zoned land does not need approval. Anything else requires it – in this case, the customer would require a Planning Approval. – They’re recommended to contact a private town planner or speak with the planning department within Council.

Evidence:

Under the Planning Scheme the definition of *Animal keeping* is used for:

- (a) boarding, breeding or training animals;

Under table 5.5.13 – Rural Zone see below:

Table 5.5.13—Rural zone

Use	Categories of development and assessment	Requirements for accepted development and assessment benchmarks
Agricultural supplies store	Code assessment All	Rural zone code Services and works code
Animal husbandry	Accepted development If on a site more than 2km from urban or rural residential zoned land; Accepted development subject to requirements If on a site less than 2km from urban or rural residential zoned land and complying with the assessment benchmarks	Rural zone code – Sections 1 & 6 acceptable outcomes
	Code assessment ▪ If not accepted development or accepted development subject to requirements	Rural zone code Services and works code
Animal keeping	Accepted development If: ▪ on a site more than 2km from urban or rural residential zoned land; and ▪ on a site larger than 10ha in area Impact assessment If not accepted development	The planning scheme

ATTACHMENTS

Nil

10.2 BUSINESS OUTSTANDING TABLE FOR ORDINARY COUNCIL MEETING**File Number:** 18/09/2024**Author:** Coordinator Executive Services**Authoriser:** Chief Executive Officer**PRECIS**

Business outstanding table for the Ordinary Council Meeting

SUMMARY

The Business Outstanding table is used as a tool to monitor outstanding items resolved at previous Council Meetings. The current Business Outstanding table for the Ordinary Council Meeting is presented for Councillor's information.

OFFICER'S RECOMMENDATION

That the Business Outstanding table for the Ordinary Council Meeting be received for information.

BACKGROUND

N/A

ATTACHMENTS

1. Business Outstanding Table - September 2024 [↓](#) 

BUSINESS OUTSTANDING TABLE FOR ORDINARY COUNCIL MEETING

Meeting Date: 18 September 2024

Attachment No: 1

meeting	subject	manager	resolution	notes
Council 21/08/2024	Regional Economic Futures Fund	Pitt PSM, Mark	<p>RESOLUTION 2024/106</p> <p>Moved: Cr Danita Potter Seconded: Cr Jane Erkens</p> <p>That South Burnett Regional Council is committed to the delivery of the South Burnett Industrial Circular Economy Precinct project and acknowledges responsibility for any funding shortfall if costs or other contributors change during the project.</p> <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 6/0</p>	<p>11 Sep 2024 5:36pm Pitt PSM, Mark</p> <p>Internal project manager identified - engagement with the department commenced and preparation for first milestone report commenced</p>
Council 21/08/2024	Costing for Kerbside Pickup Hivesville	Petersen, Leanne	<p>RESOLUTION 2024/105</p> <p>Moved: Cr Jane Erkens Seconded: Cr Danita Potter</p> <p>That South Burnett Regional Council resolves to:</p> <ol style="list-style-type: none"> 1. Authorise the Chief Executive Officer (or delegate) to consult with the Hivesville Community Progress Association to gauge interest in the proposed kerbside pick-up and to arrange local volunteers to help local residents to bring any unwanted goods or wastes to the kerbside for collection at future dates to be determined. 2. Undertake a one-off kerbside waste collection for residents in Hivesville that will span over a two (2) day period to allow for the picking up of different waste streams – bulky and general waste items (Day 1) and green waste (Day 2). 3. List for its Quarterly 1 budget review process, sufficient operational funds (up to \$30,000) to 	<p>27 Aug 2024 2:52pm Donohue, Kimberley - Reallocation</p> <p>Action reassigned to Nearmy, Mal by Donohue, Kimberley - For actioning</p>

			<p>undertake the kerbside clean-up for the Hivesville village area by Council personnel, where possible.</p> <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander</p> <p><u>Against:</u> Nil</p> <p style="text-align: center;">CARRIED 6/0</p>	
Council 21/08/2024	Memerambi Waste Transfer Facility - Access Options	Petersen, Leanne	<p>RESOLUTION 2024/104</p> <p>Moved: Mayor Kathy Duff Seconded: Cr Heath Sander</p> <p>That South Burnett Regional Council resolves to:</p> <ol style="list-style-type: none"> 1. Implement a trial period of up to three (3) months of 24/7 accessibility to the Memerambi Waste Transfer Facility, on the basis that should the unimpeded access be abused by users through the unlawful dumping of waste streams and undertaking other activities not permitted at the facility (eg scavenging); 2. Delegate to the Chief Executive Officer (or delegate) the authority to revert back to restricted opening times prior to the trial commencing, should the facility be abused as identified in item 1 above. 3. Seek quotes for the design and installation of an electronic gated system at the Memerambi Waste Transfer Facility to manage future accessibility to the facility. 4. Bring forward the gate installation in the 10 year Waste Management Capital program to the 2024/25FY, with an allocation of \$40,000 being identified for this initiative. <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander</p>	<p>27 Aug 2024 2:52pm Donohue, Kimberley - Reallocation</p> <p>Action reassigned to Nearmy, Mal by Donohue, Kimberley - For actioning</p>

		<u>Against:</u>	Nil	
CARRIED 6/0				
Council 21/08/2024	Licence to Occupy - Wooroolin Lions Club Inc.	Petersen, Leanne	<p>RESOLUTION 2024/109</p> <p>Moved: Cr Linda Little Seconded: Cr Deb Dennien</p> <p>That South Burnett Regional Council:</p> <p>1. In accordance with <i>section 236(1)(b)(ii)</i> of the <i>Local Government Regulation 2012</i> applies to the disposal of a valuable non-current asset by way of entering a Deed of Licence to Occupy for Area A, B & C within Lot 3 on SP125007 for the railway building and two static thresher displays to the Wooroolin Lions Club Inc. for a term of 5 years.</p> <p>2. Pursuant to <i>section 257(1)(b)</i> of the <i>Local Government Act 2009</i>, South Burnett Council delegates to the Chief Executive Officer the power to negotiate, finalise and execute the Deed of Licence to Occupy with the Wooroolin Lions Club Inc. on terms and conditions considered satisfactory to Council.</p> <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander</p> <p><u>Against:</u> Nil</p>	<p>27 Aug 2024 2:58pm Donohue, Kimberley - Reallocation</p> <p>Action reassigned to Jackson, Cathy by Donohue, Kimberley</p>
CARRIED 6/0				
Council 21/08/2024	Request for funding by South Burnett Saints AFC Inc. for new change room.	Petersen, Leanne	<p>RESOLUTION 2024/108</p> <p>Moved: Cr Danita Potter Seconded: Cr Jane Erkens</p> <p>That South Burnett Regional Council</p> <p>1. Refund the cost of the Certificate Exemption for material change of use.</p>	<p>12 Sep 2024 3:03pm Kruger, Wendy - Reallocation</p> <p>Action reassigned to Patch, Craig by Kruger, Wendy - For Action & Completion</p>

			<p>2. Council to budget up to twenty-five thousand dollars from the 24/25 Operational Budget towards the South Burnett Saints Australian Football Club Inc, should the Club fall short in funding the capital upgrades.</p> <p>3. Delegate to the CEO the option to reassess if required.</p> <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 6/0</p>	
Council 21/08/2024	Application for Funding Under The Queensland Feral Pest Initiative - Round 8 (b) - Feral Pig Management	Petersen, Leanne	<p>RESOLUTION 2024/107</p> <p>Moved: Cr Heath Sander Seconded: Cr Linda Little</p> <p>That South Burnett Regional Council endorse an application for funding under the Queensland Feral Pest Initiative – Round 8 (B) – Feral Pig Management.</p> <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 6/0</p>	<p>27 Aug 2024 2:59pm Donohue, Kimberley - Reallocation Action reassigned to Kemp, Fiona by Donohue, Kimberley</p> <p>06 Sep 2024 10:04am Kemp, Fiona - Reallocation Action reassigned to Petersen, Leanne by Kemp, Fiona</p>
Council 21/08/2024	Vandalism and damage to Memorial Park Kingaroy	Petersen, Leanne	<p>RESOLUTION 2024/100</p> <p>Moved: Cr Danita Potter Seconded: Cr Linda Little</p> <p>That South Burnett Regional Council:</p> <p>1. Progress the repairs to the Kingaroy Memorial Park playground equipment, soft-fall and shade</p>	<p>27 Aug 2024 2:59pm Donohue, Kimberley - Reallocation Action reassigned to Kemp, Fiona by Donohue, Kimberley</p> <p>06 Sep 2024 10:03am Kemp, Fiona - Reallocation Action reassigned to Petersen, Leanne by Kemp, Fiona</p>

			<p>structure and install additional lighting and CCTV to improve community safety and reduce vandalism.</p> <p>2. Reallocation building capital budget of \$223,405 from the existing 24/25 program and allocation \$51,595 from the Building Restricted Cash.</p> <p>3. Consider funding of \$150,000 in the 25/26 capital expenditure budget to replace playground equipment that is at end of life, some of which has already been removed from site.</p> <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 6/0</p>
Council 21/08/2024	Proston Dip and Yard	Petersen, Leanne	<p>RESOLUTION 2024/94</p> <p>Moved: Cr Heath Sander Seconded: Cr Linda Little</p> <p>That South Burnett Regional Council:</p> <p>Call for Tenders for leasing of the Clearing Dip and Salesyards at Proston being Lease A in Lot 101 on SP199035, noting that:</p> <p>(a) The facilities are offered for lease 'as is, where is' condition;</p> <p>(b) Tenderers will be advised to undertake their own investigations to the current conditions of the facility and any capital or repair maintenance expenses required to ensure compliance with the Work Health and Safety Act 2011 and Australian standards for livestock loading/unloading ramps AS45340:2020;</p>
			<p>27 Aug 2024 2:55pm Donohue, Kimberley - Reallocation</p> <p>Action reassigned to Moore, Debra by Donohue, Kimberley - For actioning</p>

			<p>(c) All capital and operational improvements will be the responsibility of the lessee without contribution from Council; and</p> <p>(d) It is expected that the successful tenderer entity will have the necessary skills and experience to manage the facilities including the cattle dips, undertake repairs and maintenance as necessary and appropriate skills and industry experience in livestock management, with appropriate insurances to indemnify Council from any liability.</p> <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p>
<p>Council 21/08/2024</p>	<p>SBRC 2324_10 Civil Construction Surveyor Services - Preferred Supplier Arrangement</p>	<p>Meehan, Aaron</p>	<p>RESOLUTION 2024/91</p> <p>Moved: Cr Danita Potter Seconded: Cr Ros Heit</p> <p>That South Burnett Regional Council accept the tender from O'Reilly Nunn Favier (ONF) as the tier one (1) contractor for supply and delivery of Civil Construction Surveyor Services for a period of twenty-four (24) months with a fixed period of twelve (12) months for rates and prices.</p> <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p>
<p>Council 21/08/2024</p>	<p>Christmas Closedown</p>	<p>Pitt PSM, Mark</p>	<p>RESOLUTION 2024/80</p> <p>Moved: Cr Jane Erkens</p>

and Staff
Christmas
Function

Seconded: Cr Deb Dennien

That South Burnett Regional Council:

1. hold a family function in November 2024 for staff and their immediate families to attend on a Saturday lunch event 12pm – 4pm, at Kingaroy, and form a staff organising committee.
2. offices will generally be closed from 3pm Tuesday, 24 December 2024 and re-open on Thursday, 2 January 2025 with on-call and emergency staff to be rostered on over this period.
3. shut outdoor Council services (Field staff) from Friday, 20 December 2024 and begin operations on Monday 6th January 2025.
4. key skeleton staff are rostered on to undertake On-call and emergency work where required during the Christmas Closedown period until Friday 3 January 2025.
5. Parks staff and 1 Tourism staff member will be required to work as advised through the Christmas period except for Public Holidays.
6. Council will advise employees to use leave accrued leave entitlements (e.g. annual leave, TOIL, RDO's) during this period with TOIL and RDO's being used in the first instance.
7. The operating hours for the region's Visitor Information Centres over the Christmas / New Year period are outlined below: - (at least 1 staff member is required to work during this period in case the volunteers need help)

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 7/0				
Council 21/08/2024	Access Licence - Lot 2 on RP27660 and Mountain View Lane	Petersen, Leanne	<p>RESOLUTION 2024/99</p> <p>Moved: Cr Heath Sander Seconded: Cr Deb Dennien</p> <p>That South Burnett Regional Council:</p> <p>1. Enter an Access Licence for Part of Lot 2 on RP27660 and the remaining unmade section of Mountain View Lane with Ergon Energy Corporation Limited for a term of 10 years.</p> <p>2. Pursuant to section 257(1)(b) of the Local Government Act 2009, South Burnett Regional Council delegates to the Chief Executive Officer the power to negotiate, finalise and execute the access licence with Ergon Energy Corporation Limited on terms considered satisfactory to Council.</p> <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander</p> <p><u>Against:</u> Nil</p>	<p>27 Aug 2024 2:54pm Donohue, Kimberley - Reallocation</p> <p>Action reassigned to Jackson, Cathy by Donohue, Kimberley - For actioning</p>
CARRIED 6/0				
Council 21/08/2024	Dog Registrations 2023/2024	Petersen, Leanne	<p>RESOLUTION 2024/96</p> <p>Moved: Cr Linda Little Seconded: Cr Danita Potter</p> <p>That South Burnett Regional Council resolves to:</p> <p>1. Pursue outstanding 2023/2024FY unpaid dog registration fees into the 2024/2025FY renewals to be issued in September 2024.</p> <p>2. Amend the procedure of dog registration requirements, requiring dogs to be microchipped before being registered with Council, in accordance with State legislation.</p>	

	<p>3. Note the findings and preferred recommendation outlined in the report about unmicrochipped dogs and implement reduced fee microchipping days across the region to encourage an enhanced awareness of responsible pet ownership during the period September to December 2024.</p> <p>4. That Council investigate funding and partnership opportunities to assist and encourage dog and cat owners to desex their animals.</p> <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p>
<p>Council 21/08/2024</p> <p>Systematic Dog Inspection</p> <p>Petersen, Leanne</p>	<p>RESOLUTION 2024/95</p> <p>Moved: Cr Danita Potter Seconded: Cr Linda Little</p> <p>That South Burnett Regional Council resolves to:</p> <ol style="list-style-type: none"> 1. Note the findings and recommendations outlined in the officer's report. 2. Commend those pet owners who cooperated with Council's officers during the inspection program. <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p>

Council 21/08/2024	Sublease - Barambah Dragons Inc	Petersen, Leanne	<p>RESOLUTION 2024/110</p> <p>Moved: Cr Heath Sander Seconded: Cr Danita Potter</p> <p>That South Burnett Regional Council:</p> <p>1. In accordance with <i>section 236(1)(b)(ii)</i> of the <i>Local Government Regulation 2012</i> applies to the disposal of a valuable non-current asset by way of entering a sublease for part of Lot 15 on SP104355 to the Barambah Dragons Inc. for a term of 10 years pending approval from the Minister administering the <i>Land Act 1994</i>.</p> <p>2. Pursuant to <i>section 257(1)(b)</i> of the <i>Local Government Act 2009</i>, South Burnett Council delegates to the Chief Executive Officer the power to negotiate, finalise and execute the sublease with the Barambah Dragons Inc. on terms and conditions considered satisfactory to Council and in alignment with the <i>Land Act 1994</i> and the prescribed terms with the <i>Land Regulation 2020</i>.</p> <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 6/0</p>	<p>27 Aug 2024 2:58pm Donohue, Kimberley - Reallocation</p> <p>Action reassigned to Jackson, Cathy by Donohue, Kimberley</p>
Council 21/08/2024	Request for funding by South Burnett Saints AFC Inc. for new change room.	Jarvis, Susan	<p>RESOLUTION 2024/108</p> <p>Moved: Cr Danita Potter Seconded: Cr Jane Erkens</p> <p>That South Burnett Regional Council</p> <p>1. Refund the cost of the Certificate Exemption for material change of use.</p> <p>2. Council to budget up to twenty-five thousand dollars from the 24/25 Operational Budget towards the South Burnett Saints Australian Football Club</p>	<p>12 Sep 2024 3:03pm Kruger, Wendy - Reallocation</p> <p>Action reassigned to Patch, Craig by Kruger, Wendy - For Action & Completion</p>

			<p>Inc, should the Club fall short in funding the capital upgrades.</p> <p>3. Delegate to the CEO the option to reassess if required.</p> <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander</p> <p><u>Against:</u> Nil</p> <p style="text-align: center;">CARRIED 6/0</p>
<p>Council 21/08/2024</p>	<p>Costing for Kerbside Pickup Hivesville</p>	<p>Jarvis, Susan</p>	<p>RESOLUTION 2024/105</p> <p>Moved: Cr Jane Erkens Seconded: Cr Danita Potter</p> <p>That South Burnett Regional Council resolves to:</p> <p>1. Authorise the Chief Executive Officer (or delegate) to consult with the Hivesville Community Progress Association to gauge interest in the proposed kerbside pick-up and to arrange local volunteers to help local residents to bring any unwanted goods or wastes to the kerbside for collection at future dates to be determined.</p> <p>2. Undertake a one-off kerbside waste collection for residents in Hivesville that will span over a two (2) day period to allow for the picking up of different waste streams – bulky and general waste items (Day 1) and green waste (Day 2).</p> <p>3. List for its Quarterly 1 budget review process, sufficient operational funds (up to \$30,000) to undertake the kerbside clean-up for the Hivesville village area by Council personnel, where possible.</p> <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander</p>

12 Sep 2024 3:02pm Kruger, Wendy - Reallocation
Action reassigned to Patch, Craig by Kruger, Wendy - For Action & Completion

			<u>Against:</u> Nil	
			CARRIED 6/0	
Council 21/08/2024	Memerambi Waste Transfer Facility - Access Options	Jarvis, Susan	RESOLUTION 2024/104 Moved: Mayor Kathy Duff Seconded: Cr Heath Sander That South Burnett Regional Council resolves to: 1. Implement a trial period of up to three (3) months of 24/7 accessibility to the Memerambi Waste Transfer Facility, on the basis that should the unimpeded access be abused by users through the unlawful dumping of waste streams and undertaking other activities not permitted at the facility (eg scavenging); 2. Delegate to the Chief Executive Officer (or delegate) the authority to revert back to restricted opening times prior to the trial commencing, should the facility be abused as identified in item 1 above. 3. Seek quotes for the design and installation of an electronic gated system at the Memerambi Waste Transfer Facility to manage future accessibility to the facility. 4. Bring forward the gate installation in the 10 year Waste Management Capital program to the 2024/25FY, with an allocation of \$40,000 being identified for this initiative. <u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander <u>Against:</u> Nil	12 Sep 2024 3:02pm Kruger, Wendy - Reallocation Action reassigned to Patch, Craig by Kruger, Wendy - For Action and Completion
			CARRIED 6/0	
Council 21/08/2024	2022/2023 Outstanding Dog	Petersen, Leanne	RESOLUTION 2024/128 Moved: Cr Jane Erkens	12 Sep 2024 3:03pm Kruger, Wendy - Reallocation

<p>Registrations - Write Off</p>	<p>Seconded: Cr Heath Sander That South Burnett Regional Council resolves to: 1. Write off \$44,826.25 from the 2022/23 FY for outstanding dog registrations. <u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Danita Potter and Deb Dennien <u>Against:</u> Crs Linda Little and Heath Sander</p> <p style="text-align: center;">CARRIED 4/2</p>	<p>Action reassigned to DobeWaldie, Katie by Kruger, Wendy - For Action & Completion 12 Sep 2024 9:11pm DobeWaldie, Katie - Completion Completed by DobeWaldie, Katie (action officer) on 12 September 2024 at 9:11:37 PM - Journal has been completed to write off the outstanding fees for 22-23</p>
<p>Council 21/08/2024</p> <p>Parking Spaces for Kingaroy Library</p> <p>Meehan, Aaron</p>	<p>RESOLUTION 2024/122 Moved: Mayor Kathy Duff Seconded: Cr Danita Potter That Council implement the green bays as shown in QON 3 diagram across the South Burnett. <u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander <u>Against:</u> Nil</p> <p style="text-align: center;">CARRIED 6/0</p>	<p>05 Sep 2024 3:18pm Champney, Kristy Staff to walk division CBD's with Councillors in October for consultation</p>
<p>Council 21/08/2024</p> <p>Meeting with industries</p> <p>Meehan, Aaron</p>	<p>RESOLUTION 2024/120 Moved: Cr Jane Erkens Seconded: Cr Deb Dennien Organise a meeting with 1. Logging industries in regards to their road impact and transport routes. 2. Main Roads to discuss the impact of traffic on the heavy vehicle by-pass in Nanango.</p>	<p>05 Sep 2024 3:21pm Champney, Kristy 1. Staff to meet with HQ Plantations, Mayor and Councillors before the next Council meeting , 2. Report to come to Council - to commence formal discussions on road ownership</p>

			<p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander</p> <p><u>Against:</u> Nil</p> <p style="text-align: center;">CARRIED 6/0</p>	
Council 21/08/2024	Vandalism and damage to Memorial Park Kingaroy	Jarvis, Susan	<p>RESOLUTION 2024/100</p> <p>Moved: Cr Danita Potter Seconded: Cr Linda Little</p> <p>That South Burnett Regional Council:</p> <ol style="list-style-type: none"> 1. Progress the repairs to the Kingaroy Memorial Park playground equipment, soft-fall and shade structure and install additional lighting and CCTV to improve community safety and reduce vandalism. 2. Reallocation building capital budget of \$223,405 from the existing 24/25 program and allocation \$51,595 from the Building Restricted Cash. 3. Consider funding of \$150,000 in the 25/26 capital expenditure budget to replace playground equipment that is at end of life, some of which has already been removed from site. <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander</p> <p><u>Against:</u> Nil</p> <p style="text-align: center;">CARRIED 6/0</p>	<p>12 Sep 2024 3:03pm Kruger, Wendy - Reallocation</p> <p>Action reassigned to Campbell, Maxine by Kruger, Wendy - For Action & completion</p>
Council 21/08/2024	Proposed Delivery of Approved Flood Damage Works for Zone 12 and 13 Sealed	Meehan, Aaron	<p>RESOLUTION 2024/127</p> <p>Moved: Cr Danita Potter Seconded: Cr Deb Dennien</p> <p>That South Burnett Regional Council:</p> <ul style="list-style-type: none"> • Award Yesberg Earthmoving Pty Ltd (Trading as Yesberg Earthmoving Unit Trust), contract SBRCQ- 	

	<p>Roads and Risk Mitigation Options for Currently Unapproved Flood Damage Works</p>		<p>23/24-53 DRFA REPA Zone 12 and 13 sealed roads for the value of \$633,711 excl GST and delegate to the CEO to negotiate the contract.</p> <ul style="list-style-type: none"> • Delegate to the CEO to negotiate additional scope to undertake flood repair work within zone 12 and 13 sealed road network, related to damage sustained in Tropical Cyclone Kirrily, associated rainfall and flooding, 25 January – 26 February 2024 declared weather event, and for additional scope variation to approved repairs under contract SBRCQ-23/24-53. <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 6/0</p>
<p>Council 21/08/2024</p>	<p>Proposed Delivery of Approved Damage Works for Zone 13 Unsealed Roads and Risk Mitigation Options for Currently Unapproved Flood Damage Works</p>	<p>Meehan, Aaron</p>	<p>RESOLUTION 2024/126</p> <p>Moved: Cr Heath Sander Seconded: Cr Jane Erkens</p> <p>That South Burnett Regional Council:</p> <ul style="list-style-type: none"> • Award Purcell Civil & Construction contract SBRCQ-23/24-52 DRFA REPA Zone 13 unsealed roads for the value of \$855,545.86 excl GST and delegate to the CEO to negotiate the final contract. • Delegate to the CEO to negotiate the additional scope to undertake flood repair work within zone 13 unsealed road network, related to damage sustained in Tropical Cyclone Kirrily, associated rainfall and flooding, 25 January – 26 February 2024 declared weather event. <p>Reasons</p>

			<p>The sound contracting principles are— (a) value for money; and (b) open and effective competition; and (c) the development of competitive local business and industry;</p> <p>Value for money as contract value was lowest tender price received;</p> <p>In Favour: Crs Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander</p> <p>Against: Cr Kathy Duff</p> <p style="text-align: right;">CARRIED 5/1</p>	
Council 21/08/2024	Proposal for Ringsfield House Art and Craft Gallery	Petersen, Leanne	<p>RESOLUTION 2024/113</p> <p>Moved: Cr Jane Erkens Seconded: Cr Linda Little</p> <p>That South Burnett Regional Council delegates the Chief Executive Officer to meet with the advisory group and community groups and discuss options for the use of Ringsfield House for community with the creation of an art gallery and exhibitions.</p> <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 6/0</p>	<p>27 Aug 2024 3:02pm Donohue, Kimberley - Reallocation</p> <p>Action reassigned to Moore, Debra by Donohue, Kimberley</p>
Council 21/08/2024	Amendment to Fees & Charges 2024/2025	Jarvis, Susan	<p>RESOLUTION 2024/97</p> <p>Moved: Cr Jane Erkens Seconded: Cr Danita Potter</p> <p>That South Burnett Regional Council amend its 2024/25 Register of Fees and Charges:</p> <ol style="list-style-type: none"> 1. to delete the Agents Cancellation of Sales Fee 2. to amend the Hall Hire Opt-in Cleaning Fee 	<p>12 Sep 2024 2:56pm Kruger, Wendy - Reallocation</p> <p>Action reassigned to Calvert, Michelle by Kruger, Wendy - For Action and Update of Fees & Charges</p>

<p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander</p> <p><u>Against:</u> Nil</p> <p style="text-align: center;">CARRIED 6/0</p>				
Council 21/08/2024	Regional University Study Hub	Pitt PSM, Mark	<p>RESOLUTION 2024/77</p> <p>Moved: Cr Danita Potter Seconded: Cr Linda Little</p> <p>1. That South Burnett Regional Council in partnership with Cherbourg Aboriginal Shire Council form a working group with the aim to establish a community led board to develop and attract Regional University Study Hubs; and</p> <p>2. That South Burnett Regional Council in partnership with Cherbourg Aboriginal Shire Council and the Community Board submit an application for the Regional University Study Hubs to be established through Cohort 5 application process.</p> <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit</p> <p><u>Against:</u> Nil</p> <p style="text-align: center;">CARRIED 7/0</p>	<p>11 Sep 2024 5:35pm Pitt PSM, Mark</p> <p>Working Group meetings held 3 and 10 September - commenced board member identification - progressing community engagement and support - application process commenced - identification of site for hub</p>
Council 21/08/2024	SBRC 2324_11 Bulk Water Treatment Chemicals	Jarvis, Susan	<p>RESOLUTION 2024/129</p> <p>Moved: Cr Linda Little Seconded: Cr Deb Dennien</p> <p>That Council enter in to 5 contracts of supply with the following suppliers for the below listed chemicals:</p> <p>1. Omega Chemicals</p>	<p>12 Sep 2024 2:56pm Kruger, Wendy - Reallocation</p> <p>Action reassigned to Reidy, Louise by Kruger, Wendy - For Action & Completion</p>

<p>(a) Aluminium Sulphate Bulk (7-8% Aluminium Oxide)</p> <p>2. Redox</p> <p>(a) Poly Aluminium Chloride (10-11% Aluminium Oxide)</p> <p>(b) Aluminium Chlorohydrate (23% Aluminium Oxide)</p> <p>(c) Hydrochloric Acid 32%</p> <p>(d) Sodium Carbonate (Dense Soda Ash)</p> <p>3. Chemiplas</p> <p>(a) Flocculant Agent</p> <p>4. Activated Carbon Technologies</p> <p>(a) Powder Activated Carbon PS1000</p> <p>5. Coogee QCA</p> <p>(a) Liquid Sodium Hypochlorite 10%</p> <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 6/0</p>				
Council 17/07/2024	Lease - Wooroolin Community Committee Inc.	Petersen, Leanne	<p>RESOLUTION 2024/60</p> <p>Moved: Cr Ros Heit</p> <p>Seconded: Cr Heath Sander</p> <p>That South Burnett Regional Council:</p> <p>1. In accordance with section 236(1)(b)(ii) of the <i>Local Government Regulation 2012</i> applies to disposal of a valuable non-current asset by way of entering a lease for Lot 22-25 on RP37052, being the Wooroolin tennis courts to the Wooroolin Community Committee Inc. for a term of 10 years.</p>	<p>23 Jul 2024 11:43am King, Denise - Reallocation Action reassigned to Moore, Debra by King, Denise - For report</p> <p>12 Sep 2024 1:40pm Moore, Debra Draft lease emailed 26 August 2024. To be followed up.</p>

			<p>2. Pursuant to <i>section 257(1)(b)</i> of the <i>Local Government Act 2009</i>, South Burnett Regional Council delegates to the Chief Executive Officer the power to negotiate, finalise and execute the lease with the Wooroolin Community Committee Inc. on terms considered satisfactory to Council.</p> <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p>
Council 17/07/2024	Renewal of Sub-sublease - South Burnett Gem and Fossicking Club Inc.	Petersen, Leanne	<p>RESOLUTION 2024/59</p> <p>Moved: Cr Ros Heit Seconded: Cr Linda Little</p> <p>That South Burnett Regional Council</p> <p>1. In accordance with section 236(1)(b)(ii) of the <i>Local Government Regulation 2012</i> applies to the disposal of a valuable non-current asset by way of entering a sub-sublease for part of Lot 18 on SP276640, being the Wondai Railway Station Building to the South Burnett Gem and Fossicking Club Inc. for a term of 5 years.</p> <p>2. Pursuant to section 257(1)(b) of the <i>Local Government Act 2009</i>, South Burnett Regional Council delegates to the Chief Executive Officer the power to negotiate, finalise and execute the sub-sublease with the South Burnett Gem and Fossicking Club Inc. on terms and conditions considered satisfactory to Council.</p> <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit</p>
			<p>23 Jul 2024 11:47am King, Denise - Reallocation Action reassigned to Moore, Debra by King, Denise - For attention</p> <p>12 Sep 2024 1:39pm Moore, Debra Current lease expires January 2025. Sub lease drafted and forwarded for clubs review.</p>

			<u>Against:</u> Nil	
CARRIED 7/0				
Council 17/07/2024	Trustee Lease - Wondai Country Club Inc.	Petersen, Leanne	<p>RESOLUTION 2024/58</p> <p>Moved: Cr Ros Heit Seconded: Cr Deb Dennien</p> <p>That South Burnett Regional Council:</p> <p>1. In accordance with section 236(1)(b)(ii) of the <i>Local Government Regulation 2012</i> applies to disposal of a valuable non-current asset by way of entering a trustee lease for Lot 224 on FY2135, to the Wondai Country Club Inc. for a term of 10 years.</p> <p>2. Pursuant to section 257(1)(b) of the <i>Local Government Act 2009</i>, South Burnett Regional Council delegates to the Chief Executive Officer the power to negotiate, finalise and execute the trustee lease with the Wondai Country Club Inc. on terms considered satisfactory to Council.</p> <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit</p> <p><u>Against:</u> Nil</p>	<p>23 Jul 2024 11:47am King, Denise - Reallocation Action reassigned to Moore, Debra by King, Denise - For attention</p> <p>12 Sep 2024 1:38pm Moore, Debra Draft Lease emailed 18/07/24. Some boundary issues with Barambah United to be resolved in conjunction with Council.</p>
CARRIED 7/0				
Council 17/07/2024	Old Pavers from Blackbutt Township Redevelopme nt	Petersen, Leanne	<p>RESOLUTION 2024/62</p> <p>Moved: Cr Linda Little Seconded: Cr Deb Dennien</p> <p>That Council resolves to donate pavers to the Blackbutt Tennis Club Inc for the use of creating a base for the bulker bags at the Blackbutt Containers for Change under Council Disposal of Asset Policy 3.2.3 Exceptions for Valuable Non-Current Asset Contracts.</p>	<p>23 Jul 2024 11:36am King, Denise - Reallocation Action reassigned to Moore, Debra by King, Denise - For attention</p> <p>23 Jul 2024 11:50am King, Denise - Reallocation Action reassigned to Turner, Paul by King, Denise - For report</p> <p>05 Aug 2024 2:18pm King, Denise - Reallocation Action reassigned to Dombrow, Malcolm by King, Denise - For report</p>

		<p>Under <i>Section 236</i> of the <i>Local Government Regulation 2012</i> provides for the following exemptions to <i>Section 227</i>;</p> <p>b) the valuable non-current asset is disposed of to:</p> <p style="padding-left: 40px;">i) a government agency; or</p> <p style="padding-left: 40px;">ii) a community organisation</p> <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p>		
Council 17/07/2024	Trunk Infrastructure Upgrade Applications - Australian Government's Housing Support Program - Community Enabling Infrastructure Stream	Meehan, Aaron	<p>RESOLUTION 2024/50</p> <p>Moved: Cr Danita Potter Seconded: Cr Ros Heit</p> <p>That Council make applications where eligible for trunk infrastructure upgrades under the Australian Government's Housing Support Program – Community Enabling Infrastructure Stream for the following programs:</p> <ol style="list-style-type: none"> 1. Kingaroy Trunk Sewer Upgrade – First avenue to Kingaroy North 2. Kingaroy Trunk Water Upgrades including reservoirs and Haly Street trunk water main <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p>	<p>16 Aug 2024 12:54pm Champney, Kristy - Email</p> <p>Can a progress update please be provided for this outstanding action, Thanks!</p>

Council 17/07/2024	Customer phone-calls, after-hours calls and lone-worker monitoring	Jarvis, Susan	<p>RESOLUTION 2024/74</p> <p>Moved: Mayor Kathy Duff Seconded: Cr Heath Sander</p> <p>That South Burnett Regional Council:</p> <ol style="list-style-type: none"> 1. to implement a new menu-based phone answering system to allow customers to be transferred to an officer in the requested customer service centre; 2. to implement call recording on the existing phone system and develop policy position; 3. engage with entities that have provided quotes to fully evaluate and appoint external out-of-hours phone call services provider and develop a performance management regime to ensure a high level of service is provided; and 4. WHS engage external service provider for app-based lone-worker monitoring. <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p>	<p>23 Jul 2024 2:57pm Kruger, Wendy - Reallocation Action reassigned to Bayntun, Rebecca by Kruger, Wendy - For Action & Completion.</p>
Council 17/07/2024	In-Kind support - Kingaroy Christmas Carnival 2024.	Petersen, Leanne	<p>RESOLUTION 2024/53</p> <p>Moved: Mayor Kathy Duff Seconded: Cr Jane Erkens</p> <p>That the matter lay on the table.</p> <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p>	<p>23 Jul 2024 2:50pm King, Denise For the Community Grants Policy Workshop 23 Jul 2024 2:51pm King, Denise - Reallocation Action reassigned to Moore, Debra by King, Denise - For action</p>

Council 17/07/2024	The 2024-28 Local Government Grants and Subsidies Program (LGGSP).	Meehan, Aaron	<p>RESOLUTION 2024/49</p> <p>Moved: Cr Deb Dennien Seconded: Cr Linda Little</p> <p>That Council endorses the following three (3) projects for submission under the 2024-28 Local Government Grants and Subsidies Program (LGGSP) funding opportunity. The estimated total project cost for each of these three (3) projects and Council's required financial contribution of 40 percent are also listed below.</p> <table border="1" data-bbox="728 574 1321 981"> <thead> <tr> <th>Option</th> <th>Type</th> <th>Project</th> <th>Branch</th> <th>Opera Plan</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Infrastructure Project</td> <td>Boondooma Bunkhouse Roof renewal</td> <td>Commercial Enterprises</td> <td>OLP14</td> </tr> <tr> <td>2</td> <td>Planning Project</td> <td>Detailed Design Kingaroy Trunk Infrastructure</td> <td>Water and Wastewater</td> <td>OPI15 INV7 OPI8</td> </tr> <tr> <td>3</td> <td>Infrastructure Project</td> <td>Mt Wooroolin Reservoir 3 (2.8ML storage)</td> <td>Water and Wastewater</td> <td>OPI15 INV7 OPI8</td> </tr> </tbody> </table> <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Ros Heit</p> <p><u>Against:</u> Nil</p> <p style="text-align: center;">CARRIED 6/0</p>	Option	Type	Project	Branch	Opera Plan	1	Infrastructure Project	Boondooma Bunkhouse Roof renewal	Commercial Enterprises	OLP14	2	Planning Project	Detailed Design Kingaroy Trunk Infrastructure	Water and Wastewater	OPI15 INV7 OPI8	3	Infrastructure Project	Mt Wooroolin Reservoir 3 (2.8ML storage)	Water and Wastewater	OPI15 INV7 OPI8	<p>16 Aug 2024 1:00pm Champney, Kristy - Email Can a progress update please be provided for this action also.,Thanks!</p>
Option	Type	Project	Branch	Opera Plan																				
1	Infrastructure Project	Boondooma Bunkhouse Roof renewal	Commercial Enterprises	OLP14																				
2	Planning Project	Detailed Design Kingaroy Trunk Infrastructure	Water and Wastewater	OPI15 INV7 OPI8																				
3	Infrastructure Project	Mt Wooroolin Reservoir 3 (2.8ML storage)	Water and Wastewater	OPI15 INV7 OPI8																				
Council 17/07/2024	Trustee Lease - Barambah United Football Club	Petersen, Leanne	<p>RESOLUTION 2024/57</p> <p>Moved: Cr Ros Heit Seconded: Cr Linda Little</p> <p>That South Burnett Regional Council:</p>	<p>23 Jul 2024 11:47am King, Denise - Reallocation Action reassigned to Moore, Debra by King, Denise - For attention</p> <p>12 Sep 2024 1:36pm Moore, Debra Draft Lease emailed 18/07/24. Some boundary issues to be resolved with Country Club through Council.</p>																				

			<p>1. In accordance with section 236(1)(b)(ii) of the <i>Local Government Regulation 2012</i> applies to disposal of a valuable non-current asset by way of entering a trustee lease on Area B & C for part of Lot 156 on FY809991, to the Barambah United Football Club Inc. for a term of 10 years.</p> <p>2. Pursuant to section 257(1)(b) of the <i>Local Government Act 2009</i>, South Burnett Regional Council delegates to the Chief Executive Officer the power to negotiate, finalise and execute the trustee lease with the Barambah United Football Club Inc. on terms considered satisfactory to Council.</p> <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p>	
Council 17/07/2024	Trustee Lease - Wondai District Cricket Club Inc	Petersen, Leanne	<p>RESOLUTION 2024/56</p> <p>Moved: Cr Ros Heit Seconded: Cr Heath Sander</p> <p>That South Burnett Regional Council:</p> <p>1. In accordance with section 236(1)(b)(ii) of the <i>Local Government Regulation 2012</i> applies to disposal of a valuable non-current asset by way of entering a trustee lease on Area A for part of Lot 156 on FY809991, to the Wondai District Cricket Club Inc. for a term of 10 years.</p> <p>2. Pursuant to section 257(1)(b) of the <i>Local Government Act 2009</i>, South Burnett Regional Council delegates to the Chief Executive Officer the power to negotiate, finalise and execute the trustee lease with the Wondai District Cricket Club Inc. on terms considered satisfactory to Council.</p>	<p>23 Jul 2024 11:46am King, Denise - Reallocation Action reassigned to Moore, Debra by King, Denise - For report</p> <p>12 Sep 2024 1:35pm Moore, Debra Draft Lease emailed on the 18/07/24. To be followed up.</p>

			<p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p>
Council 10/07/2024	Adoption of the South Burnett Regional Council Annual Operational Plan 2024/2025	Jarvis, Susan	<p>RESOLUTION 2024/1</p> <p>Moved: Cr Danita Potter Seconded: Cr Ros Heit</p> <p>That the South Burnett Regional Council Annual Operational Plan 2024/2025 be adopted as presented.</p> <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p>
Council 19/06/2024	Customer phone-calls, after-hours calls and lone-worker monitoring	Jarvis, Susan	<p>RESOLUTION 2024/438</p> <p>Moved: Mayor Kathy Duff Seconded: Cr Ros Heit</p> <p>That the matter lay on the table.</p> <p><u>In Favour:</u> Crs Kathy Duff, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 6/0</p>
Council 19/06/2024	2024 - 27 Works for Queensland (W4Q) Program	Meehan, Aaron	<p>RESOLUTION 2024/416</p> <p>Moved: Cr Deb Dennien Seconded: Cr Linda Little</p> <p>That Council endorse the submission of a list of nominated projects under the 2024-27 Works for</p>

			<p>Queensland Program for assessment by the Department of State Development, Infrastructure, Local Government and Planning under the following categories:</p> <p><u>In Favour:</u> Crs Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 6/0</p>	
Council 19/06/2024	Waste Investigation	Petersen, Leanne	<p>RESOLUTION 2024/437</p> <p>Moved: Cr Heath Sander Seconded: Cr Deb Dennien</p> <p>That Council investigate new ways of handling current volumes of waste to reduce the impact on landfills by sending a deputation to the new plant at Sunshine Coast to inspect the operations of the plant.</p> <p><u>In Favour:</u> Crs Kathy Duff, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 6/0</p>	<p>21 Jun 2024 2:41pm King, Denise - Reallocation Action reassigned to Jensen, Leo by King, Denise - For report</p>
Council 19/06/2024	Deputation - Kathryn Hayes / Ray Wise	Pitt PSM, Mark	<p>RESOLUTION 2024/397</p> <p>Moved: Mayor Kathy Duff Seconded: Cr Danita Potter</p> <p>That the Petition relating to all night music festivals being held at 1200 Stonelands Road Stonelands be received and referred to the Chief Executive Officer to determine the appropriate action and a report be brought back to Council.</p> <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit</p>	<p>11 Jul 2024 8:30am Pitt PSM, Mark Letter with council resolution sent - included previous email from January 2024; being followed up with planning compliance</p> <p>10 Sep 2024 9:03pm Pitt PSM, Mark Correspondence between parties July - update report presented to Sept Ordinary Meeting</p>

<u>Against:</u> Nil			CARRIED 7/0	
Council 15/05/2024	Expansion of Taabinga Cemetery	Petersen, Leanne	<p>RESOLUTION 2024/385</p> <p>Moved: Cr Ros Heit Seconded: Cr Heath Sander</p> <p>That South Burnett Regional Council endorse closing of the perimeter road around the Taabinga Cemetery; and</p> <p>Engage with the Department of Agriculture and Fisheries (DAF), Kingaroy and adjoining owners regarding expansion options for the Taabinga Cemetery to ensure continuity of use.</p> <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit</p> <p><u>Against:</u> Nil</p>	<p>21 May 2024 3:06pm King, Denise - Reallocation Action reassigned to Turner, Paul by King, Denise - For report</p>
<u>Against:</u> Nil			CARRIED 7/0	
Council 15/05/2024	Renewal of Lease - The Lions Club of Blackbutt Benarkin Inc.	Petersen, Leanne	<p>RESOLUTION 2024/382</p> <p>Moved: Cr Linda Little Seconded: Cr Deb Dennien</p> <p>That South Burnett Regional Council:</p> <p>1. In accordance with section 236(1)(b)(ii) of the Local Government Regulation 2012 applies to disposal of a valuable non-current asset by way of renewal of lease for part of Lot 87 on SP102660, Crumpton Drive, Blackbutt to The Lions Club of Blackbutt Benarkin Inc. for a term of 10 years.</p> <p>2. Pursuant to <i>Section 257(1)(b)</i> of the <i>Local Government Act 2009</i>, South Burnett Regional Council delegates to the Chief Executive Officer the power to negotiate, finalise and execute the Lease with The Lions Club of Blackbutt Benarkin Inc. on</p>	<p>21 May 2024 3:12pm King, Denise - Reallocation Action reassigned to Moore, Debra by King, Denise - For report</p> <p>02 Jul 2024 4:28pm Moore, Debra Sent to Lions Club for signing.</p> <p>12 Sep 2024 4:07pm Moore, Debra Draft Lease approved by Lions Club. To be signed and returned to Council for signing.</p>

			<p>terms and conditions the Chief Executive Officer reasonably considers are satisfactory to Council.</p> <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p>
<p>Council 15/05/2024</p>	<p>Petition - Country Music Campout</p>	<p>Pitt PSM, Mark</p>	<p>RESOLUTION 2024/390</p> <p>Moved: Cr Deb Dennien Seconded: Cr Ros Heit</p> <p>That the Petition relating to a Music Campout Event be received and referred to the Chief Executive Officer to determine the appropriate action and a report be brought back to Council.</p> <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p>
<p>Council 15/05/2024</p>	<p>Review of Security Cameras</p>	<p>Petersen, Leanne</p>	<p>RESOLUTION 2024/372</p> <p>Moved: Cr Heath Sander Seconded: Cr Deb Dennien</p> <p>That South Burnett Regional Council review the operation and maintenance of security cameras throughout the region as part of the 2024/25 Operational Plan.</p> <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit</p> <p><u>Against:</u> Nil</p>

27 May 2024 1:01pm Paterson, Lynelle
Letter emailed to Sandra Abbott on 27 May advising petition had been presented and that a report would be presented to a future Council Meeting.

11 Jul 2024 11:07am Pitt PSM, Mark
Currently monitoring for any potential events

11 Sep 2024 5:33pm Pitt PSM, Mark
Correspondence between parties July - update report presented to Sept Ordinary Meeting

20 May 2024 2:56pm Kruger, Wendy - Reallocation
Action reassigned to Bayntun, Rebecca by Kruger, Wendy - For action (inclusion in the Operational Plan) and completion.

09 Jul 2024 4:47pm Bayntun, Rebecca - Completion
Completed by Bayntun, Rebecca (action officer) on 09 July 2024 at 4:47:50 PM - Review of security cameras has been added to the op plan for 2024/25

CARRIED 7/0				
Council 15/05/2024	RSPCA Contract Extension - Animal Management Review	Petersen, Leanne	<p>RESOLUTION 2024/394</p> <p>Moved: Cr Jane Erkens Seconded: Cr Deb Dennien</p> <p>That South Burnett Regional Council:</p> <p>1. Provide an Extension of the existing contract "Provision and Operation of the South Burnett Animal (Cats & Dogs) Housing Facility agreement with the RSPCA"</p> <p>(a) Offer the RSPCA a 12 month extension on the current contract.</p> <p>(i) As per the RSPCA agreed amount of using the Year 5 3.4% CPI increase – with no additional costs or increases.</p> <p>(ii) From the 5th year amount of \$527,155, with CPI for 24/25 equates to \$545,078.27.</p> <p><u>In Favour:</u> Crs Jane Erkens, Linda Little, Danita Potter and Deb Dennien</p> <p><u>Against:</u> Crs Kathy Duff, Heath Sander and Ros Heit</p> <p style="text-align: center;">CARRIED 4/3</p> <p>RESOLUTION 2024/395</p> <p>Moved: Cr Jane Erkens Seconded: Cr Heath Sander</p> <p>That Council undertake a full review of the Animal Management Services provided in the South Burnett Regional Council area.</p> <p>(a) Review the existing contract and lease agreement in place with the RSPCA</p>	<p>21 May 2024 3:10pm King, Denise - Reallocation Action reassigned to Donohue, Kimberley by King, Denise - For report</p> <p>14 Jun 2024 10:23am Donohue, Kimberley - Completion Donohue, Kimberley (action officer) on 14 June 2024 at 10:23:57 AM - Received signed Deed of Variation from RSPCA on 7 June 2024 - Printed and being signed by Council week of 10/06/2024</p>

<p>(i) Costings on variations and other options for Council.</p> <p>(ii) Options to include:</p> <p>(1) Reduction of animal management services – Pound only</p> <p>(2) Share arrangements at the current facility with an animal welfare organisation</p> <p>(3) Financial reviews of options including Council operating all impounding activities in the region and then transferring animals that are able to be rehomed to a welfare organisation.</p> <p>(4) Transfer impounded animals to other Local Governments to look after during the impoundment timeframe of 3 – 5 days. Noting that it is a requirement that the local government provide access to the animal as per the Local Law and Legislation.</p> <p>(5) Tender process if the impounding and rehoming of animals is outsourced.</p> <p>(6) Report to be presented to the September Ordinary Council Meeting.</p> <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p>				
Council 24/04/2024	Kingaroy Building/Facilities Supply of Services Contract	Jarvis, Susan	RESOLUTION 2024/342 Moved: Cr Jane Erkens Seconded: Cr Danita Potter	07 May 2024 1:51pm King, Denise - Reallocation Action reassigned to Turner, Paul by King, Denise - For report 11 Jul 2024 5:45pm Petersen, Leanne Tender has been called for cleaning services in Kingaroy.

			<p>That South Burnett Regional Council call for tender for the cleaning of Council buildings and facilities in Kingaroy.</p> <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit</p> <p><u>Against:</u> Nil</p>	<p>19 Jul 2024 10:22am King, Denise - Reallocation Action reassigned to Reidy, Louise by King, Denise - For report as requested by Leanne Petersen</p>
CARRIED 7/0				
Council 24/04/2024	Council Resolution to Commence Review of the Local Government Infrastructure Plan (LGIP)	Petersen, Leanne	<p>RESOLUTION 2024/347</p> <p>Moved: Cr Danita Potter Seconded: Cr Deb Dennien</p> <p>That this report be received and that South Burnett Regional Council:</p> <ol style="list-style-type: none"> 1. Resolve to commence a review of the Local Government Infrastructure Plan (LGIP) in accordance with Chapter 5, Part 5 of the Minister's Guidelines and Rules (MGR), as required by Section 25(3) of the Planning Act 2016. 2. Consider the necessary budget allocation to undertake the LGIP review process in the 2024/25 financial year budget deliberations. <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit</p> <p><u>Against:</u> Nil</p>	<p>07 May 2024 1:51pm King, Denise - Reallocation Action reassigned to Jensen, Leo by King, Denise - For report</p> <p>10 May 2024 4:02pm Donohue, Kimberley - Reallocation Action reassigned to Crick, Justin by Donohue, Kimberley - As per LJ.</p> <p>13 May 2024 10:02am Crick, Justin The internal LGIP review will commence before the end of May. Appointment of the reviewer will happen concurrently.</p>
CARRIED 7/0				
Council 24/04/2024	Land Use Investigation	Petersen, Leanne	<p>RESOLUTION 2024/346</p> <p>Moved: Cr Jane Erkens Seconded: Cr Linda Little</p> <p>That:</p>	<p>07 May 2024 1:46pm King, Denise - Reallocation Action reassigned to Turner, Paul by King, Denise - For report</p> <p>23 May 2024 11:31am Donohue, Kimberley - Reallocation</p>

	<p>1. Council undertake a project which includes a land use investigation to assess:</p> <p>a. the availability of land within the South Burnett region that may be suitable to incorporate into an expansion of the RR1 precinct to allow further subdivision of rural residential lifestyle lots into one-acre (4,000m²) and/or two-acre (8,000m²) lots (smaller rural residential lots); and</p> <p>b. the suitability and viability of, and options to facilitate the land identified in (a) above, to be able to be developed into smaller rural residential lots.</p> <p>2. A report outlining the outcomes and recommendations of the investigation referred to in 1. above be presented to Council.</p> <p>3. Council list this project for consideration during its 2024/25 FY budget deliberations with an allocation of up to \$25,000 (ex GST).</p> <p>Reasons for Recommendation Council wishes to facilitate increased options for smaller lifestyle lots throughout the South Burnett region, to allow existing residents to age in place without having to relocate from their existing property or the region.</p> <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit</p> <p><u>Against:</u> Nil</p>	<p>Action reassigned to Hursthouse, David by Donohue, Kimberley - Reallocated as per LJ</p>
<p>Council 4/04/2024</p> <p>Appointment of the Chairperson</p>	<p>Meehan, Aaron</p> <p>RESOLUTION 2024/309</p> <p>Moved: Mayor Kathy Duff</p>	<p>CARRIED 7/0</p>

	<p>and Deputy Chairperson to the LDMG</p>		<p>Seconded: Cr Danita Potter That Council:</p> <ol style="list-style-type: none"> Pursuant to <i>Section 34</i> of the <i>Disaster Management Act 2003</i>, Cr Danita Potter be appointed Chairperson of the South Burnett Local Disaster Management Group; and Pursuant to <i>Section 34</i> of the <i>Disaster Management Act 2003</i>, Cr Jane Erkens be appointed Deputy Chairperson of the South Burnett Local Disaster Management Group. <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p>	
<p>Council 4/04/2024</p>	<p>Review of positions in the South Burnett Local Disaster Management Group</p>	<p>Meehan, Aaron</p>	<p>RESOLUTION 2024/310</p> <p>Moved: Cr Danita Potter Seconded: Cr Deb Dennien</p> <p>That a review of all other positions in the South Burnett Local Disaster Management Group be completed and referred to Council for consideration as soon as practicable.</p> <p><u>In Favour:</u> Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien, Heath Sander and Ros Heit</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p>	
<p>Council 6/03/2024</p>	<p>Application for Funding under the Community</p>	<p>Pitt PSM, Mark</p>	<p>RESOLUTION 2024/295</p> <p>Moved: Cr Scott Henschen Seconded: Cr Kirstie Schumacher</p>	<p>15 Mar 2024 7:31am King, Denise - Reallocation Action reassigned to Moore, Debra by King, Denise - For report 15 Mar 2024 8:09am King, Denise - Reallocation</p>

	<p>Heritage of the Community Sustainability Action Grants Program - round 8</p>		<p>That South Burnett Regional Council apply for a grant under the Round 8 – Community Heritage of the Community Sustainability Action Grants Program – capital expenditure project category for repairs to Boondooma Homestead roof.</p> <p><u>In Favour:</u> Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 6/0</p>	<p>Action reassigned to Turner, Paul by King, Denise - For report</p> <p>08 May 2024 9:07am Turner, Paul Application Lodged.</p> <p>10 May 2024 3:03pm Turner, Paul - Completion Completed by Turner, Paul (action officer) on 10 May 2024 at 3:03:14 PM - Application Lodged</p> <p>09 May 2024 1:00pm Petersen, Leanne - Completion Completed by Petersen, Leanne (action officer) on 09 May 2024 at 1:00:04 PM - Grant application submitted</p>
<p>Council 13/12/2023</p>	<p>Supplementary Report for Gifting of St. Faith Church and Cemetery, Mondure.</p>	<p>Petersen, Leanne</p>	<p>RESOLUTION 2023/214</p> <p>Moved: Cr Kathy Duff Seconded: Cr Danita Potter</p> <p>That South Burnett Regional Council respectfully decline the offer to be gifted the St. Faith Anglican Church and write to the church seeking a response in regards to understanding the condition of the cemetery, its current operations and the church's plans to maintain the cemetery in the future and that a report be brought back to a future Council meeting</p> <p><u>In Favour:</u> Crs Gavin Jones, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Cr Jane Erkens,</p> <p style="text-align: right;">CARRIED 5/1</p>	<p>20 Dec 2023 7:41am King, Denise - Reallocation Action reassigned to Petersen, Leanne by King, Denise - For report</p> <p>09 May 2024 12:03pm Kemp, Fiona Communications have been had that there is a possibility of the Mondure community keen to look after the church. Further discussion will need to be arranged - community meeting.</p> <p>11 Jul 2024 5:40pm Petersen, Leanne Meeting scheduled on July 25th to discuss options with community and church for maintaining cemetery and Church.</p>
<p>Council 13/12/2023</p>	<p>Local Law Review Workshop</p>	<p>Jarvis, Susan</p>	<p>RESOLUTION 2023/197</p> <p>Moved: Cr Jane Erkens Seconded: Cr Scott Henschen</p> <p>That South Burnett Regional Council</p>	<p>20 Dec 2023 12:24pm Kruger, Wendy - Reallocation Action reassigned to Bayntun, Rebecca by Kruger, Wendy - For Action & Completion</p>

	<p>1. Accept the report, Local Laws Review – Discovery Phase – August 2023 for information; and</p> <p>2. Adopt the following recommendations that Council:</p> <p>(a) Repeal Subordinate Local Law 1.07 – Operation of Cane Railways 2011.</p> <p>(b) Repeal Model Local Law No. 2 (Meetings) 2008.</p> <p>3 Conduct a workshop shared accommodation, temporary homes, animals and parking in January 2024</p> <p><u>In Favour:</u> Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 5/0</p>		
<p>Council 13/12/2023</p>	<p>Trusteeship of Goodger Hall - Lot 186 on FY850</p> <p>Petersen, Leanne</p>	<p>RESOLUTION 2023/218</p> <p>Moved: Cr Jane Erkens Seconded: Cr Danita Potter</p> <p>That South Burnett Regional Council become trustees of the Goodger Hall, locally known as the Goodger School of Arts, being a Reserve for Public Hall R685, Lot 186 on FY850.and pursuant to <i>Section 257(1)(b) of the Local Government Act 2009</i>, the Council resolves to delegate to the Chief Executive Officer the power to complete the transfer of trusteeship.</p> <p><u>In Favour:</u> Crs Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 5/0</p>	<p>20 Dec 2023 7:25am King, Denise - Reallocation Action reassigned to Moore, Debra by King, Denise - For report</p> <p>11 Mar 2024 8:23am Moore, Debra The CEO has signed the trusteeship. Awaiting DOR to progress. Council officers will check with community to see if a Incorporated Association has been set up.</p> <p>02 Jul 2024 4:22pm Moore, Debra Further paperwork to be received regarding the request for a lease.</p>

Council 13/12/2023	Future Use of Lot 19 on CP891608 - 9 Knowles Street, Nanango	Petersen, Leanne	<p>RESOLUTION 2023/215</p> <p>Moved: Cr Jane Erkens Seconded: Cr Danita Potter</p> <p>That</p> <p>1. Negotiations continue to determine suitability to enter into a new lease agreement in accordance with <i>s(236)(1)(c)(iii) & (3)(5) of the Local Government Regulation 2012</i> for the disposal of a non-valuable current asset being Lot 19 on CP891608; or</p> <p>2. Negotiate the sale of the property to an adjoining landowner in accordance with <i>s(236)(c)(iv) & (3)(5) of the Local Government Regulation 2012;</i></p> <p>(a) The property be offered for Tender under <i>s227 of the Local Government Regulation 2012</i> should negotiations with the existing lessee and adjoining landowners fail.</p> <p>3. Pursuant to <i>Section 257(1)(b) of the Local Government Act 2009</i>, South Burnett Regional Council delegates to the Chief Executive Officer the power to negotiate, finalise and execute a Lease between the existing leaseholder or sale of property to an adjoining landowner on terms and conditions the Chief Executive Officer reasonably considers are satisfactory to Council.</p> <p><u>In Favour:</u> Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p>	<p>20 Dec 2023 7:38am King, Denise - Reallocation Action reassigned to Moore, Debra by King, Denise - For report</p> <p>11 Mar 2024 8:25am Moore, Debra The current lessee has yet to make an official offer to Council. To be followed up.</p>
CARRIED 6/0				
Council 22/11/2023	Proposed Tender to Adjoining	Petersen, Leanne	<p>RESOLUTION 2023/164</p> <p>Moved: Cr Kathy Duff</p>	<p>30 Nov 2023 8:07am King, Denise - Reallocation Action reassigned to Turner, Paul by King, Denise - For report</p>

<p>owners for sale of 29 Tiernan Terrace, Murgon</p>	<p>Seconded: Cr Scott Henschen</p> <p>That South Burnett Regional Council approve for sale by tender to adjoining owners 29 Tiernan Terrace, Murgon (Lot 72 RP855764) by;</p> <ol style="list-style-type: none"> 1. Entering into negotiations with the highest tenderer and if the current market value of the property is reached, enter a contract of sale for the property, and 2. Delegate powers to the Chief Executive Officer under Section 257 of the <i>Local Government Act 2009</i> to negotiate and execute contract of sale. <p><u>In Favour:</u> Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p> <p style="text-align: center;">CARRIED 6/0</p>	<p>10 May 2024 3:11pm Turner, Paul Postponed due to legislative requirements during Caretake mode.</p>
<p>Council 22/11/2023</p> <p>Nanango CBD Parking & Operations - Community Consultation</p> <p>Meehan, Aaron</p>	<p>RESOLUTION 2023/157</p> <p>Moved: Cr Jane Erkens</p> <p>Seconded: Cr Scott Henschen</p> <p>That South Burnett Regional Council:</p> <ol style="list-style-type: none"> 1. conduct further engagement with each business providing a letter requesting them to utilise off street parking locations and providing a map of alternative parking options; 2. meet with individual businesses on Drayton Street (Fitzroy St – Drayton St) in early 2024 to determine if there has been a change in the supply of carparking bays by business owners; and 3. contact both Stanwell Corporation, Meandu Mine and the bus company and find out how many workers park there and is it possible to liaise to find 	<p>29 Feb 2024 2:34pm Allen, Samantha Letters have been sent to businesses, recieved response email from Stanwell. Further consultation planned for April.</p> <p>08 May 2024 11:53am Allen, Samantha Meeting to be arranged with local Councillor</p> <p>13 Jun 2024 10:53am Allen, Samantha Finalise parking layout and report back to Council in August 2024.</p>

		<p>a more suitable place that does not impact on retail parking.</p> <p><u>In Favour:</u> Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p> <p style="text-align: center;">CARRIED 6/0</p>	
<p>Council 22/11/2023</p>	<p>Sale by Tender of 4 Haly Street, Kingaroy to adjoining owners</p>	<p>Petersen, Leanne</p>	<p>RESOLUTION 2023/165</p> <p>Moved: Cr Danita Potter Seconded: Cr Kathy Duff</p> <p>That South Burnett Regional Council offer the land for sale by tender to the three adjoining owners by;</p> <p>1. Entering into negotiations with the highest tenderer and if the current market value of the property is reached, delegate powers to the Chief Executive Officer under Section 257 of the <i>Local Government Act 2009</i> enter a contract of sale for the property, or</p> <p>2. If negotiations with the highest tenderer does not result in a sale of the property retain the property in Council ownership and tender the property for lease/permit for grazing purposes.</p> <p><u>In Favour:</u> Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p> <p style="text-align: center;">CARRIED 6/0</p>
<p>Council 22/11/2023</p>	<p>Trustee Lease - Tingoorra Sports</p>	<p>Petersen, Leanne</p>	<p>RESOLUTION 2023/176</p> <p>Moved: Cr Scott Henschen</p> <p>30 Nov 2023 8:06am King, Denise - Reallocation Action reassigned to Turner, Paul by King, Denise - For report</p> <p>10 May 2024 3:10pm Turner, Paul Postponed due to legislative requirements during Caretake mode.</p> <p>30 Nov 2023 8:07am King, Denise - Reallocation Action reassigned to Jackson, Cathy by King, Denise - For report</p>

<p>Association Inc</p>	<p>Seconded: Cr Kirstie Schumacher That South Burnett Regional Council:</p> <p>1. resolves that the exception in <i>Local Government Regulation 2012 section 236 (1)(b)(ii)</i> applies to Council for the disposal by way of grant of a Lease of the valuable non-current asset, which is Lot 91 on Crown Plan FY2885, to the Tingoora Sports Association Inc; and</p> <p>2. delegates to the Chief Executive Officer the power to negotiate, finalise and execute the Trustee Lease between Council and Tingoora Sports Association Inc. on terms and conditions the Chief Executive Officer reasonably considers are satisfactory to Council.</p> <p><u>In Favour:</u> Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 6/0</p>	<p>19 Jul 2024 10:13am King, Denise - Reallocation Action reassigned to Moore, Debra by King, Denise - For report requested by Leanne Petersen</p>	
<p>Council 22/11/2023</p>	<p>Kumbia Recreation Reserve Preliminary Master Plan Petersen, Leanne</p>	<p>RESOLUTION 2023/168 Moved: Cr Scott Henschen Seconded: Cr Kathy Duff That South Burnett Regional Council:</p> <p>1. Adopt the Draft Kumbia Recreation Reserve Preliminary Master Plan; and</p> <p>2. Undertake community consultation to seek views on the priority projects to be included in the stage one of park redevelopment.</p> <p><u>In Favour:</u> Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p>	<p>30 Nov 2023 8:08am King, Denise - Reallocation Action reassigned to Jackson, Cathy by King, Denise - For report 19 Jul 2024 10:13am King, Denise - Reallocation Action reassigned to Moore, Debra by King, Denise - Fore report requested by Leanne Petersen</p>

<u>Against:</u> Nil			CARRIED 6/0	
Council 27/09/2023	Ringsfield House Advisory Committee	Petersen, Leanne	<p>RESOLUTION 2023/94</p> <p>Moved: Cr Jane Erkens Seconded: Cr Danita Potter</p> <p>That</p> <ol style="list-style-type: none"> 1. That Ringsfield House be open by appointment with tours being conducted by Volunteers that have been inducted as per the Volunteer process of the Visitor Information Centre with reporting to the Visitor Enhancement Officer and the Tourism Officer. 2. That Ringsfield House be promoted as a community facility and venue and is open to hirers who wish to run community led events. 3. That a stocktake of current artefacts be completed and a future recommendation is made from the committee to reduce the number of artefacts. 4. That any volunteers wishing to participate in undertaking work at the house are inducted and managed by Council (excluding those working for a hirer incorporated group). 5. An amendment is made to the 2023/2024 fees and charges for group tours of Ringsfield House for \$5.00 per person. 6. That the minutes of the July 2023 and August 2023 Ringsfield House Advisory Committee be received for information. <p><u>In Favour:</u> Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p>	<p>03 Oct 2023 1:33pm King, Denise - Reallocation Action reassigned to Pointon, Jennifer by King, Denise - For report</p> <p>12 Oct 2023 11:55am King, Denise - Reallocation Action reassigned to Beaumont, Samantha (Sam) by King, Denise - For report</p> <p>19 Jul 2024 10:12am King, Denise - Reallocation Action reassigned to Moore, Debra by King, Denise - For report, requested by Leanne Petersen</p>

			Against: Nil	
CARRIED 6/0				
Council 26/04/2023	KTP Pedestrian Visibility and PWD Shop Access	Meehan, Aaron	RESOLUTION 2023/510 Moved: Cr Kathy Duff Seconded: Cr Danita Potter That South Burnett Regional Council writes to South Burnett Business groups articulating the strategic priority in our Corporate Plan relating to making our towns communities of choice for people living with disability and encouraging them to engage with their members and CBD businesses as to opportunities for improving PWD access. <u>In Favour:</u> Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen <u>Against:</u> Nil	28 Jul 2023 2:10pm Champney, Kristy Resolution sent to KTP Team 02.05.23. Awaiting outcome. 21 Sep 2023 11:44am Allen, Samantha To be actioned in October 09 May 2024 1:57pm Allen, Samantha Letter currently being drafted, to be finalised in May. 13 Jun 2024 10:51am Allen, Samantha Delayed due to staffing shortage - Letter to be finalised with Mayor in June 2024. 30 Aug 2024 3:25pm Champney, Kristy Letter to be drafted with Mayor in October on staff return
CARRIED 7/0				
Council 22/02/2023	Rural Residential Blocks	Petersen, Leanne	RESOLUTION 2023/401 Moved: Cr Kathy Duff Seconded: Cr Danita Potter That South Burnett Regional Council review the Overgrown Property Policy – Statutory062 to consider the designated town area maps and the adjoining rural residential allotments one (1) hectare or less that may not have been captured in the policy as part of the annual review process. <u>In Favour:</u> Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen <u>Against:</u> Nil	06 Mar 2023 8:36am King, Denise - Reallocation Action reassigned to Petersen, Leanne by King, Denise 08 Mar 2023 11:30am Kemp, Fiona - Reallocation Action reassigned to Brooks, Darryl by Kemp, Fiona - Please review and update this meeting action. Thank you 23 Jun 2023 9:30am O'May, Peter Item to be included for consideration as part of the review of Council's Local Laws during 2023/24 financial year. , OPL/38 Review Council's Local Laws to ensure relevance to the region and understanding by Council and the community 11 Aug 2023 9:04am Brooks, Darryl
CARRIED 7/0				

				<p>Mead Perry have been appointed to conduct local law review - this will be reviewed as part of this project</p> <p>26 Aug 2024 2:37pm Paterson, Lynelle - Reallocation Action reassigned to Bastow, Scott by Paterson, Lynelle - Darryl Brooks no longer works here</p>
Council 25/01/2023	Gift of land to the South Burnett Child Care Centre at Kingaroy	Petersen, Leanne	<p>RESOLUTION 2023/364</p> <p>Moved: Cr Kirstie Schumacher Seconded: Cr Gavin Jones</p> <p>That South Burnett Regional Council:</p> <ol style="list-style-type: none"> Develop a framework to consider requests from community groups that ask Council to transfer land at nil consideration, to ensure consistent decision-making. Conduct a development application for subdivision of Lot 86 on RP7951 in line with the current South Burnett Child Care and Kindergarten lease area. Continue engagement with South Burnett Child Care and Kindergarten as to appropriate long term tenure arrangements. <p><u>In Favour:</u> Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p>	<p>07 Feb 2023 2:25pm King, Denise - Reallocation Action reassigned to Brooks, Darryl by King, Denise</p> <p>11 Jul 2023 3:21pm King, Denise 2. Development application currently being prepared</p> <p>25 Jan 2024 10:03am King, Denise - Reallocation Action reassigned to Turner, Paul by King, Denise - For report</p> <p>10 May 2024 3:11pm Turner, Paul Planning consultants have been engaged to complete application.</p> <p>06 Sep 2024 10:22am Turner, Paul Application is being amended as per planning request. To be amended and resubmitted.</p>
Council 27/04/2022	Material change of use application for expansion of an existing piggery to 57,000SPU and	Petersen, Leanne	<p>That the matter lay on the table.</p> <p><u>In Favour:</u> Crs Brett Otto, Kathy Duff, Danita Potter and Scott Henschen</p> <p><u>Against:</u> Cr Gavin Jones and Cr Kirstie Schumacher</p> <p style="text-align: right;">CARRIED 4/2</p>	<p>05 May 2022 3:46pm Donohue, Kimberley - Reallocation Action reassigned to Lisle, Michael by Donohue, Kimberley</p> <p>20 Oct 2022 3:49pm Lisle, Michael Development Application laying on the table in Council. Prestart meeting held early October 2022 for construction of roadwork upgrades to</p>

<p>associated infrastructure at 536 & 592 Morgans Road Windera and other properties - Lot 202 SP 251979 Lot 203 SP 251979 Lot 49 MZ 555 - Applicant: Jamz & Co In...</p>	<p>Kratzmanns Road required under pervious approval. 28 Oct 2022 8:39am Donohue, Kimberley - Reallocation Action reassigned to Brooks, Darryl by Donohue, Kimberley 20 Jan 2023 2:15pm O'May, Peter Review of road works progress scheuled February 2023 03 May 2023 3:33pm King, Denise The folloing information from Juston Crick:- I followed up about the intersection works required as part of the roadworks for the Wilsons piggery at Morgans Rd, Windera and the delay in the commencement of the upgrade. It turns out that TMR are doing roadworks either side of the intersection and have told the contractor that they will not be allowed to commence until the TMR works have been completed. At the moment this will be August this year. 06 Dec 2023 10:48am Brooks, Darryl The original engineers have disengaged by the applicant, the TMR works are complete, but that now means that the intersection works may need some minor redesign, the survey pickup (to determine extent of redesign) is to be done before Xmas, once approved by TMR, the contractor (Shadforths) is still ready to commence works. The start date unknown at the moment, but most likely March. 25 Jan 2024 10:54am King, Denise - Reallocation Action reassigned to Crick, Justin by King, Denise - For report 21 Feb 2024 5:08pm Crick, Justin The TMR works on the approach to the Gayndah rd/Kratzmanns Rd intersection have altered the</p>
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design levels required at the intersection. The applicant has completed a survey to determine what design changes are required, and the design is currently being re-assessed. Any redesign may have to go back to TMR once the scope is known. Construction start date will depend on the amount of redesign (if any) is required.

11 EXECUTIVE SERVICES

11.1 CULTURAL WORKING GROUP

File Number: 2024/1809

Author: Chief Executive Officer

Authoriser: Chief Executive Officer

PRECIS

The development of the Cultural Advisory and Working Group to progress a range of initiatives including a reconciliation action plan.

SUMMARY

This working group is to continue to the positive relationships with Aboriginal and Torres Strait Islander Communities and other cultural groups as identified.

OFFICER'S RECOMMENDATION

That the South Burnett Regional Council:

1. Establish the Cultural Advisory and Working Group and develop a Terms of Reference that includes:
 - (a) The Mayor and all councillors being a member of the working group;
 - (b) Staff Representatives to include the Chief Executive Officer Mark Pitt, Manager Leanne Petersen, Manager Rebecca Bayntun.
 - (c) Delegate the power to the Chief Executive Officer to appoint other parties to the working group as identified and required.

FINANCIAL AND RESOURCE IMPLICATIONS

No know direct costs – staff time to attend and participate in the working group.

LINK TO CORPORATE/OPERATIONAL PLAN

EC10 Support indigenous reconciliation and empowerment through the development and implementation of a Reconciliation Action Plan.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Internal consultation with councillors and SLT – future engagement with external parties planned.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Not statutory working group

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

Guide Council and its policy development. The working group will have no delegated authority but will be able to recommend to council specific actions for consideration.

ASSET MANAGEMENT IMPLICATIONS

Not applicable

REPORT

In parallel with the development of a Terms of Reference, the working group will seek external and community members to participate. It is envisaged that the group would meet quarterly or as needs dictate and would give advice and support to activities such as NAIDO week. There are other ethnic communities within our region and provide a seasonal or permanent workforce and would be include in this groups TOR for example.

Some of the group responsibilities could include but are not limited to:

- Engage and work cooperatively with Local, State and Federal government, community and business organisations to facilitate the implementation of any Action Plan.
- Support the deliverables under each of the Outcome areas in the Corporate Plan through the provision of expert advice
- Facilitate ongoing communication and consultation between established and emerging communities, the not-for-profit sector, government agencies and council
- Provide rigorous and transparent advice to council on its policies, plans, programs and services as they relate to various cultural activities and groups
- Provide advice to council regarding effective engagement with the community

In addition, South Burnett Regional Council will:

- Provide timely and accurate information as requested by the Group, including providing briefings on any related activities or matters
- Support the Group in its activities through professional administration duties
- Make strategic links with groups, organisations, agencies, service providers, business, and State and Federal Government agencies that can contribute to the implementation of the Community Strategy Action Plan, and advise the Group on such, and
- Coordinate any requests for advice required from within council regarding draft plans, policies, advocacy positions or operational activities

ATTACHMENTS

Nil

11.2 RED/GREEN TAPE REDUCTION ADVISORY/WORKING GROUP

File Number: 2024/1809b
Author: Chief Executive Officer
Authoriser: Chief Executive Officer

PRECIS

The development of a Red/Green Tape Reduction Advisory and Working Group to progress a range of initiatives to streamline regulation where it is within the council's power to do so.

SUMMARY

This working group is to continue to the positive relationships with agencies such as the Queensland Small Business Advisory Council, local chamber and economic groups and other stakeholders as identified.

OFFICER'S RECOMMENDATION

That the South Burnett Regional Council:

1. Establish the Red/Green Tape Advisory and Working Group and develop a Terms of Reference that includes:
 - (a) The Mayor and all councillors being a member of the working group;
 - (b) Staff Representatives to include the Chief Executive Officer Mark Pitt, Manager Kerri Anderson, Manager Rebecca Bayntun, Manager James D'Arcy, Senior Environmental Health Officer Sarah Kent
 - (c) Delegate the power to the Chief Executive Officer to appoint other parties to the working group as identified and required.

FINANCIAL AND RESOURCE IMPLICATIONS

No known direct costs – staff time to attend and participate in the working group.

LINK TO CORPORATE/OPERATIONAL PLAN**5 ORGANISATIONAL EXCELLENCE**

An organisation that is characterised by effective leadership, responsible management, good governance and quality service delivery.

OR13 Implement reliable, realistic and cost-effective business systems and practices.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Internal consultation with councillors and SLT – future engagement with external parties planned.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Not statutory working group

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

Guide Council and its policy development. The working group will have no delegated authority but will be able to recommend to council specific actions for consideration.

ASSET MANAGEMENT IMPLICATIONS

Not applicable

REPORT

In parallel with the development of a Terms of Reference, the working group will seek external and community members to participate and will community submissions and feedback on council processes in parallel with the Corporate Plan consultation opportunities for example. It is envisaged that the group would meet quarterly or as needs dictate and would give advice.

Regulations can be categorised as follows:

- red tape refers to regulation that restricts the activities of businesses or imposes compliance costs on businesses;
- green tape refers to regulation that places restrictions or imposes requirements on businesses that relate to environmental concerns and impacts.

These categories reflect the social, economic, and environmental outcomes sought by government when regulating, and there can be elements of all three types in a single regulation.

South Burnett Regional Council will:

- Provide timely and accurate information as requested by the working group, including providing briefings on any related activities or matters
- Support the Group in its activities through professional administration duties
- Make strategic links with groups, organisations, agencies, service providers, business, and State and Federal Government agencies that can contribute to the implementation of the Community Strategy Action Plan, and advise the Group on such, and
- Coordinate any requests for advice required from within council regarding draft plans, policies, advocacy positions or operational activities

ATTACHMENTS

Nil

11.3 HIVESVILLE ADVISORY/WORKING GROUP

File Number: 2024/1809c
Author: Chief Executive Officer
Authoriser: Chief Executive Officer

PRECIS

The development of a Hivesville Advisory and Working Group to progress a range of initiatives following the Hivesville community feedback.

SUMMARY

This working group is to assist with the maintenance of positive relationships with the community and other agencies and other stakeholders as identified and give advice on solutions to community issues raised.

OFFICER'S RECOMMENDATION

That the South Burnett Regional Council:

1. Establish the Hivesville Advisory and Working Group and develop a Terms of Reference that includes:
 - (a) The Mayor and all councillors being a member of the working group;
 - (b) Staff Representatives to include the Chief Executive Officer Mark Pitt, Manager Kerri Anderson, Manager Rebecca Bayntun, Manager Leo Jensen, Snr Compliance and NRM Officer Scott Bastow, Coordinator Development Services David Hursthouse, Snr Building Certifier Russell Springall, Plumbing Inspector Arthur Dawson; and
 - (c) Delegate the power to the Chief Executive Officer to appoint other parties to the working group as identified and required.

FINANCIAL AND RESOURCE IMPLICATIONS

Future projects may incur direct costs, these projects will be considered through the normal budgetary process for funding and to seek opportunities for grant or other funding assistance – staff time to attend and participate in the working group.

LINK TO CORPORATE/OPERATIONAL PLAN**5 ORGANISATIONAL EXCELLENCE**

An organisation that is characterised by effective leadership, responsible management, good governance and quality service delivery.

OR13 Implement reliable, realistic and cost-effective business systems and practices.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Internal consultation with councillors and SLT – future engagement with external parties planned.

Community meeting and a community resilience event held in June.

Fact sheets and amnesty letter for building and plumbing works in accordance with council resolution sent out to all residents in mail drop.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Not statutory working group

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

Guide Council and its policy development. The working group will have no delegated authority but will be able to recommend to council specific actions for consideration.

ASSET MANAGEMENT IMPLICATIONS

Not applicable

REPORT

The following resolution was adopted by council at the ordinary meeting of 6 March 2024:

17.4 SELECTIVE INSPECTION PROGRAM - BUILDING AND PLUMBING WORKS IN THE HIVESVILLE TOWNSHIP

RESOLUTION 2024/302

Moved: Cr Kathy Duff

Seconded: Cr Danita Potter

That Council;

1. Organise a meeting with service providers to address the areas of safety and health particularly in the Hivesville village;
2. Meet with the Hivesville community as early as appropriate;
3. Implement a 6 month amnesty across the Region for residential building and plumbing works;
4. Investigate a one off kerbside pickup service for residents in Hivesville;
5. Conduct an audit of overgrown allotments.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 6/0

The following resolution was adopted by council at the ordinary meeting of 21 August 2024:

14.11 COSTING FOR KERBSIDE PICKUP HIVESVILLE

RESOLUTION 2024/105

Moved: Cr Jane Erkens

Seconded: Cr Danita Potter

That South Burnett Regional Council resolves to:

1. Authorise the Chief Executive Officer (or delegate) to consult with the Hivesville Community Progress Association to gauge interest in the proposed kerbside pick-up and to arrange local volunteers to help local residents to bring any unwanted goods or wastes to the kerbside for collection at future dates to be determined.
2. Undertake a one-off kerbside waste collection for residents in Hivesville that will span over a two (2) day period to allow for the picking up of different waste streams – bulky and general waste items (Day 1) and green waste (Day 2).

-
3. List for its Quarterly 1 budget review process, sufficient operational funds (up to \$30,000) to undertake the kerbside clean-up for the Hivesville village area by Council personnel, where possible.

In Favour: Crs Kathy Duff, Jane Erkens, Linda Little, Danita Potter, Deb Dennien and Heath Sander

Against: Nil

CARRIED 6/0

South Burnett Regional Council will:

- Provide timely and accurate information as requested by the working group, including providing briefings on any related activities or matters
- Support the Group in its activities through professional administration duties
- Make strategic links with groups, organisations, agencies, service providers, business, and State and Federal Government agencies that can contribute to the implementation of the Community Strategy Action Plan, and advise the Group on such, and
- Coordinate any requests for advice required from within council regarding draft plans, policies, advocacy positions or operational activities

ATTACHMENTS

Nil

11.4 ACTING CHIEF EXECUTIVE OFFICER

File Number: CEO1
Author: Chief Executive Officer
Authoriser: Chief Executive Officer

PRECIS

The purpose of this report is to advise Councillors of the Chief Executive Officer's (CEO) annual leave period and the appointment of an Acting CEO

SUMMARY

The leave period is from Friday 27 September 2024 to Tuesday 5 November 2024 inclusive with a return to work date of 6 November 2024.

OFFICER'S RECOMMENDATION

That South Burnett Regional Council approves the Chief Executive Officer leave from Friday 27 September 2024 to Tuesday 5 November 2024 and appoints the _____ as Acting Chief Executive Officer.

FINANCIAL AND RESOURCE IMPLICATIONS

No direct financial implications

LINK TO CORPORATE/OPERATIONAL PLAN

5. ORGANISATIONAL EXCELLENCE - An organisation that is characterised by effective leadership, responsible management, good governance and quality service delivery.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Internal only

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Local Government Act 2009; Industrial Relations Act 1999; and relevant industrial instruments

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

The Acting Chief Executive Officer acts fully in the role of the Chief Executive Officer with all formal delegations.

ASSET MANAGEMENT IMPLICATIONS

Not applicable

REPORT

The CEO plans to take a period of leave Friday 27 September 2024 to Tuesday 5 November 2024 inclusive with a return to work date of 6 November 2024. An Acting CEO is required to be appointed for the duration of the leave in accordance with the *Local Government Act 2009*.

ATTACHMENTS

Nil

11.5 GROWING REGIONS PROGRAM - ROUND 2 GRANT OPPORTUNITY

File Number: 18-09-2024

Author: Senior Grants Audit Officer

Authoriser: Chief Executive Officer

PRECIS

Information and guidelines relating to the Growing Regions Program – Round 2 grant opportunity

SUMMARY

The Australian Government has committed a total of \$600 million over 4 years towards the Growing Regions Program to deliver investment in locally-driven community infrastructure projects across regional and remote Australia. Funding will be provided through two rounds. Successful projects under Round 1 was announced on 16 May 2024. The Growing Regions Program will run over 4 years from 2023-24 to 2026-27 and was first announced as part of the October 2022 Federal Budget.

The below report relates to the Round 2 funding opportunity. This grant opportunity will be administered by the Department of Industry, Science and Resources on behalf of the Department of Infrastructure, Transport, Regional Development, Communications, and the Arts (DITRDCA).

OFFICER'S RECOMMENDATION

That South Burnett Regional Council note the information in this report and approve the submission of the following project under this grant funding opportunity:

1.

FINANCIAL AND RESOURCE IMPLICATIONS

Any project that Council nominates under this grant funding opportunity must have a total minimum project cost of **\$1,000,000** which is a requirement for Group 3 and Council will be required to contribute up to **50 percent** towards the project cost. If Council's funding application was successful, Council will need to amend the 10-year forward capital works program and re-assess the financial modelling assumptions to determine the source of funding for Council's contribution. A quarterly budget amendment will also need to be done if Council's application was successful.

Council will also need to assess the whole-of-life costs for the project. Whole-of-life cost analysis includes not only the upfront capital cost but also the future ongoing operational and maintenance costs associated with the asset to ensure the asset is able to provide the desired level of service over the asset's useful life. The budget for operational and maintenance costs and revenue are estimated and allocated when Council's annual operational budget is prepared. Internal resources have the capacity to deliver and/or oversee delivery of projects by engaging designated contractual services.

LINK TO CORPORATE/OPERATIONAL PLAN

GR1 - Develop and implement a well-researched, action based 'Regional Development Strategy' that supports business and employment growth.

GR3 - Work with key stakeholders to create a pipeline of priority shovel ready projects that aim to improve the quality of life experienced by all residents, invest in strategic infrastructure and create a prosperous future for all.

EC1 - Develop and implement initiatives to enhance community parks, gardens and recreational facilities, which may include: tree planting strategy, botanical gardens and perennial (drought tolerant) shrubs and flower planting programme.

EN2 - Develop and implement energy efficient initiatives to reduce Council's energy / carbon footprint.

OPL/15 - Provide well planned and maintained open space, parks and rail trails network to meet the recreation and social needs of the community

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Council's senior grants audit officer has informed and consulted with the Council's senior executive team and managers about the Growing Regions Program – Round 2 funding opportunity and the feasibility to nominate a project for this funding Program.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

No direct legal implications.

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

No direct policy/local law delegation implications.

ASSET MANAGEMENT IMPLICATIONS

If the funding application is successful, Council will incur an annual depreciation expenditure on the new or upgraded asset. The annual depreciation expenditure for this asset will be funded in Council's annual budget in accordance with the capital expenditure strategy outlined in the Council's Asset Management Plans. Council's asset sustainability ratio target is greater 90%(percent). This ratio indicates the extent to which assets are being replaced as they reach the end of their useful lives.

REPORT

SUMMARY

The Growing Regions Program – Round 2 provides grants of between \$500,000 and \$15 million to eligible local government entities and not-for-profit organisations, to deliver capital works projects for priority community infrastructure. The program aligns with the Australian Government's Regional Investment Framework, specifically through investing in community infrastructure in places across regional Australia – delivering projects that improve liveability and respond to community needs and priorities. The program will deliver community and economic benefits by investing in community-focused infrastructure which revitalises regions and enhances amenity and liveability throughout regional Australia. As a local government body, South Burnett Regional Council is eligible to apply for grant funding under the co-funding group 3, for the current Round 2 – Growing Regions Program funding opportunity.

OBJECTIVES AND INTENDED OUTCOMES

The objectives of the program are:

- constructing or upgrading community infrastructure that fills an identified gap or unmet need for community infrastructure;
- contributing to achieving social outcomes and increased community cohesion, liveability and accessibility
- delivering increased amenity, liveability and community connectedness in line with the Investing in Places priority focus area of the Australian Government's Regional Investment Framework to deliver targeted and place-based investment.

The intended outcomes of the program are:

- to enhance liveability and amenity in regional communities;

- provision of multi-use infrastructure which benefits a broad cross section of the community by improving access, equity and social inclusion;
- to contribute to the achievement of Government priorities supporting the resilience, adaptability, accessibility, sustainability and liveability of communities including in First Nations communities;
- delivery of diverse project types and a balance of large and small projects;
- supporting and encouraging projects from lesser-resourced project proponents and low rate-based councils.

GRANT AMOUNT

For Round 2 of the Growing Regions Program, \$393 million is available over 3 years.

- The minimum project funding amount is \$500,000
- The maximum project funding amount is \$15 million.

Council will be required to contribute up to 50 percent of the eligible project costs.

Co-funding Groups

The grant funding amount and the required co-contribution under the Growing Regions Program – Round 2 varies according to the co-funding group.

There are 3(three) co-funding groups being Group 1, Group 2 and Group 3. All projects require a co-contribution. For the Group 3 co-funding category, for which South Burnett Regional Council is eligible to nominate projects, the grant amount is up to 50 percent of eligible projects costs, implying that Council will be required to contribute towards the remaining project costs. Any project that Council nominates must have a total minimum project cost of **\$1,000,000** which is a requirement for Group 3.

What the Grant funding can be used for

To be eligible the project must:

- constructing new community infrastructure or expanding or upgrading existing infrastructure for wider community benefit;
- not be standard capital works of other Commonwealth, state, territory or local government bodies including, but not limited to, roads, housing and essential service provision;
- not have commenced construction;
- not have received Commonwealth funding to undertake the same grant activities;
- have a minimum eligible expenditure of at least \$555,556 (group 1), \$714,286 (group 2) or **\$1,000,000 (group 3)**.

Eligible activities must directly relate to the project and must include at least one of the following:

- constructing new community infrastructure;
- expanding or upgrading existing infrastructure for wider community benefit.

ELIGIBLE PROJECT ACTIVITIES

The following are few examples of eligible projects/activities that align to place-based priorities and support community liveability:

- Multi-purpose community facilities and services, such as community hubs, youth centres, community sheds and gardens;
- Multi-use sports and recreation facilities and services;
- Pools;
- Town centre revitalisation, such as bike or walking paths, play spaces and green spaces;

- Streetscapes, parks and area beautification;
- Local government airport facilities.

Projects that are out of scope

The program is not intended to fund infrastructure projects that are not widely accessible to the broader local community, or are primarily designed to:

- deliver single-function services to the community that generally fall under the remit of state or territory government, local government or other Commonwealth departments such as standalone health care, aged care, disability, housing, and primary, secondary and tertiary education;
- for solely commercial purposes;
- solely for commercial development;

Examples of the types of projects that are out of scope include:

- new or upgraded infrastructure for a hospital or medical centre, an aged care centre, rehabilitation or disability services centre, universities and schools
- infrastructure for housing or accommodation, building of new roads or transport links
- infrastructure related to waste, sewage, water, environmental and energy facilities, or telecommunications.

ELIGIBLE LOCATIONS

The project must be delivered in an eligible location. All eligible locations must be outside of the Greater Capital City Statistical Areas (GCCSA) as defined by the Australian Bureau of Statistics.

ELIGIBLE EXPENDITURE

To be eligible for grant funding, the expenditure must:

- be a direct cost of the project;
- be incurred by you to undertake required project audit activities (where applicable).

Not all expenditure on the project may be eligible for grant funding and the program delegate makes the financial decision on what is eligible expenditure and may give additional guidance on eligible expenditure if required.

GRANT APPLICATION PROCESS

Growing Regions Program Round 2 has a **single-stage** full application process. The application will need to be submitted via the Australian government's grant portal (i.e. portal.business.gov.au).

EXPECTED TIMING FOR THIS GRANT OPPORTUNITY

Applications for Round 2 opened on 5 September and closes **5pm AEST on 10 October 2024**.

ATTACHMENTS

Nil

12 FINANCE & CORPORATE

12.1 ADOPTION OF THE SOUTH BURNETT REGIONAL COUNCIL ARTS, CULTURE AND HERITAGE POLICY - STRATEGIC009

File Number: 18-Sep-2024
Author: Coordinator Corporate
Authoriser: Chief Executive Officer

PRECIS

Adoption of the South Burnett Regional Council Arts, Culture and Heritage Policy – Strategic009.

SUMMARY

The South Burnett Regional Council Arts, Culture and Heritage Policy – Strategic009 provides the framework that supports arts, culture, and heritage in engaging with and enriching the lives of our residents and visitors, whilst creating a community focus on arts, culture, and heritage.

OFFICER’S RECOMMENDATION

That the South Burnett Regional Council Arts, Culture and Heritage Policy – Strategic009 be adopted as presented.

FINANCIAL AND RESOURCE IMPLICATIONS

No direct financial and resource implications arise from this report which have not already been considered in the development of South Burnett Regional Council’s (Council) annual budget.

LINK TO CORPORATE/OPERATIONAL PLAN

Corporate Plan 2021 - 2026	OR2 Achieve community recognition as an ethical Council that values and practices community consultation, accountable governance, and open and transparent decision-making
Operational Plan 2024 - 2025	Deliver the Council Policy Governance Framework aligned to strategic planning and relevant legislation incorporating Council’s policies, procedures, forms, and factsheets
	Promote a high standard of corporate responsibility, transparency and accountability in decision making at all levels of the organisation in the best interest of Council and the community aligning to legislation and Council policy

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

The South Burnett Regional Council Arts, Culture and Heritage Policy – Strategic009 has been reviewed by Community and Lifestyle and Corporate, Governance and Strategy.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Local Government Act 2009
Local Government Regulation 2012

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

No direct local law or delegation implications arise from this report.

ASSET MANAGEMENT IMPLICATIONS

No direct asset management implications arise from this report.

REPORT

This policy provides the framework that the South Burnett Regional Council supports arts, culture and heritage in engaging with and enriching the lives of our residents and visitors, whilst creating a community focus on arts, culture and heritage.

ATTACHMENTS

1. **South Burnett Regional Council Arts, Heritage and Culture Policy - Strategic009** [↓](#) 



POLICY CATEGORY - NUMBER: Strategic009

POLICY OWNER: Community & Lifestyle

ECM ID: 2745005

ADOPTED: 18 September 2024

Arts, Culture and Heritage Policy

NOTE: Council regularly reviews and updates its policies. The latest controlled version can be obtained from the Policy Register on Council's intranet or by contacting Council's Corporate, Governance & Strategy Branch. **A hard copy of this electronic document is considered uncontrolled when printed.**

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1. POLICY STATEMENT

This policy provides the framework that South Burnett Regional Council ('Council') supports arts, culture, and heritage in engaging with and enriching the lives of our residents and visitors, whilst creating a community focus on arts, culture, and heritage.

2. SCOPE

This policy applies to Council representatives and the activities and programs of Council in relation to Council's cultural facilities, the Regional Arts Development Fund ('RADF') program and broader community arts culture heritage sector programs and activities.

3. GENERAL INFORMATION

3.1. Council's role as a Facilitator

Council acknowledges that arts and heritage form an important part of sustainable regional economies, fostering a positive experience for community members as well as providing an opportunity for tourism development. Council commits to working with our community to invest in arts development, building on the character and strengths of the region as identified within Council's Corporate Plan.

Council understands the importance of providing resources that link our community, bringing people together to plan for our collective future. Council's primary role as a facilitator supporting the arts, culture and heritage activity in our region works towards:

- providing leadership to the sectors through advocacy, promotion and development / maintenance of Council's arts, cultural and heritage assets;
- identifying and responding to community needs through strategic planning;
- assisting with local coordination of art culture and heritage activities;
- assisting in the stimulation of the arts, culture, and heritage-based enterprises;
- encouraging collaboration across sectors; and
- managing and displaying Council's art and heritage collections across its facilities.

3.2. Arts, Culture and Heritage as Sectors

Council recognises that a cohesive and coordinated arts, culture and heritage sector can make a significant contribution to the South Burnett's local and visitor economy by encouraging the development and expression of the arts, culture, and heritage sectors.

The South Burnett region, with its strengths in tourism and its proximity to Southeast Queensland, has a significant opportunity to build its economy through the arts, culture, and heritage sectors.

Council's role in supporting these sectors includes:

- building competitive advantage for the region based on its unique cultural heritage and the engagement of artists to interpret and respond to this;
- building opportunities for the arts and cultural expression into tourism activities and campaigns;
- understanding the skills development needs of the sector and assisting to deliver on these needs;
- encourage the development of place-based arts, cultural and heritage projects to support the promotion of the region; and
- provide access to arts, cultural and heritage activities through Council owned infrastructure.

3.3. Participation

3.3.1. Equity and Access

Council understands that building the capacity of the community and the arts, culture and heritage sectors means that activities and facilities need to be accessible to all. The region has significant Indigenous heritage and Council respects and acknowledges the Traditional Owners of the region through its arts, cultural and heritage practices. Council also acknowledges the cultural and linguistic diversity of the region and supports the provision of services that are readily accessible. Providing access to arts, culture and heritage resources means that Council will:

- consult with the community in ways that are appropriate and equitable;
- provide facilities that are broadly accessible to all segments of the community;
- encourage the arts, cultural and heritage activities that provide social interaction and participation by a range of segments of the community to promote social cohesion; and
- emphasise the importance of collaboration and partnerships, not only between different sectors of the arts, culture, and heritage, but in linking these sectors with the broader community through the establishment of an advisory committee to Council.

3.3.2. Community Engagement

Engaging the community in the arts, cultural and heritage activities is vital to the success of the sectors and of all facets of Council's Arts, Culture and Heritage Policy. A strongly engaged community is a community that comes together to celebrate successes and to plan for the future. Council seeks to support:

- audience development through the encouragement of participation in arts, cultural and heritage activities in the region by the broader community;
- collection of stories to record the arts, culture, and heritage of the region;
- connections with, and support of, the needs of the education sector; and
- planning for, and delivering, public art that tells significant stories of the region.

3.4. Partnerships

The strength of the arts, culture and heritage sectors comes through its connections within and outside the region. Council's role in supporting these connections is to:

- maintain and develop funding partnerships with State and Federal governments (e.g., the RADF);
- connect with arts, cultural and heritage organisations from within and outside the region; and
- partner and collaborate between artists, cultural and heritage organisations from inside and outside the region.

Council considers the benefits to the community of supporting partnerships with arts, culture, and heritage sectors as:

- lifestyle / attractiveness / aesthetics;
- creating opportunities, broadening perspectives;

- offering alternative/external views to challenge/debate issues; and
- promoting innovation, celebrating diversity, evolving community spirit, enhancing health and wellbeing.

Council recognises the cross-portfolio nature of the arts, culture, and heritage sectors within Council operations. Aligned to Council's Corporate Plan and the Annual Operational Plans, Council has further defined the activities and actions Council will undertake to demonstrate its commitment to regional arts, culture, and heritage. It is understood that working across Council operational departments is essential in achieving art culture and heritage outcomes as identified within Council's strategic and operational planning documents.

4. DEFINITIONS

Arts means the expression or application of human creative skill and imagination in all art forms, such as visual arts, crafts, music, theatre, entertainment, community festivals and events, cultural traditions, and designs for public spaces. Art includes hand-made or natural objects that have aesthetic value or express symbolic meaning. For inclusions refer to the Australia Bureau of Statistics categories of 'arts' (Arts Nation – An overview of Australian Arts – Technical Appendix 2015 Edition).

Council representative means all Councillors and Council employees including permanent, casual, and temporary employees, apprentices, trainees, contractors, volunteers, and work experience students.

Culture means to all the traditions, history, customs, and activities that constitute lifestyle, identity, heritage, celebration, and spiritual nourishment, as well as all the creative and innovative aspects of the arts that define a community. For inclusions refer to the Australia Bureau of Statistics categories of 'culture' (Arts Nation – An overview of Australian Arts – Technical Appendix 2015 Edition).

Facilitator means the role of helping persons or organisations do something more easily or find the answer to a problem by discussing things, suggesting ways of doing things and enabling the connection of persons/groups/organisations.

Heritage means what we inherit. It includes but not limited to customs, language, values, and buildings.

Public Art means artwork in any medium, planned and executed outside a gallery context and intended specifically for exhibition within public space. Public spaces are generally open and accessible to all. They can be indoors – such as foyers, atriums, libraries, or shopping centres – or outdoors – such as forecourts, parks, squares, or streets.

5. LEGISLATIVE REFERENCE

Local Government Act 2009 (Qld)

Local Government Regulation 2012 (Qld)

6. RELATED DOCUMENTS

Queensland Government "Creative Together 2020-2030: A 10-Year Roadmap for the arts, culture, and creativity in Queensland"

Queensland Heritage Strategy: protecting, investing in and connecting Queensland's story

Queensland Government Regional Arts Development Fund Guidelines and Procedures

South Burnett Regional Council Annual Operational Plans

South Burnett Regional Council Community Plans

South Burnett Regional Council Corporate Plan 2021/2026

South Burnett Regional Council Community Grants Policy

South Burnett Regional Council Arts, Culture & Heritage Strategy 2024-2029

7. NEXT REVIEW

As prescribed by legislation or September 2027

8. VERSION CONTROL

Version	Revision Description	Approval/Adopted Date	ECM Reference
1	Development of policy	20 January 2021	2745005
2	Administrative change replacing Social & Corporate Performance Branch with Corporate Services Branch as per Council Resolution 2021/296	24 March 2021	2745005
3	Review of policy	23 March 2022	2745005
4	Administrative amendment – organisational structure review – resolution 2022/432	27 April 2022	2745005
5	Review of policy	18 September 2024	2745005

Mark Pitt PSM
CHIEF EXECUTIVE OFFICER

Date: 18 September 2024

12.2 ADOPTION OF THE SOUTH BURNETT REGIONAL COUNCIL LIBRARY COLLECTION DEVELOPMENT POLICY - STRATEGIC020

File Number: 18-Sep-2024
Author: Coordinator Corporate
Authoriser: Chief Executive Officer

PRECIS

Adoption of the South Burnett Regional Council Library Collection Development Policy – Strategic020.

SUMMARY

The South Burnett Regional Council developed this policy to establish guidelines for the development and management of library resources with reference to the Queensland Public Library Standards and Guidelines.

OFFICER’S RECOMMENDATION

That the South Burnett Regional Council Library Collection Development Policy – Strategic020 be adopted as presented.

FINANCIAL AND RESOURCE IMPLICATIONS

No direct financial and resource implications arise from this report which have not already been considered in the development of South Burnett Regional Council’s (Council) annual budget.

LINK TO CORPORATE/OPERATIONAL PLAN

Corporate Plan 2021 - 2026	OR2 Achieve community recognition as an ethical Council that values and practices community consultation, accountable governance, and open and transparent decision-making
Operational Plan 2024 - 2025	Deliver the Council Policy Governance Framework aligned to strategic planning and relevant legislation incorporating Council’s policies, procedures, forms, and factsheets
	Promote a high standard of corporate responsibility, transparency and accountability in decision making at all levels of the organisation in the best interest of Council and the community aligning to legislation and Council policy

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

The South Burnett Regional Council Library Collection Development Policy – Strategic020 has been reviewed by Community and Lifestyle and Corporate, Governance and Strategy.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Local Government Act 2009
Local Government Regulation 2012

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

No direct local law or delegation implications arise from this report.

ASSET MANAGEMENT IMPLICATIONS

No direct asset management implications arise from this report.

REPORT

This policy provides the guidelines for the development and management of library resources with reference to the Queensland Public Library Standards and Guidelines.

ATTACHMENTS

1. **South Burnett Regional Council Library Collection Development Policy - Strategic020** [↓](#)





POLICY CATEGORY - NUMBER: Strategic020
POLICY OWNER: Liveability
ECM ID: 2846870
ADOPTED: 18 September 2024

Library Collection Development Policy

NOTE: Council regularly reviews and updates its policies. The latest controlled version can be obtained from the Policy Register on Council’s intranet or by contacting Council’s Corporate, Governance & Strategy Branch. **A hard copy of this electronic document is considered uncontrolled when printed.**

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1. POLICY STATEMENT

The purpose of this policy is to establish guidelines for the development and management of South Burnett Regional Council’s (‘Council’) library resources with reference to the Queensland Public Library Standards and Guidelines.

2. SCOPE

This policy applies to all Council operated libraries.

3. GENERAL INFORMATION

3.1. Collection content

The composition of collections will vary between library branches to suit local needs, each library provides access to the following essential collections:

- fiction and non-fiction across all age groups;
 - fiction and non-fiction with content that reflects the diversity of the community;
 - large print, literacy support and LOTE;
 - magazines and newspapers; and
 - electronic collections across all age groups;
 - electronic collections with content that reflects the diversity of the community; resource selection.
- Librarians use their professional judgment, experience, and knowledge to develop and maintain the collection, with decisions surrounding the addition of resources based on the following criteria:
- the resource is appropriate to the interests and needs of the community in terms of subject, style, currency, and language;
 - a high demand for the resource;
 - the resource provides current information;
 - the resource is presented in an appropriate format;
 - the resource is presented in a language appropriate for the community;
 - the resource is important as a historical record;
 - the resource strengthens the collection by filling a gap or updating an existing resource; or
 - the resource is attractive, well made, and durable.

Council receives financial assistance from the Queensland Government through State Library of Queensland to purchase and process collection items.

3.2. Collection procurement

South Burnett Libraries ('Libraries') shelf-ready procurement model enables physical collection items to be acquired and processed by nominated suppliers according to library service specifications.

3.3. Request for purchase

Requests made by customers for the purchase of specific resources not held in the collection are considered if they meet selection criteria.

3.4. Inter Library Loans

3.5. Resources that do not meet selection criteria for purchase may be requested for interlibrary loan between the Queensland public library network. Gifts and donations

Libraries accept donations but reserve the right to decline or redistribute them as appropriate if they do not meet the selection criteria. Items not included in the collection will be given to charity, discarded for recycling, or included in a library book sale.

3.6. Collection Maintenance

Library collections, whether physical or electronic, are evaluated regularly by suitably experienced Council employees to ensure their currency, quality, and appeal, as well as their continued ability to meet demands. Worn, incomplete and outdated material is discarded as part of a regular evaluation program. Collection age, usage, condition, access periods, platforms, licensing arrangements and ability to download to a wide range of devices, are all useful indicators for collection evaluation.

Items withdrawn from the collection that are in fair physical condition, along with donations which do not meet selection criteria may be sold or donated to suitable community/charitable organisations.

Deselection practices support the discard standards in the State Library of Queensland's Standards and Guidelines.

3.7. Resources not collected

The following resources are not routinely collected by libraries:

- expensive or rare items which are inappropriate for public library use;
- ephemeral material;
- items of inappropriate physical dimensions;
- old, out-of-date, or fragile items – unless specifically acquired for local history collections;
- text books;
- advertising material; or
- items prohibited by law, for example, pornography.

Exceptions may be made and will be treated each on its merits.

3.8. Censorship

Libraries support the Australian Library and Information Association's Free access to information statement.

No material will be rejected or removed from the library collection on the grounds of partisan or doctrinal disapproval alone.

Access to suitable materials by children under 18 years of age remains the responsibility of parents and/or guardians.

4. DEFINITIONS

Council employee means a person employed by Council who performs work, under the direction and control of Council, on an ongoing basis with an ongoing expectation of work entitled to superannuation contributions paid by Council.

Librarians means professional staff who have undertaken a tertiary course of study in librarianship

and information science which qualifies them for admission to Associate membership of the Australian Library and Information Association. Librarians develop and implement policies and deliver programs and services to meet the needs of library clients. In public libraries, this includes collection development, the organisation of resources, the provision of assistance to users in the retrieval of information and library resources and promotion of services.

Library Collection means the collection located within the South Burnett Libraries.

South Burnett Libraries means Council’s library facilities located at Blackbutt, Kingaroy, Murgon, Nanango, Proston, and Wondai.

5. LEGISLATIVE REFERENCE

Local Government Act 2009 (Qld)

Local Government Regulation 2012 (Qld)

6. RELATED DOCUMENTS

South Burnett Regional Council Employee Code of Conduct – Statutory011

South Burnett Regional Council Libraries Operations Policy – Strategic021

South Burnett Regional Council Technology Public Access Policy – Stategic019

Queensland Public Library Standards and Guidelines

7. NEXT REVIEW

As prescribed by legislation or September 2027

8. VERSION CONTROL

Version	Revision Description	Adopted Date	ECM Reference
1	Development of policy	19 September 2012	1042277
2	Review of policy	20 October 2021	1042277
3	Administrative amendment – organisational structure review – resolution 2022/432	27 April 2022	1042277
4	Review of policy	18 September 2024	2846870

Mark Pitt PSM
CHIEF EXECUTIVE OFFICER

Date: 18 September 2024

12.3 ADOPTION OF THE SOUTH BURNETT REGIONAL COUNCIL LIBRARIES OPERATIONS POLICY - STRATEGIC021.

File Number: 18-Sep-2024
Author: Coordinator Corporate
Authoriser: Chief Executive Officer

PRECIS

Adoption of the South Burnett Regional Council Libraries Operations Policy Strategic021.

SUMMARY

The South Burnett Regional Council ('Council') developed this policy to establish guidelines for the operational and management practices across South Burnett Libraries.

OFFICER'S RECOMMENDATION

That the South Burnett Regional Council Libraries Operations Policy – Strategic021 be adopted as presented.

FINANCIAL AND RESOURCE IMPLICATIONS

No direct financial and resource implications arise from this report which have not already been considered in the development of South Burnett Regional Council's (Council) annual budget.

LINK TO CORPORATE/OPERATIONAL PLAN

Corporate Plan 2021 - 2026	OR2 Achieve community recognition as an ethical Council that values and practices community consultation, accountable governance, and open and transparent decision-making
Operational Plan 2024 - 2025	Deliver the Council Policy Governance Framework aligned to strategic planning and relevant legislation incorporating Council's policies, procedures, forms, and factsheets
	Promote a high standard of corporate responsibility, transparency and accountability in decision making at all levels of the organisation in the best interest of Council and the community aligning to legislation and Council policy

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

The South Burnett Regional Council Libraries Operations Policy – Strategic021 has been reviewed by Community and Lifestyle and Corporate, Governance and Strategy.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Human Rights Act 2019
Local Government Act 2009
Local Government Regulation 2012

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

No direct local law or delegation implications arise from this report.

ASSET MANAGEMENT IMPLICATIONS

No direct asset management implications arise from this report.

REPORT

This policy provides the guidelines for the operational and management practices across South Burnett Libraries.

ATTACHMENTS

1. **South Burnett Regional Council Libraries Operations Policy - Strategic021** [↓](#) 



POLICY CATEGORY - NUMBER: Strategic021
POLICY OWNER: Liveability
ECM ID: 2846885
ADOPTED: 18 September 2024

South Burnett Libraries Operations Policy

NOTE: Council regularly reviews and updates its policies. The latest controlled version can be obtained from the Policy Register on Council’s intranet or by contacting Council’s Corporate, Governance & Strategy Branch. **A hard copy of this electronic document is considered uncontrolled when printed.**

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1. POLICY STATEMENT

The purpose of this policy is to provide guidelines for operational and management practices across the South Burnett Regional Council (‘Council’) libraries.

2. SCOPE

This policy applies to Council representatives and members of the community.

3. GENERAL INFORMATION

3.1. Access to library services

The library service provides free access and membership for residents in the Council area to programs, services, and collections, through a combination of a physical library facility, electronic resources, and online presence. It offers inclusive access for the whole community. Library services function in accordance with the *Human Rights Act 2019* (Qld).

3.2. Library condition of entry

Council has duty of care and to ensure the safety, wellbeing, and rights of all are respected, the condition of entry apply to all South Burnett libraries, including the immediate vicinity of the facilities. Library customers are asked to abide by condition of entry. Failure to do so may result in being asked to leave, banned, or suspended from entering some or all of Council’s premises under the Unreasonable Customer Conduct Policy -Strategic033.

3.2.1. Expected behaviour

All library customers (Including children) must:

- act in a respectful manner and abide by all reasonable directions given by Council employees;
- adhere to all Council policies and procedures and public health directives that may be in place;
- respect the designation of particular areas in the library for particular purposes;
- be responsible for all personal belongings and property;
- meet acceptable levels of dress and personal cleanliness, appropriate footwear and clothing must be worn at all times whilst on library premises; and
- leave the library promptly at closing time and also during emergency drills and real emergencies.

3.2.2. Unacceptable Behaviours

Library customers must not:

- disrupt other library customers or library operations;
- act in a violent, aggressive, discriminative, or harassing manner;
- use the internet/wifi services in an unacceptable manner;
- run in the library;
- eat or drink in the library;
- be under the influence of, consume, administer, or distribute illicit drugs while on library premises;
- consume alcohol or give the appearance of intoxication;
- smoke in the library premises or within five (5) metres of the entry point into the premises;
- solicit business or undertake fund raising, canvassing, or hawking including selling raffle tickets on library premises;
- bring an animal, bird, or reptile into the library, with the exception of certified Guide, Hearing or Assistance dogs.

3.2.3. Children

Supervision of children under the age of 12 in South Burnett libraries are the responsibility of their parent/s, guardian/s, carer/s, or other designated responsible person/s. Council employees do not have the required qualifications, nor the legal responsibility, to care for children. All children under 12 years of age must be directly supervised by a parent, carer, guardian, or designated responsible person at all times when using computers at South Burnett libraries.

3.3. Technology access and use

South Burnett libraries provide free and equitable public internet access that is available to the community at all library facilities via library devices, and via wi-fi for customers using their own devices in accordance with the Technology Public Access Policy – Strategic019. Printing, photocopying, and scanning services are also available with fees in accordance with Council's Fees and Charges Register.

South Burnett libraries provide on-line access to a range of electronic resources, which may be added to, discontinued, or changed.

3.4. Library meeting rooms

- South Burnett libraries provide access to three (3) meeting rooms free of charge for not-for-profit community groups based in the Council area for the purpose of community related events and activities.

3.5. Collection development

Council's Library Collection Development Policy – Strategic020 establishes guidelines for the development and management of library resources in accordance with the Queensland Public Library Standards and Guidelines.

3.6. Membership

Council provides a free library service that includes:

- no fees for overdue collection items;
- no fees for collection item reservations;
- no charges for internet access;
- no charges for membership for residents from other local government areas in Queensland; and
- no charges for interlibrary loans between the Queensland public library network;

Identification totalling to 100 points must be provided when applying for membership at South Burnett libraries. Exceptions may be made and will be treated on merit.

Customers contact details need to be updated as details change. Membership is due for renewal every three (3) years to ensure that contact details are current.

3.6.1. Under 18's membership

Under 18's membership is available to any customer under the age of 18. Customers under 18 require parental or guardian identification totalling 100 points. Exceptions may be made and will be treated on merit.

3.6.2. Organisational membership

Organisations including aged care facilities, education organisations and libraries may apply for membership. Each application must nominate a responsible person. Resources and number of items for loan are subject to approval of South Burnett libraries.

3.7. Loans, renewals, reservations, and requests

Customers may borrow up to ten (10) physical items per membership for a four (4) week loan period. Items may be renewed once either in person, by telephone or via the online catalogue. Customers may also choose to have items renewed automatically. Items cannot be renewed if they have been reserved by another customer.

A limit of ten (10) items may be on reservation at any time.

Loan limits for electronic resources, including eBooks, eAudiobooks, eMagazines and eMovies are available on each platform.

3.8. Overdue items

A reminder notice will be sent three (3) days prior to items becoming due. An overdue notice will be sent for items not returned within 14 days of the due date. A replacement cost fee will be charged for items that become long overdue (overdue for 90+ days). Membership accounts that have incurred a charge will be suspended until the charge is paid or the overdue items are returned.

3.9. Damaged items

Customers are not to attempt to repair damaged or worn items and inform a Council employee of the damage upon discovery or return of the item/s. If the damage is from general use no charge will be incurred, if the damage is the customers responsibility a replacement cost may be charged.

3.10. Lost items

If an item is reported lost customers are requested to pay the replacement cost.

4. DEFINITIONS

Council employee means a person employed by Council who performs work, under the direction and control of Council, on an ongoing basis with an ongoing expectation of work entitled to superannuation contributions paid by Council.

Council representative means all Councillors and Council employees including permanent, casual, and temporary employee, apprentices, trainees, contractors, volunteers, and work experience students. **South Burnett Libraries** means Council's Library facilities location at Blackbutt, Nanango, Kingaroy, Wondai, Preston, and Murgon.

5. LEGISLATIVE REFERENCE

Human Rights Act 2019 (Qld)

Local Government Act 2009 (Qld)

Local Government Regulation 2012 (Qld)

6. RELATED DOCUMENTS

South Burnett Regional Council Employee Code of Conduct – Statutory011

South Burnett Regional Council Libraries Collection Development Policy – Strategic020

South Burnett Regional Council Technology Public Access Policy – Strategic019

Queensland Public Library Standards and Guidelines

7. NEXT REVIEW

As prescribed by legislation or September 2027

8. VERSION CONTROL

Version	Revision Description	Adopted Date	ECM Reference
1	Development of policy	19 September 2012	1040590
2	Review of policy	20 October 2023	1040590
3	Administrative amendment – organisational structure review – resolution 2022/432	27 April 2022	1040590
4	Review of policy	18 September 2024	2846885

Mark Pitt PSM
CHIEF EXECUTIVE OFFICER

Date: 18 September 2024

12.4 ADOPTION OF THE SOUTH BURNETT REGIONAL COUNCIL POLICY FRAMEWORK - STRATEGIC006

File Number: 18-Sep-2024

Author: Manager Corporate, Governance and Strategy

Authoriser: Chief Executive Officer

PRECIS

Adoption of the South Burnett Regional Council Policy Framework – Strategic006.

SUMMARY

The South Burnett Regional Council ('Council') had developed this policy to provide guidance on types of policy documents, developing and reviewing documents, the approval process and implementation.

OFFICER'S RECOMMENDATION

That the South Burnett Regional Council Policy Framework – Strategic006 be adopted as presented.

FINANCIAL AND RESOURCE IMPLICATIONS

No direct financial and resource implications arise from this report which have not already been considered in the development of South Burnett Regional Council's (Council) annual budget.

LINK TO CORPORATE/OPERATIONAL PLAN

Corporate Plan 2021 - 2026	OR2 Achieve community recognition as an ethical Council that values and practices community consultation, accountable governance, and open and transparent decision-making
Operational Plan 2024 - 2025	Deliver the Council Policy Governance Framework aligned to strategic planning and relevant legislation incorporating Council's policies, procedures, forms, and factsheets
	Promote a high standard of corporate responsibility, transparency and accountability in decision making at all levels of the organisation in the best interest of Council and the community aligning to legislation and Council policy

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

The South Burnett Regional Council Policy Framework – Strategic006 has been reviewed by Manager Corporate, Governance and Strategy.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Local Government Act 2009

Local Government Regulation 2012

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

No direct local law or delegation implications arise from this report.


ASSET MANAGEMENT IMPLICATIONS

No direct asset management implications arise from this report.

REPORT

This policy provides guidance on types of policy documents, developing and reviewing documents, the approval process and implementation.

ATTACHMENTS

1. **South Burnett Regional Council - Policy Framework - Strategic006** [↓](#) 



POLICY CATEGORY - NUMBER: Strategic006
POLICY OWNER: Corporate, Governance & Strategy

ECM ID: 3913900
ADOPTED: 18 September 2024

Policy Framework

NOTE: Council regularly reviews and updates its policies. The latest controlled version can be obtained from the Policy Register on Council’s intranet or by contacting Council’s Corporate, Governance & Strategy Branch. **A hard copy of this electronic document is considered uncontrolled when printed.**

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1. POLICY STATEMENT

South Burnett Regional Council (‘Council’) recognises the value of relevant and standardised policies, procedures, forms and factsheets as an important part of Council’s governance, to assist Council representatives in performing of their duties. This policy framework provides guidance on types of policy documents, developing and reviewing documents, the approval process and implementation.

2. SCOPE

This framework applies to all Council representatives.

3. GENERAL INFORMATION

A policy is a statement of principles or position, to inform decision-making and to guide operations, in line with Council’s vision and objectives. Policy forms the foundation of Council’s governance and provides high level direction with a long-term focus. The effective development and use of policy reduces institutional risk by establishing standards and internal controls.

Policy is shaped by:

- legislation and regulations that govern Council;
- national standards, best practice and community expectations;
- the values and vision Council articulates in its strategic plan.

Council must maintain a register of its policy documents.

3.1. Policy Categories and approvals

Policy categories identify why policy is developed, its purpose, and the level of approval required:

POLICY CATEGORY	DESCRIPTION	EXAMPLE	APPROVAL	REVIEW PERIOD
Statutory Policy	Provides policy position as prescribed by legislation. The name of the policy may be determined by legislation and not use the term “Policy”.	<ul style="list-style-type: none"> • Audit Committee • Procurement Policy 	Council	As required by legislation.

Strategic Policy	Provides the principles by which Council intends to conduct its activities on issues that affect the community or external stakeholders.	<ul style="list-style-type: none"> • Asset Management Policy, • Technology Public Access Policy 	Council	At least every three (3) years or as a need is identified.
Administrative Policy	Provides the principles by which Council intends to conduct its activities on issues that affect the whole or majority of Council in carrying out its day-to-day operations.	<ul style="list-style-type: none"> • Fleet/Motor Vehicle, • Corporate Uniform 	Council's Chief Executive Officer ('CEO')	At least every three (3) years or as a need is identified.
Procedure	Assists in the implementation of Council policy as they describe how decisions or actions must be undertaken across the whole or majority of Council. A procedure includes a step-by-step process and should include a flowchart where appropriate.	<ul style="list-style-type: none"> • Drug and Alcohol Procedure • Name and Address Standard Guidelines • Smoke Free Procedure 	CEO	At least every three (3) years or as a need is identified.
Factsheet	Provides clear and concise general information on a Council matter or process which is provided to customers of Council.	<ul style="list-style-type: none"> • Disputes of Defective Building Work • Overgrown Properties • Pensioner Concession for Rates 	CEO	At least every three (3) years or as a need is identified.
Form	Provides for the collection of information which subsequently triggers, provides authority, or enables the taking of action by a Council representative.	<ul style="list-style-type: none"> • Application to Release CCTV Footage and/or Images • Competent Person Nomination Form • Coolabunia Saleyards Premises Hire Application 	CEO	At least every three (3) years or as a need is identified.
Terms of Reference	Define the purpose and structure of a project or committee (or any similar collection of people) who have agreed to work together to accomplish a shared goal.	<ul style="list-style-type: none"> • Grants Working Group • Regional Development Advisory Committee • Ringsfield House Advisory Committee 	Council	In accordance with the Terms of Reference
Guidelines	Outline general rules or principles, to be followed in performing duties. Guidelines can be provided guidance to Council Representatives or customers of Council.	<ul style="list-style-type: none"> • Name and Address Standard Guidelines • RADF Guidelines 	CEO	At least every three (3) years or as a need is identified.

Table 1 – Policy Categories

3.2. Policy Development

3.2.1. Identify a need and approval to proceed

The need for policy may arise for the following reasons:

- as a result of legislation
- a directive from Council, the Chief Executive Officer ('CEO'), General Managers or Managers
- to mitigate risk
- to formalise a strategic position or program

When a need for policy development identified, existing policy should be reviewed to determine if a new policy is required, or if existing policy is to be amended (including consolidating policies) or

repealed.

It should also be determined if policy development is the most appropriate response to dealing with an issue. Consideration should be given to an alternative resolution, while identifying unintended consequences or creation of precedent.

All new policy and substantial amendments to existing policy requires approval to proceed from the CEO, General Manager or Manager, prior to drafting.

3.2.2. Drafting

Policies should not restate legislation, but rather expand on or provide Council's position on a particular matter. Unless mandatory, policies should not include procedural matters or steps.

Policy and associated documents must:

- are expressed in plain English;
- be on the correct template;
- comply with legislation;
- not conflict with other polices, or where conflict with other existing policies is unavoidable, the process to change the other policies to eliminate the conflict is undertaken;
- be capable of being complied with by Council; and
- be issued with reference numbers and appropriate categorisation.

Consideration should be given to whether more than one policy document is required, they should be developed together, for example, a Strategic Policy may also require an associated procedure and factsheet.

3.2.3. Consultation

Development of policy should include consultation with stakeholders to ensure the intent and content of the policy documents meets the needs of Council.

Consultation should be appropriate and effective and ideally, all stakeholders should support the approved policy document.

3.2.4. Approval to adopt or repeal

Final policy documents are to be approved in accordance with Table 1 above.

Where more than one policy document is required, they should be submitted for approval together. If a policy document replaces another, the obsolete policy document should be repealed at the time the new policy document is recommended for approval.

3.2.5. Implementation

Implementation includes activities such as publishing the policy documents, notification, awareness, and education.

All policies remain in force until such time as they are amended or repealed. Where there is conflict, legislation overrides policy.

Compliance with Policy is mandatory for Council representatives. If a Council representative is considered to have breached a policy, the CEO may investigate and, if deemed necessary, commence referral to the appropriate external agency, undertake disciplinary action or seek other penalties.

All Strategic and Statutory policies and public forms and factsheets will be made available on Council's website. Council's intranet will accommodate All policy documents will be registered in Council's document management system and published on Council's intranet.

3.2.6. Review

All policy documents will be reviewed periodically in accordance with Table 1 above, and where appropriate, include the date for review in the document when approved.

During the review process, it should be determined if the policy document is still required and relevant. Consultation will be undertaken to ensure an effective and appropriate review.

Once draft policies and associated documents are complete, the process is as per processing a review of policies relevant to the assigned category being Statutory, Strategic or.

The review must consider:

- changes in current relevant legislation;

- changes in Council and community expectations or requirements;
- changes in work practices or resources; and
- any other matter that the General Manager/Manager considers to be relevant.

Minor amendments to an existing policy may be submitted directly to Executive Management Team ('EMT') for processing. Minor amendments are changes that do not impact on the scope, intent or application of the policy (for example changes to position titles as a result of organisational change, broken hyperlinks, typographical errors).

3.2.7. Roles and Responsibilities

Each Council department is responsible for its own policy documents from development through to the review process.

Corporate, Governance & Strategy is responsible for:

- maintain Council's policy document registers;
- managing the policy review schedule to ensure nominated timeframes are met;
- provide templates for policy documents;
- provide assistance and advice to departments on the policy process;
- allocate a reference number and policy category;
- progress the approvals process once departments provide the final policy documents;
- assist in implementation of the policy document by publishing on Council's intranet, providing to Executive Services for publishing on Council's website and providing advice to departments on other implementation options;
- register documents on Council's document management system.

The attached flowchart (Attachment 1) outlines the internal processes for implementing this policy framework.

4. DEFINITIONS

Council representative means all Councillors and Council employees including permanent, casual, and temporary employees, contractors, volunteers, apprentices, trainees, and work experience students.

Policy means all policy documents unless specified otherwise.

5. LEGISLATIVE REFERENCE

Local Government Act 2009 (Qld)

Local Government Regulation 2012 (Qld)

6. RELATED DOCUMENTS

- South Burnett Regional Council Policy/Procedure/Forms/Factsheets Register and Templates
- South Burnett Regional Council Form Template
- South Burnett Regional Council Policy Governance Framework Register
- South Burnett Regional Council Policy Governance Framework Review Flowchart
- South Burnett Regional Council Policy Template
- South Burnett Regional Council Procedure Template

7. NEXT REVIEW

As prescribed by legislation or September 2027.

8. VERSION CONTROL

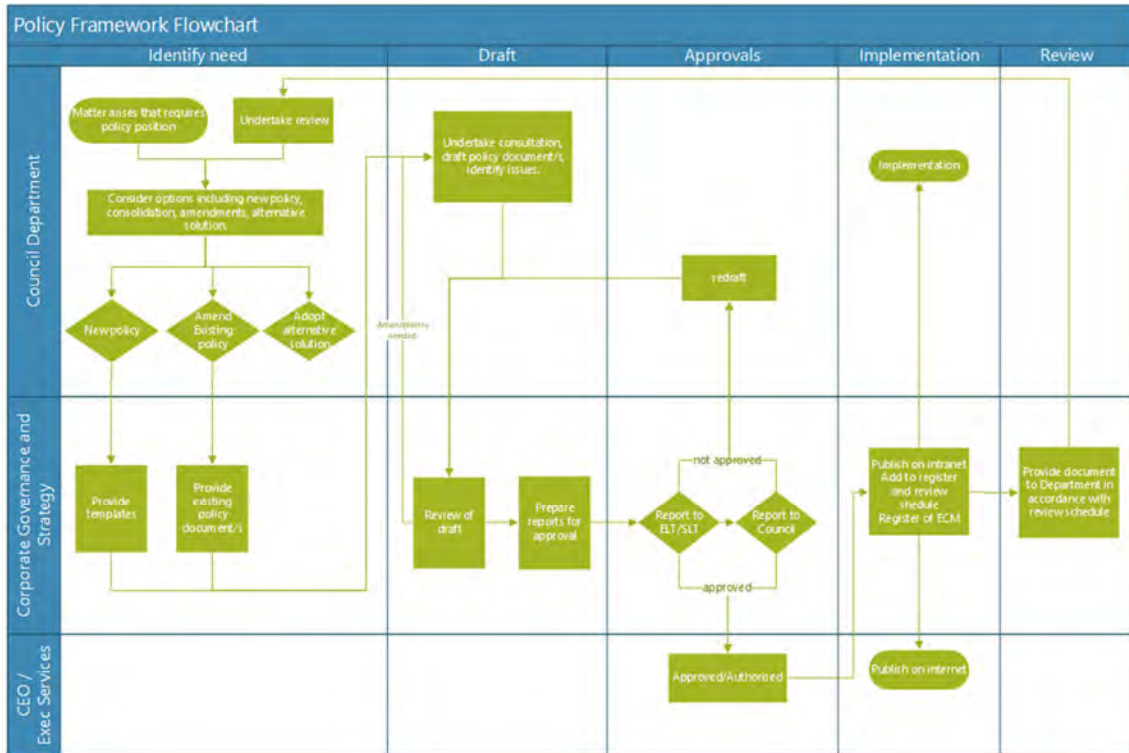
Version	Revision Description	Adopted Date	ECM Reference
1	Development of policy	19 August 2020	2709698
2	Administrative change replacing Social & Corporate Performance Branch with Corporate Services Branch as per Council Resolution 2021/296	24 March 2021	2709698

3	Review of policy – Resolution 2021/96	25 August 2021	2709698
4	Review of policy	23 February 2022	2709698
5	Administrative amendment – organisational structure review – resolution 2022/432	27 April 2022	2709698
6	Review of policy	18 September 2024	3913900

Mark Pitt PSM
CHIEF EXECUTIVE OFFICER

Date: 18 September 2024

ATTACHMENT 1 – FLOWCHART



12.5 MONTHLY FINANCIAL INFORMATION

File Number: 18.09.2024
Author: Manager Finance & Sustainability
Authoriser: Chief Executive Officer

PRECIS

Monthly financial report as at 31st August 2024.

SUMMARY

The following information provides Council's current position as at 31st August 2024.

OFFICER'S RECOMMENDATION

That the monthly Financial Report including Capital Works and Works for Queensland (W4Q4) as at 31st August 2024 be received and noted.

FINANCIAL AND RESOURCE IMPLICATIONS

Tracking actual revenue and expenditure compared to original budget as adopted by Council on the 10th July 2024.

LINK TO CORPORATE/OPERATIONAL PLAN

OR5 Continue to give priority to ongoing financial sustainability and prudent budget management.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Monitored and reviewed by budget managers.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Monthly financial report prepared in accordance with Section 204 of the *Local Government Regulation 2012*.

The budget review has been undertaken in accordance with Section 170(3) of *Local Government Regulation 2012*.

Section 4(b) of the Human Rights Act 2019 (the 'Act') requires public entities to act and make decisions in away compatible with human rights. The Act requires public entities to only limit human rights in certain circumstances and after careful consideration. The human rights protected under the Act are not absolute. This means that the rights must be balanced against the rights of others and public policy issues of significance.

In the decision-making process, Council is to consider the 23 human rights:

1. Recognition and equality before the law;
2. Right to life;
3. Protection from torture and cruel, inhuman or degrading treatment;
4. Freedom from forced work;
5. Freedom of movement;
13. Cultural rights—generally;
14. Cultural rights—Aboriginal peoples and Torres Strait Islander peoples;
15. Right to liberty and security of person;
16. Humane treatment when deprived of liberty;
17. Fair hearing;

- | | |
|---|---|
| 6. Freedom of thought, conscience, religion and belief; | 18. Rights in criminal proceedings; |
| 7. Freedom of expression; | 19. Children in the criminal process; |
| 8. Peaceful assembly and freedom of association; | 20. Right not to be tried or punished more than once; |
| 9. Taking part in public life; | 21. Retrospective criminal laws; |
| 10. Property rights; | 22. Right to education; |
| 11. Privacy and reputation; | 23. Right to health services. |
| 12. Protection of families and children; | |

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

Budget reviews allows expenditure to be incurred by delegation or approval of Council.

Budget prepared considering the Revenue Policy, Debt Policy and Investment Policy actual result is compared to budget.

ASSET MANAGEMENT IMPLICATIONS

Depreciation is used as a source of funds to enable capital expenditure. The Asset Registers for all Asset Classes will be adjusted as required for capital projects when the expenditure is transferred from Work in Progress.

REPORT

- Recurrent Revenue is currently sitting at 49% compared to the original budget and Recurrent Expenditure is sitting at 18%.
- Revenue is impacted by timing effects of various income streams including rates and grant revenue.
- Council's current cash holdings at the end of August 2024 was \$59.68m with \$37.85m of this currently classed as restricted cash.
- All ratios at the end of August are within their respective targets except for the Current Ratio which is sitting at 5.16%. This is outside the target of between 2.0 and 4.0. This ratio is affected by high cash and accounts receivable (rates) balances and is expected at this time of year.
- Council's capital expenditure program is currently sitting at \$4.23m in actual expenditure which equates to approximately 10.6% of the total original budget. When taking into account committed costs of \$5.94m, the total expended is \$10.18m which represents approximately 26% of the original budget.
- The 2023/24 Financial Statements are being finalised and auditors will be working on their financial end of year testing during September.

ATTACHMENTS

1. **Capital Expenditure Report - August 2024**  
2. **Monthly Financial Report - August 2024**  
3. **Grant Report - August 2024**  

2024/2025 Capex Report for Council

Project Code	Project Description	Grant Funding Body	REVENUE SOURCES					EXPENDITURE BUDGET			EXPENDITURE ACTUALS		
			Depreciation	Restricted Cash	Proceeds from Sale of Fleet	Grant Funding	Loans	Total Budgeted Revenue	2024/2025 Adopted Budget	Total Available Budget	Commitments	2024/2025 Actual Expenditure	2024/2025 Actual Expenditure & Commitments
Facilities													
Admin Office - Kinga													
007257	Kroy admin/chambers air-con replace	COUNCIL	20,000.00	-	-	-	-	20,000.00	20,000.00	20,000.00	3,454.55	-	3,454.55
Sub Activity Subtotal			20,000.00	-	-	-	-	20,000.00	20,000.00	20,000.00	3,454.55	-	3,454.55
Admin Office - BButt													
007256	Bbutt CC counter upgrade_securityscreen:	COUNCIL	85,000.00	-	-	-	-	85,000.00	85,000.00	85,000.00	-	-	-
Sub Activity Subtotal			85,000.00	-	-	-	-	85,000.00	85,000.00	85,000.00	-	-	-
Depot - Kingaroy													
006885	Kingaroy Depot - Solar Power	COUNCIL	-	200,000.00	-	200,000.00	-	400,000.00	400,000.00	400,000.00	-	-	-
Sub Activity Subtotal			-	200,000.00	-	200,000.00	-	400,000.00	400,000.00	400,000.00	-	-	-
Depot - Murgon													
006886	Murgon Depot - Crib Rm Repairs & H/Stan	COUNCIL	-	-	-	-	-	-	-	-	2,134.55	-	2,134.55
Sub Activity Subtotal			-	-	-	-	-	-	-	-	2,134.55	-	2,134.55
Hall - Murgon Town													
007260	Murgon Hall Archives_replace cement	COUNCIL	10,000.00	-	-	-	-	10,000.00	10,000.00	10,000.00	-	-	-
007261	Murgon Hall_Replace ceiling sheeting	COUNCIL	10,000.00	-	-	-	-	10,000.00	10,000.00	10,000.00	-	-	-
007262	Murgon Hall - Replace concrete stumps	COUNCIL	10,000.00	-	-	-	-	10,000.00	10,000.00	10,000.00	-	-	-
Sub Activity Subtotal			30,000.00	-	-	-	-	30,000.00	30,000.00	30,000.00	-	-	-
Hall - Blackbutt Mem													
006888	DLGSP - Blackbutt Memorial Hall- ReRo	LGGSP	-	-	-	-	-	-	-	-	3,542.80	-	3,542.80
Sub Activity Subtotal			-	-	-	-	-	-	-	-	3,542.80	-	3,542.80
Housing													
006011	Nanango-Appin Street-Bathroom Repairs	COUNCIL	50,000.00	-	-	-	-	50,000.00	50,000.00	50,000.00	-	-	-
007266	Nanango Brighthaven Units	COUNCIL	25,000.00	-	-	-	-	25,000.00	25,000.00	25,000.00	-	-	-
007267	Ngo Drayton villas bathroom upgrade	COUNCIL	55,000.00	-	-	-	-	55,000.00	55,000.00	55,000.00	-	-	-
Sub Activity Subtotal			130,000.00	-	-	-	-	130,000.00	130,000.00	130,000.00	-	-	-
Museum - Boondooma H													
006892	Boondooma Homestead - Restoration	COUNCIL	75,000.00	50,000.00	-	50,000.00	-	175,000.00	175,000.00	175,000.00	-	522.78	522.78
007269	Bdma Community centre stair replacement	COUNCIL	18,000.00	-	-	-	-	18,000.00	18,000.00	18,000.00	-	-	-
Sub Activity Subtotal			93,000.00	50,000.00	-	50,000.00	-	193,000.00	193,000.00	193,000.00	-	522.78	522.78
Museum - Nanango Rin													
007268	Ringsfield Veranda timber ceiling repair	COUNCIL	10,000.00	-	-	-	-	10,000.00	10,000.00	10,000.00	-	-	-
007270	Ringsfield House painting and maintenace	COUNCIL	50,000.00	-	-	-	-	50,000.00	50,000.00	50,000.00	-	-	-
Sub Activity Subtotal			60,000.00	-	-	-	-	60,000.00	60,000.00	60,000.00	-	-	-
Swimming Pool - King													
007274	Kingaroy_Expansion joint_repainting	COUNCIL	140,000.00	-	-	-	-	140,000.00	140,000.00	140,000.00	-	-	-
007276	Kingaroy pool replace filter media	COUNCIL	45,000.00	-	-	-	-	45,000.00	45,000.00	45,000.00	-	-	-
Sub Activity Subtotal			185,000.00	-	-	-	-	185,000.00	185,000.00	185,000.00	-	-	-
Swimming Pool - Murg													
006895	Murgon S/Pool- Reseal Joint&Repaint	COUNCIL	-	-	-	-	-	-	-	-	-	45,960.30	45,960.30
Sub Activity Subtotal			-	-	-	-	-	-	-	-	-	45,960.30	45,960.30
Swimming Pool - Nana													
007273	Nanango South Burnett Aquatic Centre	COUNCIL	85,000.00	-	-	-	-	85,000.00	85,000.00	85,000.00	-	-	-
007275	Nanango_Expansion joint_repainting	COUNCIL	85,000.00	-	-	-	-	85,000.00	85,000.00	85,000.00	-	-	-
Sub Activity Subtotal			170,000.00	-	-	-	-	170,000.00	170,000.00	170,000.00	-	-	-
Swimming Pool - Wond													

Project Code	Project Description	Grant Funding Body	Depreciation	Restricted Cash	Proceeds from Sale of Fleet	Grant Funding	Loans	Total Budgeted Revenue	2024/2025 Adopted Budget	Total Available Budget	Commitments	2024/2025 Actual Expenditure	2024/2025 Actual Expenditure & Commitments
006992	LRCI_4_B - Wondai SP - Disabled Car Pa	LRCI_4_B	-	-	-	65,000.00	-	65,000.00	65,000.00	65,000.00	7,439.68	5,927.71	13,367.39
007277	Wondai pool_new chlorine tank	COUNCIL	25,000.00	-	-	-	-	25,000.00	25,000.00	25,000.00	-	-	-
Sub Activity Subtotal			25,000.00	-	-	65,000.00	-	90,000.00	90,000.00	90,000.00	7,439.68	5,927.71	13,367.39
Public Conveniences													
007258	Kroy Glendon St Toilets_Qld Health	COUNCIL	150,000.00	-	-	-	-	150,000.00	150,000.00	150,000.00	-	-	-
Sub Activity Subtotal			150,000.00	-	-	-	-	150,000.00	150,000.00	150,000.00	-	-	-
Sp/ground-Murgon													
006893	LRCI - Murgon PCYC - Bathroom Renovat	LRCI_4_A	-	-	-	500,000.00	-	500,000.00	500,000.00	500,000.00	206,504.82	212,074.48	418,579.30
006894	Murgon PCYC - New Balustrade & Seating	COUNCIL	-	80,000.00	-	-	-	80,000.00	80,000.00	80,000.00	47,541.64	-	47,541.64
Sub Activity Subtotal			-	80,000.00	-	500,000.00	-	580,000.00	580,000.00	580,000.00	254,046.46	212,074.48	466,120.94
W4Q Round 5													
007263	Proston Hall - Lighting Upgrade	W4Q5	-	-	-	20,000.00	-	20,000.00	20,000.00	20,000.00	-	-	-
007264	Durong Hall - Sign & Shelter	W4Q5	-	-	-	30,000.00	-	30,000.00	30,000.00	30,000.00	-	-	-
007271	Ringsfield House Shade Sail	W4Q5	-	-	-	50,000.00	-	50,000.00	50,000.00	50,000.00	-	-	-
Sub Activity Subtotal			-	-	-	100,000.00	-	100,000.00	100,000.00	100,000.00	-	-	-
Arts													
007259	Kroy art gallery ducted a/c replacement	COUNCIL	70,000.00	-	-	-	-	70,000.00	70,000.00	70,000.00	-	-	-
Sub Activity Subtotal			70,000.00	-	-	-	-	70,000.00	70,000.00	70,000.00	-	-	-
Activity Total			1,018,000.00	330,000.00	-	915,000.00	-	2,263,000.00	2,263,000.00	2,263,000.00	270,618.04	264,485.27	535,103.31
Office													
Info Serv - ICT													
000379	Computer Infrastructure & Upgrade	COUNCIL	197,000.00	-	-	-	-	197,000.00	197,000.00	197,000.00	88,715.75	-	88,715.75
000381	Server Hardware	COUNCIL	50,000.00	-	-	-	-	50,000.00	50,000.00	50,000.00	-	-	-
000382	Photocopiers & Printers	COUNCIL	20,000.00	-	-	-	-	20,000.00	20,000.00	20,000.00	6,255.00	-	6,255.00
007127	WHS Requirement for Traffic Management	COUNCIL	95,000.00	-	-	-	-	95,000.00	95,000.00	95,000.00	-	-	-
Sub Activity Subtotal			362,000.00	-	-	-	-	362,000.00	362,000.00	362,000.00	94,970.75	-	94,970.75
Activity Total			362,000.00	-	-	-	-	362,000.00	362,000.00	362,000.00	94,970.75	-	94,970.75
Fleet													
Plant & Fleet Manage													
006515	Plant and Fleet Replacement 2021-22	COUNCIL	-	-	-	-	-	-	-	-	-	481,720.36	481,720.36
006767	Plant and Fleet Replacement 2022/2023	COUNCIL	-	-	-	-	-	-	-	-	695,742.36	-	695,742.36
006876	Plant & Fleet Replacement 2023/2024	COUNCIL	-	-	-	-	-	-	-	-	1,189,484.92	1,369,281.31	2,558,766.23
007121	Plant & Fleet Replacement 2024/2025	COUNCIL	1,779,500.00	3,780,216.14	430,000.00	69,644.86	-	6,059,361.00	6,059,361.00	6,059,361.00	21,711.00	-	21,711.00
Sub Activity Subtotal			1,779,500.00	3,780,216.14	430,000.00	69,644.86	-	6,059,361.00	6,059,361.00	6,059,361.00	1,906,938.28	1,851,001.67	3,757,939.95
Activity Total			1,779,500.00	3,780,216.14	430,000.00	69,644.86	-	6,059,361.00	6,059,361.00	6,059,361.00	1,906,938.28	1,851,001.67	3,757,939.95
Community & Lifestyle													
Aerodrome - Kingaroy													
007135	Kroy Aerodrome - Stage 2 Masterplan	COUNCIL	20,000.00	-	-	-	-	20,000.00	20,000.00	20,000.00	-	-	-
007136	Kroy Aerodrome - ARO Office	COUNCIL	50,000.00	-	-	-	-	50,000.00	50,000.00	50,000.00	-	-	-
Sub Activity Subtotal			70,000.00	-	-	-	-	70,000.00	70,000.00	70,000.00	-	-	-
Cemeteries - Kingaro													
006774	CP - Taabinga Cemetery expansion	COUNCIL	-	52,000.00	-	-	-	52,000.00	52,000.00	52,000.00	-	-	-
006913	CP-All Cemeteries - new signage	COUNCIL	-	43,405.37	-	-	-	43,405.37	43,405.37	43,405.37	-	-	-
Sub Activity Subtotal			-	95,405.37	-	-	-	95,405.37	95,405.37	95,405.37	-	-	-
Cemeteries - Murgon													
006993	Murgon Cemetery - Toilet Refurbishment	COUNCIL	10,000.00	20,000.00	-	-	-	30,000.00	30,000.00	30,000.00	-	-	-
Sub Activity Subtotal			10,000.00	20,000.00	-	-	-	30,000.00	30,000.00	30,000.00	-	-	-
Saleyards - Coolabun													
006777	CP - Coolabunia Saleyards-Asset Upgrade	COUNCIL	150,000.00	-	-	-	-	150,000.00	150,000.00	150,000.00	12,838.50	-	12,838.50
006915	CP-Coolabunia Saleyards truckwash upgr	COUNCIL	-	-	-	-	-	-	-	-	2,306.22	3,593.86	5,900.08
007137	Coolabunia Saleyards Security Fencing	COUNCIL	120,000.00	-	-	-	-	120,000.00	120,000.00	120,000.00	-	-	-

Project Code	Project Description	Grant Funding Body	Depreciation	Restricted Cash	Proceeds from Sale of Fleet	Grant Funding	Loans	Total Budgeted Revenue	2024/2025 Adopted Budget	Total Available Budget	Commitments	2024/2025 Actual Expenditure	2024/2025 Actual Expenditure & Commitments
Sub Activity Subtotal			270,000.00	-	-	-	-	270,000.00	270,000.00	270,000.00	15,144.72	3,593.86	18,738.58
Tourism - Yallakool													
007141	BP Dam-Replace sliding doors/Security	COUNCIL	30,000.00	-	-	-	-	30,000.00	30,000.00	30,000.00	-	-	-
007142	BP Dam-Painting Cabin Roofs	COUNCIL	8,000.00	-	-	-	-	8,000.00	8,000.00	8,000.00	-	-	-
Sub Activity Subtotal			38,000.00	-	-	-	-	38,000.00	38,000.00	38,000.00	-	-	-
Tourism - Lake Boon													
007138	Bdma Dam Bunkhouse Replace leaking ro	COUNCIL	75,000.00	-	-	75,000.00	-	150,000.00	150,000.00	150,000.00	-	-	-
007139	Bdma Dam - Disability Access	COUNCIL	20,000.00	-	-	-	-	20,000.00	20,000.00	20,000.00	-	-	-
007140	Bdma Dam-Replace sliding doors/Security	COUNCIL	30,000.00	-	-	-	-	30,000.00	30,000.00	30,000.00	-	-	-
007143	Bdma Dam-Construct Concrete Slabs	W4Q5	-	-	-	100,000.00	-	100,000.00	100,000.00	100,000.00	-	-	-
Sub Activity Subtotal			125,000.00	-	-	175,000.00	-	300,000.00	300,000.00	300,000.00	-	-	-
General													
007144	Community Message Boards	QLD_R&RR	19,250.00	-	-	365,750.00	-	385,000.00	385,000.00	385,000.00	-	-	-
007145	Ngo Backup Generator	QLD_R&RR	23,237.00	-	-	441,513.00	-	464,750.00	464,750.00	464,750.00	-	-	-
Sub Activity Subtotal			42,487.00	-	-	807,263.00	-	849,750.00	849,750.00	849,750.00	-	-	-
Activity Total			555,487.00	115,405.37	-	982,263.00	-	1,653,155.37	1,653,155.37	1,653,155.37	15,144.72	3,593.86	18,738.58
Plant & Equipment													
General													
006854	DisasterResilience-DedicatedStorageSout	DRFA	-	-	-	-	-	-	-	-	-	207.15	207.15
006855	DisasterResilience-DedicatedStorageCent	DRFA	-	-	-	-	-	-	-	-	-	456.99	456.99
006856	DRFA Resilience DRFA - Gen Trailer	DRFA	-	-	-	-	-	-	-	-	363.64	25,480.37	25,844.01
007035	Disaster Resilience DRFA - Vehicle Racks	DRFA	-	-	-	-	-	-	-	-	6,547.28	14,527.53	21,074.81
Sub Activity Subtotal			-	-	-	-	-	-	-	-	6,910.92	40,672.04	47,582.96
Activity Total			-	-	-	-	-	-	-	-	6,910.92	40,672.04	47,582.96
Parks													
W4Q - Round 4													
006758	W4Q4-Lions Park Kingaroy Amenities	W4Q4	-	-	-	-	-	-	-	-	-	264.00	264.00
006807	W4Q4-Tipperary Flat N'go - Rd & Carpark	W4Q4	-	-	-	-	-	-	-	-	-	17,827.86	17,827.86
006925	W4Q4-Kumbia Park Redevelopment	W4Q4	-	-	-	-	-	-	-	-	766.50	-	766.50
006926	W4Q4-Kingaroy Memorial Park	W4Q4	-	-	-	-	-	-	-	-	12,250.20	-	12,250.20
Sub Activity Subtotal			-	-	-	-	-	-	-	-	13,016.70	18,091.86	31,108.56
Parks - Kingaroy													
006849	DRFA-Memorial Park Footbridge	DRFA	-	-	-	-	-	-	-	-	-	28,586.58	28,586.58
006875	MIP-Memorial Park Multi Court & Ninja	MIP	-	511,111.11	-	138,888.89	-	650,000.00	650,000.00	650,000.00	356,247.60	210,955.53	567,203.13
006930	Kumbia Recreation Park Redevelopment	COUNCIL	-	-	-	-	-	-	-	-	5,445.25	-	5,445.25
007236	Refurbishment of Kingaroy Skate park	COUNCIL	30,000.00	-	-	-	-	30,000.00	30,000.00	30,000.00	-	-	-
007240	Sofffall Replacement - Kingaroy	COUNCIL	265,000.00	-	-	-	-	265,000.00	265,000.00	265,000.00	-	-	-
007243	Sofffall Replacement - Wooroolin	COUNCIL	15,000.00	-	-	-	-	15,000.00	15,000.00	15,000.00	-	-	-
007247	Kingaroy Lions Carpark Reseal	LRCL_4_A	-	-	-	35,000.00	-	35,000.00	35,000.00	35,000.00	2,690.90	-	2,690.90
007252	W4Q5 Carroll Nature Reserve	W4Q5	-	-	-	10,000.00	-	10,000.00	10,000.00	10,000.00	-	109.09	109.09
007253	Hillview Detention Basin_Cameras	W4Q5	-	-	-	10,000.00	-	10,000.00	10,000.00	10,000.00	-	-	-
007255	Adermann Park - Amenities	W4Q5	-	-	-	100,000.00	-	100,000.00	100,000.00	100,000.00	-	-	-
007321	Carroll Nature Park	COUNCIL	-	-	-	-	-	-	-	-	7,180.00	339.76	7,519.76
Sub Activity Subtotal			310,000.00	511,111.11	-	293,888.89	-	1,115,000.00	1,115,000.00	1,115,000.00	371,563.75	239,990.96	611,554.71
Parks - Nanango													
006933	MIFF-Amenities Block Nanango Butter Fa	MIFF	-	110,000.00	-	204,719.00	-	314,719.00	314,719.00	314,719.00	167,565.00	-	167,565.00
006998	Tipperary Flat N'go-Toilet Block Varnish	COUNCIL	-	-	-	-	-	-	-	-	136.36	-	136.36
007083	MIFF-Amenities Block Nanango Butter Fa	MIFF	-	-	-	-	-	-	-	-	-	1,200.00	1,200.00
007244	Sofffall Replacement - Nanango	COUNCIL	65,000.00	-	-	-	-	65,000.00	65,000.00	65,000.00	29,076.91	1,800.00	30,876.91
007246	Nanango Walking Track	LRCL_4_A	-	-	-	34,000.00	-	34,000.00	34,000.00	34,000.00	25,931.82	-	25,931.82
007249	Pioneer Park Mill Flat-Drayton_Footpath	COUNCIL	-	-	-	20,000.00	-	20,000.00	20,000.00	20,000.00	-	2,800.00	2,800.00
007250	Pioneer Park	W4Q5	-	-	-	20,000.00	-	20,000.00	20,000.00	20,000.00	-	-	-
Sub Activity Subtotal			65,000.00	110,000.00	-	278,719.00	-	453,719.00	453,719.00	453,719.00	222,710.09	5,800.00	228,510.09
Parks - Blackbutt													

Project Code	Project Description	Grant Funding Body	Depreciation	Restricted Cash	Proceeds from Sale of Fleet	Grant Funding	Loans	Total Budgeted Revenue	2024/2025 Adopted Budget	Total Available Budget	Commitments	2024/2025 Actual Expenditure	2024/2025 Actual Expenditure & Commitments
007079	Blackbutt Parklands & Sensory Garden	CONTRIB	-	-	-	-	-	-	-	-	-	6,213.24	6,213.24
007239	Blackbutt signage	COUNCIL	15,000.00	-	-	-	-	15,000.00	15,000.00	15,000.00	-	-	-
Sub Activity Subtotal			15,000.00	-	-	-	-	15,000.00	15,000.00	15,000.00	-	6,213.24	6,213.24
Parks - Murgon													
006753	Murgon QEII Park - Stage 2	COUNCIL	-	-	-	-	-	-	-	-	1,288.00	-	1,288.00
007082	MIFF-Amenities Block Murgon R&Y Park	MIFF	-	-	-	-	-	-	-	-	-	-	-
007241	Sofffall Replacement - Murgon	COUNCIL	30,000.00	-	-	-	-	30,000.00	30,000.00	30,000.00	35,183.00	-	35,183.00
007254	MIFF-Amenities Block Murgon R&Y Park	MIFF	-	110,000.00	-	226,184.00	-	336,184.00	336,184.00	336,184.00	116,410.00	227.27	116,637.27
Sub Activity Subtotal			30,000.00	110,000.00	-	226,184.00	-	366,184.00	366,184.00	366,184.00	152,881.00	227.27	153,108.27
Parks - Wondai													
007242	Sofffall Replacement - Wondai	COUNCIL	25,000.00	-	-	-	-	25,000.00	25,000.00	25,000.00	-	-	-
007245	Wondai Skate Park_Retaining wall	COUNCIL	80,000.00	-	-	-	-	80,000.00	80,000.00	80,000.00	-	-	-
Sub Activity Subtotal			105,000.00	-	-	-	-	105,000.00	105,000.00	105,000.00	-	-	-
Parks - Proston													
007237	Proston bollards railway park	COUNCIL	20,000.00	-	-	-	-	20,000.00	20,000.00	20,000.00	16,483.65	-	16,483.65
Sub Activity Subtotal			20,000.00	-	-	-	-	20,000.00	20,000.00	20,000.00	16,483.65	-	16,483.65
Rail Trails													
006936	DRFA Kingaroy-Murgon Rail Trail Crossin	DRFA	-	-	-	-	-	-	-	-	67,996.18	2,350.00	70,346.18
007026	DTIS - King-Mur Rail Trail Pavement/Cros	DTIS	-	-	-	-	-	-	-	-	83,785.13	1,320.00	85,105.13
007248	Rail Trail_Access gates_concrete path	LRCI_4_A	-	-	-	12,000.00	-	12,000.00	12,000.00	12,000.00	-	-	-
007251	South Burnett Rail Trail Public Art Plan	W4Q5	-	-	-	10,000.00	-	10,000.00	10,000.00	10,000.00	-	-	-
Sub Activity Subtotal			-	-	-	22,000.00	-	22,000.00	22,000.00	22,000.00	151,781.31	3,670.00	155,451.31
General													
006995	REGIONAL-CCTV Install and Server Upgr	COUNCIL	-	-	-	-	-	-	-	-	300.00	-	300.00
007238	Priority Playground Audit_replacement	COUNCIL	90,000.00	-	-	-	-	90,000.00	90,000.00	90,000.00	-	10,122.00	10,122.00
Sub Activity Subtotal			90,000.00	-	-	-	-	90,000.00	90,000.00	90,000.00	300.00	10,122.00	10,422.00
Activity Total			635,000.00	731,111.11	-	820,791.89	-	2,186,903.00	2,186,903.00	2,186,903.00	928,736.50	284,115.33	1,212,851.83
Roads													
W4Q - Round 4													
006975	W4Q4 Wondai CBD Scott Street	W4Q4	-	-	-	-	-	-	-	-	334,876.10	54,492.84	389,368.94
Sub Activity Subtotal			-	-	-	-	-	-	-	-	334,876.10	54,492.84	389,368.94
W4Q Round 5													
007265	Wooroolin Hall - Footpath Upgrade	W4Q5	-	-	-	20,000.00	-	20,000.00	20,000.00	20,000.00	-	-	-
007272	Murgon Uniting Church- Access Upgrade	W4Q5	-	-	-	13,714.00	-	13,714.00	13,714.00	13,714.00	-	-	-
Sub Activity Subtotal			-	-	-	33,714.00	-	33,714.00	33,714.00	33,714.00	-	-	-
Bridges													
006538	Murgon-CherbourgRd-SawpitCkBridge-Gu	COUNCIL	-	94,736.00	-	-	-	94,736.00	94,736.00	94,736.00	-	-	-
006540	Cushnie-HomecreekLoopRd-TimberBridge	BRP	-	177,721.02	-	545,958.98	-	723,680.00	723,680.00	723,680.00	-	-	-
Sub Activity Subtotal			-	272,457.02	-	545,958.98	-	818,416.00	818,416.00	818,416.00	-	-	-
Grav Resheet													
006907	Benarkin-Staines Rd-GR	COUNCIL	-	50,000.00	-	-	-	50,000.00	50,000.00	50,000.00	18,535.80	75,704.66	94,240.46
007120	Wattlegrove Road Gravel Resheet	COUNCIL	-	-	-	-	-	-	-	-	2,525.79	40,753.34	43,279.13
007291	Gravel Resheeting Program 24/25	COUNCIL	50,000.00	-	-	-	-	50,000.00	50,000.00	50,000.00	-	-	-
007295	Shoulder Resheeting Program 24/25	COUNCIL	500,000.00	-	-	-	-	500,000.00	500,000.00	500,000.00	-	-	-
007300	Coolabunia-PetersenDr-ShoulderResheeti	COUNCIL	-	-	-	-	-	-	-	-	6,880.32	39,797.22	46,677.54
Sub Activity Subtotal			550,000.00	50,000.00	-	-	-	600,000.00	600,000.00	600,000.00	27,941.91	156,255.22	184,197.13
Pavement Rehab													
005479	Niagara Road (Wind Farm)	COUNCIL	-	-	-	-	-	-	-	-	59,518.48	3,770.36	63,288.84
006970	RTR-Tingoora Chelmsford Rd-Pavement F	RTR	-	-	-	-	-	-	-	-	94,159.69	722,007.07	816,166.76
006978	Major Mechanical Repairs Sealed Roads	COUNCIL	-	-	-	-	-	-	-	-	63,536.13	58,865.58	122,401.71
007004	Wondai Roundabout	LRCI_4_B	-	470,000.00	-	-	-	470,000.00	470,000.00	470,000.00	152,620.33	61,409.47	214,029.80

Project Code	Project Description	Grant Funding Body	Depreciation	Restricted Cash	Proceeds from Sale of Fleet	Grant Funding	Loans	Total Budgeted Revenue	2024/2025 Adopted Budget	Total Available Budget	Commitments	2024/2025 Actual Expenditure	2024/2025 Actual Expenditure & Commitments
007279	STIP-TanduringieSS-Pavement&SealingW	STIP	62,000.00	-	-	62,000.00	-	124,000.00	124,000.00	124,000.00	16,430.46	2,365.06	18,795.52
007293	Major Mechanical Repairs 24/25	COUNCIL	1,000,000.00	20,000.00	-	-	-	1,020,000.00	1,020,000.00	1,020,000.00	-	-	-
007294	RTR-Tingoora Chelmsford Rd-Stage 2	RTR	-	790,427.00	-	2,137,812.00	-	2,928,239.00	2,928,239.00	2,928,239.00	94,586.52	-	94,586.52
007297	Kingaroy-Alice St-Road Rehab	W4Q5	-	-	-	241,763.00	-	241,763.00	241,763.00	241,763.00	7,291.23	2,130.94	9,422.17
Sub Activity Subtotal			1,062,000.00	1,280,427.00	-	2,441,575.00	-	4,784,002.00	4,784,002.00	4,784,002.00	488,142.84	850,548.48	1,338,691.32
Footpaths & Cycleway													
006739	Nanango-Drayton St-Footpath	COUNCIL	-	50,000.00	-	-	-	50,000.00	50,000.00	50,000.00	240.00	66,068.71	66,308.71
006950	STIP-MurgonStateHighSchool-Parking	STIP	-	-	-	-	-	-	-	-	-	824.52	824.52
007278	STIP-MugonStateSchool-ConstructFootpa	STIP	62,000.00	-	-	62,000.00	-	124,000.00	124,000.00	124,000.00	13,492.01	-	13,492.01
007281	W4Q5-NanangoCBD-(Fitzroy-Palace) FP	W4Q5	-	-	-	228,400.00	-	228,400.00	228,400.00	228,400.00	13,492.01	-	13,492.01
007282	W4Q5-NanangoBoorklandRd(Oliver-Cairn	W4Q5	-	-	-	26,340.00	-	26,340.00	26,340.00	26,340.00	13,492.01	-	13,492.01
007283	W4Q5-BunyaAv(Dandabah Carpark)-Foot	W4Q5	-	-	-	70,000.00	-	70,000.00	70,000.00	70,000.00	13,492.01	-	13,492.01
007284	W4Q5-Murgon-LambSt-FP	W4Q5	-	-	-	103,000.00	-	103,000.00	103,000.00	103,000.00	17,764.74	-	17,764.74
007299	SAFEST-(TIDS)-Kingaroy-TessmannsRd 2	TIDS	121,328.00	-	-	121,328.00	-	242,656.00	242,656.00	242,656.00	13,492.01	-	13,492.01
Sub Activity Subtotal			183,328.00	50,000.00	-	611,068.00	-	844,396.00	844,396.00	844,396.00	85,464.79	66,893.23	152,358.02
Pedestrian Crossing													
007118	STIP-Nanango SHS- Ped Crossing/FP	STIP	150,000.00	-	-	150,000.00	-	300,000.00	300,000.00	300,000.00	17,488.36	11,379.66	28,868.02
007280	STIP-St Patricks-PedCrossing	STIP	97,500.00	-	-	97,500.00	-	195,000.00	195,000.00	195,000.00	13,492.01	-	13,492.01
Sub Activity Subtotal			247,500.00	-	-	247,500.00	-	495,000.00	495,000.00	495,000.00	30,980.37	11,379.66	42,360.03
Bitumen Resealing													
006717	LRCI-Kingaroy-First Ave-Reseal	LRCI_3	-	-	-	-	-	-	-	-	-	969.16	969.16
006964	Charlestown-Transmitter Rd-Reseal	COUNCIL	-	-	-	-	-	-	-	-	0.01	-	0.01
007105	Wondai-Wesslings Rd-Reseal	COUNCIL	-	-	-	-	-	-	-	-	-	2,880.00	2,880.00
007106	Murgon-Ferris Rd-Reseal	COUNCIL	-	-	-	-	-	-	-	-	1,338.57	3,206.94	4,545.51
007107	Boobie-Radunzs Rd-Reseal	COUNCIL	-	-	-	-	-	-	-	-	1,260.00	3,200.00	4,460.00
007108	Cloyna-Bicks Rd-Reseal	COUNCIL	-	-	-	-	-	-	-	-	-	2,080.00	2,080.00
007172	Crawford-Wingfields Road-Reseal	COUNCIL	-	-	-	-	-	-	-	-	6,008.02	459.82	6,467.84
007190	Wondai-Slaters Rd-Reseal	COUNCIL	-	-	-	-	-	-	-	-	736.75	104.73	841.48
007292	Bitumen Reseal Program 24/25	TIDS	3,733,277.56	1,634,067.44	-	242,655.00	-	5,610,000.00	5,610,000.00	5,610,000.00	-	-	-
007298	Roads Reseals & Upgrades	W4Q5	-	-	-	390,000.00	-	390,000.00	390,000.00	390,000.00	-	-	-
Sub Activity Subtotal			3,733,277.56	1,634,067.44	-	632,655.00	-	6,000,000.00	6,000,000.00	6,000,000.00	9,343.35	12,900.65	22,244.00
General													
006733	Kingaroy-Birt Rd-Dust Suppression Trial	COUNCIL	-	-	-	-	-	-	-	-	14,852.72	-	14,852.72
006969	Advanced Design 23/24	COUNCIL	-	-	-	-	-	-	-	-	19,727.00	10,720.26	30,447.26
007001	Blacksport-Appin St/Cairns St-Intersectio	BLKSPOT	-	-	-	-	-	-	-	-	1,063.95	-	1,063.95
007117	Advanced Design 24/25	COUNCIL	500,000.00	-	-	-	-	500,000.00	500,000.00	500,000.00	204,382.85	-	204,382.85
007285	W4Q5-Nanango-Little Drayton St-Lighting	W4Q5	-	-	-	20,000.00	-	20,000.00	20,000.00	20,000.00	-	-	-
007286	W4Q5-Boyneside-Bilboa Rd-Windfarm	W4Q5	-	-	-	60,000.00	-	60,000.00	60,000.00	60,000.00	-	-	-
007290	Crawford-CrawfordStateSchool-BusShelte	COUNCIL	22,000.00	-	-	-	-	22,000.00	22,000.00	22,000.00	4,045.45	-	4,045.45
007296	Blackbutt-Morris St- Road Seal Design	W4Q5	-	-	-	50,000.00	-	50,000.00	50,000.00	50,000.00	-	-	-
Sub Activity Subtotal			522,000.00	-	-	130,000.00	-	652,000.00	652,000.00	652,000.00	244,071.97	10,720.26	254,792.23
Urban Drainage													
007287	W4Q5-Kingaroy-AlfordSt-Drainage	W4Q5	-	-	-	50,000.00	-	50,000.00	50,000.00	50,000.00	13,492.01	-	13,492.01
007288	W4Q5-Kingaroy-MooynaSt-Kerb&Channel	W4Q5	-	-	-	200,000.00	-	200,000.00	200,000.00	200,000.00	16,692.02	805.29	17,497.31
007289	W4Q5-Crawford-SiefertSt-Drainage	W4Q5	-	-	-	24,000.00	-	24,000.00	24,000.00	24,000.00	17,537.48	-	17,537.48
Sub Activity Subtotal			-	-	-	274,000.00	-	274,000.00	274,000.00	274,000.00	47,721.51	805.29	48,526.80
FD & Complimentary													
006736	Flood Damage - Council Betterment	COUNCIL	-	1,000,000.00	-	-	-	1,000,000.00	1,000,000.00	1,000,000.00	-	-	-
006813	EV03 Betterment Mondure Crossing Road	QRA	-	-	-	-	-	-	-	-	7,476.32	9,581.61	17,057.93
006843	EV04 Betterment Mercer Springgate Road	QRA	-	-	-	-	-	-	-	-	-	61.61	61.61
006844	EV01 Betterment Dip Road	QRA	-	-	-	-	-	-	-	-	4,500.00	-	4,500.00
006984	EV03 Betterment Williams Road	QRA	-	-	-	-	-	-	-	-	7,079.18	61.61	7,140.79
006997	River Road Pavement repair Comp works	COUNCIL	-	-	-	-	-	-	-	-	1,700.00	-	1,700.00

Project Code	Project Description	Grant Funding Body	Depreciation	Restricted Cash	Proceeds from Sale of Fleet	Grant Funding	Loans	Total Budgeted Revenue	2024/2025 Adopted Budget	Total Available Budget	Commitments	2024/2025 Actual Expenditure	2024/2025 Actual Expenditure & Commitments
007016	EV01 Betterment Flagstone Creek Road	QRA	-	-	-	-	-	-	-	-	-	61.61	61.61
007041	EV01 Betterment Finnemores Road	QRA	-	-	-	-	-	2,160.00	-	-	1,968.33	2,160.00	4,128.33
007042	EV01 Betterment Greenview Road	QRA	-	-	-	-	-	-	-	-	1,145.82	1,215.00	2,360.82
007043	EV01 Betterment Hoggs Road	QRA	-	-	-	-	-	-	-	-	1,797.17	1,620.00	3,417.17
007044	EV01 Betterment Ironpot Road	QRA	-	-	-	-	-	-	-	-	2,705.26	652.61	3,357.87
007045	EV01 Betterment Jerrards Road	QRA	-	-	-	-	-	-	-	-	8,833.70	7,020.00	15,853.70
007046	EV01 Betterment Kings Bridge Road	QRA	-	-	-	-	-	-	-	-	7,249.05	8,190.00	15,439.05
007047	EV01 Betterment Lamperds Road	QRA	-	-	-	-	-	-	-	-	2,619.67	1,905.00	4,524.67
007048	EV01 Betterment M'Well Upper Yarraman	QRA	-	-	-	-	-	-	-	-	1,402.55	2,025.00	3,427.55
007049	EV01 Betterment Manubar Road	QRA	-	-	-	-	-	-	-	-	2,790.84	2,445.00	5,235.84
007050	EV01 Betterment Nords Road	QRA	-	-	-	-	-	-	-	-	2,648.21	3,055.00	5,703.21
007051	EV01 Betterment Old Wondai Road	QRA	-	-	-	-	-	-	-	-	2,705.26	2,175.00	4,880.26
007052	EV01 Betterment Parkers Road	QRA	-	-	-	-	-	-	-	-	2,619.68	1,905.00	4,524.68
007053	EV01 Betterment Pedersens Road	QRA	-	-	-	-	-	-	-	-	2,990.53	4,135.00	7,125.53
007054	EV01 Betterment Recreation Drive	QRA	-	-	-	-	-	-	-	-	2,562.62	2,785.00	5,347.62
007055	EV01 Betterment Smiths Road Inverlaw	QRA	-	-	-	-	-	-	-	-	1,882.74	1,890.00	3,772.74
007056	EV01 Betterment Trentham Lane	QRA	-	-	-	-	-	-	-	-	2,605.42	673.61	3,279.03
007057	EV01 Betterment Trouts Road	QRA	-	-	-	-	-	-	-	-	2,477.05	2,515.00	4,992.05
007058	EV03 Betterment Arthur Street East	QRA	-	-	-	-	-	-	-	-	1,875.62	529.60	2,405.22
007059	EV03 Betterment Nords Road	QRA	-	-	-	-	-	-	-	-	5,267.89	2,920.00	8,187.89
007060	EV03 Betterment Tim Dwyer Road	QRA	-	-	-	-	-	-	-	-	3,905.75	652.61	4,558.36
007061	EV03 Betterment Weeks Road	QRA	-	-	-	-	-	-	-	-	4,124.45	961.61	5,086.06
007062	EV04 Betterment Manar Road	QRA	-	-	-	-	-	-	-	-	5,160.92	1,213.61	6,374.53
007063	EV04 Betterment Magee Road	QRA	-	-	-	-	-	-	-	-	3,905.76	652.61	4,558.37
007064	EV04 Betterment Walkers Road	QRA	-	-	-	-	-	-	-	-	2,855.03	853.61	3,708.64
007065	EV04 Betterment Kearneys Road	QRA	-	-	-	-	-	-	-	-	2,500.82	565.61	3,066.43
007066	EV04 Betterment Hodges Road	QRA	-	-	-	-	-	-	-	-	2,415.25	1,188.00	3,603.25
007067	EV04 Betterment Goldsworthy Road	QRA	-	-	-	-	-	-	-	-	2,598.29	2,084.00	4,682.29
007086	EVO_Project Mgmt_QRA Funded Betterment	QRA	-	-	-	-	-	-	-	-	-	29,327.50	29,327.50
Sub Activity Subtotal			-	1,000,000.00	-	-	-	1,000,000.00	1,000,000.00	1,000,000.00	106,369.18	97,081.42	203,450.60
CAP-QRA-DRFA													
007078	CAP - QRA - DRFA - Flood Recovery Wor	QRA	-	-	-	-	-	-	-	-	-	720.00	720.00
Sub Activity Subtotal			-	-	-	-	-	-	-	-	-	720.00	720.00
Activity Total			6,298,105.56	4,286,951.46	-	4,916,470.98	-	15,501,528.00	15,501,528.00	15,501,528.00	1,374,912.02	1,261,797.05	2,636,709.07
Water Services													
W4Q - Round 4													
006906	W4Q4-Kingaroy Water Security MtWooroc	W4Q4	-	-	-	-	-	-	-	-	687,586.14	868.25	688,454.39
Sub Activity Subtotal			-	-	-	-	-	-	-	-	687,586.14	868.25	688,454.39
Water - General Oper													
006503	S1 & S2 - PC, SCADA & Telemetry WATEF	COUNCIL	-	-	-	-	-	-	-	-	15,079.88	-	15,079.88
006909	Solar panels for treatment plants	COUNCIL	-	-	-	-	-	-	-	-	12,507.30	9,242.70	21,750.00
007153	Water Meter replacement	COUNCIL	125,000.00	-	-	-	-	125,000.00	125,000.00	125,000.00	-	-	-
Sub Activity Subtotal			125,000.00	-	-	-	-	125,000.00	125,000.00	125,000.00	27,587.18	9,242.70	36,829.88
Water - Kingaroy													
005547	Gordonbrook WTP - Post Con Contract W	COUNCIL	-	-	-	-	-	-	-	-	169,696.01	9,304.20	179,000.21
006516	Gordonbrook Off Stream Storage Design	BOR_6	-	-	-	-	-	-	-	-	22,163.81	-	22,163.81
006596	Gordonbrook Hydrological Modelling	COUNCIL	-	-	-	-	-	-	-	-	31,371.39	-	31,371.39
006787	Kingaroy Water Security Trunk Infra Upgr	COUNCIL	-	-	-	-	-	-	-	-	7,182.29	-	7,182.29
007133	Gordonbrook Dam Safety Hazard Action P	COUNCIL	87,500.00	-	-	-	-	87,500.00	87,500.00	87,500.00	88,488.00	-	88,488.00
007134	Gordonbrook WTP Raw Water Off Stream	REFF	-	3,200,000.00	-	-	-	3,200,000.00	3,200,000.00	3,200,000.00	-	-	-
007146	Kingaroy Heights 2x Res Reline	COUNCIL	625,000.00	-	-	-	-	625,000.00	625,000.00	625,000.00	-	-	-
007150	WMR-MARKWELL ST(Youngman St-Willi	COUNCIL	168,000.00	-	-	-	-	168,000.00	168,000.00	168,000.00	-	-	-
007151	WMR-GLENDON ST(Avocca St-Markwell S	COUNCIL	175,000.00	-	-	-	-	175,000.00	175,000.00	175,000.00	-	-	-
007152	WMR-WICKHAM ST (Appin St East-Good	COUNCIL	122,500.00	-	-	-	-	122,500.00	122,500.00	122,500.00	-	-	-
007235	Gordonbrook WTP Raw water pump 3	COUNCIL	100,000.00	-	-	-	-	100,000.00	100,000.00	100,000.00	-	-	-
Sub Activity Subtotal			1,278,000.00	3,200,000.00	-	-	-	4,478,000.00	4,478,000.00	4,478,000.00	318,901.50	9,304.20	328,205.70

Project Code	Project Description	Grant Funding Body	Depreciation	Restricted Cash	Proceeds from Sale of Fleet	Grant Funding	Loans	Total Budgeted Revenue	2024/2025 Adopted Budget	Total Available Budget	Commitments	2024/2025 Actual Expenditure	2024/2025 Actual Expenditure & Commitments
007147	Stuart River Rising Main Kumbia	COUNCIL	822,500.00	-	-	-	-	822,500.00	822,500.00	822,500.00	40,885.26	1,362.38	42,247.64
Sub Activity Subtotal			822,500.00	-	-	-	-	822,500.00	822,500.00	822,500.00	40,885.26	1,362.38	42,247.64
Water - Murgon													
007148	WMR-Murgon Hospital Res&Macalister	COUNCIL	155,750.00	-	-	-	-	155,750.00	155,750.00	155,750.00	-	-	-
007149	WMU -Reservoir and Beresford St	COUNCIL	230,825.00	-	-	-	-	230,825.00	230,825.00	230,825.00	-	-	-
Sub Activity Subtotal			386,575.00	-	-	-	-	386,575.00	386,575.00	386,575.00	-	-	-
Activity Total			2,612,075.00	3,200,000.00	-	-	-	5,812,075.00	5,812,075.00	5,812,075.00	1,074,960.08	20,777.53	1,095,737.61
Wastewater Services													
Wastewater - General													
006904	Regional Sewer Relining	COUNCIL	-	-	-	-	-	-	-	-	53,319.90	260,926.45	314,246.35
Sub Activity Subtotal			-	-	-	-	-	-	-	-	53,319.90	260,926.45	314,246.35
Wastewater - Kingaro													
006905	Kingaroy SPS2 Tessmanns Rd Switchboar	COUNCIL	-	-	-	-	-	-	-	-	1,371.68	217.09	1,588.77
007128	Kingaroy Recycling Plant - Replacement	COUNCIL	1,600,000.00	1,600,000.00	-	-	-	3,200,000.00	3,200,000.00	3,200,000.00	-	-	-
007129	Kingaroy SPS3 Logan St SCADA renewal	COUNCIL	70,000.00	-	-	-	-	70,000.00	70,000.00	70,000.00	-	-	-
007130	Regional Sewer Extensions	COUNCIL	100,000.00	-	-	-	-	100,000.00	100,000.00	100,000.00	-	-	-
007131	Kingaroy North Development (1st Ave)	W4Q5	-	80,000.00	-	100,000.00	-	180,000.00	180,000.00	180,000.00	-	-	-
007132	Kingaroy SPS6 Barron Pk Dr SCADA rene	COUNCIL	70,000.00	-	-	-	-	70,000.00	70,000.00	70,000.00	-	-	-
Sub Activity Subtotal			1,840,000.00	1,680,000.00	-	100,000.00	-	3,620,000.00	3,620,000.00	3,620,000.00	1,371.68	217.09	1,588.77
Wastewater - Nanango													
006793	Nanango SPS2 Switchboard renewal, etc.	COUNCIL	-	-	-	-	-	-	-	-	1,371.69	217.04	1,588.73
006794	Nanango SPS3 Switchboard renewal, etc.	COUNCIL	-	-	-	-	-	-	-	-	1,371.68	217.08	1,588.76
Sub Activity Subtotal			-	-	-	-	-	-	-	-	2,743.37	434.12	3,177.49
CED - Proston													
006796	Proston CED Pump Station Replace & Rer	COUNCIL	-	-	-	-	-	-	-	-	1,371.68	217.06	1,588.74
Sub Activity Subtotal			-	-	-	-	-	-	-	-	1,371.68	217.06	1,588.74
Activity Total			1,840,000.00	1,680,000.00	-	100,000.00	-	3,620,000.00	3,620,000.00	3,620,000.00	58,806.63	261,794.72	320,601.35
Waste													
Waste Management - R													
006607	New Maidenwell Transfer Station	COUNCIL	-	450,000.00	-	-	-	450,000.00	450,000.00	450,000.00	15,749.11	4,294.00	20,043.11
006780	Nanango Weighbridge & Transfer Station	LGGSP	-	40,000.00	-	60,000.00	-	100,000.00	100,000.00	100,000.00	-	141,578.53	141,578.53
006845	Purchase of new SBRC Skip Bins	COUNCIL	-	-	-	-	-	-	-	-	28,350.00	-	28,350.00
006989	Wondai Weighbridge	DRFA	-	18,750.00	-	31,250.00	-	50,000.00	50,000.00	50,000.00	122,699.61	132,953.06	255,652.67
007085	Murgon Weighbridge_Portable	COUNCIL	-	-	-	-	-	-	-	-	8,000.00	-	8,000.00
007097	Ngo Weighbridge-Approach/Internal Road	COUNCIL	-	105,000.00	-	-	-	105,000.00	105,000.00	105,000.00	36,277.27	-	36,277.27
007098	Wondai Weighbridge-Approach/Internal R	COUNCIL	-	60,000.00	-	-	-	60,000.00	60,000.00	60,000.00	-	-	-
007122	LRCL_4_A-Maidenwell Tfr Station Access	LRCL_4_A	-	-	-	200,000.00	-	200,000.00	200,000.00	200,000.00	-	-	-
007123	Nanango Leachate Collection Trench	COUNCIL	-	240,851.00	-	-	-	240,851.00	240,851.00	240,851.00	-	-	-
007124	Kingaroy Leachate Collection Trench	COUNCIL	-	433,532.00	-	-	-	433,532.00	433,532.00	433,532.00	-	-	-
007125	Feasibility - Kingaroy New Landfill Cell	COUNCIL	-	-	-	-	750,000.00	750,000.00	750,000.00	750,000.00	-	-	-
Sub Activity Subtotal			-	1,348,133.00	-	291,250.00	750,000.00	2,389,383.00	2,389,383.00	2,389,383.00	211,075.99	278,825.59	489,901.58
Activity Total			-	1,348,133.00	-	291,250.00	750,000.00	2,389,383.00	2,389,383.00	2,389,383.00	211,075.99	278,825.59	489,901.58
Land													
Admin Office - Murgon													
006841	Murgon Admin Building Boundary Alignme	COUNCIL	-	-	-	-	-	-	-	-	-	28,363.64	28,363.64
Sub Activity Subtotal			-	-	-	-	-	-	-	-	-	28,363.64	28,363.64
Activity Total			-	-	-	-	-	-	-	-	-	28,363.64	28,363.64
Grand Total			15,100,167.56	15,471,817.08	430,000.00	8,095,420.73	750,000.00	39,847,405.37	39,847,405.37	39,847,405.37	5,943,073.93	4,238,699.42	10,181,773.35



South Burnett Regional Council
Monthly Financial Report
August 2024



Executive Summary

This monthly report is designed to illustrate the interim financial performance and position of South Burnett Regional Council compared to the original budget, at an organisational level, for the period ended 31 August 2024.

- Recurrent Revenue is currently sitting at 49% compared to the original budget and Recurrent Expenditure is sitting at 18%.
- Revenue is impacted by timing effects of various income streams including rates and grant revenue.
- Council's current cash holdings at the end of August 2024 was \$59.68m with \$37.85m of this currently classed as restricted cash.
- All ratios at the end of August are within their respective targets except for the Current Ratio which is sitting at 5.16%. This is outside the target of between 2.0 and 4.0. This ratio is affected by high cash and accounts receivable (rates) balances and is expected at this time of year.
- Council's capital expenditure program is currently sitting at \$4.23m in actual expenditure which equates to approximately 10.6% of the total original budget. When taking into account committed costs of \$5.94m, the total expended is \$10.18m which represents approximately 26% of the original budget.
- The 2023/24 Financial Statements are being finalised and auditors will be working on their financial end of year testing during September.

Executive Summary

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1.0 Interim Statement of Financial Performance (Income Statement)

Statement of Comprehensive Income

as at 31 August 2024
17% of Year Complete

	2025 \$	Original Budget \$	Variance %
Income			
Revenue			
Recurrent Revenue			
Rates, Levies and Charges	32,122,885	60,282,543	53%
Fees and Charges	1,021,782	5,814,807	18%
Rental Income	62,494	583,571	11%
Interest Received	568,499	3,025,000	19%
Sales Revenue	714,784	6,205,000	12%
Other Income	160,333	1,352,505	12%
Grants, Subsidies, Contributions and Donations	6,922,237	7,435,981	93%
	<u>41,573,014</u>	<u>84,699,406</u>	<u>49%</u>
Capital Revenue			
Grants, Subsidies, Contribution and Donations	757,863	8,095,421	9%
Total Income	<u>42,330,877</u>	<u>92,794,827</u>	<u>46%</u>
Expenses			
Recurrent Expenses			
Employee Benefits	5,199,727	28,179,321	18%
Materials and Services	6,048,164	33,402,025	18%
Finance Costs	284,369	1,561,780	18%
Depreciation and Amortisation	4,272,771	25,154,217	17%
	<u>15,805,032</u>	<u>88,297,343</u>	<u>18%</u>
Capital Expense			
	(233,269)	(1,930,000)	12%
Total Expense	<u>15,571,763</u>	<u>86,367,343</u>	<u>18%</u>
Net Result	<u>26,759,115</u>	<u>6,427,484</u>	
Net Operating Result	<u>25,767,982</u>	<u>(3,597,937)</u>	

1.1 Operating Income Statement Split by Department

Council splits its income statement into the following departments – water, wastewater, waste, fleet, and general operations. The revenue and expenditure for each of these departments is monitored throughout the year to see how they are performing compared to their budget. The below provides a snapshot of the departments on their recurrent revenue and recurrent expenditure.

	Total Revenue			Total Expenditure		
	Actual	Original Budget	%	Actual	Original Budget	%
Water	\$ 6,430,872	\$ 12,822,045	50%	\$ 1,887,230	\$ 11,943,254	16%
Wastewater	\$ 4,236,647	\$ 7,885,493	54%	\$ 986,449	\$ 6,340,277	16%
Waste	\$ 4,102,564	\$ 9,018,938	45%	\$ 717,196	\$ 9,421,138	8%
Plant and Fleet	\$ 17,466	\$ 196,000	9%	\$ 306,500	\$ 1,248,982	-25%
Genops	\$ 26,785,465	\$ 54,776,930	49%	\$ 11,907,656	\$ 61,841,657	19%
Total	\$ 41,573,014	\$ 84,699,406	49%	\$ 15,805,032	\$ 88,297,343	18%

Revenue

- All revenue items, except Plant & Fleet, are currently tracking above the target of 17% which is generally consistent with the same time period from prior years.
- Water, Wastewater, Waste and Genops are affected by timing in the revenue received from rates being levied. The first 6 monthly rates levy was processed in August.
- Waste is affected by timing in waste disposal revenue as invoices for August have not yet been raised.
- Genops is sitting above the target at 49% and is largely affected by the 85% payment from the Financial Assistance Grant. This revenue source will also be affected by income received from Queensland Reconstruction Authority and DTMR for flood restoration works.

Expenditure

- Water, Wastewater and Waste are below the target of 17%.
- Expenditure for Fleet is affected by timing of yearly registration and insurance bills as well as timing in use of internal plant by departments for the month.
- Genops continues to be affected by the timing in expenditure compared to budget for the various weather events. This will be offset by grant income.
- Genops is also affect by timing in annual expenses such as insurance, workers compensation premiums and annual software licences.

1.2 Revenue

1.2.1 Rates Levies and Charges

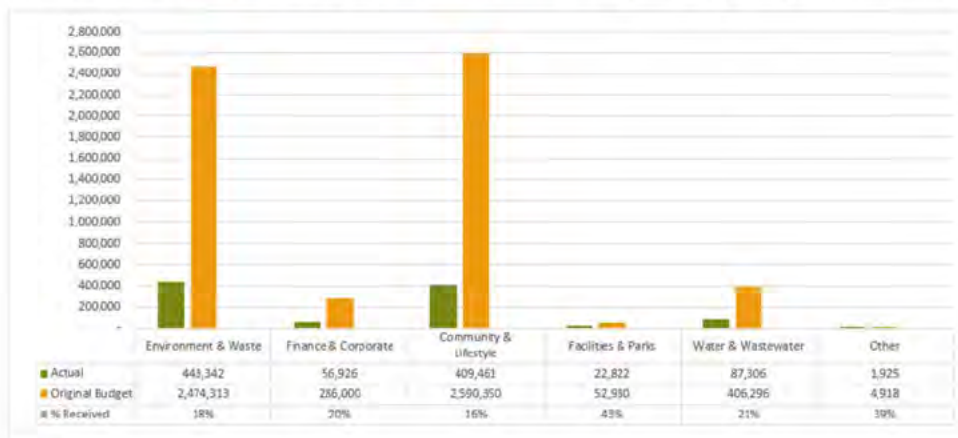
This item shows South Burnett Regional Council's total net income from general rates, service charges (water, sewerage and waste) and special charges.

Rates or Charges	Actuals	Original Budget
General Rates	\$ 17,621,436	\$ 32,556,569
Quarry Special Charge	\$ 13,935	\$ 16,000
Water Charges	\$ 6,394,011	\$ 12,431,276
Sewerage Charges	\$ 4,181,279	\$ 7,772,079
Waste Collection Charges	\$ 1,967,122	\$ 3,629,905
Community Rescue and Evacuation Levy	\$ 44,623	\$ 90,000
Waste Management Levy	\$ 1,900,853	\$ 3,786,714
Memerambi Estate Levies	-\$ 374	\$ -
Total	\$ 32,122,885	\$ 60,282,543

As at 31 August 2024, rates, levies and charges are tracking at 53%. This is due to the timing of the first 6 months rates levy which were issued in August. The discount period ends on 16 September 2024. The Memerambi Estate levies credit amount relates to refund of interest due to payment of levies.

1.2.2 Fees and Charges

User charges are for the recovery of service delivery costs through the charging of fees to users of Council services. Fees are determined in two categories: regulatory and commercial.



As of 31 August 2024, fees and charges are tracking slightly above target at 18%. Main factors affecting the fees and charges figures are:

- Environment and Waste is just above target. This income stream is affected by timing of monthly invoices for waste disposal which is offset by yearly food licences having already been issued.
- Finance is above target due to volume of rates certificates and property transfers.

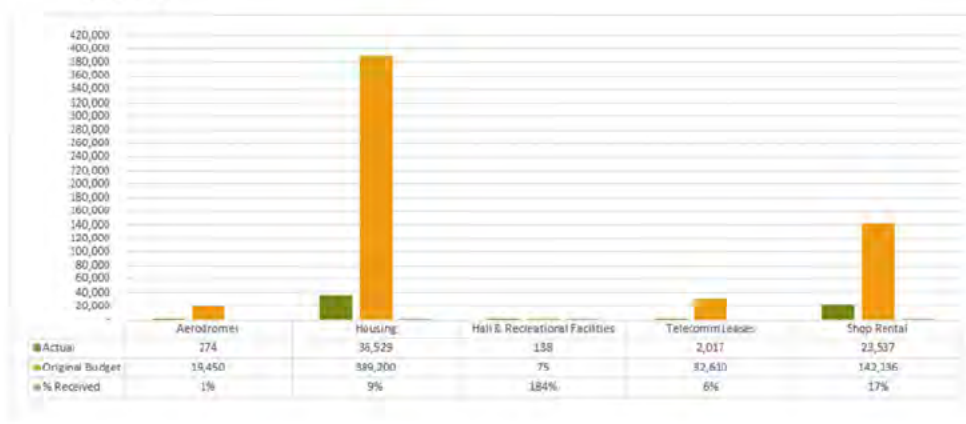
- Facilities & Parks are above target at 43% due to hall hire and caravan park fees received.
- Water & Waste Water are above target due to yearly trade waste permits being invoiced.

1.2.3 Rental Income

Council operates various facilities from which it derives a rental income such as commercial premises, caravan parks, community housing and airport.

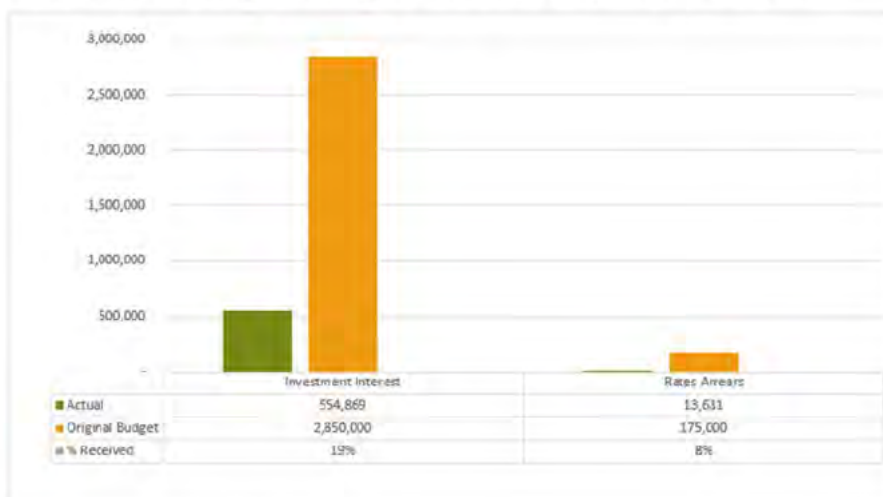
As of 31 August 2024, rental income is tracking at 11% due to timing in annual rental of various facilities. Main factors affecting the rental income figures are:

- Aerodrome and Telecomm annual leases have not yet been issued.
- Housing, shop rental and leases - timing in invoices being processed for monthly income.



1.2.4 Interest Received

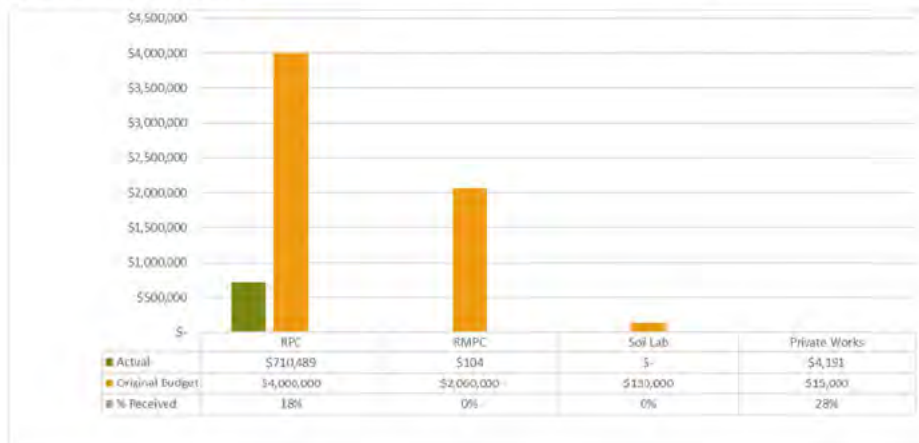
Interest revenue includes interest on investments and rate arrears. As of 31 August 2024, interest received is tracking above target at 19% due to favourable interest rates.



1.2.5 Sales Revenue

Sales revenue is income received from undertaking work for Main Roads, private works and recoverable works conducted by the Soil Laboratory. As of 31 August 2024, sales revenue is tracking below target at 12%.

This income stream is largely affected by timing of when RPC and RMPC works for this financial year are scheduled to be performed. Claims of approximately \$820k were in progress at the end of August 2024.



1.2.6 Other Income

Other income is sundry income derived from all other sources.

As of 31 August 2024, other income is tracking below target at 12%. Reasons surrounding this can be found below.

Income Stream	Actual	Original Budget	% Received
Irrigation Income	\$ -	\$ 32,028	0%
Fines	\$ 2,510	\$ -	0%
Scrap Steel	\$ 660	\$ 436,811	0%
Library Sales	\$ 382	\$ 2,945	13%
Agency Income	\$ 4,741	\$ 88,000	5%
Tourist Parks	\$ 52,574	\$ 445,203	12%
Insurance Claims & Workcover	\$ 863	\$ 20,000	4%
Misc Other	\$ 98,603	\$ 327,518	30%
Total	\$ 160,333	\$ 1,352,505	12%

- Irrigation income is due to timing of when hay is available for sale.
- Fines are above target due to fluctuations in number of infringements. There is a possibility that this value will decrease in the future if fines are sent to the State Penalties Enforcement Registry (SPERS) for collection.
- Scrap steel is picked up sporadically during the year and so has a timing factor.

- Misc other includes Legal recovery income which is invoiced during the year based on debt collection activities as well as income from the stores surplus auction held in August.

1.2.7 Operational Grants

Operating grants include all monies received from State and Federal sources for the purposes of funding the delivery of South Burnett Regional Council services to ratepayers.

As of 31 August 2024, operating grants are tracking above target at 93% due to timing in when operational grants are received and spent. Approximately \$603k of the monies received so far this year relates to funding from Queensland Reconstruction Authority (QRA) for expenditure incurred due to weather events.

Council received 85% of the 2024-2025 Financial Assistance Grant in early July and a quarterly payment in August.

Contract asset and contract liability movements have been processed for August.

1.2.8 Capital Grants

Capital grants and contributions include all monies predominantly received from State and Federal government sources for the purposes of funding the capital works program.

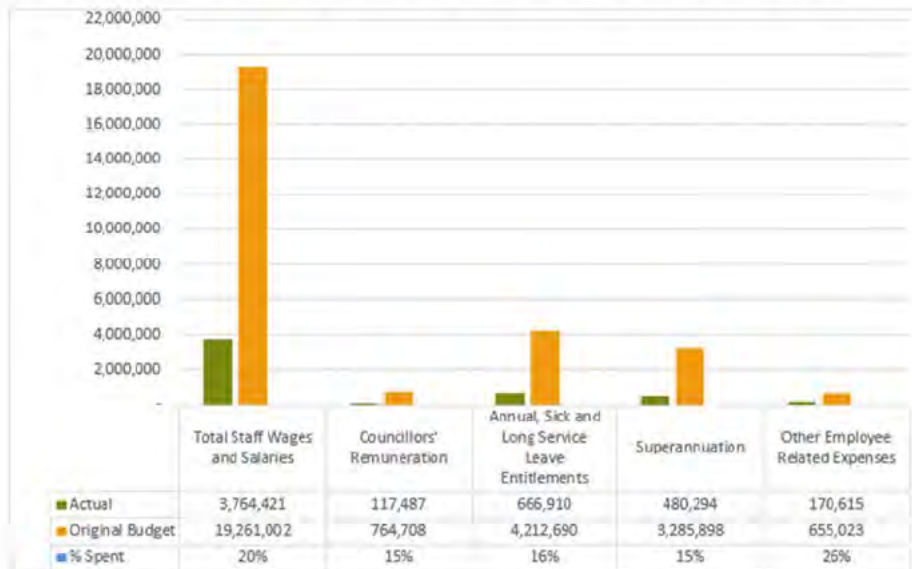
As of 31 August 2024, capital grants are tracking below target at 9%. Contract asset and contract liability movements have been processed for the month.

1.3 Expenditure

1.3.1 Employee Benefits

Employee costs include labour related expenditure such as wages, leave entitlements, WorkCover costs, superannuation, training, personal protective equipment, payroll and fringe benefits taxes.

As of 31 August 2024, employee benefits are tracking slightly above target at 18%.



1.3.2 Materials and Services

Materials and services cover the purchases of consumables, payments to contractors for the provision of services and utility costs and internal plant charges and recoveries.

As of 31 August 2024, materials and services are tracking above target at 18%.

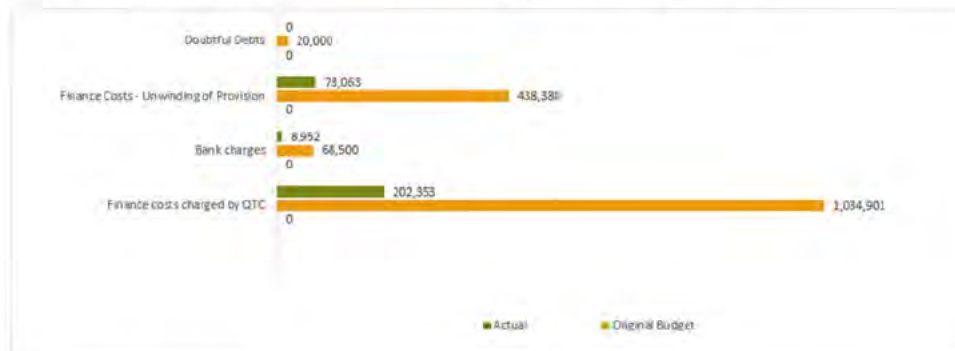
Description	Actual	Original Budget	% Spent
Donations	242,090	684,937	35%
Materials	4,389,183	21,402,842	21%
Services	1,482,985	12,709,881	12%
Internal Plant Charges	1,343,514	8,012,153	17%
Internal Plant Recoveries	- 1,409,607	- 9,407,788	15%
	6,048,164	33,402,025	

- A majority of variances seen in the materials category so far relate to timing of when invoices are received including timing of yearly insurances and fleet registrations.
- Expenditure of \$533k is associated with the various weather events and has been offset by income from Queensland Reconstruction Authority (QRA).
- There is a degree of timing for waste collection and water usage invoices as they have not yet been received.
- Donations is high mostly due to rating relief.

1.3.3 Finance Costs

Finance costs relate to interest charged by financial institutions on funds borrowed as well as bank fees and the unwinding of the discount for landfill and quarry provisions.

As of 31 August 2024, finance costs are tracking just above target at 18%.



1.3.4 Depreciation

Depreciation expense is an accounting measure that estimates asset consumption of South Burnett Regional Council's property, infrastructure, plant and equipment based on the most recent asset valuations, useful lives and levels of service.

Depreciation expense varies by asset class based on asset value, componentisation, and useful lives. Other factors that impact on monthly depreciation expense include processing of work in progress and asset disposals. Capitalisation (processing of work in progress) effects depreciation expense as this is the allocation of capital expenditure to the relevant asset/s as at completion date, increasing the value for depreciation.

As of 31 August 2024, depreciation expense was on target at 17% as manual depreciation journals for August have been posted. Asset records will not be rolled into the new financial year until the external audit has been performed which means actual depreciation will not be run until October.

No capitalisation of projects will occur for this financial year until after the external Auditors have finalised their review of Council's financial statements for the 2023/2024 year.

Work in progress balance as at 31 August 2024 is \$35.86m, made up of the asset classes listed below. No capitalisation of projects will occur for this financial year until after the external auditors have finalised their review of Council financial statements for the 2023/2024 year.

<i>Asset Class</i>	<i>Opening Balance 01/07/2024</i>	<i>Capital Expenditure during August</i>	<i>Capitalisation during August</i>	<i>Closing Balance 31/08/2024</i>
Plant & Equipment	196,443	12,105	-	208,548
Land	37,705	-	-	37,705
Buildings	1,977,908	312,406	-	2,290,314
Parks	1,819,599	144,330	-	1,963,929
Roads	20,738,890	1,059,434	-	21,798,324
Water	3,911,452	23,184	-	3,934,635
Wastewater	932,817	259,761	-	1,192,578
Fleet	2,276,010	854,833	-	3,130,843
Waste	1,038,233	272,660	-	1,310,893
Office/ICT	-	-	-	-
	32,929,056	2,938,712	-	35,867,768

1.3.5 Capital Expense

Capital expense is the net proceeds or loss on assets that have been sold or disposed of during the year.

As Council cannot sell its roads or the majority of its major infrastructure, Council generally receives no revenue when an asset is disposed of. Any value remaining on the asset (therefore its written down value which is the replacement cost less accumulated depreciation) is written off when the asset is renewed or upgraded.

A loss on asset disposal is recognised when a current asset is disposed of (sold, renewed or upgraded) out of Council's asset register while it still has a written down value on the asset register (that is, before it is fully depreciated) and therefore before its written down value is nil. To dispose of the asset, its written down value is recognised in Council's accounts as a loss on disposal.

If all assets were 100% depreciated and had zero remaining useful life when they were disposed of there would be no loss on disposal.

Capital expense is sitting at (\$233k) as at 31 August 2024 due to sales income for fleet items sold.

<i>Capital Expense</i>	<i>Actual</i>	<i>Original Budget</i>
INCOME		
Fleet	- 233,268	- 1,930,000
Land	- 1	-
DISPOSALS		
	- 233,269	- 1,930,000

2.0 Interim Statement of Financial Position (Balance Sheet)

Statement of Financial Position
as at 31 August 2024

	2024 AUGUST \$	Original Budget \$
Current Assets		
Cash and Cash Equivalents	59,685,038	52,627,392
Trade and Other Receivables	35,593,025	11,534,119
Inventories	1,032,608	894,965
Investments	-	-
Total Current Assets	96,310,670	65,056,476
Non-Current Assets		
Trade and Other Receivables	305,474	207,854
Property, Plant and Equipment	1,116,006,943	1,105,677,659
Right of Use Asset	702,876	679,814
Intangible Assets	6,241,249	6,234,643
Total Non-Current Assets	1,123,256,542	1,112,799,970
TOTAL ASSETS	1,219,567,212	1,177,856,446
Current Liabilities		
Trade and Other Payables	7,569,267	13,898,382
Borrowings	3,462,889	3,262,364
Lease Liabilities	20,755	21,340
Provisions	6,304,604	4,118,541
Unearned Revenue	-	2,568,685
Other Liabilities	1,299,220	1,479,842
Total Current Liabilities	18,656,734	25,349,154
Non-Current Liabilities		
Trade and Other Payables	-	-
Borrowings	20,559,210	17,115,172
Lease Liabilities	731,100	709,759
Provisions	12,286,164	12,161,863
Other Liabilities	3,020,085	1,540,243
Total Non-Current Liabilities	36,596,559	31,527,036
TOTAL LIABILITIES	55,253,292	56,876,190
NET COMMUNITY ASSETS	1,164,313,920	1,120,980,256
Community Equity		
Retained Surplus/(Deficiency)	481,977,177	442,557,290
Asset Revaluation Surplus	682,336,743	678,422,966
TOTAL COMMUNITY EQUITY	1,164,313,920	1,120,980,256

2.1 Current Assets

2.1.1 Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, all cash and cheques received but not banked at month end, deposits held at call with financial institutions and term deposits with maturities of three months or less.

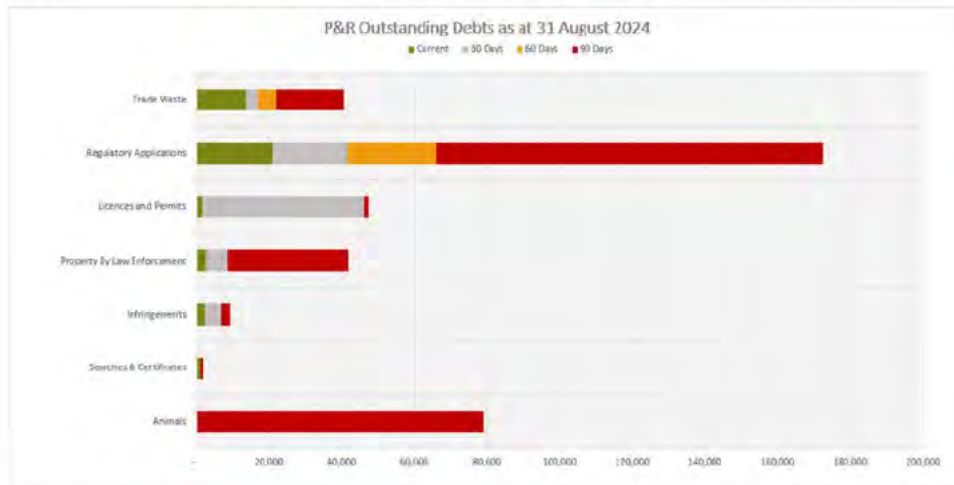
As of 31 August 2024, Council’s actual cash and cash equivalents balance was \$59.68m. The below table shows the breakup of this balance sheet element (excluding cash drawers).



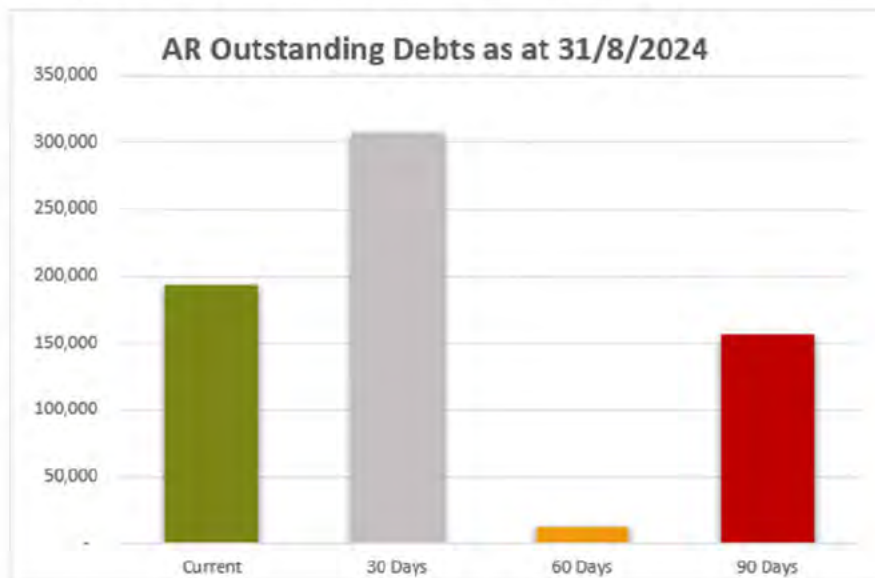
Restricted cash balances have been tentatively finalised for the end of June 2024 with continued projects being put up for adoption at the October Council Meeting as part of the 1st Quarter review.

2.1.2 Trade and Other Receivables

Current trade and other receivables are made up of notices and invoices that have been issued but cash has not yet been collected. The below tables show the breakdown of the components in this balance sheet element – excluding rates.



Property and Rating (P&R) debts above that are overdue by 90 days or more total \$241k (down from last month) and are made up of \$79k in overdue animal registrations (approximately half of this relates to 22/23 year or earlier which will be written off as per the Council resolution from August), \$79k being actively pursued by Council staff or determination on next steps are being investigated, \$33k can be recovered when properties are sold, and \$50k belong to developer contributions that will be finalised in the future.

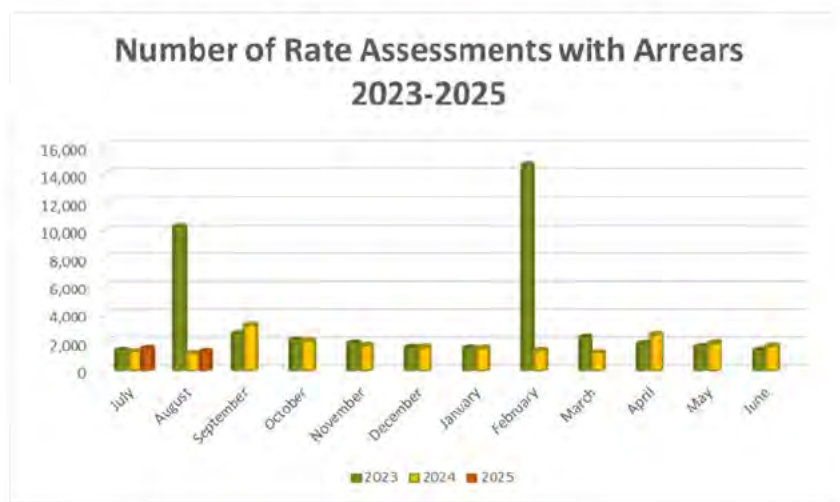
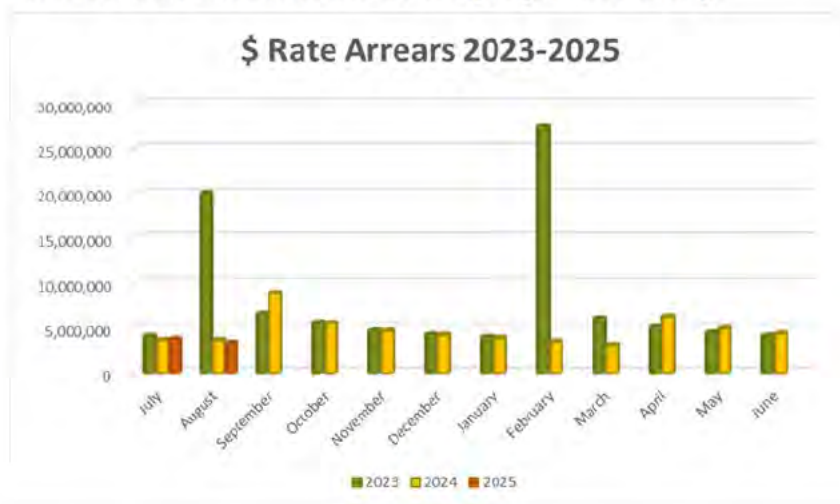


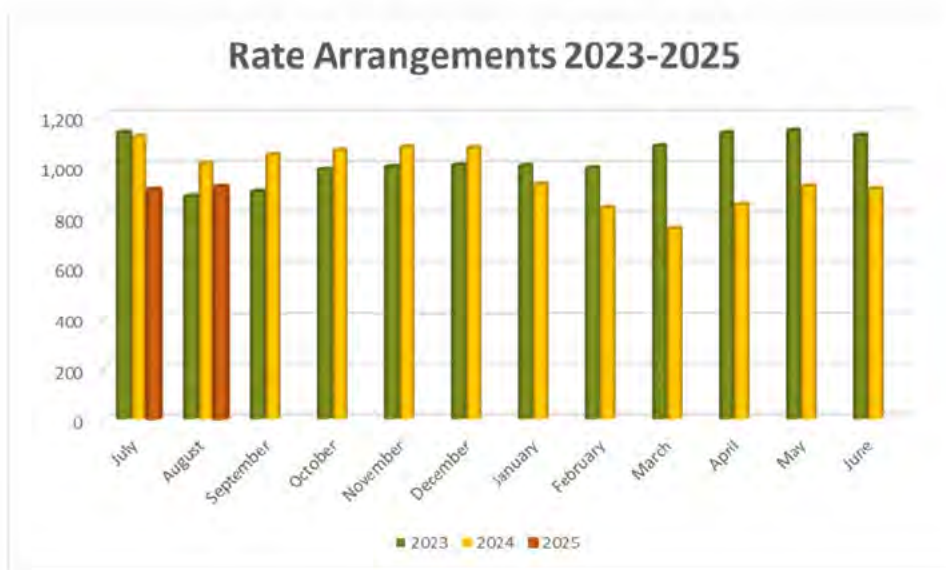
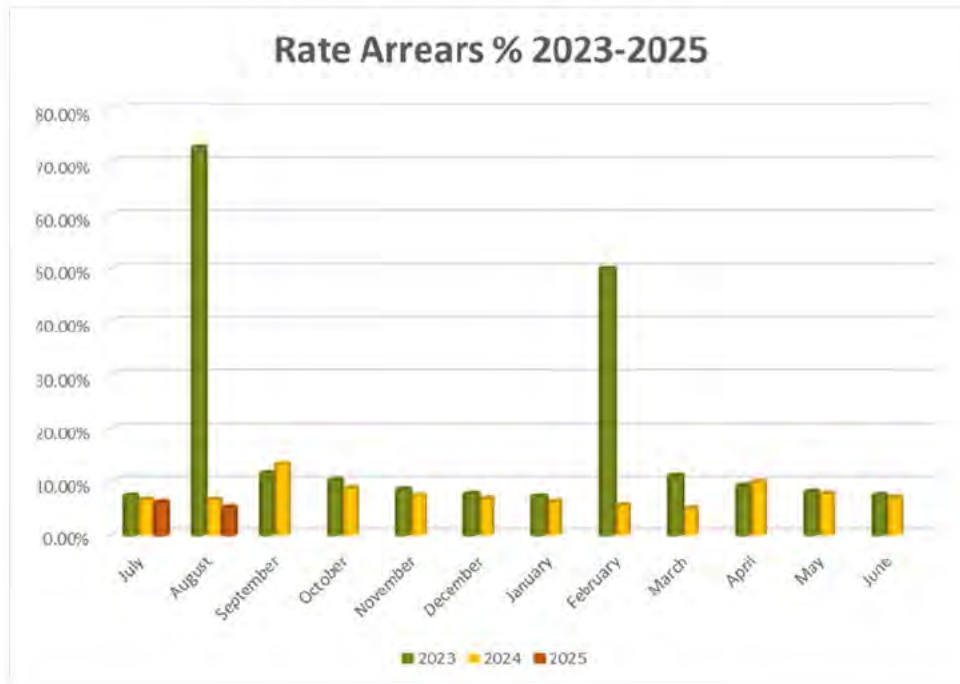
The AR outstanding debts 90+ days is currently \$157k (down from last month) which is 23% of total AR outstanding debts.

A total of 99% of the value sitting in 90 days remains with debt collectors or have a payment arrangement with Council. 1% is being actively pursued by Council staff.

Rates in arrears as of 31 August 2024 is sitting at \$3.32m or 5.10% which is below the target arrears of 7%. There are currently 917 assessments with rate arrangements in place which accounts for 67.58% of the properties that are in arrears. The rates for the July to December 24 period were issued in August and are due on the 16th of September 24.

Starting in the 2023/24 financial year, the effect of rates levies raised but still current have been removed to avoid distortion of numbers during August and February.





2.1.3 Inventories

Inventories is made-up of Council stores and is valued at cost. Council is continuing to focus on utilising the amount of inventories held more efficiently.

2.2 Non-Current Assets

2.2.1 Trade and Other Receivables

The non-current portion of Trade and Other Receivables is made up of the outstanding Memerambi Estate charges and loans to community organisations.

2.2.2 Property, Plant and Equipment

The total capital original budget is \$39.84m. Finance will be putting a report to Council during September/October to adopt the continued projects from the 2023/24 year which have not been fully completed and will roll into the 2024/25 year.

Actual spent as of 31 August 2024 is \$4.24m, which is tracking below target at 10.6%. Committed costs of \$5.94m are also identified which takes the actual and committed spend up to 26% of the original budget. This figure has decreased from \$5.43m (last month) due to invoices which related to the 2023/24 year being accrued back.

Capital project budget report is attached separately to this document.

2.2.3 Right of Use Assets

Council's right of use assets consists of long-term leases that are in place for various land parcels, with most of this value relating to the lease for land at Yallakool which is currently due to end in 2051.

2.2.4 Intangible Assets

Council's water allocation makes up the intangible asset balance. Water allocations are tested annually for impairment as part of the year end process.

2.3 Liabilities

2.3.1 Trade and other Payables

Trade and Other Payables is made up of creditors, which is recognised upon receipt of invoice at the amount owed. Amounts are generally settled on 30-day terms. Liabilities are also recognised for employee benefits such as wages and salaries, RDO and TOIL.

The below information shows the purchases by month split to show the dollar value and respective percentage of purchases that were sourced locally (within the South Burnett). This is a point in time snapshot and will change as more invoices are received.

Accounts Payable - Local Purchases 2024/2025

Report run: 11-Sep-2024

Town of Business	Town of Business Description	July 2024 Purchases	August 2024 Purchases
LOCAL			
Total Local		2,353,451.78	1,245,156.12
OUTSIDE SBRC			
	Cherbourg	1,453.70	759.00
	Dalby	4,292.37	1,229.00
	Neighbouring Council	999.70	2,081.16
	Other	4,627,246.06	3,775,950.43
	Yarraman	29,324.88	29,324.88
Total Other		4,663,316.71	3,809,344.47
% Local Purchases		33.54%	24.63%

2.3.2 Borrowings

All Council borrowings are with the Queensland Treasury Corporation (QTC). The balance as of 31 August 2024 was \$24,022,098 made up of borrowings in the following departments.

Department	Borrowings
NRM & Parks	\$ 315,683
Finance	\$ 248,370
Property	\$ 273,140
Economic Development	\$ 200,323
Environment & Waste	\$ 490,053
Infrastructure	\$ 8,458,250
Water & Wastewater	\$ 14,036,279
Total	\$ 24,022,098

2.3.3 Lease Liabilities

Lease Liabilities relate to AASB 16 requirements for lessees to calculate the lease liability of any long-term operating lease agreements on the balance sheet using an incremental borrowing rate for the period of the lease. Council has three lease agreements with the Department of Natural Resources, Mines and Energy that have been taken up as part of this standard.

2.3.4 Provisions

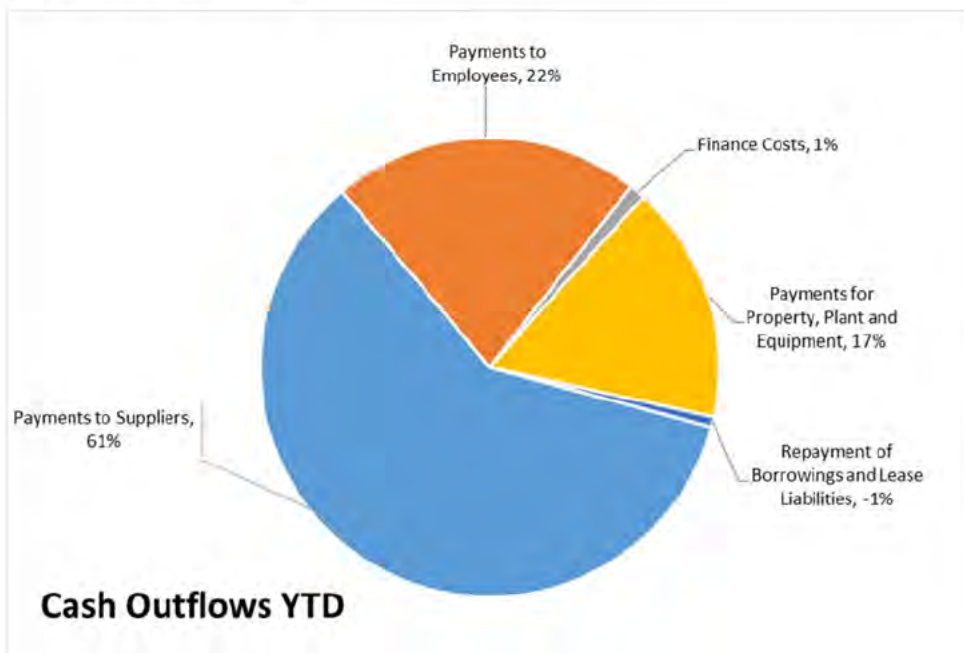
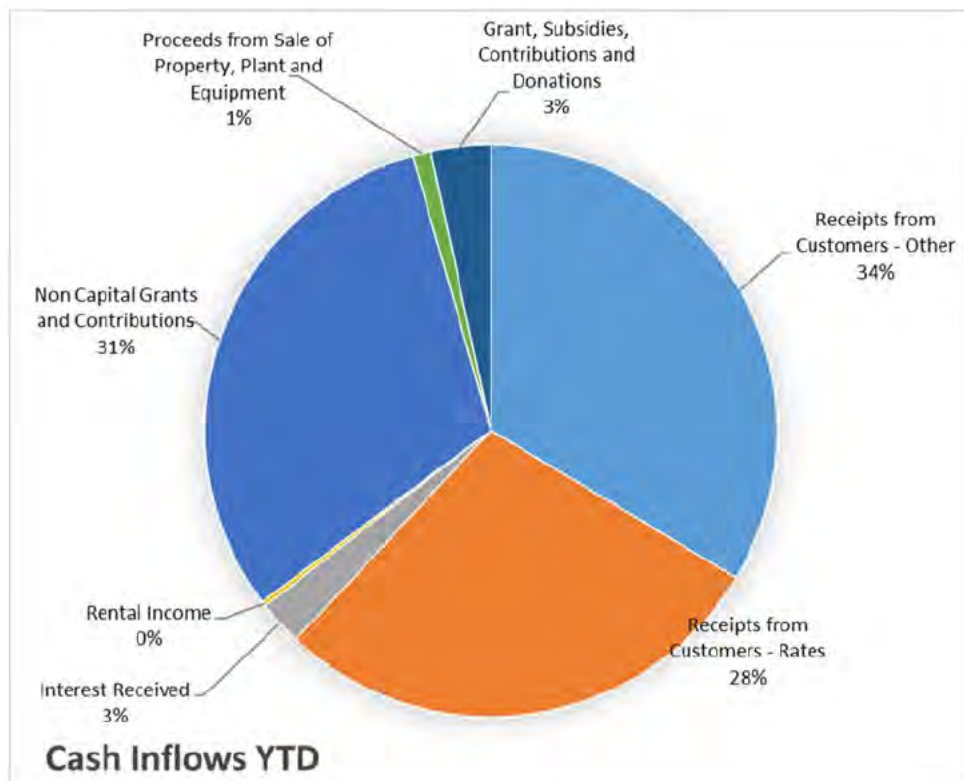
Provisions are made up of landfill and gravel pit expected restoration costs and employee annual leave and long service leave. Provisions will be impacted by discount rates and end of year calculations.

2.3.5 Other Liabilities

Other liabilities are made up of the State Waste Levy payment received in advance and prepaid rates. Council received upfront payments to cover the next four financial years' worth of State Waste Levy. The 2027/28 State Waste Levy allocation of \$1,547,060 will be paid to Council in 2024/25.

3.0 Interim Cash Flow

Monthly Cashflow	July	Aug	YTD	Original Budget	YTD vs Original Budget %
Cash Flows from Operating Activities					
Receipts from Customers	\$6,478,148	\$7,443,818	\$13,921,966	\$80,779,369	17%
Payments to Suppliers and Employees	(\$16,727,860)	(\$4,019,463)	(\$20,747,323)	(\$66,903,985)	31%
	(\$10,249,712)	\$3,424,354	(\$6,825,357)	\$13,875,384	
Interest Received	\$285,305	\$283,194	\$568,499	\$3,025,000	19%
Rental Income	-	\$62,494	\$62,494	\$583,571	11%
Non Capital Grants and Contributions	\$6,847,070	\$75,167	\$6,922,237	\$7,435,981	93%
Finance Costs	(\$137,420)	(\$146,949)	(\$284,369)	(\$1,103,401)	26%
Net Cash Inflow (Outflow) from Operating Activities	(\$3,254,756)	\$3,698,261	\$443,505	\$23,816,535	2%
Cash Flows from Investing Activities					
Payments for Property, Plant and Equipment	(\$1,329,556)	(\$1,938,712)	(\$4,268,269)	(\$39,847,405)	11%
Payments for Intangible Assets	-	-	-	-	0%
Advances/(Repayments) of Loans and Advances	-	-	-	-	0%
Proceeds from Sale of Property, Plant and Equipment	\$78,182	\$155,087	\$233,269	\$1,990,000	12%
Grant, Subsidies, Contributions and Donations	\$46,123	\$711,640	\$757,763	\$8,095,421	9%
Net Cash Inflow (Outflow) from Investing Activities	(\$1,205,151)	(\$1,071,985)	(\$3,277,136)	(\$29,821,985)	11%
Cash Flows from Financing Activities					
Proceeds from Borrowings and Leasing Liabilities	-	-	-	-	0%
Repayment of Borrowings and Leasing Liabilities	\$90,736	\$90,736	\$181,472	(\$3,460,548)	-5%
Net Cash Inflow (Outflow) from Financing Activities	\$90,736	\$90,736	\$181,472	(\$3,460,548)	-5%
Cash and Cash Equivalents at the Beginning of the Period	\$62,337,197	\$57,968,026	\$62,337,197	\$62,093,389	
Net Increase (Decrease) in Cash and Cash Equivalents Held	(\$4,369,171)	\$1,717,012	(\$2,652,159)	(\$9,465,997)	
Cash and Cash Equivalents at the End of the Period	\$57,968,026	\$59,685,038	\$59,685,038	\$52,627,392	
Restricted Cash	\$30,791,614	\$37,859,299	\$37,859,299		
Cash Available for Use	\$27,176,412	\$21,825,739	\$21,825,739		
Minimum 3 month operating liquidity			(\$14,092,708)		



4.0 Interim Changes in Equity

	Jul-24 \$	Aug-24 \$	YTD \$
Asset Revaluation Surplus			
Opening Balance	682,336,743	682,336,743	682,336,743
Incl/(dec) in asset revaluation surplus		-	-
Closing Balance	682,336,743	682,336,743	682,336,743
Retained Surplus			
Opening Balance	455,218,062	456,811,198	455,218,062
Restricted Cash Released	-	-	-
Net Result	1,593,136	25,165,978	26,759,115
Closing Balance	456,811,198	481,977,177	481,977,177
Total Community Equity	1,139,147,941	1,164,313,920	1,164,313,920

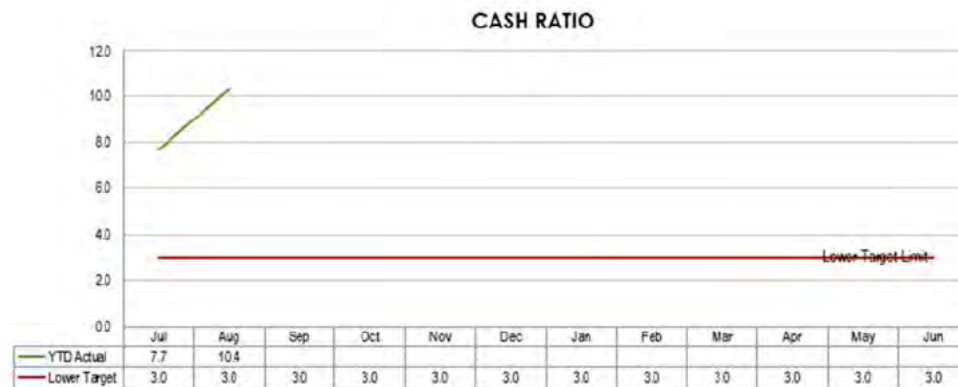
5.0 Financial Ratios

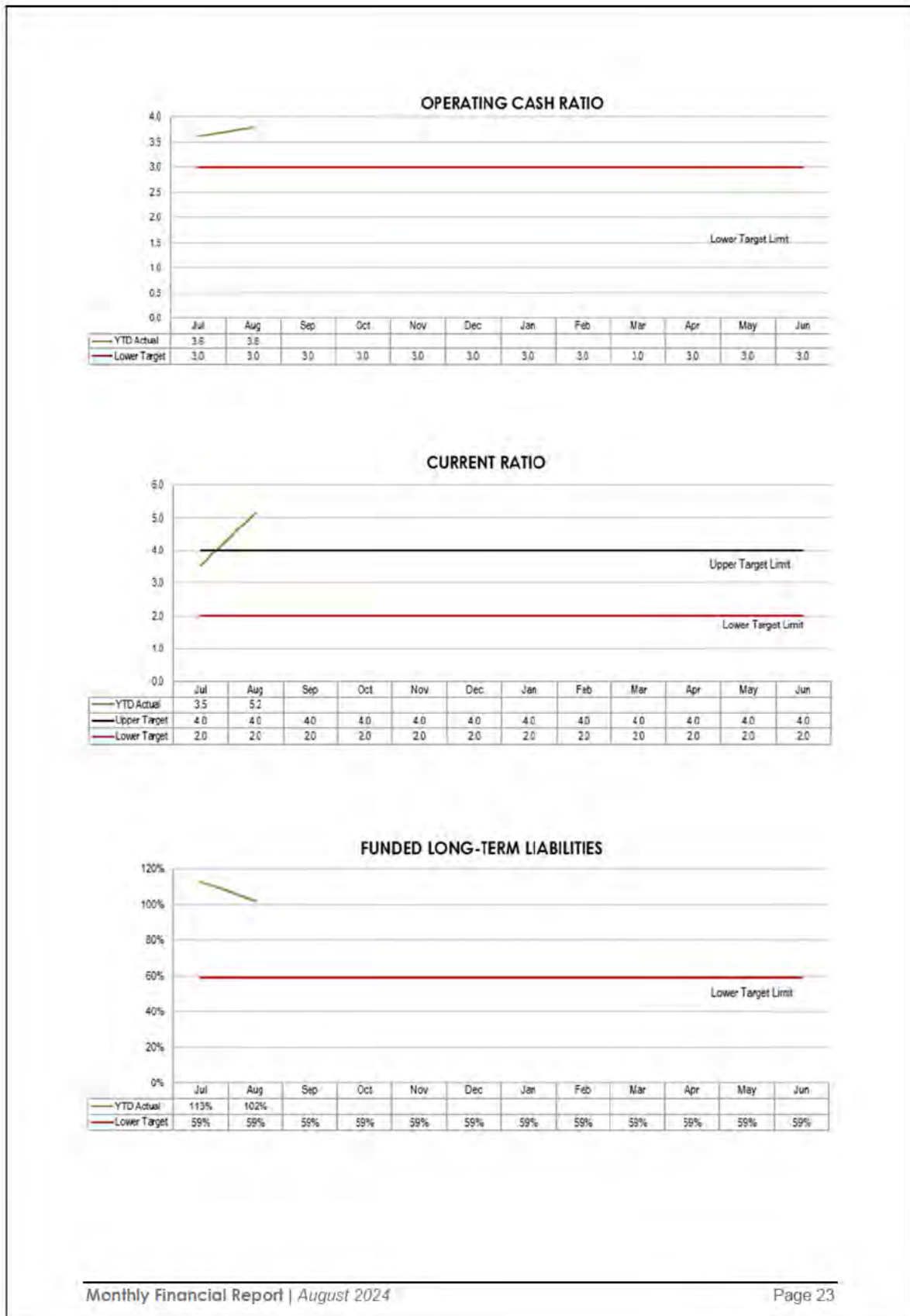
Key Performance Indicators - Monthly Reporting

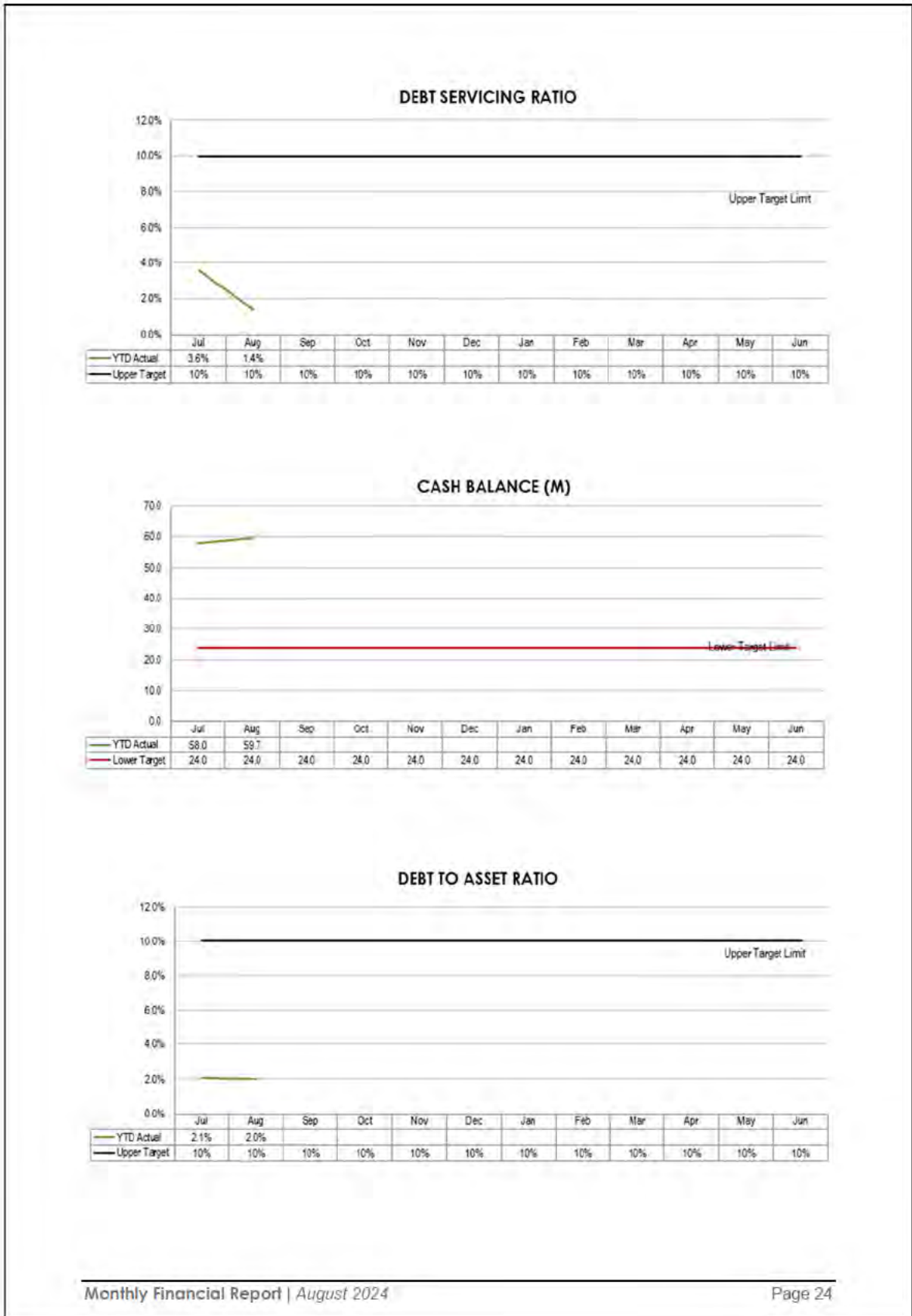
Ratio	Description	Formula	SSRC's Target	Status	Aug 24
Cash Ratio	Number of months operating expenditure covered by total cash held	$\frac{\text{Cash Held}}{(\text{Total Operating Expense} - \text{Depreciation}) / \text{Number of Periods}}$	Target greater than or equal to 3 months	✓	10.35
Operating Cash Ratio	Number of months operating expenditure covered by working cash held	$\frac{\text{Cash Held} - \text{Restricted Cash}}{(\text{Total Operating Expense} - \text{Depreciation}) / \text{Number of Periods}}$	Target greater than or equal to 3 months	✓	3.79
Current Ratio (Working Capital Ratio)	This measures the extent to which Council has liquid assets available to meet short term financial obligations	$\frac{\text{Current Assets}}{\text{Current Liabilities}}$	Target between 2.0 & 4.0	✗	5.16
Funded Long-Term Liabilities	Percentage of Restricted Cash and Long Term Liabilities backed by Cash	$\frac{\text{Cash Held}}{\text{Restricted Cash} + \text{Non - Current Borrowings}}$	Target greater than or equal to 50%	✓	102.17%
Debt Servicing Ratio	This indicates Council's ability to meet current debt instalments with recurrent revenue	$\frac{\text{Interest Expense} + \text{Loan Redemption}}{\text{Total Operating Revenue}}$	Target less than or equal to 10%	✓	1.39%
Cash Balance - \$M	Total Cash that Council held	Cash Held at Period End	Target greater than or equal to \$24M	✓	\$9.69
Debt to Asset Ratio	To what extent our debt will be covered by total assets	$\frac{\text{Current and Non - Current Loans}}{\text{Total Assets}}$	Target less than or equal to 10%	✓	1.97%
Interest Coverage Ratio	This ratio demonstrates the extent which operating revenues are being used to meet the financing charges	$\frac{\text{Net Interest Expense on Debt Service}}{\text{Total Operating Revenue}}$	Target between 0% and 5%	✓	0.44%

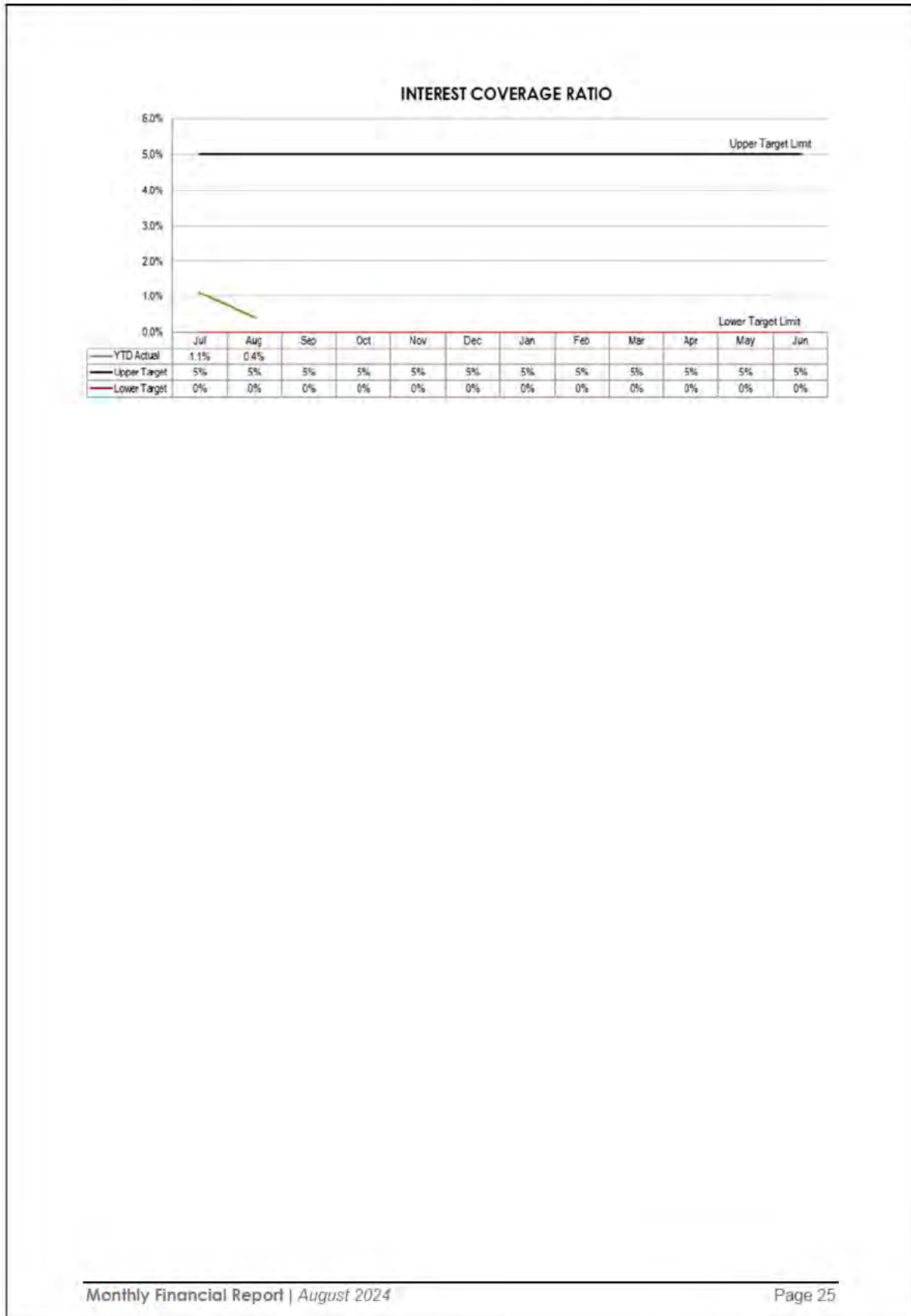
All ratios at the end of August are all within their respective targets except for the Current Ratio.

The Current Ratio (Working Capital Ratio) is sitting at 5.16 which is outside the target of between 2.0 and 4.0. This is largely due to a high cash at bank and accounts receivable balances (rates).









6.0 Long Term Financial Forecast

Section 171 of the *Local Government Regulation 2012* requires Council to develop a long-term financial forecast, covering a period of at least 10 years, which is 2024/2025 to 2033/2034. The key objective of the long-term financial plan is to understand the Council's financial sustainability for the longer term while focusing on seeking to deliver operational surpluses and to achieve the Council's strategic outcomes as specified in the Corporate Plan.

The long-term financial forecast requires:

- (a) income of the Local Government;
- (b) expenditure of the Local Government; and
- (c) the value of assets, liabilities and equity of the Local Government.

The Local Government must:

- (a) consider its long-term financial forecast before planning new borrowings; and
- (b) review its long-term financial forecast annually.

The below long term financial forecast is based off the original budget for the 2024/2025 year.

6.1 Income and Expenditure Statements

	Year 2 2025/2026	Year 3 2026/2027	Year 4 2027/2028	Year 5 2028/2029
Income				
Revenue				
Recurrent Revenue				
Rates, Levies and Charges	\$ 63,100,993	\$ 65,961,686	\$ 68,973,724	\$ 71,695,583
Fees and Charges	\$ 5,993,022	\$ 6,147,123	\$ 6,299,155	\$ 6,454,983
Rental Income	\$ 600,387	\$ 615,996	\$ 631,397	\$ 647,182
Interest Received	\$ 2,855,675	\$ 2,827,582	\$ 2,796,021	\$ 2,763,672
Sales Revenue	\$ 3,897,355	\$ 3,998,686	\$ 4,098,654	\$ 4,201,121
Other Income	\$ 1,387,840	\$ 1,418,852	\$ 1,449,447	\$ 1,480,805
Grants, Subsidies, Contributions and Donations	\$ 7,658,488	\$ 7,716,743	\$ 7,584,885	\$ 7,593,232
	<u>\$ 85,493,760</u>	<u>\$ 88,686,666</u>	<u>\$ 91,833,283</u>	<u>\$ 94,836,578</u>
Capital Revenue				
Grants, Subsidies, Contribution and Donations	\$ 7,940,886	\$ 6,696,050	\$ 6,128,194	\$ 6,228,194
	<u>\$ 7,940,886</u>	<u>\$ 6,696,050</u>	<u>\$ 6,128,194</u>	<u>\$ 6,228,194</u>
Total Income	<u>\$ 93,434,646</u>	<u>\$ 95,382,716</u>	<u>\$ 97,961,477</u>	<u>\$ 101,064,772</u>
Expenses				
Recurrent Expenses				
Employee Benefits	\$ 27,782,888	\$ 28,474,459	\$ 29,186,316	\$ 29,915,982
Materials and Services	\$ 32,833,477	\$ 33,479,967	\$ 34,309,739	\$ 34,816,757
Finance Costs	\$ 1,442,761	\$ 1,831,848	\$ 2,288,000	\$ 2,036,169
Depreciation and Amortisation	\$ 25,694,114	\$ 26,182,262	\$ 26,529,955	\$ 26,706,339
	<u>\$ 87,753,240</u>	<u>\$ 89,968,536</u>	<u>\$ 92,314,010</u>	<u>\$ 93,475,247</u>
Capital Expense	(\$ 460,000)	(\$ 420,000)	(\$ 435,000)	(\$ 420,000)
Total Expense	<u>\$ 87,293,240</u>	<u>\$ 89,548,536</u>	<u>\$ 91,879,010</u>	<u>\$ 93,055,247</u>
Net Result	<u>\$ 6,141,406</u>	<u>\$ 5,834,182</u>	<u>\$ 6,082,467</u>	<u>\$ 8,009,525</u>
Net Operating Result	<u>(\$ 2,259,480)</u>	<u>(\$ 1,281,868)</u>	<u>(\$ 480,727)</u>	<u>\$ 1,361,331</u>

	Year 6 2029/2030	Year 7 2030/2031	Year 8 2031/2032	Year 9 2032/2033	Year 10 2033/2034
Income					
Revenue					
Recurrent Revenue					
Rates, Levies and Charges	\$ 74,542,139	\$ 77,520,138	\$ 79,203,540	\$ 81,161,819	\$ 83,390,960
Fees and Charges	\$ 6,614,705	\$ 6,778,422	\$ 6,946,234	\$ 7,118,239	\$ 7,294,543
Rental Income	\$ 663,362	\$ 679,945	\$ 696,943	\$ 714,367	\$ 732,225
Interest Received	\$ 2,730,515	\$ 2,696,528	\$ 2,661,692	\$ 2,625,984	\$ 2,589,383
Sales Revenue	\$ 4,306,149	\$ 4,413,803	\$ 4,524,148	\$ 4,637,253	\$ 4,753,185
Other Income	\$ 1,512,953	\$ 1,545,898	\$ 1,579,668	\$ 1,614,281	\$ 1,649,761
Grants, Subsidies, Contributions and Donations	\$ 7,601,788	\$ 7,610,556	\$ 7,619,544	\$ 7,628,759	\$ 7,638,203
	<u>\$ 97,971,611</u>	<u>\$101,245,290</u>	<u>\$103,231,769</u>	<u>\$105,500,702</u>	<u>\$108,048,260</u>
Capital Revenue					
Grants, Subsidies, Contribution and Donations	\$ 6,228,194	\$ 5,939,252	\$ 6,228,194	\$ 6,228,194	\$ 6,228,194
Total Income	<u>\$104,199,805</u>	<u>\$107,184,542</u>	<u>\$109,459,963</u>	<u>\$111,728,896</u>	<u>\$114,276,454</u>
Expenses					
Recurrent Expenses					
Employee Benefits	\$ 30,663,878	\$ 31,430,490	\$ 32,216,257	\$ 33,021,668	\$ 33,847,215
Materials and Services	\$ 35,704,951	\$ 36,535,292	\$ 37,795,452	\$ 38,297,688	\$ 39,315,118
Finance Costs	\$ 1,867,659	\$ 1,733,278	\$ 1,531,497	\$ 1,486,768	\$ 1,449,080
Depreciation and Amortisation	\$ 27,034,032	\$ 27,235,385	\$ 27,468,639	\$ 27,646,143	\$ 27,832,036
	<u>\$ 95,270,520</u>	<u>\$ 96,934,444</u>	<u>\$ 99,011,845</u>	<u>\$100,452,267</u>	<u>\$102,443,449</u>
Capital Expense					
	(\$ 430,000)	(\$ 465,000)	(\$ 440,000)	(\$ 400,000)	(\$ 412,000)
Total Expense	<u>\$ 94,840,520</u>	<u>\$ 96,469,444</u>	<u>\$ 98,571,845</u>	<u>\$100,052,267</u>	<u>\$102,031,449</u>
Net Result	<u>\$ 9,359,285</u>	<u>\$ 10,715,097</u>	<u>\$ 10,888,118</u>	<u>\$ 11,676,629</u>	<u>\$ 12,245,005</u>
Net Operating Result	<u>\$ 2,701,091</u>	<u>\$ 4,310,845</u>	<u>\$ 4,219,924</u>	<u>\$ 5,048,435</u>	<u>\$ 5,604,811</u>

6.2 Financial Position

	Year 2 2025/2026	Year 3 2026/2027	Year 4 2027/2028	Year 5 2028/2029
Assets				
Current Assets				
Cash and Cash Equivalents	\$ 52,556,944	\$ 55,499,336	\$ 52,500,071	\$ 52,896,917
Receivables	\$ 10,347,788	\$ 10,495,179	\$ 10,783,781	\$ 10,815,668
Inventories	\$ 884,965	\$ 874,965	\$ 864,965	\$ 854,965
Total Current Assets	\$ 63,789,697	\$ 66,869,480	\$ 64,148,817	\$ 64,567,550
Non-Current Assets				
Receivables - Non-Current	\$ -	\$ -	\$ -	\$ -
Infrastructure, Property, Plant and Equipment	\$ 1,147,073,253	\$ 1,179,076,193	\$ 1,192,920,022	\$ 1,208,032,429
Intangible Assets	\$ 6,226,439	\$ 6,218,022	\$ 6,209,395	\$ 6,200,552
Right Of Use Assets	\$ 652,033	\$ 624,253	\$ 596,606	\$ 568,960
Total Non-Current Assets	\$ 1,153,951,726	\$ 1,185,918,468	\$ 1,199,726,025	\$ 1,214,801,942
Total Assets	\$ 1,217,741,422	\$ 1,252,787,948	\$ 1,263,874,841	\$ 1,279,369,492
Liabilities				
Current Liabilities				
Payables	\$ 13,328,574	\$ 13,371,174	\$ 13,410,733	\$ 13,457,838
Borrowings	\$ 3,690,927	\$ 3,627,224	\$ 3,800,736	\$ 3,874,477
Provisions	\$ 3,928,089	\$ 6,472,076	\$ 3,948,425	\$ 4,035,849
Unearned Revenue	\$ 2,578,685	\$ 2,588,685	\$ 2,598,685	\$ 2,608,685
Other Liabilities	\$ 1,540,243	\$ -	\$ -	\$ -
Total Current Liabilities	\$ 25,066,518	\$ 26,059,158	\$ 23,758,579	\$ 23,976,849
Non-Current Liabilities				
Payables - Non-Current	\$ 607,614	\$ 605,391	\$ 642,323	\$ 610,611
Borrowings - Non-Current	\$ 23,499,334	\$ 30,682,531	\$ 26,915,176	\$ 23,075,982
Provisions - Non-Current	\$ 12,635,393	\$ 10,442,034	\$ 10,779,331	\$ 11,043,390
Other Liabilities - Non-Current	\$ -	\$ -	\$ -	\$ -
Total Non-Current Liabilities	\$ 36,822,541	\$ 41,789,956	\$ 38,336,836	\$ 34,737,983
Total Liabilities	\$ 61,889,059	\$ 67,849,115	\$ 62,095,414	\$ 58,714,832
Net Assets	\$ 1,155,852,364	\$ 1,184,938,833	\$ 1,201,779,427	\$ 1,220,654,660
Equity				
Retained Earnings	\$ 448,698,696	\$ 454,532,878	\$ 460,615,345	\$ 468,624,869
Revaluation Reserve	\$ 707,153,668	\$ 730,405,955	\$ 741,164,082	\$ 752,029,791
Total Equity	\$ 1,155,852,364	\$ 1,184,938,833	\$ 1,201,779,427	\$ 1,220,654,660

	Year 6 2025/2030	Year 7 2030/2031	Year 8 2031/2032	Year 9 2032/2033	Year 10 2033/2034
Assets					
Current Assets					
Cash and Cash Equivalents	\$ 60,169,752	\$ 60,309,368	\$ 66,832,475	\$ 76,028,770	\$ 87,466,934
Receivables	\$ 10,985,271	\$ 11,292,668	\$ 11,608,144	\$ 12,127,111	\$ 12,762,862
Inventories	\$ 844,965	\$ 834,969	\$ 824,965	\$ 814,965	\$ 804,965
Total Current Assets	\$ 71,999,989	\$ 72,437,002	\$ 79,265,584	\$ 88,970,846	\$ 101,034,761
Non-Current Assets					
Receivables - Non-Current	\$ -	\$ -	\$ -	\$ -	\$ -
Infrastructure, Property, Plant and Equipment	\$ 1,217,344,499	\$ 1,231,609,362	\$ 1,246,256,617	\$ 1,258,505,404	\$ 1,269,361,477
Intangible Assets	\$ 6,191,488	\$ 6,182,197	\$ 6,172,674	\$ 6,162,913	\$ 6,152,908
Right Of Use Assets	\$ 541,315	\$ 513,669	\$ 486,023	\$ 458,377	\$ 431,516
Total Non-Current Assets	\$ 1,224,077,302	\$ 1,238,305,228	\$ 1,252,915,315	\$ 1,265,126,696	\$ 1,275,945,902
Total Assets	\$ 1,296,077,292	\$ 1,310,742,230	\$ 1,332,180,899	\$ 1,354,097,542	\$ 1,376,980,663
Liabilities					
Current Liabilities					
Payables	\$ 13,506,728	\$ 13,554,735	\$ 13,607,648	\$ 13,656,155	\$ 13,709,572
Borrowings	\$ 4,063,257	\$ 844,597	\$ 890,105	\$ 938,325	\$ 989,134
Provisions	\$ 7,400,474	\$ 4,000,511	\$ 4,263,053	\$ 3,944,370	\$ 4,151,998
Other Liabilities	\$ 2,618,685	\$ 2,628,685	\$ 2,638,685	\$ 2,648,685	\$ 2,658,685
Total Current Liabilities	\$ 27,589,143	\$ 21,028,528	\$ 21,399,491	\$ 21,187,535	\$ 21,509,389
Non-Current Liabilities					
Payables - Non-Current	\$ 594,216	\$ 569,125	\$ 543,317	\$ 517,855	\$ 492,989
Borrowings - Non-Current	\$ 19,050,020	\$ 18,244,843	\$ 17,396,406	\$ 16,502,121	\$ 15,559,544
Provisions - Non-Current	\$ 7,855,604	\$ 8,112,219	\$ 7,971,103	\$ 8,147,866	\$ 8,124,676
Other Liabilities - Non-Current	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Current Liabilities	\$ 27,499,839	\$ 26,926,187	\$ 25,910,825	\$ 25,167,845	\$ 24,177,210
Total Liabilities	\$ 55,088,983	\$ 47,954,715	\$ 47,310,317	\$ 46,355,380	\$ 45,686,597
Net Assets	\$ 1,240,988,308	\$ 1,262,787,515	\$ 1,284,870,582	\$ 1,307,742,161	\$ 1,331,294,065
Equity					
Retained Earnings	\$ 477,984,154	\$ 488,699,251	\$ 496,587,369	\$ 511,263,998	\$ 523,509,003
Revaluation Reserve	\$ 763,004,154	\$ 774,088,264	\$ 785,283,213	\$ 796,478,163	\$ 807,785,062
Total Equity	\$ 1,240,988,308	\$ 1,262,787,515	\$ 1,284,870,582	\$ 1,307,742,161	\$ 1,331,294,065

6.3 Cash Flow

	Year 2 2025/2026	Year 3 2026/2027	Year 4 2027/2028	Year 5 2028/2029
Cash Flows from Operating Activities				
<i>Receipts:</i>				
Receipts from Customers	\$ 79,610,058	\$ 81,329,586	\$ 84,550,798	\$ 88,013,344
Interest Received	\$ 2,855,675	\$ 2,827,582	\$ 2,796,021	\$ 2,763,672
Rental Income	\$ 600,387	\$ 615,996	\$ 631,397	\$ 647,182
Non-Capital Grants and Contributions	\$ 7,658,488	\$ 7,716,743	\$ 7,584,885	\$ 7,593,232
<i>Payments:</i>				
Payment to Suppliers	(\$ 66,727,614)	(\$ 67,520,045)	(\$ 70,141,729)	(\$ 68,950,662)
Borrowing Costs	(\$ 958,031)	(\$ 1,366,297)	(\$ 1,810,602)	(\$ 1,636,117)
Net Cash Provided (or Used) in Operating Activities	\$ 23,038,962	\$ 23,603,565	\$ 23,610,769	\$ 28,430,651
Cash Flows from Investing Activities				
<i>Receipts:</i>				
Proceeds from Sale of PPE	\$ 460,000	\$ 420,000	\$ 435,000	\$ 420,000
Grants, Subsidies, Contributions and Donations	\$ 7,940,886	\$ 6,696,050	\$ 6,128,194	\$ 6,228,194
<i>Payments:</i>				
Payments for PPE	(\$ 38,323,021)	(\$ 34,896,717)	(\$ 29,579,384)	(\$ 30,916,548)
Net Cash Provided (or Used) in Investing Activities	(\$ 29,922,135)	(\$ 27,780,667)	(\$ 23,016,190)	(\$ 24,268,354)
Cash Flows from Financing Activities				
<i>Receipts:</i>				
Proceeds from Borrowings	\$ 9,800,000	\$ 10,500,000	\$ -	\$ -
<i>Payments:</i>				
Repayments of Borrowings	(\$ 2,987,275)	(\$ 3,380,506)	(\$ 3,593,844)	(\$ 3,765,453)
Net Cash Provided (or Used) in Financing Activities	\$ 6,812,725	\$ 7,119,494	(\$ 3,593,844)	(\$ 3,765,453)
Net Increase/(Decrease) in Cash and Cash Equivalents	(\$ 70,448)	\$ 2,942,392	(\$ 2,999,265)	\$ 396,844
Cash and Cash Equivalents at Beginning of Period	\$ 52,627,392	\$ 52,566,944	\$ 55,499,336	\$ 52,500,071
Cash and Cash Equivalents at End of Period	\$ 52,556,944	\$ 55,499,336	\$ 52,500,071	\$ 52,896,917

	Year 6 2025/2030	Year 7 2030/2031	Year 8 2031/2032	Year 9 2032/2033	Year 10 2033/2034
Cash Flows from Operating Activities					
<i>Receipts:</i>					
Receipts from Customers	\$ 91,127,088	\$ 94,328,303	\$ 96,584,668	\$ 98,774,558	\$ 101,340,774
Interest Received	\$ 2,730,515	\$ 2,690,528	\$ 2,661,692	\$ 2,625,984	\$ 2,589,383
Rental Income	\$ 663,362	\$ 679,945	\$ 696,043	\$ 714,367	\$ 732,225
Non capital grants and contributions	\$ 7,601,788	\$ 7,610,556	\$ 7,619,544	\$ 7,628,759	\$ 7,638,203
<i>Payments:</i>					
Payment to Suppliers	(\$ 70,877,445)	(\$ 75,604,063)	(\$ 74,819,808)	(\$ 76,507,828)	(\$ 78,152,055)
Borrowing costs	(\$ 1,468,453)	(\$ 1,272,860)	(\$ 1,201,420)	(\$ 1,160,104)	(\$ 1,114,446)
Net Cash Provided (or Used) in Operating Activities	\$ 29,786,853	\$ 28,138,401	\$ 31,541,618	\$ 32,076,736	\$ 33,034,085
Cash Flows from Investing Activities					
<i>Receipts:</i>					
Proceeds from sale of PPE	\$ 430,000	\$ 465,000	\$ 440,000	\$ 400,000	\$ 412,000
Grants, subsidies ,contributions & donations	\$ 6,228,194	\$ 5,939,252	\$ 6,228,194	\$ 6,228,194	\$ 6,228,194
<i>Payments:</i>					
Payments for PPE	(\$ 25,335,029)	(\$ 30,379,201)	(\$ 30,883,776)	(\$ 28,662,573)	(\$ 27,344,344)
Net Cash Provided (or Used) in Investing Activities	(\$ 18,676,835)	(\$ 23,974,949)	(\$ 24,215,582)	(\$ 22,034,379)	(\$ 20,704,150)
Cash Flows from Financing Activities					
<i>Receipts:</i>					
Proceeds from Borrowings	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Payments:</i>					
Repayments of borrowings	(\$ 3,837,183)	(\$ 4,023,836)	(\$ 802,929)	(\$ 846,062)	(\$ 891,771)
Net Cash Provided (or Used) in Financing Activities	(\$ 3,837,183)	(\$ 4,023,836)	(\$ 802,929)	(\$ 846,062)	(\$ 891,771)
Net Increase(Decrease) in Cash and Cash Equivalents	\$ 7,272,835	\$ 139,616	\$ 6,523,107	\$ 9,196,295	\$ 11,438,164
Cash and Cash Equivalents at Beginning of Period	\$ 52,896,917	\$ 60,169,752	\$ 60,309,368	\$ 66,832,475	\$ 76,028,770
Cash and Cash Equivalents at End of Period	\$ 60,169,752	\$ 60,309,368	\$ 66,832,475	\$ 76,028,770	\$ 87,466,934

6.4 Changes in Equity

	Year 2 2025/2026	Year 3 2026/2027	Year 4 2027/2028	Year 5 2028/2029
Asset Revaluation Surplus				
Opening Balance	\$ 678,422,966	\$ 707,153,668	\$ 730,405,955	\$ 741,164,082
Increase/(Decrease) in Asset Revaluation Surplus	\$ 28,730,702	\$ 23,252,287	\$ 10,758,127	\$ 10,865,709
Closing Balance	\$ 707,153,668	\$ 730,405,955	\$ 741,164,082	\$ 752,029,791
Retained Surplus				
Opening Balance	\$ 442,557,290	\$ 448,698,696	\$ 454,532,878	\$ 460,615,345
Net Result	\$ 6,141,406	\$ 5,834,182	\$ 6,082,467	\$ 8,009,525
Closing Balance	\$ 448,698,696	\$ 454,532,878	\$ 460,615,345	\$ 468,624,869
Total Community Equity	\$ 1,155,852,364	\$ 1,184,938,833	\$ 1,201,779,427	\$ 1,220,654,660

	Year 6 2029/2030	Year 7 2030/2031	Year 8 2031/2032	Year 9 2032/2033	Year 10 2033/2034
Asset Revaluation Surplus					
Opening Balance	\$ 752,029,791	\$ 763,004,154	\$ 774,088,264	\$ 785,283,213	\$ 796,478,163
Increase/(Decrease) in Asset Revaluation Surplus	\$ 10,974,363	\$ 11,084,110	\$ 11,194,949	\$ 11,194,960	\$ 11,306,899
Closing Balance	\$ 763,004,154	\$ 774,088,264	\$ 785,283,213	\$ 796,478,163	\$ 807,785,062
Retained Surplus					
Opening Balance	\$ 468,624,869	\$ 477,984,154	\$ 488,699,251	\$ 499,587,369	\$ 511,263,998
Net Result	\$ 9,359,285	\$ 10,715,097	\$ 10,888,118	\$ 11,676,629	\$ 12,245,005
Closing Balance	\$ 477,984,154	\$ 488,699,251	\$ 499,587,369	\$ 511,263,998	\$ 523,509,003
Total Community Equity	\$ 1,240,988,308	\$ 1,262,787,515	\$ 1,284,870,582	\$ 1,307,742,161	\$ 1,331,294,065

7.0 Investments

Council had \$59.80m held in bank accounts on 31 August 2024. Out of this balance, 83.6% was held with QTC with an end of month interest rate of 5.07%, 16.2% was with Commonwealth Bank with an interest rate of 4.85% and the remaining 0.2% was sitting with Bendigo Bank with no interest rate identified at this stage.

Institution	Rating	Rate at 30/06/2024	Current Rate
QTC	A1+	4.74%	5.07%
CBA General Account (new)	A1+	4.85%	4.85%
CBA General Account	A1+	4.85%	4.85%

Investment Portfolio Report

as at 31/8/2024

	Financial Institution			TOTAL
	Queensland Treasury	Bendigo Bank	Commonwealth Bank of Australia	
Opening Investment Balance 1 July 2024	58,494,133	80,649	3,531,679	62,106,461
Interest Rate	5.07%	0.00%	4.85%	
Deposits	-	68,225	32,520,465	32,588,690
Redemptions	- 9,000,000	-	26,429,219	- 35,429,219
Balance	49,494,133	148,874	9,622,924	59,265,931
Interest Income	491,065	-	55,826	546,891
Admin Charge	- 11,791	- 35	-	- 11,826
Net Interest Income	479,274	- 35	55,826	535,065
Ending Investment Balance as at 31/8/2024	49,973,407	148,839	9,678,750	59,800,997
% to Portfolio	83.57%	0.25%	16.18%	
Short Term Rating	A1+	A2	A1+	
Individual Counter - Party Limit	100%	10%	30%	
Maximum Funds Limit	No Limit	\$20M	\$20M	

8.0 Works for Queensland Round 4 (W4Q4) & Round 5 (W4Q5)

The Works for Queensland Round 4 has a total budget of \$5.63m with a grant period spanning from July 2021 to June 2024. Council has received a total of 90% of the grant funding (\$2,815,000 during July 2021 and \$2,252,000 during January 2024) with these funds being posted as a contract liability in the balance sheet until funds have been used. All projects have been completed apart from the Mt Wooroolin Reservoir which as been granted a small extension for project completion to 31 August 2024.

The Works for Queensland Round 5 has a total budget of \$8.44m with a grant period spanning from July 2024 to June 2027. Council has submitted its projects to the funding body and are awaiting approval (expected around September) to begin any of these projects.

9.0 Rates Update

During August 2024 the Rates Department have processed:

- 125 rates searches
- 1 archive searches
- 341 rates requests
- 147 transfers of properties
- 22 amalgamations/splits
- 3 refunds processed

The July to December 2024 rates levy notices were issued on 16 August 2024. The discount period will end on 16 September 2024.

10.0 Grants Report

Finance have developed a grants report in conjunction with the Senior Grants Audit Officer which will be included in this monthly financial report. The report is attached to this document and Finance and the Senior Grants Audit Officer will continue to refine the report to ensure that it continues to report up to date and relevant data. While the team have endeavoured to ensure that the information is accurate and up to date, it is acknowledged that some of the data relating to grant completion due dates and other details may still need to be updated in the instances where extensions have been approved or details have changed.

There may also be some grants missing from the below table which provides details on grants activities over the last few months including applications, successful submissions and any submissions that were unsuccessful. This listing will continue to be worked on to ensure that all grants are captured.

Recent Grant Activity Summary (3 months)

as at 31/08/2024

Grant Project Name	Grant Program
New Grant Applications Lodged	
Energy savings projects (incl solar installation)	Community Energy Program
Boondooma Bunkhouse Roof Renewal	24-28 Local Government Grants and Subsidies Program
Detailed Design Kingaroy Trunk Infrastructure	24-28 Local Government Grants and Subsidies Program
Mount Wooroolin Reservoir (2.8ML Storage)	24-28 Local Government Grants and Subsidies Program
Feral Pig Management	Queensland Feral Pest Initiative - Round 8
Kingaroy Trunk Main and Pump Station	Housing Support Program (HSP)
Kingaroy Heights Reservoir	Housing Support Program (HSP)
Kingaroy North Trunk Sewer Construction	Housing Support Program (HSP)
Mt Wooroolin Reservoir 3	Housing Support Program (HSP)
Successful Grant Applications	
South Burnett Industrial Circular Economy Precinct	Regional Economic Futures Fund
Blackbutt SES Vehicle	State Emergency Service (SES) Support Grant 2024-25
South Burnett Safe & Secure Recovery Project	Disaster Recovery Funding Arrangements
Unsuccessful Grant Applications	
Regional University Study Hub	2023 Regional University Study Hubs Program
Domestic Violence and Disability Housing	Safe Places Inclusion Grant
Kingaroy Pool & Amenities Refurbishment	Growing Regions Program
Disaster Communications and Emergency Power Supply	Queensland Resilience & Risk Reduction Fund
Kingaroy Sustainable Airport Precinct Development Plan	Regional Precincts and Partnerships Program



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Grant Project Name	Grant ID	Grant Name	Grant Body Name	Type	Grant Value	\$ Amount Received to date	Estimated Project Cost	Amount Spent	Grant Project Completion Due Date	Grant Status	Comments
Active Womens & Girls Rd1 - Multi Activity Program for Females	500306	Active Womens & Girls Round 1 (Category 2)	Department of Tourism, Innovation & Sport	Operational	25,000.00	25,000.00	25,000.00	-	30/06/2025	Active	
MIFF Amenities Block Murgon Rotary & Youth Park	500288	Minor Infrastructure & Inclusive Facilities Fund	Department of Tourism, Innovation & Sport	Capital	226,184.00	113,092.00	282,730.00	-	30/11/2025	Active	
MIFF Amenities Block Nanango Butter Factory Park	500310	Minor Infrastructure & Inclusive Facilities Fund	Department of Tourism, Innovation & Sport	Capital	204,719.00	102,359.50	255,899.00	5,786.82	30/11/2025	Active	
SES Support Grant - Vehicle		State Emergency Services Support Grant	Qld Fire & Emergency Service	Capital	42,644.86	-	61,861.00	-	30/06/2025	Active	
Community Heritage CSA Grant - Boondooma Homestead Roof & Rainwater System	500308	Community Sustainability Action Grants - Community Heritage	Department of Environment, Science & Innovation	Capital	50,000.00	-	50,000.00	-	30/06/2025	Active	
Financial Assistance Grant 2024/2025	500309	Financial Assistance Grant	Dept of State Development, Manufacturing, Infrastructure & Planning	Operational	6,867,243.00	6,075,423.00	-	-		Active	
QRA DRFA - Event 6 Operational		Disaster Recovery Funding Arrangement	Queensland Reconstruction Authority	Operational	-	27,210.46	1,503,117.35	1,503,117.35		Active	
Seniors Month	500312	Council on the Ageing Queensland	Council on the Ageing Queensland	Operational	2,000.00	2,000.00	2,000.00	-		Active	
South Burnett Safe & Secure Recovery Project	500314	Disaster Recovery Funding Arrangements	Department of Treaty, Aboriginal and Torres Strait Islander Partnerships, Communities & the Arts	Operational	82,780.00	66,224.00	82,780.00	-	30/06/2024	Active	
Building our Region (BoR) Rd6 Gordonbrook Dam	500275	Building Our Regions Rd 6	Dept of State Development, Infrastructure, Local Government & Planning	Capital	290,000.00	290,000.00	315,000.00	335,100.11	1/02/2024	Completed	
Emergency Animal Response EAD	500279	Emergency Animal Disease Grant	Department of Agriculture	Operational	40,000.00	24,545.45	40,000.00	24,545.45	26/04/2024	Completed	
QRA DRFA - Event 2 Operational		Disaster Recovery Funding Arrangement	Queensland Reconstruction Authority	Operational	-	151,503.82	151,630.82	151,630.82		Completed	
Black Summer Bushfires Recovery Community		Black Summer Bushfire Grant		Operational	1,600,000.00	1,600,000.00	1,631,680.00	1,500,323.00	31/03/2024	Completed	Independent Audit being conducted
QRA DRFA Flexible Funding - Day at the Dam	500237	DRFA Qld Flooding - Category C - Flexible Funding	Queensland Reconstruction Authority	Operational	100,000.00	100,000.00	100,000.00	100,000.00	31/03/2024	Completed	Independent Audit completed

12.6 APPOINTMENT OF THE INDEPENDENT MEMBERS TO THE CORPORATE RISK & AUDIT ADVISORY COMMITTEE

File Number: 18-Sep-2024
Author: Coordinator Corporate
Authoriser: Chief Executive Officer

PRECIS

Appointment of the Independent Committee Members to the South Burnett Regional Council Corporate Risk & Audit Advisory Committee

SUMMARY

South Burnett Regional Council ('Council') Corporate Risk & Audit Advisory Committee ('Committee') is an essential component in the corporate governance structure of Council. As outlined in the "Report 2: 2020-21 Effectiveness of audit committees in state government entities", effective audit committees help local governments become more efficient, effective, and economical, whilst promoting accountability, integrity and transparency.

Pursuant to *Part 11, Division 1, Subdivision 2 Audit Committee of the Local Government Regulation 2012*, having established the Committee, Council must appoint at least three (3) and no more than six (6) members which includes one (1) but no more than two (2) Councillors and at least one (1) member who has significant experience and skills in financial matters.

OFFICER'S RECOMMENDATION

That the South Burnett Regional appoint:

1. Peter van der Eijk as an Independent Committee Member of the South Burnett Regional Council Corporate Risk and Audit Advisory Committee for a term of four (4) years.
2. John Oberhardt as an Independent Committee Member of the South Burnett Regional Council Corporate Risk and Audit Advisory Committee for a term of four (4) years.
3. Corrin Bischoff as an Independent Committee Member of the South Burnett Regional Council Corporate Risk and Audit Advisory Committee for a term of four (4) years.

FINANCIAL AND RESOURCE IMPLICATIONS

No direct financial and resource implications arise from this report other than what has been identified within the Annual Operational Plan 2024/2025 and the Annual Budget 2024/2025.

LINK TO CORPORATE/OPERATIONAL PLAN

Corporate Plan 2021-2026	OR2 Achieve community recognition as an ethical Council that values and practices community consultation, accountable governance and open and transparent decision making.
	OR5 Continue to give priority to ongoing financial sustainability and prudent budget management
	OR15 Continue to give priority to ongoing Audit and Risk and prudent management

Annual Operational Plan 2024-225	Develop the Council Policy Governance Framework aligned to strategic planning and relevant legislation incorporating Council’s policies, procedures, forms and factsheets
	Deliver sound corporate risk management and internal audit functions aligning to Council policy
	Maintain current governance framework and processes of Internal Audit Committee and function.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Expressions of Interest for Independent Members of the Committee were called for, promoting the opportunity across professional networks both in and outside of Queensland Local Government. The membership composition of the Committee being five (5) members (2 Councillors - Mayor Kathy Duff/Cr Ros Heit - and 3 Independent Members).

Council received 28 submissions. A selection panel was established comprising Mayor Kathy Duff, Cr Ros Heit and the Chief Executive Officer Mark Pitt PSM.

The panel shortlisted the applicants to five (5) with interviews held Thursday 12 September 2024.

The panel duly assessed the interviewees’ performance as per the Interview Assessment process with a selection of the three (3) highest scoring participants recommended to Council for membership of the Committee.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Local Government Act 2009 (Qld)

Local Government Regulation 2012 (Qld)

Human Rights Act 2019 (Qld)

Section 4(b) of the Human Rights Act 2019 (the ‘Act’) requires public entities to act and make decisions in away compatible with human rights. The Act requires public entities to only limit human rights in certain circumstances and after careful consideration. The human rights protected under the Act are not absolute. This means that the rights must be balanced against the rights of others and public policy issues of significance.

In the decision-making process, Council is to consider the 23 human rights:	
1. Recognition and equality before the law;	13. Cultural rights—generally;
2. Right to life;	14. Cultural rights—Aboriginal peoples and Torres Strait Islander peoples;
3. Protection from torture and cruel, inhuman or degrading treatment;	15. Right to liberty and security of person;
4. Freedom from forced work;	16. Humane treatment when deprived of liberty;
5. Freedom of movement;	17. Fair hearing;
6. Freedom of thought, conscience, religion and belief;	18. Rights in criminal proceedings;
7. Freedom of expression;	19. Children in the criminal process;
8. Peaceful assembly and freedom of association;	20. Right not to be tried or punished more than once;
9. Taking part in public life;	21. Retrospective criminal laws;
10. Property rights;	22. Right to education;

11. Privacy and reputation;	23. Right to health services.
12. Protection of families and children;	

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

No direct local law or delegation implications arise from this report

ASSET MANAGEMENT IMPLICATIONS

No direct asset management implications arise from this report.

REPORT

South Burnett Regional Council ('Council') Corporate Risk & Audit Advisory Committee ('Committee') is an essential component in the corporate governance structure of Council. As outlined in the "Report 2: 2020-21 Effectiveness of audit committees in state government entities", effective audit committees help local governments become more efficient, effective, and economical, whilst promoting accountability, integrity and transparency.

Pursuant to *Subdivision 2 Audit Committee of the Local Government Regulation 2012*, having established the Committee, Council must appoint at least three (3) and no more than six (6) members which includes one (1) but no more than two (2) Councillors and at least one (1) member who has significant experience and skills in financial matters.

After careful consideration and shortlisting against the selection criteria, four (4) applicants were interviewed by the panel after the withdrawal of one (1) applicant. The responses from the interviewees were assessed on merit with the panel agreeing unanimously to recommend the appointment of the following applicants to the Committee for a period of four (4) years:

- Peter van der Eijk
- John Oberhardt
- Corrin Bischoff

ATTACHMENTS

Nil

13 INFRASTRUCTURE

13.1 HEAVY VEHICLE BYPASS NANANGO

File Number: 18-09-2024

Author: Manager Infrastructure Planning

Authoriser: Chief Executive Officer

PRECIS

Heavy Vehicle Bypass Nanango

SUMMARY

The heavy vehicle bypass in Nanango is an important commercial thoroughfare in connecting larger commercial vehicles between the D'Aguilar Highway and Kingaroy. The Nanango central business district is sited on the D'Aguilar Highway under the stewardship of Department of Transport and Main Roads, however the directional signage on the respective highways advises heavy vehicles to utilise Appin Street West and Cairns Street. An exchange of transport assets is proposed between TMR and Council with Appin Street West (Henry Street-Cairns Street) and Cairns Street (Appin Street West-Drayton Street) transferred for Drayton Street (Henry Street – Cairns Street), Nanango.

OFFICER'S RECOMMENDATION

That South Burnett Regional Council write to the Department of Transport and Main Roads (TMR) requesting the transfer of the heavy vehicle bypass, Cairns Street and Appin Street West for a section of Drayton Street in Nanango

BACKGROUND

Nanango is sited on the D'Aguilar Highway also interconnecting with the southern end of the Burnett Highway. These vital pieces of infrastructure support the social and economic interests of the South Burnett connecting with other regional locations to the north, east and south. To travel through Nanango along the D'Aguilar Highway, the main road corridor extends along Henry Street to the Drayton Street intersection and takes a westbound movement through the central business district (CBD). These precincts of towns are usually congested with cars, pedestrians and active transport movements being the predominant modes of traffic without freight tasks having to mix in with the vulnerable use of these areas. A common alternative is for a heavy vehicle bypass to perform the necessary function of connecting origin and destination movements with the transfer of goods to regional areas.

The Cairns Street/ Appin Street West route is well utilised with more than 2,000 vehicles per day traversing this intersection and 380 of these being commercial in nature (buses, trucks etc) and it is in Council's interest to consider how main road corridors are administered to support those operations.

Drayton Street is the spine of the Nanango CBD, with business, parking and landscaping delivering services and liveability outcomes for the area. The various types and angles of parking, the Christmas tree in the Fitzroy Street intersection, road furniture and centre median landscaping are items that would need to be reviewed and approved by TMR if material changes were to be made to the road corridor into the future. Through this proposal, these items would be directly administered through Council officers and give the Council more control over the road corridor that services the Nanango community.

In Figure 1 below, a plan can be seen of the proposal with the red line of the D'Aguilar Highway to be transferred to the green line of Appin Street West and Cairns Street, allowing for main road movements to continue.



Legend

- Drayton Street (D'Aguiar Highway)
- TMR Roads
- Bypass Local Roads

Nanango Heavy Vehicle Bypass



The information on this map was derived from digital databases on Council's GIS. Care was taken in the creation of this map however, Council cannot accept any responsibility for errors, omissions or positional accuracy. The information is provided on the basis that all persons utilising the map will undertake responsibility for assessing the relevance and accuracy of its content. MC 09/09/24

Figure 1: Nanango Heavy Vehicle Bypass

ATTACHMENTS

Nil

14 LIVEABILITY

14.1 LOCAL GOVERNMENT INFRASTRUCTURE PLAN (LGIP) - 5 YEAR REVIEW PROCESS

File Number: 18/9/2024

Author: Acting Manager Environment & Planning

Authoriser: Chief Executive Officer

PRECIS

This report summarises the outcome of the LGIP 5 year review, and recommends that Council undertake a Local Government Infrastructure Plan (LGIP) amendment in accordance with the Ministers Guidelines and Rules under the *Planning Act 2016*.

SUMMARY

In 2018, Council commenced the preparation of its Local Government Infrastructure Plan (LGIP) in accordance with the *Planning Act 2016*, and the Ministers Guidelines and Rules under the *Planning Act 2016*. The *Planning Act 2016* requires Councils to have a LGIP in place to be able to apply Infrastructure Charges to a Development Approval, to fund identified trunk infrastructure projects. The LGIP was adopted and came into effect from the 1 July 2019.

Council has recently undertaken its initial 5 year review assessment of its LGIP as required by the *Planning Act 2016*. The review was undertaken by Integran who are a State Government approved LGIP reviewer, and also prepared Council's original LGIP. The review identified key areas, where the current LGIP does not align with key LGIP inputs, namely:

- Population growth is lower than expected;
- Current and Projected employment information which is a consequence of lower than expected population growth;
- Review of the Priority Infrastructure Area (PIA) is required to align the PIA with the new population forecasts; and
- The LGIP Schedule of Works does not correlate with Council's current Capital Works Program due to a change in priorities for the provision of infrastructure.

The recommendation of the review is that Council do an amendment to its LGIP, in order to reflect updated planning information, population forecasts, and capital work requirements.

OFFICER'S RECOMMENDATION

That South Burnett Regional Council resolves to:

1. List for its consideration at its first 2024/25 budget quarterly review, an amount of \$125,000 ex GST to undertake the LGIP review process and to meet its statutory obligations under the relevant legislation.
2. Undertake an amendment to its LGIP in accordance with Chapter 5 of the Minister's Guidelines and Rules under the *Planning Act 2016*.

BACKGROUND

The *Planning Act 2016* requires Councils to have a LGIP in place to be able to apply Infrastructure Charges to a Development Approval, to fund identified trunk infrastructure projects.

In 2018, Council commenced the preparation of its Local Government Infrastructure Plan (LGIP) in accordance with the *Planning Act 2016*, and the Ministers Guidelines and Rules under the *Planning Act 2016*. The LGIP was adopted and came into effect from the 1 July 2019.

The *Planning Act 2016* requires a review of an LGIP to be undertaken every 5 years, to check if the planning assumptions that the LGIP was based on are still valid. To do this assessment, the State provides a review checklist for Councils to follow and document the review.

Council engaged State approved consultants – Integran, to undertake the review of the LGIP. Integran also prepared Council’s original (current) LGIP.

LGIP REVIEW OUTCOMES

The Queensland Department of Housing, Local Government, Planning and Public Works provides a checklist that must be used for the 5-year LGIP review. Council, through Integran, have completed the review checklist, and Council’s LGIP does not meet the current LGIP requirements in the following areas (information below extracted from LGIP review checklist attached):

LGIP component	Requirement	Comments
<p>Planning Assumptions methodology</p>	<p>The population and dwelling projections are based on those prepared by the Queensland Government Statistician (as available at the time of preparation) and refined to reflect development trends in the local government area.</p>	<p>The LGIP was prepared using the QGSO Population Projection available at the time (being the 2015 edition), adjusted to align to the 2016 Census at base year. Since this time, the medium series projections have substantially declined from those previously used in the preparation of the LGIP (both for the 2018 and 2023 edition projections).</p> <p>The LGIP forecasted a 33% increase in resident population from 2016 to 2046 (or an additional 10,700 residents). The latest medium series QGSO Projections have revised these forecasts down to 4,000 residents. The LGIP forecasts also exceed the high series QGSO projections over this same period by 1,900 residents.</p> <p>The LGIP Planning Assumptions are key inputs into the establishing Council’s Priority Infrastructure Area and form the basis of future infrastructure planning. The misalignment noted between the LGIP forecasts and the QGSO projections are substantial and warrant review.</p>
	<p>The employment and non-residential development projections align with the available economic development studies, other reports about employment or historical rates for the area.</p>	<p>The employment and non-residential development projections are based on 2016 ABS census data, projected forward using the former Population Projections adopted in the LGIP.</p> <p>Since this time, the 2021 Census has been undertaken, providing a revised set of employment statistics. Further, because of the significant misalignment of the resident population projections, this will overstate the employment (both Jobs and Gross Floor area) projections upon which the LGIP is based.</p>

		On this basis, the LGIP no is longer considered to align with current and projection employment information.
	The planned densities reflect realistic levels and types of development having regard to the planning scheme provisions and current development trends.	<p>Realistic planned densities have been determined with consideration to planning scheme provisions, current development trends and approvals.</p> <p>Limited development has occurred since the adoption of the current LGIP, however more recent development applications and approvals may impact on the suitability of the current LGIP Planning Assumptions.</p>
	The determination of planning assumptions about the type, scale, timing, and location of development, reflect an efficient, sequential pattern of development.	<p>The planning assumptions reflected an efficient, sequential extension to existing development at the time the LGIP was prepared in 2018.</p> <p>Since this time, planning assessments surrounding a number of large developments has progressed, which may necessitate changes in Council’s servicing strategies.</p>
Planning Assumptions - Demand	The asset management plan (AMP) and Long Term Financial Forecast (LTFF) align with the LGIP projections of growth and demand. (If not, what process is underway to achieve this?)	<p>Since the adoption of the LGIP in 2019, Council has prepared and maintains a Long-Term Financial Forecast and Long-Term Asset Management Plans.</p> <p>Several alignment issues were identified within the Asset Management Plans that are required to be resolved as part of a future LGIP Amendment. These include:</p> <ul style="list-style-type: none"> • Alignment of infrastructure Demand; assumptions (both current and projected); • Alignment of Population projections with more recent QGSO projections; and • Alignment of capital works planning <p>A review of the LTFF has identified the following matters: Misalignment in the Projected revenues to be received from Developer contributions;</p>
Priority Infrastructure Area (PIA)	The PIA accommodates growth for at least 10 years but no more than 15 years.	<p>The latest update to the QGSO Population and Dwelling projections in 2023, has resulted in much lower growth forecasted for the region to that which was initially adopted.</p> <p>Based on the current LGIP Planning Assumptions, this would result in the PIA accommodating significantly more growth than what is required for the next 15 years.</p> <p>In addition to simply meeting providing for between 10-15 year of development capacity, the PIA must also have consideration of the very low levels of growth</p>

		<p>anticipated, the need to consider market trends, and the minimal impacts on this may have on the provision of Trunk Infrastructure.</p> <p>The assessments performed as part of the original LGIP preparation are no longer current and will need revision based on the new population projections, recent and anticipated development activity, etc.</p>
	<p>The PIA achieves an efficient, sequential pattern of development.</p>	<p>The PIA as drafted in the current LGIP reflected efficient, sequential development through incremental outward growth of existing serviced areas at the time.</p> <p>Although very little has changed with respect to recent development activity, it is noted that the current lack of alignment of the planning assumptions with latest population projections and capital works planning will likely vary this outcome.</p>
<p>Schedule of Works</p>	<p>There is alignment of the scope, estimated cost and planned timing of proposed trunk capital works contained in the SOW model and the relevant inputs of the AMP and LTFF. (If not, what process is underway to achieve this?)</p>	<p>The scope, cost, and timing of infrastructure identified in Council Asset Management Plans and the most recent Long-term Financial Forecast no longer align with the LGIP Schedules of works.</p> <p>A detailed review of the new capital works and planned upgrades within the most recent documents will be necessary as part of an LGIP Amendment to achieve compliance with this checklist item.</p>

In summary, some assumptions made during the preparation of the LGIP in relation to population growth, and capital works project expenditure, have not materialised as expected, which means that these key LGIP inputs do not reflect the current growth trends in the region.

Population growth is lower than what was originally anticipated, which has a flow on effect to assumed growth for employment projections, housing, and gross floor area requirements. Moving forward, population growth is also expected to lower than anticipated.

Changes in Councils capital works program since 2019 to reflect updated priorities means that the Asset Management Plan in the LGIP is now outdated. This also impacts the Long-Term Financial Forecast figures such that funding profile for trunk infrastructure needs to be updated.

Considering the above, it is recommended that Council resolve to do an LGIP amendment in accordance with Chapter 5 of the Ministers Guidelines and Rules under the *Planning Act 2016*.

FINANCIAL IMPLICATIONS

Council Environment & Planning department flagged the sum of \$125,000 ex GST be budgeted to undertake the review process. This amount was reduced to zero during the budget process, awaiting the outcome of the review process and should the allocation be required it be reconsidered during the 2024/24 financial year.

The review is required, and therefore the initial budget amount will be required to be allocated during the current budget's first quarterly review process. There are no other budget line items where this amount can be found or offset against

The line item will be under Environment& Planning Budget line item 1055.100073.

LINK TO CORPORATE PLAN

Growth our Region's Economy and Prosperity

- GR2 Continue to develop Council's investment readiness to identify a sequence of actions that can enhance council's capability in responding to investment related enquiries.
- GR8 Support and advocate for appropriate growth and development with responsive planning schemes, processes, customer service and other initiatives.

ATTACHMENTS

1. **SBRC LGIP Review 2024** [↓](#) 

LGIP review checklist

Approved form MGR5.1 under the Planning Act 2016

Review principles:

- A reference in the checklist to the LGIP is taken to include a relevant reference to the *Planning Act 2016* and chapter 5 of the Minister's Guidelines and Rules.
- Terms in this checklist that are defined in the *Planning Act 2016* or the Minister's Guidelines and Rules.

The checklist must not be taken to cover all requirements of the *Planning Act 2016* and the Minister's Guidelines and Rules. Local governments must still have regard to the requirements as set out in the *Planning Act 2016* and the Minister's Guidelines and Rules when preparing or amending an LGIP.

Local government infrastructure plan (LGIP) checklist				To be completed by local government		To be completed by appointed reviewer			
LGIP outcome	LGIP component	Number	Requirement	Requirement met (yes/no)	Local government comments	Compliant (yes/no)	Justification	Corrective action description	Recommendation
The LGIP is consistent with the legislation for LGIPs and the Minister's Guidelines and Rules	All	1.	The LGIP sections are ordered in accordance with the LGIP template.	Yes	LGIP sections are ordered in accordance with the MGR LGIP template				
		2.	The LGIP sections are correctly located in the planning scheme.	Yes	The LGIP has been drafted as Section 4, and Schedule 3 of the planning scheme				
		3.	The content and text complies with the mandatory components of the LGIP template.	Yes	The mandatory components of the LGIP template are unchanged				
		4.	Text references to numbered paragraphs, tables and maps are correct.	Yes	References are correct				
	Definitions	5.	Additional definitions do not conflict with statutory requirements.	Yes	No additional definitions proposed				
	Preliminary section	6.	The drafting of the Preliminary section is consistent with the LGIP template.	Yes	The preliminary section is consistent with the template				
		7.	All five trunk networks are included in the LGIP. (If not, which of the networks are excluded and why have they been excluded?)	Yes	All five networks are included				
	Planning assumptions - structure	8.	The drafting of the Planning assumptions section is consistent with the LGIP template.	Yes	The planning assumptions section is consistent with the template				
		9.	All the projection areas listed in the tables of projections are shown on the relevant maps and vice versa.	Yes	All projection areas are identified on the relevant maps				
		10.	All the service catchments listed in the tables of projected infrastructure demand are identified on the relevant plans for trunk infrastructure (PFTI) maps and vice versa.	Yes	All service catchments are identified on the catchment maps and PFTI				
	Planning assumptions - methodology	11.	The population and dwelling projections are based on those prepared by the Queensland Government Statistician (as available at the time of preparation) and refined to reflect development trends in the local government area.	No	<p>The LGIP was prepared using the QGSO Population Projection available at the time (being the 2015 edition), adjusted to align to the 2016 Census at base year. Since this time, the medium series projections have substantially declined from those previously used in the preparation of the LGIP (both for the 2018 and 2023 edition projections).</p> <p>The LGIP forecasted a 33% increase in resident population from 2016 to 2046 (or an additional 10,700 residents). The latest medium series QGSO Projections have revised these forecasts down to 4,000 residents. The LGIP forecasts also exceed the high series QGSO projections over this same period by 1,900 residents.</p>				

Review principles:

- A reference in the checklist to the LGIP is taken to include a relevant reference to the *Planning Act 2016* and chapter 5 of the Minister's Guidelines and Rules.
- Terms in this checklist that are defined in the *Planning Act 2016* or the Minister's Guidelines and Rules.

The checklist must not be taken to cover all requirements of the *Planning Act 2016* and the Minister's Guidelines and Rules. Local governments must still have regard to the requirements as set out in the *Planning Act 2016* and the Minister's Guidelines and Rules when preparing or amending an LGIP.

Local government infrastructure plan (LGIP) checklist				To be completed by local government		To be completed by appointed reviewer			
LGIP outcome	LGIP component	Number	Requirement	Requirement met (yes/no)	Local government comments	Compliant (yes/no)	Justification	Corrective action description	Recommendation
					The LGIP Planning Assumptions are key inputs into the establishing Council's Priority Infrastructure Area and form the basis of future infrastructure planning. The misalignment noted between the LGIP forecasts and the QGSO projections are substantial and warrant review.				
		12.	The employment and non-residential development projections align with the available economic development studies, other reports about employment or historical rates for the area.	No	The employment and non-residential development projections are based on 2016 ABS census data, projected forward using the former Population Projections adopted in the LGIP. Since this time, the 2021 Census has been undertaken, providing a revised set of employment statistics. Further, as a result of the significant misalignment of the resident population projections, this will overstate the employment (both Jobs and Gross Floor area) projections upon which the LIP is based. On this basis, the LGIP no is longer considered to align with current and projection employment information.				
		13.	The developable area excludes all areas affected by absolute constraints such as steep slopes, conservation and flooding.	Yes	The developable area excludes areas affected by absolute constraints, based on the Planning Scheme and Matters of State Environmental Significance available at the time the LGIP was prepared. Since this time, South Burnett Regional Council has substantially progressed a Major Amendment to the Planning Scheme (currently in second State Review phase). A review of the proposed changes to Planning Scheme zones and constraint overlays has revealed little change from the version of this review. It is anticipated that any changes to the State constraint information will have little impact on the urban areas and therefore have no material change to the developable areas.				
		14.	The planned densities reflect realistic levels and types of development having regard to the planning scheme provisions and current development trends.	No	Realistic planned densities have been determined with consideration to planning scheme provisions, current development trends and approvals. Limited development has occurred since the adoption of the current LGIP, however more recent development applications and approvals may impact on the suitability of the current LGIP Planning Assumptions.				
		15.	The planned densities account for land required for local roads and other infrastructure.	Yes	Planned densities exclude a reasonable proportion (between 2% - 30%, depending on zone and location) for provision of local roads and other infrastructure.				
		16.	The population and employment projection tables identify "ultimate development" in accordance with the defined term.	Yes	Ultimate development has been determined in accordance with the defined term within the Ministers Guidelines and Rules.				

Review principles:

- A reference in the checklist to the LGIP is taken to include a relevant reference to the *Planning Act 2016* and chapter 5 of the Minister's Guidelines and Rules.
- Terms in this checklist that are defined in the *Planning Act 2016* or the Minister's Guidelines and Rules.

The checklist must not be taken to cover all requirements of the *Planning Act 2016* and the Minister's Guidelines and Rules. Local governments must still have regard to the requirements as set out in the *Planning Act 2016* and the Minister's Guidelines and Rules when preparing or amending an LGIP.

Local government infrastructure plan (LGIP) checklist				To be completed by local government		To be completed by appointed reviewer			
LGIP outcome	LGIP component	Number	Requirement	Requirement met (yes/no)	Local government comments	Compliant (yes/no)	Justification	Corrective action description	Recommendation
		17.	Based on the information in the projection tables and other available material, it is possible to verify the remaining capacity to accommodate growth, for each projection area.	Yes	Remaining capacity for each area can be verified by subtracting the population from the ultimate population				
		18.	The determination of planning assumptions about the type, scale, timing and location of development, reflect an efficient, sequential pattern of development.	No	The planning assumptions reflected an efficient, sequential extension to existing development at the time the LGIP was prepared in 2018. Since this time, planning assessments surrounding a number of large developments has progressed, which may necessitate changes in Council's servicing strategies.				
		19.	The relevant state agency for transport matters and the distributor-retailer responsible for providing water and wastewater services for the area (if applicable), has been consulted in the preparation of the LGIP (What was the outcome of the consultation?)	N/A	Not Applicable to the LGIP Review				
	Planning assumptions - demand	20.	The infrastructure demand projections are based on the projections of population and employment growth.	No	Due to the non-compliance identified for the population and employment assumptions (as detailed in checklist items 11 & 12 above), the infrastructure demand projections will also require review and amendment to align with current projections.				
		21.	The infrastructure units of demand align with those identified in the Minister's Guidelines and Rules, or where alternative demand units are used, their numerical relationship to the standard units of demand is identified and explained.	Yes	The standard demand units identified in the MGR have been used				
		22.	The demand generation rates align with accepted rates and/or historical data.	Yes	The demand generation rates are consistent with the planning scheme provisions, and generally accepted rates				
		23.	The service catchments used for infrastructure demand projections are identified on relevant PFTI maps and demand tables.	Yes	Service catchments are identified on the PFTI maps and demand tables				
		24.	The service catchments for each network cover, at a minimum, the urban areas, and enable urban development costs to be compared.	Yes	The service catchments cover the urban area, and enable urban development costs to be compared				
		25.	The asset management plan (AMP) and Long Term Financial Forecast (LTFF) align with the LGIP projections of growth and demand. (If not, what process is underway to achieve this?)	No	Since the adoption of the LGIP in 2019, Council has prepared and maintains a Long-Term Financial Forecast and Long-Term Asset Management Plans. A number of alignment issues were identified within the Asset Management Plans that are required to be				

Local government infrastructure plan (LGIP) checklist									
Local government infrastructure plan (LGIP) checklist				To be completed by local government			To be completed by appointed reviewer		
LGIP outcome	LGIP component	Number	Requirement	Requirement met (yes/no)	Local government comments	Compliant (yes/no)	Justification	Corrective action description	Recommendation
					<p>resolved as part of a future LGIP Amendment. These include:</p> <ul style="list-style-type: none"> Alignment of infrastructure Demand assumptions (both current and projected); Alignment of Population projections with more recent QGSO projections; Alignment of capital works planning <p>A review of the LTFF has identified the following matters:</p> <ul style="list-style-type: none"> Misalignment in the Projected revenues to be received from Developer contributions; 				
	Priority infrastructure area (PIA)	26.	The drafting of the PIA section is consistent with the LGIP template.	Yes	The PIA section is consistent with the template				
		27.	Text references to PIA map(s) are correct.	Yes	Complies				
		28.	The PIA boundary shown on the PIA map is legible at a lot level and the planning scheme zoning is also shown on the map.	Yes	The PIA mapping is legible at a lot level and includes the planning scheme zoning				
		29.	The PIA includes all areas of existing urban development serviced by all relevant trunk infrastructure networks at the time the LGIP was prepared.	Yes	<p>All areas of existing urban development remain to be included within the PIA. The former LGIP Review checklist identified a number specific parcels of a non-urban nature that were contained within the PIA due to access to urban infrastructure services.</p> <p>No changes are expected to have occurred over the past 5-years to cause non-compliance with this checklist item.</p>				
		30.	The PIA accommodates growth for at least 10 years but no more than 15 years.	No	<p>The latest update to the QGSO Population and Dwelling projections in 2023, has resulted in much lower growth forecasted for the region to that which was initially adopted.</p> <p>Based on the current LGIP Planning Assumptions, this would result in the PIA accommodating significantly more growth than what is required for the next 15 years.</p> <p>In addition to simply meeting providing for between 10-15 year of development capacity, the PIA must also have consideration of the very low levels of growth anticipated, the need to consider market trends, and the minimal impacts on this may have on the provision of Trunk Infrastructure.</p> <p>The assessments performed as part of the original LGIP preparation are no longer current and will need revision based on the new population projections, recent and anticipated development activity, etc.</p>				

Local government infrastructure plan (LGIP) checklist				To be completed by local government		To be completed by appointed reviewer			
LGIP outcome	LGIP component	Number	Requirement	Requirement met (yes/no)	Local government comments	Compliant (yes/no)	Justification	Corrective action description	Recommendation
		31.	The PIA achieves an efficient, sequential pattern of development.	No	The PIA as drafted in the current LGIP reflected efficient, sequential development through incremental outward growth of existing serviced areas at the time. Although very little has changed with respect to recent development activity, it is noted that the current lack of alignment of the planning assumptions with latest population projections and capital works planning will likely vary this outcome.				
		32.	If there is an area outside the PIA that the planning assumptions show is needed for urban growth in the next 10 to 15 years, why has the area been excluded from the PIA?	Yes	There are no areas outside the PIA which accommodate significant urban growth in the next 10-15 years				
	Desired standards of service (DSS)	33.	The drafting of the DSS section is consistent with the LGIP template.	Yes	The DSS section is consistent with the template				
		34.	The DSS section states the key planning and design standards for each network.	Yes	The DSS section identifies planning and design standards for each network				
		35.	The DSS reflects the key, high level industry standards, regulations and codes, and planning scheme policies about infrastructure.	Yes	The DSS refers to relevant standards, regulations, and planning scheme policies for each network				
		36.	There is alignment between the relevant levels of service stated in the local government's AMP and the LGIP. (If not, what process is underway to achieve this?)	Yes	The DSS is consistent between Council's capex program and the LGIP				
	Plans for trunk infrastructure (PFTI) – structure and text	37.	The drafting of the PFTI section is consistent with the LGIP template.	Yes	The PFTI section is consistent with the template				
		38.	PFTI maps are identified for all networks listed in the Preliminary section.	Yes	Complies				
		39.	PFTI schedule of works summary tables for future infrastructure are included for all networks listed in the Preliminary section.	Yes	Complies				
	PFTI – Maps [Add rows to the checklist to address these items for each of the networks]	40.	The maps clearly differentiate between existing and future trunk infrastructure networks.	Yes	The maps differentiate between existing and trunk infrastructure				
		41.	The service catchments referenced in the schedule of works (SOW) model and infrastructure demand summary tables are shown clearly on the maps.	Yes	Service catchments are shown on the maps				
		42.	Future trunk infrastructure components are identified (at summary project level) clearly on the maps including a legible map reference.	Yes	All future infrastructure has been identified and labelled on the maps				
		43.	The infrastructure map reference is shown in the SOW model and summary schedule of works table in the LGIP.	Yes	All future infrastructure IDs are also identified in the SoW model and LGIP document				

<p>Review principles:</p> <ul style="list-style-type: none"> A reference in the checklist to the LGIP is taken to include a relevant reference to the <i>Planning Act 2016</i> and chapter 5 of the Minister's Guidelines and Rules. Terms in this checklist that are defined in the <i>Planning Act 2016</i> or the Minister's Guidelines and Rules. <p>The checklist must not be taken to cover all requirements of the <i>Planning Act 2016</i> and the Minister's Guidelines and Rules. Local governments must still have regard to the requirements as set out in the <i>Planning Act 2016</i> and the Minister's Guidelines and Rules when preparing or amending an LGIP.</p>										
Local government infrastructure plan (LGIP) checklist				To be completed by local government			To be completed by appointed reviewer			
LGIP outcome	LGIP component	Number	Requirement	Requirement met (yes/no)	Local government comments	Compliant (yes/no)	Justification	Corrective action description	Recommendation	
	Schedules of works <i>[Add rows to the checklist to address these items for each of the networks]</i>	44.	The schedule of works tables in the LGIP comply with the LGIP template.	Yes	Complies					
		45.	The identified trunk infrastructure is consistent with the <i>Planning Act 2016</i> and the Minister's Guidelines and Rules.	Yes	Identified trunk infrastructure is consistent with the definitions and guidelines within the <i>Planning Act 2016</i> and MGR					
		46.	The existing and future trunk infrastructure identified in the LGIP is adequate to service at least the area of the PIA.	Yes	The identified trunk infrastructure has been planned to the extent of the service catchments, which extend beyond the PIA for all networks					
		47.	Future urban areas outside the PIA and the demand that will be generated at ultimate development for the relevant network catchments have been considered when determining the trunk infrastructure included in the SOW model.	Yes	The identified trunk infrastructure has been planned to the extent of the service catchments, which extend beyond the PIA for all networks					
		48.	There is alignment of the scope, estimated cost and planned timing of proposed trunk capital works contained in the SOW model and the relevant inputs of the AMP and LTFF. (If not, what process is underway to achieve this?)	No	The scope, cost, and timing of infrastructure identified in Council Asset Management Plans and the most recent Long-term Financial Forecast no longer align with the LGIP Schedules of works. A detailed review of the new capital works and planned upgrades within the most recent documents will be necessary as part of an LGIP Amendment to achieve compliance with this checklist item.					
		49.	The cost of trunk infrastructure identified in the SOW model and schedule of work tables is consistent with legislative requirements.	Yes	The cost of trunk infrastructure is based on approaches outlined within the MGR					
	SOW model	50.	The submitted SOW model is consistent with the SOW model included in the Minister's Guidelines and Rules.	Yes	The SoW model is consistent with the MGR SoW model					
		51.	The SOW model has been prepared and populated consistent with the Minister's Guidelines and Rules.	Yes	The SoW model is consistent with the MGR requirements					
		52.	Project owner's cost and contingency values in the SOW model do not exceed the ranges outlined in the Minister's Guidelines and Rules.	Yes	Complies					
		53.	Infrastructure items included in the SOW model, SOW tables and the PFTI maps are consistent.	Yes	Infrastructure items are consistent between the SoW model, LGIP document, and PFTI mapping					
	Extrinsic material	54.	All relevant material including background studies, reports and supporting information that informed the preparation of the proposed LGIP is available and identified in the list of extrinsic material.	Yes	All relevant extrinsic material has been provided					
		55.	The extrinsic material explains the methodology and inter-relationships between the components and assumptions of the LGIP.	Yes	Complies					

14.2 DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR MULTIPLE DWELLING (3 X 2-BEDROOMS UNITS) AT 10 AGNES STREET KINGAROY (AND DESCRIBED AS LOT 7 ON RP41769) - APPLICANT: REGIONAL HOUSING LIMITED C/- URBAN STRATEGIES

File Number: MCU24/0013

Author: Acting Manager Environment & Planning

Authoriser: Chief Executive Officer

PRECIS

Development Permit for a Material Change of Use – Multiple Dwelling (3 x 2-bedroom units) at 10 Agnes Street Kingaroy (described as Lot 7 RP41769). Applicant: Regional Housing Limited C/- Urban Strategies Pty Ltd.

SUMMARY

- The application is for a Development Permit for a Material Change of Use – Multiple Dwelling (3 x 2-bedroom units).
- The applicant is Regional Housing Limited being a registered Tier 1 Community Housing Provider and a Not for Profit (PBI) company and registered charity.
- The subject site is located in a Low density residential zone under the South Burnett Regional Council Planning Scheme 2017, v1.4.
- The application was Impact Assessable as multiple dwellings are not contemplated in Table 5.5.1, of the South Burnett Regional Council Planning Scheme 2017 v1.4.
- The subject site has is a total 986m² in area.
- This application was assessed against the South Burnett Regional Council Planning Scheme, v1.4 'assessment benchmarks' as outlined below:
 - Strategic Framework;
 - Low Density Residential Zone Code;
 - Services and Works Code; and
 - Medium Density Residential Zone Code.
- State government interests were not identified hence referral was not required.
- Council did not issue an Information Request, however additional information was sought in order to complete the assessment and recommendations with respect to:
 - Need – Given that a Multiple Dwelling in the Low density residential zone represents a departure from the South Burnett Regional Council Planning Scheme 2017 v1.4. Justification was sought to demonstrate the need for the proposed Multiple Dwelling in a Low density residential zone as a 'relevant matter' under section 45 of the *Planning Act 2016*; and
 - Street Presentation - To ensure compliance with both the Low density residential zone Code and the Medium Density Residential Zone code, improvements were sought to address the lack of orientation of Units 1 and 3 towards the Agnes and Holliday Street frontages respectively. Improvements suggested to the applicant included placement of larger windows addressing street frontages, reduced fence heights, reduction in expanse of blank facades (where oriented to the streetscape).
- The applicant responded to Council's request for additional information on 24 July 2024 with the following information:
 - Correspondence dated 17 April 2024 was provided from Regional Housing Limited demonstrating the acute need to provide social housing (including 2-bedroom units) on the subject site, noting that the land has been contributed by Council for the proposed purpose; and
 - The applicant requested that the submitted drawings be amended in red to:
 - provide an additional high window to Agnes Street but requested the retention of screening to the front carport with wider spaced battening;

- provide a painted pedestrian path to each unit and provide a pedestrian gate or entry arbour; and
- reduce the fence height to 1.2m along Agnes Street.
- The applicant’s response to Council’s additional advice was acceptable in part but did not address acceptable outcomes relating to the requirement for the front facades to incorporate the front door and preferred orientation of living areas towards Agnes and Holliday Street frontages (a reflection of detached housing character in the zone). Further amendments (in red have been made to the plans as shown in the report.
- The application underwent statutory public notification from 21 June 2024 to 12 July 2024 and one (1) public submission was received raising issues relating to flooding of the subject site/locality and raising concerns of worsening on adjoining properties by the development/earthworks. Council’s Engineer has reviewed Flood Hazard Risk and conditioned mitigation measures to ensure habitable levels are achieved with non-worsening (flood levels) on adjoining properties.
- The application has been assessed and the proposal generally meets the requirements of the Planning Scheme and relevant codes or has been conditioned to comply.
- Refer to Attachment A – Statement of Reasons.
- Refer to Attachment B – Infrastructure Charges Notice.
- Refer to Attachment C – Approved Plans.
- Refer to Attachment D – Approved Documents.
- The application is recommended for approval subject to reasonable and relevant conditions.

OFFICER’S RECOMMENDATION

That Council approve the application for a Development Permit for a Material Change of Use – Multiple Dwelling (3 x 2-bedroom units) at 10 Agnes Street, Kingaroy Qld 4610 (and described as Lot 7 on RP41769) subject to conditions and recommendations contained herein.

GENERAL

GEN1. The development must be completed and maintained in accordance with the approved plans and documents and conditions to this development approval:

Drawing No.	Sheet Name	Date	Prepared By	Rev No.
23-104-01	Site Plan (amended in red)	03/05/24	Brian Field Building Designs	-
23-104-02	Floor Plan (amended in red)	26/03/24	Brian Field Building Designs	-
23-104-03	Elevations (amended in red)	26/03/24	Brian Field Building Designs	-
23-104-04	Open Space Plan	03/05/24	Brian Field Building Designs	-
23-104-05	Vehicle Turning Paths	03/05/24	Brian Field Building Designs	-
23-104-06	Landscaping Plan (amended in red)	03/05/24	Brian Field Building Designs	-
Document No.	Document Name	Date	Prepared By	Rev No.
-	Preliminary Stormwater Management Report	29 April 2024	ATC Consulting Engineers and Project Managers Pty Ltd	1.0

DEVELOPMENT PERIOD - MCU

GEN2. The currency period for this development approval for material change of use (Multiple Dwelling – 3 x 2-bedroom units) is six (6) years after the development approval starts to have effect.

PARTICULAR USE

MCU1. This Development Permit is for Multiple dwelling – 3 x 2-bedroom units is to be undertaken by a community housing provider for the purpose of social housing for a

minimum of 20 years in accordance with the *Queensland Housing Investment and Growth Initiative's Quickstarts Qld* funding agreement, or the like.

REFUSE STORAGE

MCU2. Refuse and recycling bins are to be provided and stored in accordance with the Site Plan, Drawing No. 23-104-01(amended in red), dated 03/05/24 and prepared by Brian Field Building Designs. Refuse and recycling bins are to be screened from view from street frontages, at all times.

STREET NUMBERING

MCU3. Provide clear and legible signage incorporating the street number for the benefit of the public. Numbering must be installed on the premises prior to Commencement of Use.

LETTER BOX

MCU4. Letter boxes are to be provided on the Agnes Street alignment for Units 1 to 3, and body corporate if relevant. Each box shall be distinguished with a number corresponding with the unit number.

EXTERNAL CLOTHES DRYING FACILITIES

MCU5. Each dwelling unit is to be provided with external clothes drying facilities within the nominated private open space areas.

SCREENING TO PLANT & EQUIPMENT

MCU6. Plant and service equipment (air conditioning, refuse bins, telecommunication devices, etc) are integrated into the building or appropriately screened from view from street frontages.

LANDSCAPING

MCU7. Landscaping is to be provided to the site as shown on the Landscaping Plan, Drawing No. 23-104-06 (amended in red), dated 03/05/24 and prepared by Brian Field Building Designs. Landscaping is to be maintained at all times.

FENCING

MCU8. Fencing (timber paling or colorbond panels) with a maximum height of 1.8m is to be provided to eastern and western side boundaries and is to be maintained at all times.

MCU9. Fence construction between private open space areas are to be a maximum height of 1.8m as shown on the approved plans.

MCU10. Fences or walls proposed along road frontages are to be maximum 1.2m in height.

ENGINEERING WORKS

ENG1. Submit to Council, an Operational Work application for all civil works including earthworks, stormwater, access and parking.

ENG2. Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to commencement of the use unless stated otherwise.

ENG3. Undertake Engineering designs and construction in accordance with the Planning Scheme, Council's standards, relevant design guides, and Australian Standards.

ENG4. Be responsible for the full cost of any alterations necessary to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

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

- ENG5. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted on during construction of the development.
- ENG6. Repair all damages incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damages immediately upon completion of works associated with the development.

STORMWATER MANAGEMENT

- ENG7. Provide stormwater management generally in accordance with the approved Preliminary Stormwater Management Plan prepared by ATC Consulting Engineers and Project Managers, Revision 1.0, dated 29 April 2024, subject to detailed design and except as altered by conditions of this development approval.
- ENG8. Provide overland flow paths that do not adversely alter the characteristics of existing overland flows on other properties or that create a stormwater nuisance on other properties.
- Comment: The filling and/or retaining wall along the eastern boundary shall be designed and constructed so as to allow overland flow through the site, or be captured and directed to the Agnes Street frontage.
- ENG9. All finished floor levels (FFL) to meet ATC Consulting Engineers, General Layout Plan, Drawing No. C-102, Project No. 24130, Issue A, Date 30 April 2024.

WATER SUPPLY

- ENG10. Connect the development to Council's reticulated water supply system via a single connection.

SEWERAGE

- ENG11. Connect the development to Council's existing reticulated sewerage system via a single connection.

PARKING AND ACCESS - GENERAL

- ENG12. Design all access driveways, circulation driveways, parking aisles and car parking spaces in accordance with Australian Standard 2890.1 - Parking Facilities - Off Street Car Parking.
- ENG13. Design and construct all sealed areas with parking and manoeuvring areas with concrete, asphalt or a two-coat bitumen seal.
- ENG14. Provide a minimum of 3 car parking spaces including 1 visitor carpark.
- ENG15. Provide vehicle bollards or tyre stops to control vehicular access and to protect landscaping or pedestrian areas where appropriate.

VEHICLE ACCESS

- ENG16. Construct a crossover between the property boundary and the edge of the Agnes Street pavement, having a minimum width of 6 metres, generally in accordance with Council's Standard Drawing No. SBRC 00048.
- ENG17. Construct any new crossovers such that the edge of the crossover is no closer than 1 metre to any existing or proposed infrastructure, including any stormwater gully pit,

manhole, service infrastructure (eg power pole, telecommunications pit), road infrastructure (eg street sign, street tree, etc).

ENG18. No vehicular access is permitted to/from Holliday Street.

ELECTRICITY AND TELECOMMUNICATION

ENG19. Connect the development to electricity and telecommunication services.

EARTHWORKS - GENERAL

ENG20. Earthworks per site involving cut or fill with a nett quantity of material greater than 50m³, requires an Operational Work application.

ENG21. Undertake earthworks in accordance with the provisions of AS3798 Guidelines on Earthworks for Commercial and Residential Developments.

EARTHWORKS - RETAINING STRUCTURES AND FILLING

ENG22. Ensure retaining walls and earthworks do not adversely affect adjoining properties or services within the vicinity. This includes blocking or altering overland flow paths.

ENG23. Contain any batters wholly within the proposed development site. Fill cannot be placed on adjacent properties without providing Council with written permission from the respective property owner(s).

EROSION AND SEDIMENT CONTROL - GENERAL

ENG24. Ensure that all reasonable actions are taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.

ENG25. Remove and clean-up sediment or other pollutants in the event that sediment or other pollutants are tracked/released onto adjoining streets or stormwater systems, at no cost to Council.

ADVICE

HERITAGE

ADV1. This development approval does not authorise any activity that may harm Aboriginal Cultural Heritage. Under the *Aboriginal Cultural Heritage Act 2003* you have a duty of care in relation to such heritage. Section 23(1) provides that "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage." Council does not warrant that the approved development avoids affecting Aboriginal Cultural Heritage. It may therefore, be prudent for you to carry out searches, consultation, or a Cultural Heritage assessment to ascertain the presence or otherwise of Aboriginal Cultural Heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding. A search can be arranged by visiting <https://www.datsip.qld.gov.au> and filling out the Aboriginal and Torres Strait Islander Cultural Heritage Search Request Form.

APPEAL RIGHTS

ADV2. Attached for your information is a copy of Chapter 6 of the *Planning Act 2016* as regards Appeal Rights.

INFRASTRUCTURE CHARGES

ADV3. Infrastructure charges are now levied by way of an infrastructure charges notice, issued pursuant to section 119 of the *Planning Act 2016*.

DEVELOPER INCENTIVE

ADV4. Council is offering a reduction in infrastructure charges payable through the development incentive scheme which is available between 1 December 2020 and 31 December 2025. Eligible development under this scheme is required to be completed by 31 December 2025.

For further information or application form please refer to the rules and procedures available on Council's website.

CONSTRUCTION

ADV5. Construction Noise and Dust Emissions Pursuant to the *Environmental Protection Act 1994*, all development involving the emission of noise and dust from building and/or construction activities, must ensure that the emissions are in accordance with the requirements of the Act.

FINANCIAL AND RESOURCE IMPLICATIONS

No implication can be identified.

LINK TO CORPORATE/OPERATIONAL PLAN

Growing our Region's Economy and Prosperity

- GR8 Support and advocate for appropriate growth and development with responsive planning schemes, process, customer service and other initiatives.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Refer to CONSULTATION in this report.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

No implication identified.

POLICY/LOCAL LAW/DELEGATION IMPLICATIONS

No implication can be identified.

ASSET MANAGEMENT IMPLICATIONS

No implication can be identified.

REPORT

1. APPLICATION DETAILS

Site address	10 Agnes Street KINGAROY	
Real property description	Lot 7 on RP41769	
Easements or encumbrances on title	NIL	
Area of Site	986m ²	
Current Use	Vacant Land	
Environmental Management Register or Contaminated Land Register	The site is not included on the Environmental Management or Contaminated Land Register.	
Applicant's name	Regional Housing Limited C/- Urban Strategies	
Zone	Low Density Residential Zone	
Applicable Overlays	<ul style="list-style-type: none"> • OM1 - Airport Environs Overlay - Distance from Airport – 8km • OM3 - Flood Hazard Overlay - Flood Hazard Area • OM8 - Agricultural Land Overlay - Class A 	
Proposed use as defined	Multiple Dwelling	
Details of proposal	Material Change of Use (MCU's)	
	▪ Gross Floor Area (GFA)	Unit 1 – 74.1m ² Unit 2 – 74.1m ² Unit 3 – 74.1m ² TOTAL GFA – 222.3m ²
	▪ Impervious area	362sqm
	▪ Building height	1 Storey
	▪ Site Cover	Unit 1 – 104.3m ² Unit 2 – 104.3m ² Unit 3 – 104.3m ² TOTAL SITE COVER–312.9m ² (31.7%)
	▪ Access	1 x 6m wide driveway (shared) from Agnes Street to Units 1 to 3.
	▪ Landscape	Landscaping in the form of a front garden bed and turfed areas across the site is a total 305m ² (30%). Garden beds include tiered planting to the Agnes Street frontage Refer to 'Landscaping Plan' Drawing No. 23-104-06 dated 03/05/24 prepared by Brian Field Designs.
	▪ Number of car parks	4 spaces (3 resident & 1 visitor)
▪ Number of units/tenancies	3 x 2-bedroom units	
Application type	Aspects of	Type of Approval Requested

	Development	Preliminary Approval	Development Permit
	Material Change of Use (MCU)		X
	Reconfiguration of a Lot (RAL)		
	Building Work (BW)		
	Operational Work (OPW)		
Level of Assessment	Impact Assessment		
Pre-lodgement / Consultation history	<p>Prelodgement advice was sought with respect to the proposed development. Written prelodgement advice was provided on 3 April 2024 and 24 April 2024 via email. Whilst a potential 3 unit Multiple Dwelling was supported in principal, the following matters were requested to be addressed in the application:</p> <ul style="list-style-type: none"> • The need for the proposed development is to be demonstrated including provision of Regional Housing Australia’s operations, and the facts and circumstances on how the provision of a 3-unit, Multiple Dwelling, in a Low density residential zone addresses planning needs associated with housing provision. It was further advised that RHA’s material be included as a relevant matter under S45 of the <i>Planning Act 2016</i>. • Assessment of the proposal against the Wide Bay Burnett Regional Plan 2023 as a relevant matter under s45 of the <i>Planning Act 2016</i>, particularly with respect to housing need within the region’s existing major centres. • The Strategic Framework of the South Burnett Regional Planning Scheme (2017) v1.4 including consideration of the need for housing provision, the role/function of Kingaroy, aspects relating to design and servicing etc. • How the site interacts with Kingaroy’s Principal Centre Zone and sub-precincts. • Assessment of the development against the Medium Density Zone Code in addition to the Low Density Residential Zone Code to ensure that general expectations relating to unit design, carparking, servicing etc are met. • Detailed reporting against assessment benchmarks is required to be provided for a complete assessment. • Whilst not greatly impacted by flooding, ensure that any filling of the site to achieve habitable floor levels does not block the overland flow path coming from 8 Agnes Street creating a potential nuisance due to redirected flows. 		
Key planning issues e.g. vegetation, waterway corridors, overland flow	<ul style="list-style-type: none"> • Planning justification and demonstration of community need for a Multiple Dwelling in an established Low Density Residential Zone (as “any other relevant matter” under section 45(5)(b) of the <i>Planning Act 2016</i>); • Design that addresses both primary and secondary street frontages; and flood immunity. 		
Referral agencies	Agency	Concurrence/ Advice	
	NA	NA	
Public notification	Public notification period: 21/06/2024 to 12/07/2024 One (1) submission received		
Planning Regulation 2017	Not Applicable.		
State Planning Policy 2017	Applicable.		

Wide Bay Burnett Regional Plan 2023	Applicable.
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2. THE SITE

This section of the report provides a description of the site, details about the existing use and notable characteristics of the site, the standard of servicing, and the form of development in the immediately locality.

2.1. SITE DESCRIPTION & EXISTING USE

The site is comprised of a single, regular shaped lot. Refer to Figure 1 – Agnes Street frontage view.

The lot has dual frontage to Agnes Street (20.117m wide) and secondary frontage to Holliday Street (20.117m wide). The site was previously owned by SBRC and is vacant. The site fronts bitumen sealed road with concrete kerb and channel in Agnes Street and a sealed bitumen road with no kerb and channel that transitions to a concrete floodway near the boundary line of the site in Holliday Street.



Figure 1: Subject Site - Agnes Street frontage view of site (Urban Strategies Pty Ltd Town Planning report)

Adjoining land to the east is included in the Low density residential zone, with dual frontage to Agnes and Holliday Streets. Land directly to the south in Agnes Street and to the north in Holliday Street is also included in the Low density residential zone and contains dwelling houses. Adjoining land to the west and south-west whilst included in the Low density residential zone is vacant land, constrained by flooding. Adjacent land to the north-west is included in the Open Space Zone. Land to the north-east in Holliday Street contains a Motel. Refer to Figure 2, Site Context.

The site is in good proximity to a range of health, employment, educational, recreational, community, commercial services and facilities. The subject site is within 250m of the Kingaroy Hospital directly east of the Bunya Highway and the Kingaroy Town Centre 0.8km from the subject site.

Other key services and facilities in proximity to the subject site include:

- St Mary's Catholic College (0.9km);
- Industrial Employment Node (0.7km);
- Kingaroy Bowls Club (0.5km);
- Memorial Park (1.4km);

- Kingaroy Seventh-day Adventist Church (0.29km);
- Orana Retirement Living and Aged Care (1.7km);
- Peanut Company Australia (1.3km);
- Kingaroy Speedway (1.9km);
- Swickers Factory (3km); and
- Community Sporting Facilities (1.8km).

Key services are shown at Figure 2: Services Mapping (prepared by the Applicant in the submission).

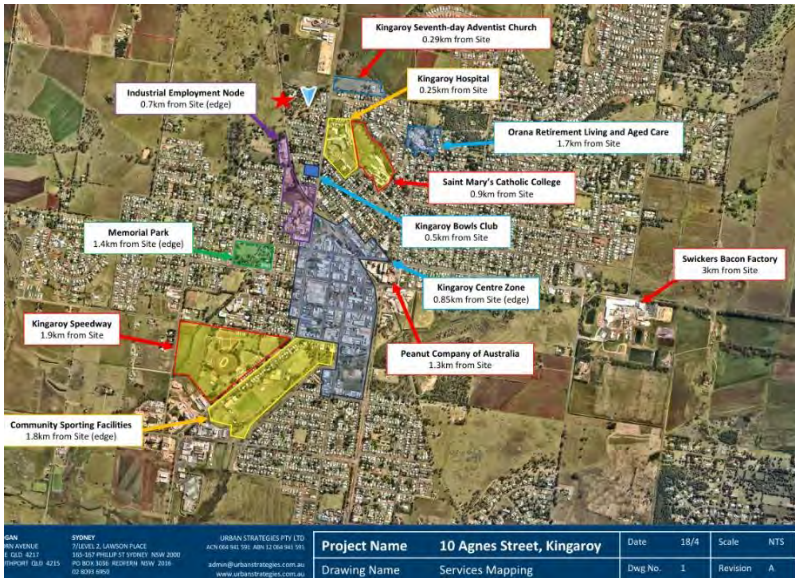


Figure 2: Services Mapping prepared by Urban Strategies Pty Ltd (Applicant)



Figure 3: Site Context (Google Maps)

Vegetation - the site is largely grassed and contains three (3) mature trees on-site that are to be removed. Whilst the site is predominantly included in Category R (Areas within 50m of a watercourse) on the regulated vegetation map with the south-eastern corner included in Category X (not mapped as a category), (the site is significantly less than 5 hectares and therefore vegetation is not regulated).

▼ NATIVE VEGETATION CLEARING

- All
- Regulated vegetation management map (Category A and B extract)
 - Category A on the regulated vegetation management map
 - Category B on the regulated vegetation management map
- Regulated vegetation management map (Other vegetation categories)
 - Category C on the regulated vegetation management map
 - Category R on the regulated vegetation management map
 - Category X on the regulated vegetation management map
- Vegetation management regional ecosystem map
 - Category A or B area containing endangered regional ecosystems
 - Category A or B area containing of concern regional ecosystems
 - Category A or B area that is a least concern regional ecosystem
- Non remnant
- Water
- Vegetation management coastal and non-coastal bioregions and sub-regions
 - Coastal bioregions and sub-regions
 - Non coastal bioregions and sub-regions
- Essential habitat

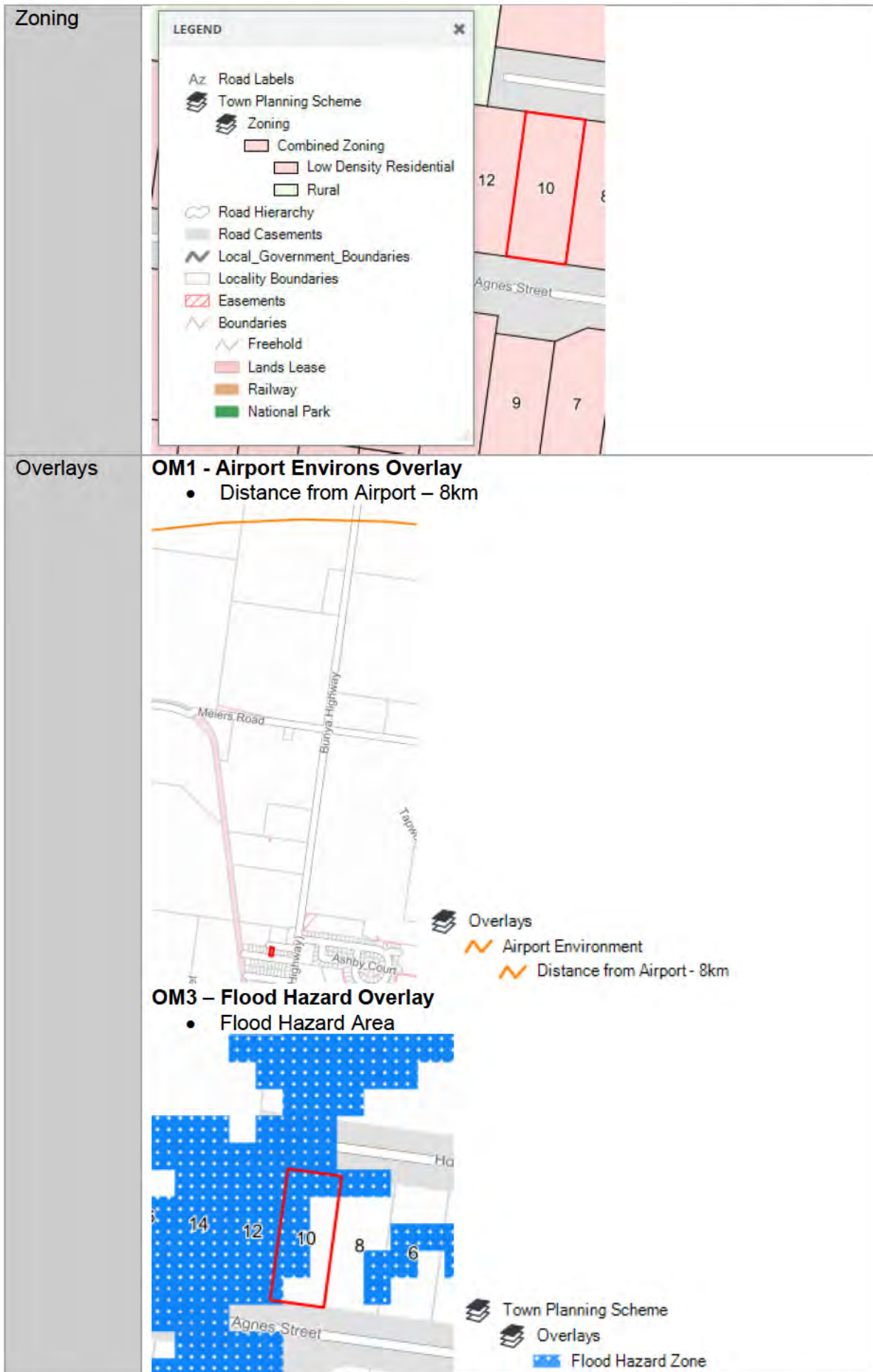
Please refer to the *Planning Regulation 2017* to determine when the clearing of certain categories of vegetation may constitute assessable development.

With respect to overlays under the South Burnett Regional Planning Scheme, the site is constrained by the following overlays under the (refer to relevant overlay mapping in the tables below):

- **OM1 – Airport Environs Overlay – Distance from Airport – 8km**
- **OM3 – Flood Hazard Overlay – Flood Hazard Area**
- **OM8 – Agricultural Land Overlay – Class A**

Table 1 – Maps & Descriptions (Source: Intramaps)





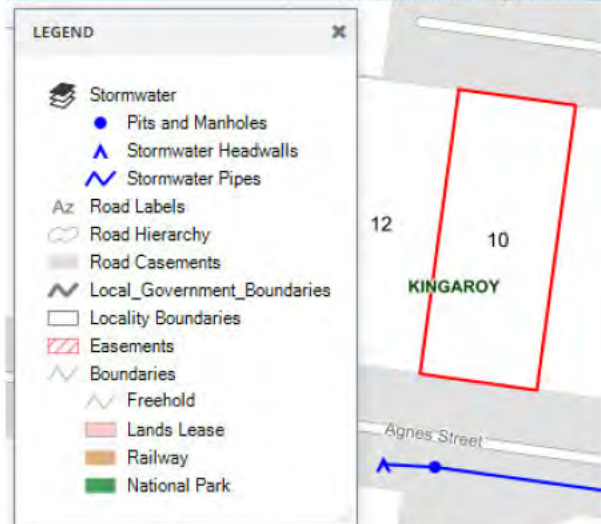
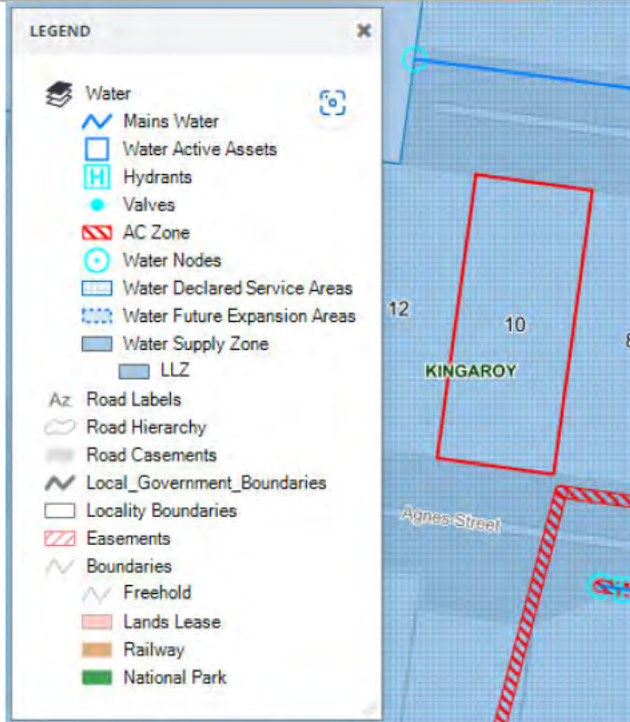
OM8 – Agricultural Land Overlay

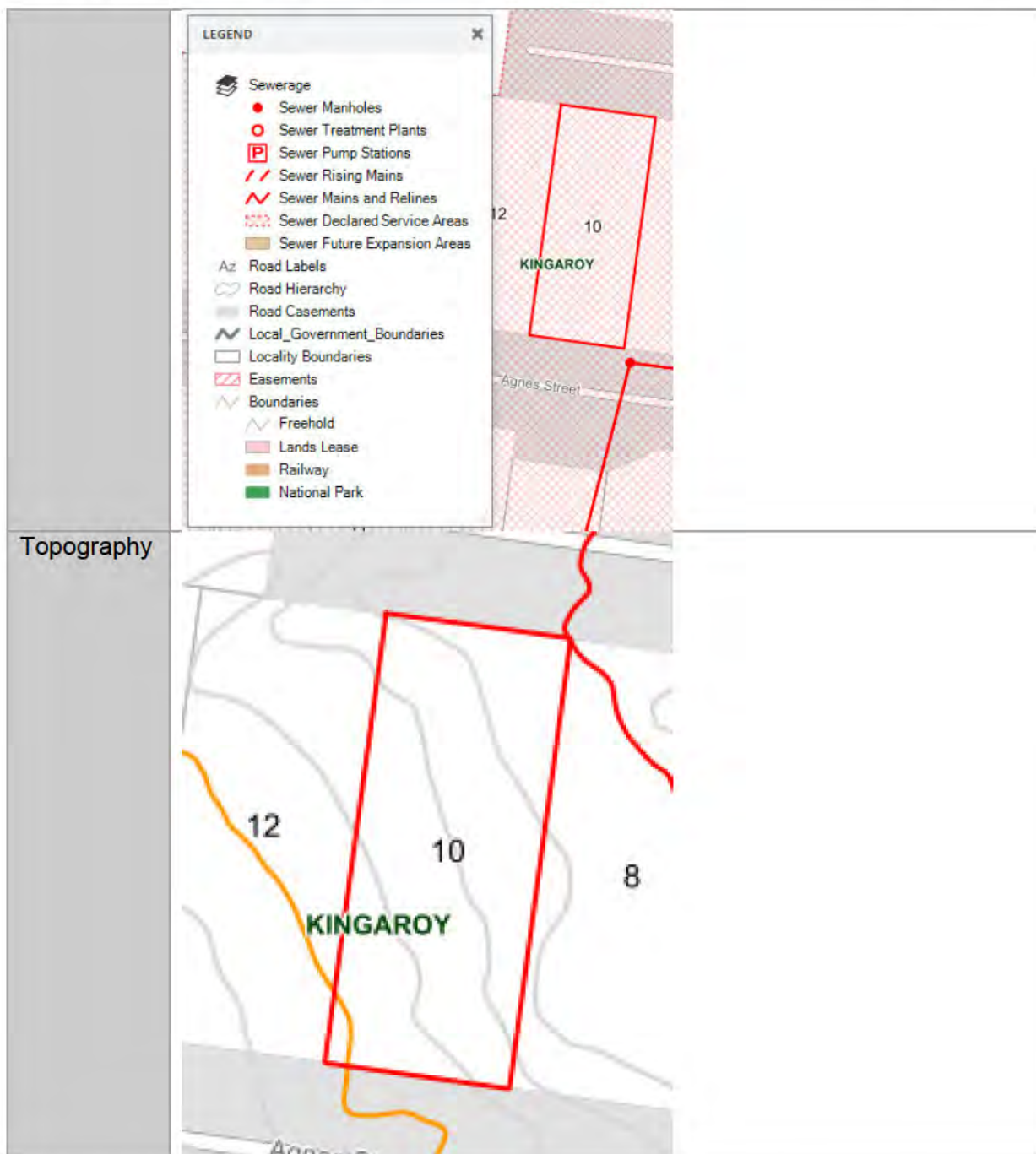
- Class A



Town Planning Scheme
 Overlays
 Agricultural Land Classification
 A

Services





2.2. DEVELOPMENT HISTORY OF THE SITE

There has been no recent development or building approvals granted by Council over the subject land.

3. PROPOSAL DETAILS

The proposal is for Material Change of use for Multiple Dwelling (3 x 2-bedroom units), defined under the *SBRC Planning Scheme 2017, v1.4* as being:

premises used for—a residential use involving 3 or more dwellings, whether attached or detached, for separate households.

The development is to be undertaken **Regional Housing Limited**, a registered community housing provider. The Multiple Dwelling will be made available to eligible participants sourced from the State Government's 'Queensland Social Housing Register'.

Regional Housing Limited have provided correspondence (copy attached below) outlining the acute need for additional housing in SBRC for disadvantaged and vulnerable households. As at December 2023, 79 registered households require accommodation of which 20 (of the 79) 'seek' 2-bedroom accommodation. In this instance, provision of affordable housing is achieved via the following program partners:

- Subject land contributed by Council.
- Funding provided by Queensland Housing Investment and Growth Initiatives.
- Delivered by Regional Housing Limited.

Terms of Delivery – this Multiple Dwelling (3 x 2-bedroom units) will contribute to Kingaroy's stock of social housing for a minimum period of 20 years under the Capital Funding Agreement.



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17 April 2024

South Burnett Regional Council
45 Glendon Street
Kingaroy QLD 4610

Dear Sir/Madam,

RE Need for Proposed Housing at 10 Agnes Street Kingaroy

Regional Housing Limited (RHL) is a registered not-for-profit, charity and Tier 1 Community Housing Provider focused on the provision of housing and related support services for regional Queensland communities. We specialise in the development, management and support of social and affordable housing with the goal of providing meaningful and sustainable outcomes for individuals and families in need.

There is currently an acute and urgent need for additional housing in Kingaroy, with vacancy rates in the South Burnett averaging **0.45%** over the past 12 months, indicating an extremely tight rental market and placing immense pressure on available supply across the housing spectrum.

Within the context of the current housing crisis, it is the most disadvantaged and vulnerable of households who find it hardest to secure stable and appropriate accommodation. As last publication (31 December 2023) there were **79** households registered for Social Housing and seeking housing outcomes in the South Burnett Region, with **20** of these seeking 2-bedroom accommodation.

The proposed development is enabled by contribution of land by the South Burnett Regional Council, and funded in large part by the *Queensland Housing Investment and Growth Initiative's Quickstarts QLD* funding round. It will create 3 new homes for eligible households awaiting an outcome on the Queensland Social Housing Register and continue this use for a **minimum of 20 years** in accordance with the relevant Capital Funding Agreement.

We appreciate Council's consideration of the proposed development and look forward to progressing the project in order to provide critically needed Social Housing outcomes for the Kingaroy community.

Please don't hesitate to ask if you require any additional information, and thank you for Council's valued support of this important project.

Yours Sincerely,



Kris Robinson
Business Development Manager

The proposed development comprises 3 detached, 2-bedroom dwellings with Unit 1 fronting Agnes Street and rear of Unit 3 fronting Holliday Street. Predominant external features are face brick interspersed with select weatherboard and Colourbond corrugated roof sheeting. Windows at select locations are also provided throughout the development.

Site will be landscaped in areas shown on the approved plans with columnar trees (approx. 5m diameter) to be placed adjoining Agnes Street frontage (will eventually obscure view to the dwellings from Agnes Street).

Substantial private open space, including covered alfresco area, is provided for each unit in excess of 20m² and having a minimum dimension of 4m:

- Unit 1 – 50.5m²
- Unit 2 – 35.5m²
- Unit 3 – 129.8m²

Access to the site will be via a 6m wide crossover from Agnes Street to a 6m wide driveway that narrows down to 4.35m in a section along the western boundary of the site (away from the only adjoining residence to the east that is unlikely to be developed as it is flood affected). Total provision of four (4) carparks are to be provided on-site with three (3) being residential parks in the form of garages and one (1) visitor park within the front boundary setback.

The site will be readily connected to all services including water, sewer, electricity and telecommunications.

The existing point of discharge for post-development site will be the existing kerb and channel on Agnes Street.

Due to the presence of a flood hazard overlay located within the site (western half), the finished floor levels shall be a minimum of 500mm above the ARI 100 Flood event in accordance with ATC Consulting Engineers, General Layout Plan, Drawing No. C-102, Project No. 24130, Issue A, Date 30 April 2024.

The proposal plans as set out in Table below are included in.

SUMMARY DETAILS

No. Units	3 x 2-bedroom units
Gross Floor Area (with External Structures)	Unit 1 – 74.1m ² (104.3m ²) Unit 2 – 74.1m ² (104.3m ²) Unit 3 – 74.1m ² (104.3m ²) TOTAL GFA – 222.3 (22.5%) SITE COVER (312.9m ² - 31.7%)
Building height	4.5m (approx.).
Storeys (height)	One (1) storey
Site Cover	31.7%
Impervious Area	362sqm
Landscape	56.4sqm
Number of parking spaces	Four (4) spaces – 3 resident & 1 visitor
Access	6m wide crossover from Agnes Street
Design Vehicle	Car/Van
Setbacks	Agnes Street frontage – 6m OMP (6.450m to wall) Holliday Street – 4.2m OMP (4.615m to wall) Eastern side boundary - 1.5m OMP

	Western side boundary – 6m to wall
Materials	Facebrick cladding with weatherboard cladding included along Agnes Street and western facing front entries.

4. ASSESSMENT OF ASSESSMENT BENCHMARKS

Framework for Assessment

Categorising Instruments for Statutory Assessment

For the *Planning Act 2016*, the following Categorising Instruments may contain Assessment Benchmarks applicable to development applications:

- the Planning Regulation 2017;
- the Planning Scheme for the local government area;
- any Temporary Local Planning Instrument; and
- any Variation Approval.

Of these, the planning instruments relevant to this application are discussed in this report.

For Impact Assessment, the following sections of the *Planning Act 2016* are relevant to this application:

- 45(5) *An impact assessment is an assessment that –*
- (a) *must be carried out –*
 - (i) *against the assessment benchmarks in a categorising instrument for the development; and*
 - (ii) *having regard to any matters prescribed by regulation for this subparagraph; and*
 - (b) *may be carried out against, or having regard to, any other relevant matter, other than a person’s personal circumstances, financial or otherwise.*

In regard to the prescribed regulation, being the *Planning Regulation 2017*, the following sections apply in the assessment of this application:

Section 30 – Assessment Benchmarks generally

- (1) *For section 45(5)(i) of the Act, the impact assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.*
- (2) *Also, if the prescribed assessment manager is the local government, the impact assessment must be carried out against the following assessment benchmarks—*
 - (a) *the assessment benchmarks stated in—*
 - (i) *the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - (ii) *the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - (iii) *a temporary State planning policy applying to the premises;*
 - (b) *if the development is not in a local government area-any local planning instrument for a local government area that may be materially affected by the development;*

(c) if the local government is an infrastructure provider—the local government’s LGIP.

(3) However, an assessment manager may, in assessing development requiring impact assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.

4.1. PLANNING REGULATION 2017

The Planning Regulation 2017 forms the mechanism by which the provisions of the Act are administered. In particular the Regulation has the ability to regulate and prohibit development and determines the assessment manager and the matters that trigger State interests.

PLANNING REGULATION 2017 DETAILS	
Assessment Benchmarks:	<p>Schedule 12A – Walkable Neighbourhoods – applicable only to applications for reconfiguring a lot and therefore, is of no relevance to this MCU application.</p> <p>There are no benchmarks relevant to the assessment of this application.</p>
Wide Bay Burnett Regional Plan Designation:	<p>Mapping for the Wide Bay Burnett Regional Plan 2023 includes the subject site in the ‘Main urban settlement’ as outlined in ‘Figure 2’ Existing and Future Regional Settlement Pattern</p> <p>Whilst located in the LDR Zone (outside the Medium Density Residential Area’, the proposed Multiple Dwelling (3 x 2-bedroom units) is consistent with several objectives, intents and regional responses that of the WBBRP 2023.</p> <p>This proposed social housing development is consistent with the following statements with respect to “Providing housing choice for future population”:</p> <ul style="list-style-type: none"> • <i>The WBB region has the responsibility to support approaches that increase access to and opportunities for social and affordable housing options, provide safe and secure housing and decrease homelessness.</i> • <i>This includes ensuring state and local government owned land is considered and zoned to support the intended use of the land to deliver social and affordable housing and well-designed renewal opportunities, where appropriate.</i> • <i>Retention of affordable housing choice wherever possible, such as caravan parks and manufactured home villages, is crucial to provide safety and security to vulnerable people and decrease homelessness in the region. Local governments can also consider appropriate streamlining of approval processes and incentives to deliver social and affordable houses sooner.</i> <p>The proposed development provides an opportunity to implement social housing. The development is to be undertaken by a Tier 1 (registered) affordable housing provider. The Multiple Dwelling will be made available to eligible households on the Queensland Housing Register.</p> <p>Regional Housing have provided correspondence (included in this report) that outlines the acute need for affordable housing in Kingaroy for disadvantaged and vulnerable households.</p> <p>The proposed social housing development is also consistent with the following regional responses that support the provision of this type of housing outside the Medium Density Residential Zone:</p>

	<p>Housing diversity</p> <p>1.2.3 <i>Offer improved housing choice, mix and diversity, including social and affordable housing, mixed use and gentle density typologies in areas close to existing services, places of employment and public transport.</i></p> <p>1.2.4 <i>Facilitate diverse housing choice in low, low-medium and medium residential zones; and</i></p> <p>1.2.8 <i>Investigate opportunities to use state and local government owned land in appropriately located areas to provide affordable or social housing. The renewal of social and affordable housing is supported and informed by good design.</i></p> <p>The proposed social housing provides for housing choices sought in a location that is close to existing services, places of employment and public transport in the Low density residential zone and utilises former Council owned land for the purpose of social housing.</p> <p>As demonstrated earlier in Figure 2: Services Mapping prepared by the applicant, the site is in proximity to a range of health, employment, educational, recreational, community and commercial services and facilities.</p> <p>Significantly, the subject site is within 250m of the Kingaroy Hospital being a significant public health service as well as an employment hub that is located directly east of the Bunya Highway.</p>
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4.2. REFERRAL AGENCIES

To determine whether the development application requires referral to the State Assessment and Referral Agency (SARA) or ‘another entity’, an assessment of the proposal against Schedule 10 of the Regulation has been undertaken.

The application does not require referral to any referral agencies prescribed under Schedule 10.

4.3. STATE PLANNING POLICY

The State Planning Policy (July 2017) (SPP) commenced on the 3 July 2017 and is effective at the time of writing this report. The Planning Regulation 2017 (PR 2017) states the assessment must be carried out against the assessment benchmarks stated in Part E of the State Planning Policy to the extent Part E is not appropriately integrated into the planning scheme.

In accordance with section (8)(4)(a) of the Act, the State Planning Policy applies to the extent of any inconsistency with the Planning Scheme.

State Planning Policy Part E	
Liveable communities and housing	The development is located within an established residential area with reasonable accessibility to urban services and facilities (particularly the Kingaroy Hospital) therefore supporting the principles of liveability. It will contribute to the stock of social housing within Kingaroy for minimum period of 20 years.
Economic growth <ul style="list-style-type: none"> • Agriculture. • Development and construction. • Mining and extractive resources. • Tourism. 	<p>Matters pertaining to the protection of agricultural land are addressed by the Agricultural Land Overlay.</p> <p>The development is located within an established residential locality and not utilised for agricultural purposes.</p>
Planning for the environment and heritage. <ul style="list-style-type: none"> • Biodiversity. • Coastal environment. • Cultural heritage. • Water quality 	No applicable assessment benchmarks.
Safety and resilience to hazards <ul style="list-style-type: none"> • Emissions and hazardous activities. • Natural hazards, risk, and resilience. 	<p>Matters pertaining to flood hazard are addressed by the Flood Hazard Overlay.</p> <p>The application adequately addresses flood hazard over the site and achieves flood immunity for the proposed units.</p>
Infrastructure <ul style="list-style-type: none"> • Energy and water supply. • Infrastructure integration. • Transport infrastructure. • Strategic airports and aviation facilities. • Strategic ports. 	All appropriate residential services infrastructure and connections can be made and are conditioned as part of the approval.

4.4. DEVELOPMENT CODE ASSESSMENTS

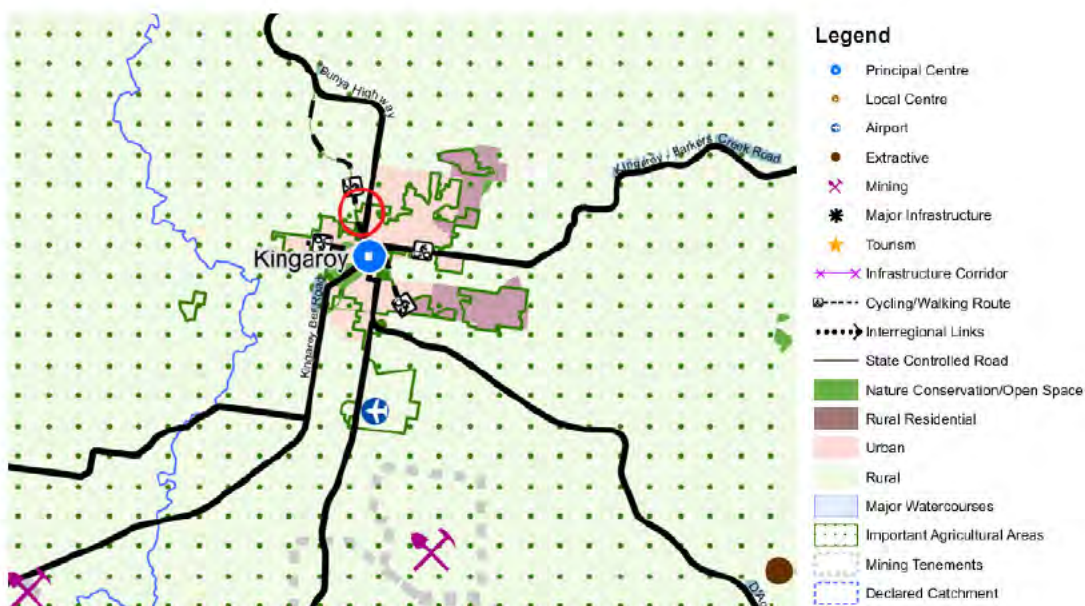
The application is assessable against the following assessment benchmarks of the SBRC Planning Scheme v1.4:

- (a) Strategic Framework; and
- (b) Low Density Residential Zone Code; and
- (c) Service and Works Code.

The applicant has also provided a response to the Medium Density Residential Zone Code (zone in which a multiple dwelling would be code assessable) to demonstrate compliance with performance and acceptable outcomes relating to a multiple dwelling.

(a) Strategic Framework

The site is located within the ‘Urban’ area on the Strategic Plan Map of the SBRC Planning Scheme.



The Strategic Framework is addressed below:

STRATEGIC FRAMEWORK	
Settlement Pattern	<p>3.2 Context</p> <p>The Context within the Settlement Pattern identifies that Kingaroy is characterised by:</p> <p>(2) <i>A low residential density. Most people live in houses on relatively large lots and there are opportunities to establish a more compact settlement pattern, comprising a range of low-scale multiple dwellings and small lot housing, close to the town centre and other community services.</i></p> <p>As demonstrated in Figure 2 of this report, the site is in proximity to a range of health, employment, educational, recreational, community and commercial services and facilities.</p> <p>The subject site is within 250m of the Kingaroy Hospital, being a significant public health service as well as employment hub. Whilst not located in/adjacent to a Centre Zone, the site is located 0.8km from the Kingaroy Town Centre (Centre Zone) and is readily accessible by transport being within walking distance to direct routes to the centre along the Bunya Highway.</p> <p>Other key services and facilities in proximity to the subject site include:</p> <ul style="list-style-type: none"> • St Mary’s Catholic College (0.9km); • Industrial Employment Node (0.7km); • Kingaroy Bowls Club (0.5km); • Memorial Park (1.4km); • Kingaroy Seventh-day Adventist Church (0.29km); • Orana Retirement Living and Aged Care (1.7km); • Peanut Company Australia (1.3km); • Kingaroy Speedway (1.9km); • Swickers Bacon Factory (3km); and • Community Sporting Facilities (1.8km). <p>3.2.1 Strategic Outcomes</p>

	<p>(4) <i>Increases in population densities are facilitated where suitable access to services is available.</i></p> <p>The Multiple Dwelling proposes a reasonable density for a site contained within the Low density residential zone. Total number of bedrooms proposed across all units is similar (or slightly less) to that expected on 'standard lots' (450m² and above in LDR). The site has good access to Kingaroy Town Centre and is highly accessible to a range of health, employment, educational, recreational, community and commercial services and facilities.</p> <p>(6) <i>The settlement pattern is well serviced by a range of safe and efficient transport options that promotes the accessibility and mobility of the wider community.</i></p> <p>The site is located 120m west of Bunya Highway being a State controlled road and the main access that provides transport options to the City Centre.</p> <p>(10) <i>The risk to life and property from bushfire, flood, landslide and man-made hazards is avoided or mitigated.</i></p> <p>The subject site is mapped by South Burnett Regional Council as being affected flooding (within the Flood Hazard Overlay). The information provided by the applicant in their Preliminary Stormwater Management Report and Drawing No. C-102 General Layout Plan confirms the Finished Floor Levels (FFL) are outside of the mapped flood hazard area. It is noted that the image resolution of the flood hazard mapping suggests that the site is not as impacted as presented. Suitable conditions relating to FFL have been imposed.</p> <p>3.21.1 Specific Outcomes</p> <p>(9) <i>Increased density residential development is facilitated on serviced lots close to the town centres, with design to minimise impacts on the amenity and character of areas predominantly occupied by houses.</i></p> <p>As discussed in response to 3.2.1 (above) the actual increase in density proposed in this development is not beyond outcomes contemplated by the LDR Zone (i.e. a subdivision project creating for two standard lots would produce a similar density).</p> <p>It must be noted that the vast majority of the Medium density residential (MDR) zoned land in Kingaroy, including areas located directly opposite (south of) the Kingaroy Hospital, is underdeveloped with these streets mostly containing detached dwellings leaving considerable land zoned in more appropriate locations (in this instance adjoining the hospital and the Town Centre/principal town centre further south), to support consolidation and facilitates a greater housing mix in more appropriate locations.</p> <p>In this instance however, the proposal does not undermine these MDR zoned areas. It is reiterated that the proposed development will provide</p>
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	<p>social housing that is to be undertaken by a ‘Tier 1’ registered housing provider (Regional Housing Limited).</p> <p>This Multiple Dwelling will provide housing to eligible households on the Queensland Housing Register for the next 20 years.</p> <p>The proposal does not conflict with Strategic Outcomes of Section 3.2.1, <i>SBRC Planning Scheme 2017</i> and related specific outcomes.</p>
Rural Futures	<p><i>The proposal will not negatively impact the function or future of rural areas being a residential land use within a residential zone</i> The proposal will provide for urban consolidation within a residential zone of the regional centre of Kingaroy and the Priority Living Area of the Wide Bay Burnett Regional Plan 2023.</p> <p><i>The proposal will also not impact the function, connectivity and pasture productivity of the stock route network.</i></p> <p>The proposal does not conflict with Strategic Outcomes of Section 3.3.1, <i>SBRC Planning Scheme 2017</i> and related specific outcomes.</p>
Strong Economy	<p>The proposal allows for urban consolidation within the Priority Living Area of the Wide Bay Burnett Regional Plan with the site being in close proximity to a range of health (including Kingaroy Hospital being only 250m to the east), employment (including industrial), educational, recreational, community and commercial services and facilities that provide local employment opportunities.</p> <p>The proposal does not conflict with Strategic Outcomes of Section 3.4.1, <i>SBRC Planning Scheme 2017</i> and related specific outcomes.</p>
Natural Systems and Sustainability	<p>The proposal does not impact on any environmental values/areas or waterways.</p> <p>The proposal represents urban consolidation within Kingaroy being within reasonable proximity to employment areas, retail commercial facilities, outdoor recreational areas and educational facilities and therefore reducing the potential for, and distance of, car trips.</p> <p>Stormwater management on-site is to a lawful point of discharge.</p> <p>The proposal will not unduly burden disaster management responses or recovery capacities and capabilities.</p> <p>The proposal does not conflict with Strategic Outcomes of Section 3.5.1, <i>SBRC Planning Scheme 2017</i> and related specific outcomes.</p>
Strong Communities	<p>The proposal contributes to the range of dwelling types available in Kingaroy whilst having a design which is complementary in bulk and scale to the predominant form of a single storey detached housing within the surrounding area (i.e. Angus and Holliday Streets).</p> <p>Visually, the proposal will not negatively impact upon the identity and neighbourhood character of the surrounding residential area.</p> <p>The proposal does not conflict with Strategic Outcomes of Section 3.6.1, <i>SBRC Planning Scheme 2017</i> and related specific outcomes.</p>

<p>Infrastructure and Servicing</p>	<p>Key strategic outcomes are as follows:</p> <p>3.7.1 Strategic Outcome <i>New development occurs in a manner that allows the efficient and affordable provision and on-going maintenance of utility infrastructure.</i></p> <p>The proposal is for a new Multiple Dwelling which is considered to be low scale (being only 3 single storey with relatively low site cover at 31.7%) in an existing serviced land in the Low Density Residential Zone that will allow for the immediate and affordable provision and on-going maintenance of utility infrastructure.</p> <p>The proposal can be immediately connected to existing infrastructure networks.</p> <p>The site is located in close proximity to Bunya Highway which had pedestrian footpaths with connections to nearby transport services, encouraging the use of active transport.</p> <p>The proposal is serviced by Agnes Street being a neighbourhood road and with the site being located 120m to the west of Bunya Highway, the development will not impact upon the safety and efficiency of the local road network nor Bunya Highway being a State controlled road.</p> <p>The subject site is not adjacent to major infrastructure. The proposal also includes appropriate stormwater management with stormwater to be discharged to a lawful point of discharge in Agnes Street. Wastewaters will be discharged to the reticulated sewerage network.</p> <p>The proposal does not conflict with Strategic Outcomes of Section 3.7.1, <i>SBRC Planning Scheme 2017</i> and related specific outcomes.</p>
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LOW DENSITY RESIDENTIAL ZONE CODE

<p><i>Low Density Residential Zone Code</i></p>	
<p>(1) Purpose of Low density residential zone Code (6.2.1.2)</p>	
<p>The purpose of the Low density residential zone code is to provide for–</p> <ul style="list-style-type: none"> (a) Residential uses; and (b) Community uses, and small-scale services, facilities and infrastructure, to support local residents. 	<p>Complies</p> <p>The proposal for a multiple dwelling specifically social housing, will provide housing diversity and choice in an established residential area.</p>
<p>(2) Local Government Purpose of Low density residential zone Code (6.2.1.2)</p>	
<p>The local government purpose of the code is to accommodate housing at the low density and scale consistent with the country lifestyle expectations of the Region’s residents and to ensure development is accommodated by the efficient expansion of infrastructure.</p>	<p>The overall proposed development is only single storey, has two street frontages and 1 large is large in area (with the development having a proposed a site cover of only 31.7%.</p> <p>The proposed multiple dwelling will be low in density and scale being single storey, comprised of three separate buildings and only 31.7% site cover on a large site 986m² having 2 street frontages where only one unit will be readily visible from each street frontage. As such, the multiple dwelling will not dominate the preferred form of</p>

	<p>development for the Low Density Residential Zone and is within reasonable expectations considering the benefits to the community with respect to the much needed provision of social housing in the locality.</p> <p>Being located in an established residential area, the site can be readily serviced by existing infrastructure.</p>
<p>(3) Overall Outcomes</p>	
<p>(a) Predominantly detached dwelling houses are provided on a range of lot sizes.</p>	<p>Immediate area retains predominantly detached dwellings. Proposal includes 3 detached dwellings.</p>
<p>(b) Development provides for an efficient land-use pattern and is well connected to other parts of the local government area.</p>	<p>The site is located within an established residential area and the site is well connected to a range of health, employment, educational, recreational, community and commercial and retail services and facilities. Significantly, the subject site is within 250m of the Kingaroy Hospital that is located directly east of the Bunya Highway and the Kingaroy Town Centre (Centre Zone) is located 0.8km from the subject site.</p> <p>Other key services and facilities in proximity to the subject site include:</p> <ul style="list-style-type: none"> • St Mary’s Catholic College (0.9km); • Industrial Employment Node (0.7km); • Kingaroy Bowls Club (0.5km); • Memorial Park (1.4km); • Kingaroy Seventh-day Adventist Church (0.29km); • Orana Retirement Living and Aged Care (1.7km); • Peanut Company Australia (1.3km); • Kingaroy Speedway (1.9km); • Swickers Bacon Factory (3km); and • Community Sporting Facilities (1.8km).
<p>(c) Development is designed to provide safe and walkable neighbourhoods. On greenfield sites or where the site is one of a number of adjoining development sites, development occurs in accordance with a Structure Plan that comprises an efficient and connected layout covering all local developable land.</p>	<p>N/A – development is to be located in an existing/established urban area.</p>
<p>(d) Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.</p>	<p>Given the scale of the Multiple Dwelling (being single storey and limited to 3 units on a large 986m² site), the proposal will not result in impacts that are inappropriate within a residential area.</p> <p>Compliant car parking is provided, 1.8m high fencing to side and front boundaries is to be installed for privacy of adjoining properties, and an appropriate level of landscaping, complementary to nearby dwelling houses is</p>

	proposed. These matters have been conditioned.
(e) Development reflects and enhances the existing low density scale and character of the area. Small lot development may be supported where there is a demonstrated need. Dual occupancies have the appearance of a house.	The proposed development is for a Multiple Dwelling for social housing purposes. Overall appearance is not considered to conflict with intended built form in the zone.
(f) Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and public/active transport use.	The applicant advises that the proposal will be designed to maximise energy efficiency and water conservation and will incorporate sustainable materials throughout construction.
(g) Development is supported by transport infrastructure that is designed to provide and promote safe and efficient public transport use, walking and cycling.	The site is located within an established urban area with good access to existing transport infrastructure, in particular Bunya Highway that is located only 120m east of the subject site which provides direct access to Kingaroy Town Centre located 0.8km south of the subject site.
(h) Development responds to land constraints, including but not limited to topography,	<p>The site western half of the site is located in the Flood Hazard Overlay.</p> <p>The proposal mitigates risks associated with overland flow. The applicant submitted drawings confirming the Finished Floor Levels outside of the highest known flood hazard.</p> <p>The subject site is not identified as having any other applicable natural hazard overlays.</p>
(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).	This site is vacant land and is not identified as being contaminated land nor is there any record of prior activities that pose a health risk and the land has been zoned for residential land uses.
(j) Residential or other sensitive land use (as defined in the Regulation) (as defined in the Regulation) are not intensified in the identified separation area around the Swickers Kingaroy Bacon Factory on Overlay Map 11.	The subject site is not located within the separation area around the Swickers Kingaroy Factory on Overlay Map 11.
(k) Development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community.	<p>The proposal supports the needs of the local community by providing social housing.</p> <p>Furthermore, the site is located within an established residential area and the site is well connected to a range of health, employment (including industry), educational, recreational, community and commercial and retail services and facilities. Significantly, the subject site is within 250m of the Kingaroy Hospital that is located directly east of the Bunya Highway and the Kingaroy Town Centre (Centre Zone) is located 0.8km from the subject site.</p>

<p>(l) Multiple dwellings and dual occupancy occur close to the Local centre zone where development is of a scale and density consistent with the surrounding Low density residential zone.</p>	<p>Whilst the site is not located within close vicinity to a Local Centre Zone, the development, the development will be of a scale and density which is consistent with surrounding established housing, particularly given the dual street frontages.</p> <p>Furthermore, the site is located within an established residential area and the site is well connected to a range of health, employment (including industry), educational, recreational, community and commercial and retail services and facilities. Significantly, the subject site is within 250m of the Kingaroy Hospital that is located directly east of the Bunya Highway and the Kingaroy Town Centre (Centre Zone) is located 0.8km from the subject site.</p>
<p>(m) Non-residential uses may be supported where such uses directly support the day to day needs of the immediate residential community, do not detract from the residential amenity of the area and do not undermine the viability of nearby centres.</p>	<p>The development does not propose a non-residential use.</p>
<p>(n) Natural features such as creeks, gullies, waterways, wetlands and vegetation and bushland are retained, enhanced and buffered from the impacts of development, where possible. Any unavoidable impacts are minimised through location, design, operation and management requirements.</p>	<p>This site is vacant land that is grassed and contains a small number of established trees. The site however does not contain any ecological or environmental features that will be impacted by the proposed development.</p>

PERFORMANCE OUTCOME	ACCEPTABLE OUTCOME	RESPONSE
Section 1 Development of greenfield areas – Not Applicable		
Section 2 General		
<p>PO2 The density, built form and appearance of development reflects the intended character of the zone, is climatically responsive and facilitates casual surveillance of the street.</p>	<p>AO2.1 Site cover does not exceed 50% except for the Bunya Mountains Precinct where the maximum site cover is 10%. AND</p> <p>AO2.2 Buildings are a maximum of 2 storeys above ground level. AND</p> <p>AO2.3 Pedestrian entrances to buildings are clearly visible from the street. AND</p> <p>AO2.4 The maximum length of any façade without articulation or change of materials is 10m. AND</p>	<p>AO2.1 Complies Proposed site cover is 312.9m² 31.7%.</p> <p>AO2.2 Complies 1 storey above ground level.</p> <p>AO2.3 – approved plans have been amended in red to include clear pedestrian access points and pathways leading each unit entry.</p> <p>AO2.4 The length of the façade wall to Agnes Street has a maximum façade length without articulation less than 10m.</p>

		<p>Unit 3 slightly exceeds maximum wall length (approximately 11m) however is determined to meet PO2 on the following basis:</p> <ul style="list-style-type: none"> • Most dwellings fronting Agnes Street have a dual frontage to Holliday Street too and are 'back of house' including structures such as sheds with unarticulated facades. • Unit 3 retains private open space and some windows oriented to Holliday Street hence casual surveillance achieved.
	<p>AO2.5 Buildings are set back at least:</p> <ul style="list-style-type: none"> (a) 6m from the primary street frontage; (b) 4.5m from any secondary street frontage; (c) 1.5m from side boundaries; and (d) 6m from rear boundaries. <p>AND</p>	<p>AO2.5 Performance Outcome met</p> <ul style="list-style-type: none"> a. Complies with AO - Setback to the Agnes Street frontage (primary frontage) is 6m OMP (6.450m to wall) where 6m is prescribed. b. PO met - Setback to the Holliday Street frontage is 4.2m OMP where 4.5m is prescribed. <p>In this instance the reduction in setback is marginal, being 0.3m with the intrusion being a roof overhang only (as opposed to wall). As such the intrusion will maintain a built form and appearance reflective of the intended character of the zone. It must be noted that there is no adjoining property to the west which is unlikely to be developed due to flood constraints and all properties to the east dual frontages. As such the streetscape is likely to be redeveloped in the future with detached dwellings having comparable setbacks to that proposed.</p> <ul style="list-style-type: none"> c. Complies with AO - Setback to the eastern side boundary is 1.5m OMP and the setback to the western side boundary setback is in excess of 4.5m where a

		<p>minimum of 1.5m is prescribed.</p> <p>d. Not applicable – No rear boundary setback.</p>
<p>AO2.6 A 1.8m high screen fence is provided to the side and rear boundaries. AND</p>	<p>AO2.6 Complies A 1.8m high fence is proposed to side boundaries. Fences to street frontages are amended to 1.2m</p>	
<p>AO2.7 Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, refuse bins, telecommunication devices, etc) are integrated into the building. AND</p>	<p>AO2.7 Complies/Conditioned Plant and service equipment will be integrated into the design of the multiple dwelling where relevant.</p>	
<p>AO2.8 Garages are at or behind the ground level front building setback. AND</p>	<p>AO2.8 Complies All carparking is in the form of carports and not garages noting that the carport to Unit 1 is to be located in front of the building with the side screening dominating the primary Agnes Street façade.</p> <p>Approved plans have been amended in red to provide small openings to the carport screen to facing Agnes Street.</p>	
<p>AO2.9 Front façades incorporate the front door (and an associated front door identification structure) and living room windows or balconies oriented toward the street. AND</p>	<p>PO2 Approved plans have been amended in red to include clear pedestrian access points and pathways leading each unit entry.</p>	
<p>AO2.10 Each unit incorporates a private open space at least 20m² in area and 4 metres wide that directly adjoins the unit’s principal living area and is oriented northward. AND</p>	<p>AO2.10 Complies Substantial private open space is provided for each unit in excess of 20m² and having a minimum dimension of 4m:</p> <ul style="list-style-type: none"> • Unit 1 – 50.5m² • Unit 2 – 35.5m² • Unit 3 – 129.8m² <p>Whilst proposed private open space for Units 2 and 3 are not orientated northward, they are located to the east being climatically responsive and the areas are significantly larger than 20m² located along the eastern boundary.</p>	

		All units have direct access to alfresco areas/covered patios from principal living areas.
	AO2.11 Front fences are less than 1.2 metres high. AND	AO2.11 Complies Approved drawings are amended in red to limit fences facing street frontages to 1.2m.
	AO2.12 Where a dual occupancy in the Low Density Residential zone, each unit has: (a) independent driveway access to its respective street frontage; and (b) Its front door (and an associated front door identification structure) and living room windows or balconies oriented toward its respective street frontage.	AO2.12 N/A A Multiple Dwelling proposed.
PO3 Development responds to natural landforms and stormwater flows.	AO3.1 Cut and fill is minimised. AND	AO3.1 Complies/Conditioned Engineering to comment Requirements for filling on-site have been conditioned.
	AO3.2 For building sites steeper than 10%, elevated split-level building construction is used to achieve level changes.	AO3.2 Complies Site is relatively flat and a single storey Multiple Dwelling is proposed.
PO4 Development is adequately serviced.	AO4.1 Development is adequately serviced.	AO4.1 Complies/Condition The development will be connected to reticulated water and sewer.
	AO4.2 Stormwater is discharged to a lawful point of discharge or to downstream properties but only with the consent of the affected landowners. AND	AO4.2 Complies Stormwater will be discharged to the existing kerb and channel in Agnes Street.
	AO4.3 Development is supplied with reticulated electricity and telecommunications services.	AO4.3 Complies/Conditioned The development will be connected to reticulated electrical and telecommunication services.
PO5 The efficiency and safety of the road network is not compromised by inappropriate access arrangements.	No outcome specified.	PO5 Complies
PO6 Refuse storage areas:	No outcome specified.	PO6 Complies

<p>(a) are conveniently located for use and collection; and (b) are of useable size; and (c) avoid adverse impacts on neighbours and occupants; and (d) are screened from view within the site, adjoining properties and the street.</p>		<p>As the proposed development is limited to 3 units only, individual bin storage will be provided at the rear of each unit on-site behind the carport (and fencing) where screened from both the adjoining residential property to the east and both street frontages.</p>
<p>PO7 Development is located and designed to ensure that land uses are not exposed to: (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants.</p>	<p>AO7.1 Development does not occur: (a) In areas that pose a health risk from previous activities; and (b) on sites listed on the Contaminated Land Register or Environmental Management Register.</p>	<p>AO7.1 Complies The site is not listed on the Contaminated Land Register or Environmental Management Register. The site was previously owned by South Burnett Regional Council</p>
	<p>OR AO7.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>	<p>AO7.2 Complies The site is not identified as being contaminated land and was previously owned by South Burnett Regional Council and is zoned for residential land uses.</p>
<p>Section 3 Home based business – Not applicable</p>		
<p>Section 4 Secondary dwelling – Not Applicable</p>		
<p>Section 5 Development in Bunya Mountains Precinct – Not Applicable</p>		
<p>Section 6 Small lot dwelling houses – Not Applicable</p>		
<p>Section 7 For development affected by one or more overlays</p>		
<p>Airport environs overlay</p>		
<p>Wildlife hazards sub-area</p>		
<p>PO15 Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as birds and bats, intruding within an airport operational airspace.</p>	<p>No outcome specified.</p>	<p>PO15 Not Applicable. In the Distance from Airport – 3km</p>
<p>Biodiversity overlay – Not Applicable</p>		
<p>Bushfire hazard overlay – Not Applicable</p>		
<p>Flood hazard overlay</p>		
<p>PO22 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times</p>	<p>AO22.1 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03. AND</p>	<p>AO22.1 Not Applicable. No new lots are proposed.</p>
	<p>AO22.2</p>	<p>PO22.2 Performance Outcome met/Condition</p>

	<p>New buildings are not located within the area identified on Overlay Map 03. OR</p>	<p>Buildings area proposed buildings within the area identified on Overlay Map 03. It is noted that the image resolution of the flood hazard mapping suggests that the site is not as impact as presented.</p> <p>The information provided by the applicant in their Preliminary Stormwater Management Report and Drawing No. C-102 General Layout Plan confirms the Finished Floor Levels (FFL) are outside of the mapped flood hazard area. Suitable conditions relating to FFL have been imposed.</p>
	<p>AO22.3 Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows: (a) Habitable floor levels - 500mm; (b) Non-habitable floor levels - 300mm; (c) All other development - 0mm. AND</p>	<p>AO22.3 Complies/Conditioned PO/Conditioned Refer to above response.</p>
	<p>AO22.4 Building work below the nominated flood level allows for the flow through of flood water at ground level: (a) this structure below flood level is unenclosed; or (b) any enclosure below flood level aligns with the direction of water flow; or (c) any enclosure not aligning with the direction of water flow must have openings that are at least 50% of the enclosed area with a minimum opening of 75mm. AND</p>	<p>AO22.4 Not Applicable No buildings are proposed below the nominated floor levels.</p>
	<p>AO22.5 Resilient building materials are used below the nominated flood level in accordance with the relevant</p>	<p>AO22.5 Not Applicable No buildings are proposed below the nominated floor levels.</p>

	building assessment provisions. AND	
	AO22.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.	AO22.5 Not Applicable
PO23 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	AO23.1 Works associated with the proposed development do not: (a) involve a net increase in filling greater than 50m ³ ; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.	PO23 Performance Outcome Council’s Development Engineer accepted the applicant’s General layout plan with established FFL and also the Preliminary Stormwater Management Report.
PO24 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood events.	No outcome specified.	PO24 Not Applicable
Historic subdivisions overlay – Not Applicable		
Landslide hazard overlay – Not Applicable		

MEDIUM DENSITY RESIDENTIAL CODE

Medium Density Residential Zone Code		
PERFORMANCE OUTCOME	ACCEPTABLE OUTCOME	RESPONSE
Section 1 General		
PO1 The density, built form and appearance of development reflects the intended character of the zone, is climatically responsive and facilitates casual surveillance of the street.	AO1.1 Site cover does not exceed 60% AND	AO1.1 – Complies Site cover is 312.9m ² (31.7%)
	AO1.2 Buildings are a maximum of 2 storeys and 8.5m above ground level. AND	AO1.2 – Complies The proposed buildings are single storey and less than 8.5m in height.

Medium Density Residential Zone Code		
PERFORMANCE OUTCOME	ACCEPTABLE OUTCOME	RESPONSE
	<p>AO1.3 Maximum gross floor area does not exceed: (a) for conventional allotments, 50% of the site area. (b) for rear allotments, 40% of the site area AND</p>	<p>AO1.3 – Complies Total GFA for the site is 222.3m² (22.75%) with each unit having a GFA of 74.1m².</p>
	<p>AO1.4 Where adjoining a dwelling house, a 1.8m high screen fence is provided to the common boundary. AND</p>	<p>AO1.4 - Condition 1.8m high timber screen fencing is to be provided along the common side boundaries to the east that adjoins a dwelling house.</p>
	<p>AO1.5 Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, refuse bins, telecommunication devices, etc) are integrated into the building. AND</p>	<p>AO1.5 - Condition Plant and service equipment will be integrated into the design of the multiple dwelling where relevant.</p>
	<p>AO1.6 Rooves incorporate at least 400mm eaves over each wall. AND</p>	<p>AO1.6 – N/A built form outcome is specifically designed to be consistent with Houses predominating in the street.</p>
	<p>AO1.7 Front fences are less than 1.2 metres</p>	<p>PO1 – plans have been amended in red to ensure fences do not exceed 1.2m and hence offer reasonable casual surveillance to both Agnes and Holliday Streets.</p>
<p>PO2 Development is adequately serviced.</p>	<p>AO2.1 Development is connected to reticulated water supply and sewerage. AND</p>	<p>AO2.1 – Complies/Condition The proposed development can be connected to reticulated water supply and sewerage.</p>
	<p>AO2.2 Development is supplied with reticulated electricity and telecommunications services. AND</p>	<p>AO2.2 – Complies/Condition The proposed development can be readily connected to reticulated electricity and telecommunications services</p>
	<p>AO2.3 Stormwater is discharged to a lawful point of discharge or to downstream properties but only with the consent of the affected landowners.</p>	<p>AO2.3 – Conditioned</p>
<p>PO3 The efficiency and safety of the road network is not</p>	<p>No outcome specified.</p>	<p>PO3 – Complies, 6m access aisle at Agnes Street entry proposed.</p>

Medium Density Residential Zone Code		
PERFORMANCE OUTCOME	ACCEPTABLE OUTCOME	RESPONSE
compromised by inappropriate access arrangements		
<p>PO4 Refuse storage areas are located for convenient collection, screened from public view and provided with facilities for self-contained cleaning.</p>	<p>AO4.1 Where the total number of multiple dwelling units is less than 10, the refuse storage area allows for individual general waste and recycling bins for each unit. AND</p>	<p>AO4.1 – Complies The total number of multiple dwelling units is 3 with individual bin storage areas nominated on the plans at the rear of each carport where screened from view.</p>
	<p>AO4.2 Where the total number of multiple dwelling units is 10 or more or for rooming accommodation, communal industrial-sized bins are provided in a location that allows the collection vehicle to enter and exit the site in a forward gear and collect the waste with a maximum of 3 manoeuvres. AND</p>	<p>AO4.2 – Not Applicable. The total number of multiple dwelling units is 3.</p>
	<p>AO4.3 The refuse storage area is no closer than 4m to any frontage and 1.5m to any other site boundary except where servicing 10 dwelling units or more, where the storage area is 5m from any site boundary. AND</p>	<p>AO4.3 – Not Applicable A refuse storage area not required.</p>
	<p>AO4.4 Refuse storage areas are provided with an impervious base that is drained to an approved waste disposal system and provided with a dedicated hose cock. AND</p>	<p>AO4.4 – Not Applicable A refuse storage area is not required.</p>
	<p>AO4.5 The refuse storage area is enclosed on 3 sides to a minimum height of 0.2m above the height of the refuse receptacles.</p>	<p>AO4.5 – Not Applicable A refuse storage area is not required.</p>
<p>PO5 Development is located and designed to ensure that land uses are not exposed to: (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants.</p>	<p>AO5.1 Development does not occur: (a) In areas that pose a health risk from previous activities; and (b) On sites listed on the Contaminated Land</p>	<p>AO5.1 – Complies The site is vacant land and is not listed on the Contaminated Land Register or Environmental Management Register.</p>

Medium Density Residential Zone Code		
PERFORMANCE OUTCOME	ACCEPTABLE OUTCOME	RESPONSE
	Register or Environmental Management Register. OR	
	AO5.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.	AO5.2 – Not Applicable The site vacant land and is not listed on the Contaminated Land Register or Environmental Management Register.
PO6 Landscaping enhances the appearance of the site, provides buffering and screening and shades activity areas.	AO6.1 A minimum 2m wide landscaped area with species selected to suit the streetscape is provided adjacent to all road frontages (excluding crossover and pedestrian access). AND	PO6. – Complies Landscaping is to be provided in accordance with the Landscaping Plan, Drawing No. 23-104-05, dated 03/05/2024 prepared by Brian Field Building Designs and conditioned accordingly.
	AO6.2 Landscaping of pedestrian areas uses plant species which at maturity have limited foliage below 1.8m. AND	AO6.2 – Condition Landscaping is to be provided in accordance with the Landscaping Plan, Drawing No. 23-104-05, dated 03/05/2024 prepared by Brian Field Building Designs and conditioned accordingly.
	AO6.3 The minimum area for site landscaping is: (a) For multiple dwellings – 20% (b) For retirement facilities – 35% (c) For other uses – not specified.	AO6.3 – Complies The minimum area for site landscaping for the Multiple Dwelling is 197.2m ² (20%) where 305m ² (30%) of the site will be landscaped with turf and garden bed areas.
Section 2 Home based business – Not Applicable		
Section 3 Caretaker’s accommodation – Not Applicable		
Section 4 Dual occupancies, multiple dwellings and retirement facilities		
PO12 Development is located on land that provides easy, safe and convenient movement by pedestrians.	AO12.1 Development is located on land with slopes less than: (a) For multiple dwellings – 12.5%; (b) For retirement facilities – 8%; (c) For dual occupancies – not specified.	AO12.1 – Complies The site is relatively flat with the slope of the site for the Multiple Dwelling being significantly less than 12.5%.
PO13 The development site is of an appropriate size to	AO13.1 The site has a minimum area of:	AO13.1 – Complies The site area for the Multiple Dwelling is 986m ² .

Medium Density Residential Zone Code		
PERFORMANCE OUTCOME	ACCEPTABLE OUTCOME	RESPONSE
accommodate activities, buildings, infrastructure, services and works associated with the residential use.	(a) For dual occupancies – 600m ² ; (b) For multiple dwellings – 800m ² ; (c) For retirement facilities – 2,000m ² . AND	
	AO13.2 The site has a minimum road frontage of: (a) For dual occupancies – 18m; (b) For multiple dwellings – 20m; (c) For retirement facilities – not specified.	AO13.2 – Complies The site has a dual road frontages, each being 20.117m wide. Albeit no permitted road access to Holliday Street and is conditioned accordingly.
PO14 Development provides a setting that adds positively to the streetscape and provides reasonable access to natural light and ventilation	AO14.1 Buildings have a minimum set back of 6m to the primary street frontage. AND	AO14.1 – Complies A minimum setback of 6m OMP to the Agnes Street frontage (being the primary street frontage) is proposed.
	AO14.2 Setbacks to any secondary road frontage are a minimum of 4.5m. AND	AO14.2 – Not Applicable A minimum setback of 4.215m OMP to the Agnes Street frontage (being the primary street frontage) is proposed.
	AO14.3 Side and rear boundary setbacks for residential uses are a minimum of: (a) 1.5m – at ground level; (b) 2.0m – above ground level.	AO14.3 – Complies The minimum setback of the eastern side boundary is 1.5 OMP and 6m to the western side boundary is proposed where a minimum of 1.5m OMP is required. No rear boundary applies.
PO15 Development provides sufficient open space to meet the recreational and privacy needs of residents.	AO15.1 Each dwelling in a dual occupancy is provided with private open space of a minimum consolidated area of 50m ² with a minimum dimension of 5m and oriented northward. AND	AO15.1 – Not Applicable The proposed use is a Multiple Dwelling.
	AO15.2 Where a dual occupancy, each unit has: (a) independent driveway access to its respective street frontage; and (b) Its front door (and an associated front door identification structure) and living room windows or balconies oriented	AO15.2 – Not Applicable The proposed use is a Multiple Dwelling.

Medium Density Residential Zone Code		
PERFORMANCE OUTCOME	ACCEPTABLE OUTCOME	RESPONSE
	toward its respective street frontage. AND	
	AO15.3 Each dwelling in a multiple dwelling is provided with northward oriented private open space comprising: (a) a minimum consolidated area of 20m ² with a minimum dimension of 4m for ground level dwellings; and (b) a minimum consolidated area of 15m ² with a minimum dimension of 3m for above ground level dwellings. AND	PO15 Performance Outcome met. Only ground level units (including the existing house) are proposed. All units have northward areas of open space well in excess of 20m ² and a minimum dimension of 4m as nominated by a box on the proposal plans. As such, the provision of open space for Unit 1 is considered sufficient to meet the recreational and privacy needs of the residents.
	AO15.4 Each dwelling in a retirement facility is provided with private open space comprising: (a) minimum consolidated area of 12m ² with a minimum dimension of 3m for ground level dwellings; and (b) a minimum consolidated area of 20m ² with a minimum dimension of 3m for above ground level dwellings. AND	AO15.4 – Not Applicable The proposed use is a Multiple Dwelling.
	AO15.5 Private open space of ground level dwellings is directly accessible from the living areas. AND	AO15.5 - Condition Private open space for all units, including outdoor patio areas, is directly accessible from living areas.
	AO15.6 Screen fencing of ground level private open space achieves a minimum height of 1.5m.	AO15.2 – Condition The proposal plans indicate a 1.8m high screen fence to private open space areas. Condition screen fencing of ground level private open space achieves a minimum height of 1.5m.
PO16 Development accommodates the relaxation, recreational, storage and clothes drying needs of residents.	AO16.1 Communal open space is provided at a minimum rate of 5% or 40m ² of site area, whichever is the greater and excludes access and vehicle	AO15.4 – Complies Communal space is to be provided at a rate of 5% (49.3m ²) where 9% (91.6m ²) is proposed.

Medium Density Residential Zone Code		
PERFORMANCE OUTCOME	ACCEPTABLE OUTCOME	RESPONSE
	parking areas and clothes drying areas. AND	
	AO16.2 For multiple dwellings and retirement facilities, a storage space with a minimum capacity of 8m ³ , which may form part of a carport or garage, is provided for each dwelling. AND	PO16 – Complies Approved drawings include a small storage shed in each unit’s Private Open Space Area. It is also determined that should further storage be required, there is ample opportunity to install additional small, enclosed sheds (which are unlikely to constitute further building works below certain sqm).
	AO16.3 Each dwelling is provided with an open-air clothes drying facility screened from public streets, communal open space and neighbouring properties.	AO16.3 – Complies An external clothesline is provided for each unit along the eastern fence line within screened private open space areas.
PO17 For retirement facilities provision is also made for common indoor community and recreation areas that have facilities suitable for use for recreational and social events, and is of a size adequate to meet the needs of residents on the site.	AO17.1 An indoor communal area, having a minimum size of 1m ² for each bedspace (but not less than 25m ² overall), is provided on the site and is equipped with, at least, toilet, kitchen or kitchenette and storage facilities.	AO17.1 – Not Applicable The proposed use is not a Retirement Facility.
PO18 Retirement facilities are provided with appropriate lighting to allow clear visibility along all pedestrian paths.	AO18.1 Bollard or overhead lighting is provided along all footpaths and car parking areas. AND	AO18.1 – Not Applicable The proposed use is not a Retirement Facility.
	AO18.2 All external lighting complies with the requirements of the AS4282—Control of the Obtrusive Effects of Outdoor Lighting.	AO18.2 – Not Applicable The proposed use is not a Retirement Facility.
PO19 Retirement facilities provide easy pedestrian and wheelchair access throughout the site.	AO19.1 No dwelling is more than 250m walking distance from a site entry/exit point. AND	AO19.1 – Not Applicable The proposed use is not a Retirement Facility.
	AO19.2 All paths and outdoor recreational areas have a gradient 5% or less.	AO19.2 – Not Applicable The proposed use is not a Retirement Facility.
Section 5 Small lot dwelling houses – Not Applicable		
Section 6 Secondary dwelling – Not Applicable		
Section 7 For development affected by one or more overlays		

Medium Density Residential Zone Code		
PERFORMANCE OUTCOME	ACCEPTABLE OUTCOME	RESPONSE
Airport environs overlay		
Wildlife hazards sub-area		
PO22 Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as birds and bats, intruding within an airport operational airspace.	No outcome specified.	PO22 – Not Applicable The subject site is included in the Distance from Airport – 8km sub-category.
Biodiversity overlay – Not Applicable		

SERVICES AND WORKS CODE

Services and Works Code	
Overall Outcomes	
The purpose of the code will be achieved through the following overall outcomes:	
(a) Infrastructure is provided in a cost-effective, efficient and co-ordinated manner to a standard ordinarily expected in the locality.	The development can be connected to all infrastructure within the Agnes Street verge.
(b) Development is planned, designed, constructed and operated to manage stormwater and wastewater in ways that protect environmental values and achieve water quality objectives.	Stormwater and wastewater from the development will be effectively managed to protect environmental values.
(c) Development is provided with sufficient vehicle parking and servicing in a manner that provides safe and efficient access and circulation.	Each unit is provided with a resident car parking space (carport) plus one visitor car parking space (being a total of 4 parking spaces) which is compliant with the acceptable outcome AO6 of the Services and Works Code.
(d) Landscaping enhances visual amenity, integrates the built and natural environments, maximises water efficiency, minimises soil loss, provides shade in large paved areas and does not adversely impact on infrastructure.	Large expanses of impervious services have been avoided with the provision of wide front and rear boundary setbacks with turfed areas and garden beds for three tier plantings and backyard turfed areas.
(e) Filling or excavation maintains the amenity and health of the community and environment.	Filling on site will not impact upon the amenity or health of the community and environment.
(f) Development is reflective of and responsive to the environmental constraints of the land and is established where the impacts of natural hazards are avoided or safely managed.	Whilst the site is subject to flooding, the design of the unit complex mitigates any risks to persons or property from flooding.

SERVICES AND WORKS CODE		
PERFORMANCE OUTCOME	ACCEPTABLE OUTCOME	RESPONSE
Section 1 General		
PO1 The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.	AO1.1. A stormwater quality management plan provides for achievable stormwater quality treatment measures that meet the design objectives identified in Table 9.4.4.	AO1.1 – Complies & Conditioned Stormwater will be discharged to the existing kerb and channel in Agnes Street as the lawful point of discharge and has been conditioned accordingly.
PO2	AO2.1	AO2.1 – Complies/Conditioned

Development does not discharge wastewater to a waterway or off-site unless demonstrated to be best practice environmental management for that site.	A wastewater management plan prepared by a suitably qualified person and addresses : (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best-practice environmental management; AND	The proposal can be connected to Council’s reticulated sewerage system and has been conditioned accordingly.
	AO2.2 Wastewater is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or (b) minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.	AO2.2 – Complies/Conditioned The proposal can be connected to Council’s reticulated sewerage system and has been conditioned accordingly.
PO3 Construction activities avoid or minimise adverse impacts on stormwater quality.	AO3.1 An erosion and sediment control plan addresses the design objectives for the construction phase in Table 9.4.4.	AO3.1 – Complies/Conditioned The proposal is conditioned to ensure sediments and erosion control measures are implemented.
PO4 Operational activities avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.	AO4.1 Development incorporates stormwater flow control measures to achieve the design objectives for the postconstruction phase in Table 9.4.4.	AO4.1 – Complies & Conditioned The proposal is conditioned to discharge stormwater to the existing kerb and channel in Agnes Street as the lawful point of discharge.
Section 2 Infrastructure		
PO5 Development is provided with infrastructure which: (a) conforms with industry standards for quality; (b) is reliable and service failures are minimised; and (c) is functional and readily augmented.	AO5.1 Except in the Rural zone, all development occurs on a site with frontage to a sealed road. AND	AO5.1 – Complies The proposed development is to occur on a residential site that has frontage to a sealed road (Agnes Street).
	AO5.2 Infrastructure is designed and constructed in accordance with the standards contained in PSP1 – Design and Construction Standards.	AO5.1 – Complies & Conditioned All infrastructure can be provided and conditioned accordingly.
Section 3 Vehicle Parking		
PO6	AO6.1	AO6.1 – Complies & Conditioned

<p>Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.</p>	<p>Vehicle parking spaces are provided on-site in accordance with Table 9.4.5. AND</p>	<p>One (1) space per unit plus 1 visitor per 5 units that is a total of 3 resident spaces plus 1 visitor space required and provided.</p> <p>As such vehicle parking spaces will be provided on-site in accordance with Table 9.4.5.</p>
	<p>AO6.2 A service bay is provided on-site for the service vehicle nominated in Table 9.4.5. AND</p>	<p>AO6.2 – Not Applicable A SRV is not required as no more than 10 units is proposed (3 units only).</p>
	<p>AO6.3 Driveway crossings are provided to the standard contained in PSP1 – Design and Construction Standards. AND</p>	<p>AO6.2 – Complies & Conditioned</p> <p>A condition is required to ensure that the driveway crossover servicing Units 1 to 3 is constructed to comply with Council’s standard drawings in PSP1 – Design and Construction Standards.</p>
	<p>AO6.4 Vehicle parking and manoeuvring areas are provided in accordance with the standards contained in PSP1 – Design and Construction Standards.</p>	<p>All vehicle parking and manoeuvring areas are in accordance with PSP1.</p>
<p>Section 4 Landscaping</p>		
<p>PO7 Landscaping is appropriate to the setting and enhances local character and amenity.</p>	<p>AO7.1 Landscaping is provided in accordance with the relevant zone code provisions. AND</p>	<p>AO7.1 – Complies/Conditioned Landscaping is to be provided in accordance with the Landscaping Plan, Drawing No. 23-104-05, dated 03/05/2024 prepared by Brian Field Building Designs and conditioned accordingly.</p>
	<p>AO7.2 Where shade tree planting is required in vehicle parking areas each planting bed has a minimum area of 2m² and is unsealed and permeable. AND</p>	<p>AO7.2 – Not Applicable</p>
	<p>AO7.3 Plantings along frontages or boundaries are in the form of defined gardens with three tier planting comprised of groundcovers, shrubs (understorey), and trees (canopy) and provided with a drip irrigation system,</p>	<p>PO7 – Conditioned A landscape plan has been prepared (including species) including three tier planning along the Agnes Street frontage and areas throughout the site. Landscaping proposed is considered to comply with the Performance outcome upon</p>

	mulching and border barriers.	consideration of existing street condition within Holliday Street (back of house to most dwellings fronting Agnes Street).
PO8 Plant species avoid adverse impacts on the natural and built environment, infrastructure and the safety of road networks.	AO8.1 Landscaping utilises plant species that are appropriate for the location and intended purpose of the landscaping. ANS	AO8.1 – Complies/Conditioned Landscaping is to be provided in accordance with the Landscaping Plan, Drawing No. 23-104-05, dated 03/05/2024 prepared by Brian Field Building Designs and conditioned accordingly.
	AO8.2 Species selection avoids non-invasive plants.	AO8.2 – Complies/Conditioned
Section 5 Filling and Excavation		
PO9 Development results in ground levels that retain: (a) access to natural light; (b) aesthetic amenity; (c) privacy; and (d) safety	AO9.1 The depth of: (a) fill is less than 2m above ground level; or (b) excavation is less than 2m below ground level. AND	AO9.1-AO9.6 - Conditioned Filling on-site has been conditioned for compliance. Additional development or alterations on site will be subject to either separate operational works permit or under Building permit associated with the unit development.
	AO9.2 The toe of the fill, or top of the excavation is not less than 0.5m inside the site property boundary. AND	
	AO9.3 Works do not occur on slopes over 15% in grade. AND	
	AO9.4 Retaining walls over 1m in height are terraced 1.5m for every 1m in height and landscaped. AND	
	AO9.5 Batter slopes are not steeper than 25% and are grassed and terraced 1.5m for every 1m in height. ANS	
	AO9.6 Filling or excavation for the purpose or retention of water: (a) is certified by an RPEQ engineer to safely withstand the hydraulic loading; (b) directs overflow such that no scour damage or nuisance occurs on adjoining lots.	
PO10	AO10.1	AO10.1 - Conditioned

Filling or excavation does not cause damage to public utilities.	Filling or excavation does not occur within 2m horizontally of any part of an underground water supply, sewerage, stormwater, electricity or telecommunications system.	Filling on-site has been conditioned for compliance.
PO11 Filling and excavation avoids water ponding on the premises or nearby premises that will adversely impact on the health of the community.	AO11.1 Following filling or excavation: (a) the premises: (i) are self-draining; and, (ii) has a minimum slope of 0.25%; and, (b) surface water flow is: (i) directed away from neighbouring properties; or (ii) discharged into a stormwater drainage system designed and constructed in accordance with AS3500 section 3.2.	AO11.1 - Conditioned Filling on-site has been conditioned for compliance.
Section 6 - All operational work subject to an overlay		
Biodiversity overlay – Not Applicable – No operational work is proposed.		
Flood hazard overlay – Not Applicable – No operational work is proposed.		
Regional infrastructure overlay – Not Applicable – No operational work is proposed.		
Water catchments overlay – Not Applicable – No operational work is proposed.		

Other Relevant Matters

Pursuant to s45 *Planning Act 2016* consideration of other relevant matters applies to the assessment and decision-making process for this impact assessable development application. The table below summarises the matters considered by the planning assessment.

Applicant submitted reports	Preliminary Stormwater Management Report prepared by ATC Consulting Engineers (dated 29/04/2024).
Assessment considerations of merits	<p>Impact assessment <i>under the Planning Act 2016</i> is an ‘unbounded’ assessment, meaning relevant matters other than those prescribed can also be considered, and weighing and balancing ‘inside the box’ as well as with factors ‘outside the box’ can take place in reaching a decision.’</p> <p>Need for Affordable Housing As per the overall outcomes for the Low density residential zone code, the predominant and preferred land use for the zone is detached Dwelling Houses.</p> <p>Whilst proposed design is compatible with the bulk, scale and appearance of neighbouring detached Dwelling Houses, the use of the land for a Multiple Dwelling is a technical departure from the South Burnett Regional Council Planning Scheme 2017 v1.4.</p> <p>The proposal will be undertaken by Regional Housing Limited, a registered Tier 1 Community Housing Provider who claim that an</p>

	<p>acute and urgent need for social housing exists and that as of late 2023:</p> <ul style="list-style-type: none"> • There were 79 households registered for social housing and seeking housing outcomes in the South Burnett Region; and • 22 of the 79 households seek 2-bedroom accommodation. <p>The development is a response to the apparent (acute & urgent) need for Social Housing within the region. In this instance delivery of Social Housing will be achieved via the following program partners:</p> <ul style="list-style-type: none"> • Land provided by South Burnett Regional Council; • Contributions to funding provided by the Queensland Housing Investment and Growth Initiatives (Quick Starts Queensland); • Regional Housing Limited to manage the development and provide Social Housing for eligible participants for a minimum of 20 years in accordance with the relevant capital funding agreement; and • Eligible participants (tenants) to be sourced from existing Department of Housing wait list. <p>As there is a clear and documented need for social housing, the proposal will provide community benefit in assisting with homelessness and/or providing appropriate and safe accommodation for persons on the Queensland Department of Housing register. Pursuant to s45 of the <i>Planning Act 2016</i>, the application provides sufficient grounds to justify implementation of a multiple dwelling in a Low density residential zone.</p> <p>State Facilitated Application Pursuant to s45 of the <i>Planning Act 2016</i>, the Planning Minister's discretionary power to declare State Facilitated Application status to social housing projects under recent Planning Regulation 2017 amendments was also considered relevant to this assessment based on the following:</p> <ul style="list-style-type: none"> • The development provides social/affordable housing units. • The land is well located with reasonable access to services, and parks. • Makes a significant contribution to provision of an affordable housing typology known to be required in the South Burnett LGA (2-bedroom dwelling). • Generally consistent with housing targets and locational requirements under the Wide Bay Burnett Regional Plan. <p>In this instance the development proposal commits 100% of the dwelling yield to affordable housing and is appropriately located hence it is likely that such a development would be considered appropriate (and responding to an overriding need) where planning application process associated with State Facilitated Application were applied.</p>
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5. CONSULTATION

Referral Agencies

State Assessment and Referral Agency	N/A
Other	N/A

Council Referrals

INTERNAL REFERRAL SPECIALIST	REFERRAL / RESPONSE
Development Engineer	Council's Development Engineer provided standard engineering conditions and calculated the Infrastructure Charges.

Infrastructure Charges Unit	<p>Council adopted the LGIP on 24 June 2019 which commenced on 1 July 2019.</p> <p>The types of development that may trigger the issuing of an Infrastructure Charges Notice are:</p> <ul style="list-style-type: none"> (a) Reconfiguring a Lot; (b) Making a Material Change of Use; or (c) Carrying out Building Work. <p>Refer Attachment B for Infrastructure Charges Notice.</p>
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Public Notification

Date Notification Commenced	21 June 2024
Date Notification Completed	12 July 2024
Date notice of compliance received	13 July 2024

Submission Summary	
Submitter Issue	Response
Flood Hazard Risk	
<ul style="list-style-type: none"> • The proposed development is in proximity of the causeway to the northern and western perimeter of this property. Two photos have been provided to give some indication of the flooding episodes. • This causeway floods during periods of heavy rain and is most likely to adversely affect one or more of the proposed units. • In the last 43 years, adjacent landowners at 18-32 Holliday Street have seen the causeway flooded on numerous occasions making it impassable. The owners have created a small bank at their entrance to prevent the water coursing down their driveway and creating erosion (which has happened many times due to the sheer amount of water flowing across). • There is an additional drain, at the back of the premises which face Agnes Street and back onto Holliday Street that adds to the amount of water at the back of the property at 10 Agnes Street. The previous owner of the property at 8 Agnes Street built up dirt on the outer side of their back fence as water was entering their property from this drain during periods of heavy rain. 	<p>These are valid considerations.</p> <p>The overland flow path in this area is depicted in the flood hazard overlay. If the FFL floor levels of the buildings are 500mm above the ARI100 year event, the buildings are unlikely to be affected.</p> <p>The southern roadside table drain in Holliday Street takes local stormwater flows with the drain already extending past the western extent of the site. In a large storm event, the table drain is likely to overflow to the south through the site. To prevent any potential impacts on 8 Agnes Street as a result of any filling, the following condition has been included:</p> <p>EARTHWORKS - RETAINING STRUCTURES AND FILLING ENG1. Ensure retaining walls and earthworks do not adversely affect adjoining properties or services within the vicinity. This includes blocking or altering overland flow paths.</p>
<ul style="list-style-type: none"> • Should this development go ahead regardless of the flooding issue, the landowners at 18-32 Holliday Street would like to point out that their south-eastern boundary corner extends into the causeway. Due to this natural flow of floodwaters they have created their fence to follow the line on the top of the created bank. In the event of any earthworks proposed to address flooding, consideration should be given to the adjacent landowners property boundary. 	<p>No earthworks are proposed to address flooding, as flood waters are not expected to impact the building pads, and only potentially only minor on the overall site.</p> <p>No impacts to the neighbouring property at 18-32 Holliday Street are expected due to the development.</p>
<ul style="list-style-type: none"> • The adjacent landowners at 18-32 Holliday Street believe that the development would be better suited on the opposite side of the cul-de-sac, at 11 Agnes Street, where there is no threat of flooding issues for those who will be living in these dwellings. 	<p>This is not a valid planning consideration.</p> <p>The proposed development is being considered on the merits of the site at 10 Agnes Street which the applicant has control over/owns.</p>

6. RECOMMENDATION

The application for a Development Permit for a Material Change of Use – Multiple Dwelling (3 x 2-bedroom units) at 10 Agnes Street KINGAROY (and described as Lot 7 on RP41769) is recommended for approval subject to the reasons stated in the Statement of Reasons and/or conditions of approval. *The following information is provided in accordance with Section 63(4) & (5) of the Planning Act 2016*

NOTICE ABOUT DECISION – STATEMENT OF REASONS

ATTACHMENTS

1. Att	Applicant:	Regional Housing Limited Citybase Strategies Pty Ltd
2. Att	Application No:	Material Change Notice
3. Att	Proposal:	Material Change of Use – Multiple Dwellings (3 x 2-bedroom units)
	Street Address:	10 Agnes Street KINGAROY
	RP Description:	Lot 7 on RP41769
	Assessment Type:	Impact Assessment
	Number of Submissions:	One (1) Submission

On **[DATE DECIDED]** the above development was recommended for:

- Approval
- Refusal

1. Reasons for the Decision

The reasons for this decision are:

- The site is zoned Low Density Residential, and the proposed multiple dwelling (3 x 2 bedrooms) is impact assessable in this zone.
- Preferred residential land use in the Low-Density Residential zone is dwelling house as opposed to Multiple Dwelling.
- There is sufficient land supply within existing Medium Density Residential Zoned areas to accommodate new multiple dwellings.
- Notwithstanding the inconsistencies, it was determined that an overriding need and community benefit exists in placing this small 3 x 2-bedroom multiple dwelling on a Low-Density Residential zoned site where it is retained for Social/Affordable housing.
- Pursuant to s45 of the *Planning Act 2016*, justification for the development was (in part) based on consideration of the following as stated by the applicant:
 - As of 31 December 2023, there were 79 households registered for social housing in the South Burnett Region, to which 20 (of the 79 households) seek 2-bedroom unit accommodation.
 - The 3 x 2-bedroom multiple dwelling is intended for eligible households currently on the Queensland Social Housing register.
 - The 3 x 2-bedroom multiple dwelling will be developed/managed by *Regional Housing Limited* a registered not-for-profit charity, and Tier 1 Community Housing provider.
 - The 3 x 2-bedroom multiple dwelling will be maintained as Social/Affordable housing for a minimum of twenty years in accordance with the relevant Capital Funding Agreement (as confirmed by Regional Housing Australia).
 - The development is further enabled by the contribution of land by Council and partial funding by the *Queensland Housing Investment and Growth Initiative's Quickstarts Qld*.
 - The development is consistent with the Wide Bay Burnett Regional Plan 2023's priorities in facilitating urban consolidation within a Priority Living Area (Kingaroy)

with the site being in close proximity to major regional employment opportunities, educational facilities and industrial employment.

- The development was assessed against the South Burnett Regional Planning Scheme 2017 v1.4, to which the below was noted.
- The site is located within close proximity to Kingaroy Hospital and is within reasonable distance of healthcare, employment, educational, recreational, community and commercial services and facilities.
- The site is located in close proximity to Bunya Highway with suitable pedestrian access to the Kingaroy Town Centre.
- The site is serviced by the neighbourhood road network, impacts upon the safety and efficiency of the local road network are not anticipated.
- The development is consistent with the 'Strong Economy' theme of the Strategic Framework in that the development is close to major regional employment, educational facilities and industrial employment areas
- The development gives support to the 'Settlement Pattern' theme of the Strategic Framework in responding to Kingaroy's increased population growth and providing a social housing option based on an identified need, as expressed in correspondence from Regional Housing Limited (the applicant).
- The development gives support to the 'Strong Communities' theme of the Strategic Framework by providing housing diversity and choice in close proximity to established residential development and facilities.
- Subject to amendments in red and conditions, each unit has the bulk, scale and appearance of a dwelling house as presented to the street frontages and the proposal will maintain the established character of neighbouring residential housing.
- The proposed multiple dwelling is one storey in height with a site cover of 31.7%.
- Car parking for residents and visitors complies with minimum requirements (for onsite parking).
- Each unit is provided with adequate space for the storage of general waste and recycling bins as conditioned.
- Each unit is provided with sufficient private open space and clothes drying facilities, as conditioned.
- External cladding and roofing materials are complementary to neighbouring dwelling houses also within the Low-density Residential Zone.
- The development includes sufficient landscaping with front garden beds, inclusive of three tier plantings and turfed areas to front and rear yards, as conditioned.
- The site does not contain any ecological or natural features required for retention and incorporation into the development.
- Boundary fencing is provided to maintain privacy and amenity between units and to the street interface whilst still enabling casual surveillance of the street, as conditioned.
- Habitable floor levels shown on the approved plans are to be set at 500mm above the 1% AEP flood event so that risks to persons and property from flooding (ie. overland flow). Certification of appropriate flood immunity is conditioned.
- The development is conditioned to provide overland flow paths that do not unduly affect adjoining land.
- Stormwater will be discharged to a lawful point of discharge in accordance with an approved stormwater report.
- The development is to be connected to all infrastructure services as conditioned.

2. Assessment Benchmarks

The following are the benchmarks apply to this development:

- Strategic Framework
- Low Density Residential Zone Code
- Services and Works Code

The applicant has also provided a response to the Medium Density Residential Zone Code (zone in which a multiple dwelling would be code assessable) to demonstrate compliance with performance and acceptable outcomes relating to a multiple dwelling.

3. Compliance with Benchmarks

The development was assessed against all the assessment benchmarks listed above and complies with all of these or can be conditioned to comply.

Note: Each application submitted to Council is assessed individually on its own merit.

INFRASTRUCTURE CHARGES NOTICE

(Section 119 of the Planning Act 2016)

APPLICANT: Regional Housing Limited
C/- Urban Strategies
PO Box 3368
SOUTH BRISBANE QLD 4101

APPLICATION: Material Change of Use for Multiple Dwelling (3 x 2-bedroom Units) -- Impact Assessable

DATE: [Insert Date]

FILE REFERENCE: MCU24/0013

AMOUNT OF THE LEVIED CHARGE: **\$22,953.00** **Total**
(Details of how these charges were calculated are shown overleaf)

\$11,248.00	Water Supply Network
\$6,196.00	Sewerage Network
\$2,756.00	Transport Network
\$2,296.00	Parks and Land for Community Facilities Network
\$457.00	Stormwater Network

AUTOMATIC INCREASE OF LEVIED CHARGE: The amount of the levied charge is subject to an automatic increase. Refer to the Information Notice attached to this notice for more information on how the increase is worked out.

LAND TO WHICH CHARGE APPLIES: Lot 7 RP41769

SITE ADDRESS: 10 Agnes Street, Kingaroy

PAYABLE TO: **South Burnett Regional Council**

WHEN PAYABLE: Material Change of Use – When the change happens.
(In accordance with the timing stated in Section 122 of the Planning Act 2016)

OFFSET OR REFUND: Not Applicable.

This charge is made in accordance with South Burnett Regional Council's **Charges Resolution (No. 3) 2019**

DETAILS OF CALCULATION

Water Supply

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Residential Use (2 bed)	3	dwelling	\$7,030.00	CR Table 2.1	\$21,090.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Vacant land	1	Allotments	\$9,842.00	CR Table 2.1	\$9,842.00

Sewerage

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Residential Use (2 bed)	3	dwelling	\$3,873.00	CR Table 2.1	\$11,619.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Vacant land	1	Allotments	\$5,423.00	CR Table 2.1	\$5,423.00

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Residential Use (2 bed)	3	dwelling	\$1,722.00	CR Table 2.1	\$5,166.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Vacant land	1	Allotments	\$2,410.00	CR Table 2.1	\$2,410.00

Parks and Land for Community Facilities

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Residential Use (2 bed)	3	dwelling	\$1,435.00	CR Table 2.1	\$4,305.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
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Vacant land	1	Allotments	\$2,009.00	CR Table 2.1	\$2,009.00
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Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Residential Use (2 bed)	3	dwelling	\$286.00	CR Table 2.1	\$858.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Vacant land	1	Allotments	\$401.00	CR Table 2.1	\$401.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Residential Use (2 bed)	\$11,248.00	\$6,196.00	\$2,756.00	\$2,296.00	\$457.00	\$22,953.00
Total	\$11,248.00	\$6,196.00	\$2,756.00	\$2,296.00	\$457.00	\$22,953.00

** In accordance with Section 3.3 of the Charges Resolution, the discount may not exceed the adopted charge. Any surplus discounts will not be refunded, except at South Burnett Regional Council's discretion.*

INFORMATION NOTICE

Authority and Reasons for Charge	This Infrastructure Charges Notice has been given in accordance with section 119 of the <i>Planning Act 2016</i> to support the Local government's long-term infrastructure planning and financial sustainability.
Appeals	Pursuant to section 229 and Schedule 1 of the <i>Planning Act 2016</i> a person may appeal an Infrastructure Charges Notice. Attached is an extract from the <i>Planning Act 2016</i> that details your appeal rights.
Automatic Increase Provision of charge rate (\$)	<p>An infrastructure charge levied by South Burnett Regional Council is to be increased by the difference between the Producer Price Index (PPI) applicable at the time the infrastructure charge was levied, and PPI applicable at the time of payment of the levied charge, adjusted by reference to the 3-yearly PPI average¹. If the levied charge is increased using the method described above, the charge payable is the amount equal to the sum of the charge as levied and the amount of the increase.</p> <p>However, the sum of the charge as levied and the amount of the increase is not to exceed the maximum adopted charge the Authority could have levied for the development at the time the charge is paid.</p>
GST	The Federal Government has determined that contributions made by developers to Government for infrastructure and services under the <i>Planning Act 2016</i> are GST exempt.
Making a Payment	<p>This Infrastructure Charges Notice cannot be used to pay your infrastructure charges.</p> <p>To pay the levied charge, you must request an Itemised Breakdown showing the total levied charge payable at the time of payment. An Itemised Breakdown must be presented at the time of payment.</p> <p>An Itemised Breakdown may be requested by emailing info@southburnett.qld.gov.au</p>

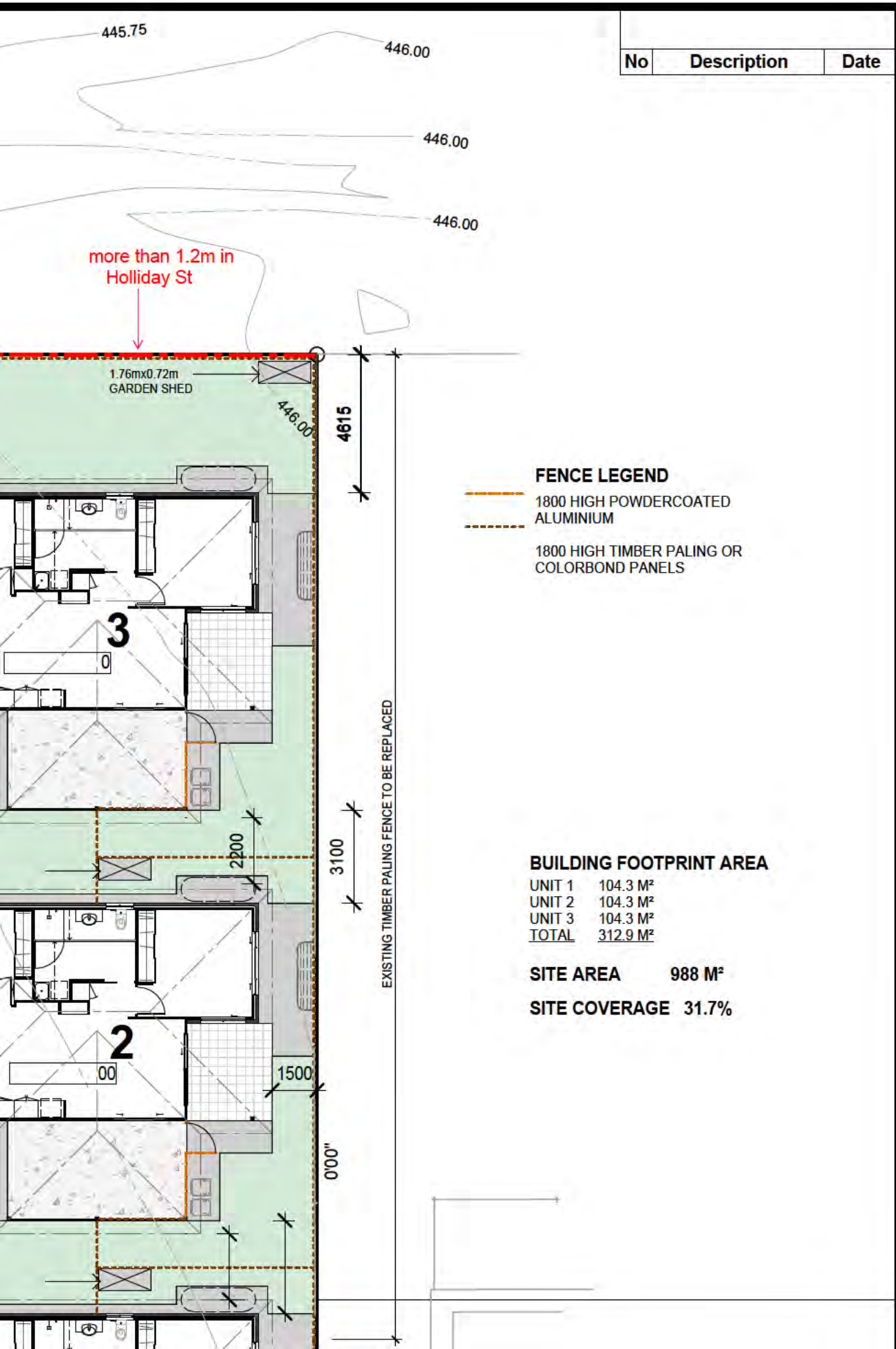
¹ 3-yearly PPI average is defined in section 114 of the *Planning Act 2016* and means the PPI adjusted according to the 3-year moving average quarterly percentage change between financial quarters. PPI Index is the producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge construction index for Queensland published by the Australian Bureau of Statistics.

Payment can be made at any of the following South Burnett Regional Council Offices:

- 69 Hart Street, Blackbutt, 4314;
- 45 Glendon Street, Kingaroy, 4610;
- 42 Stephens Street West, Murgon, 4605;
- 48 Drayton Street, Nanango, 4615;
- McKenzie Street, Wondai, 4606; or
- via other methods identified on the Itemised Breakdown.

Enquiries

Enquiries regarding this Infrastructure Charges Notice should be directed to the SOUTH BURNETT REGIONAL COUNCIL, Department of Planning and Land Management, during office hours, Monday to Friday by phoning (07) 4189 9100 or email at info@southburnett.qld.gov.au



No	Description	Date
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FENCE LEGEND

- 1800 HIGH POWDERCOATED ALUMINIUM
- 1800 HIGH TIMBER PALING OR COLORBOND PANELS

BUILDING FOOTPRINT AREA

UNIT 1	104.3 M ²
UNIT 2	104.3 M ²
UNIT 3	104.3 M ²
TOTAL	312.9 M²

SITE AREA 988 M²

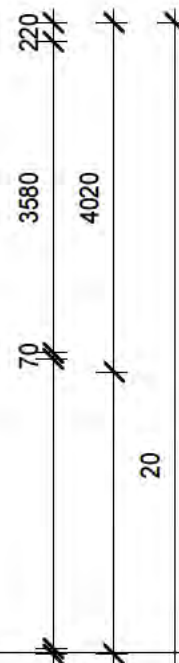
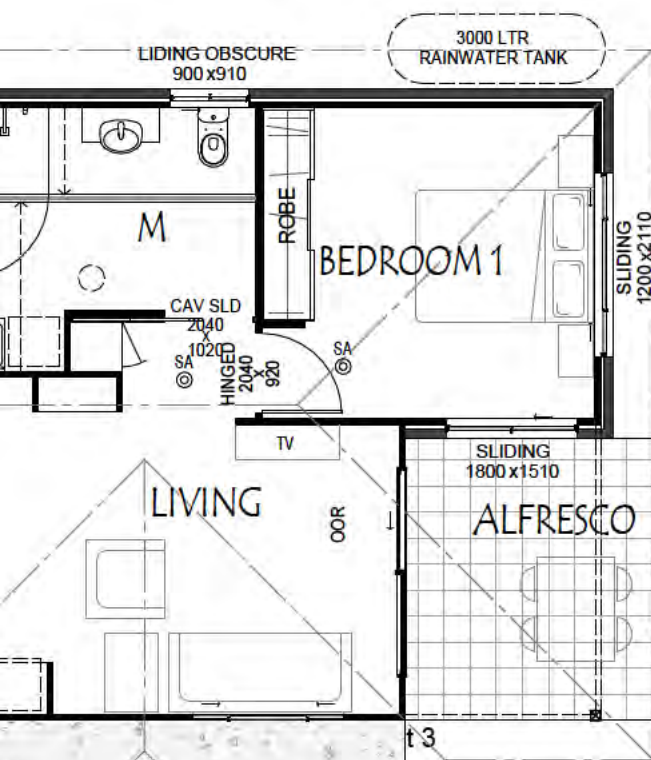
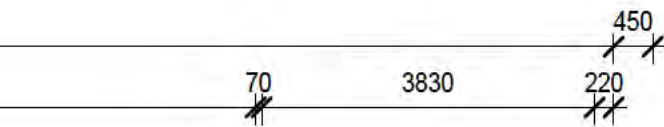
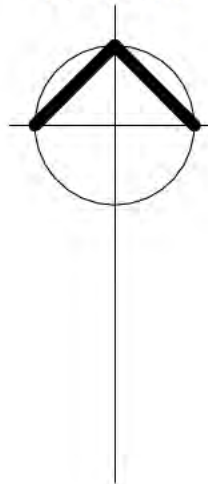
SITE COVERAGE 31.7%

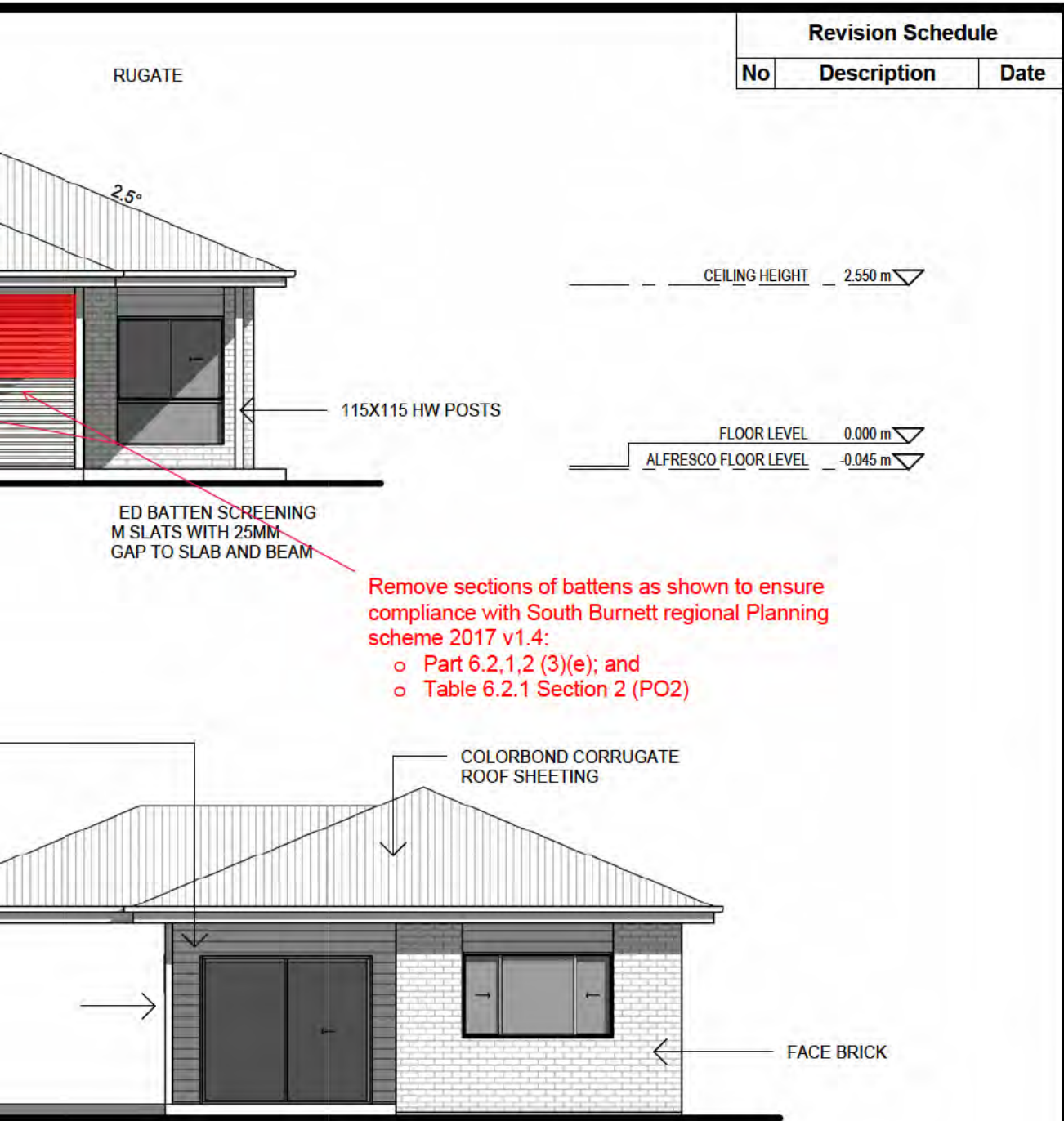
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FLOOR AREA PER UNIT

ENCLOSED FLOOR (TO EXTERNAL FACE OF WALLS)	74.1 M ²
ALFRESCO	10.0 M ²
CARPORT	20.2 M ²
TOTAL	104.3 M²

NORTH





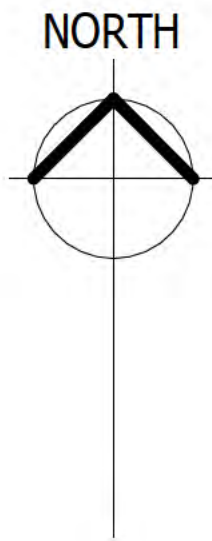
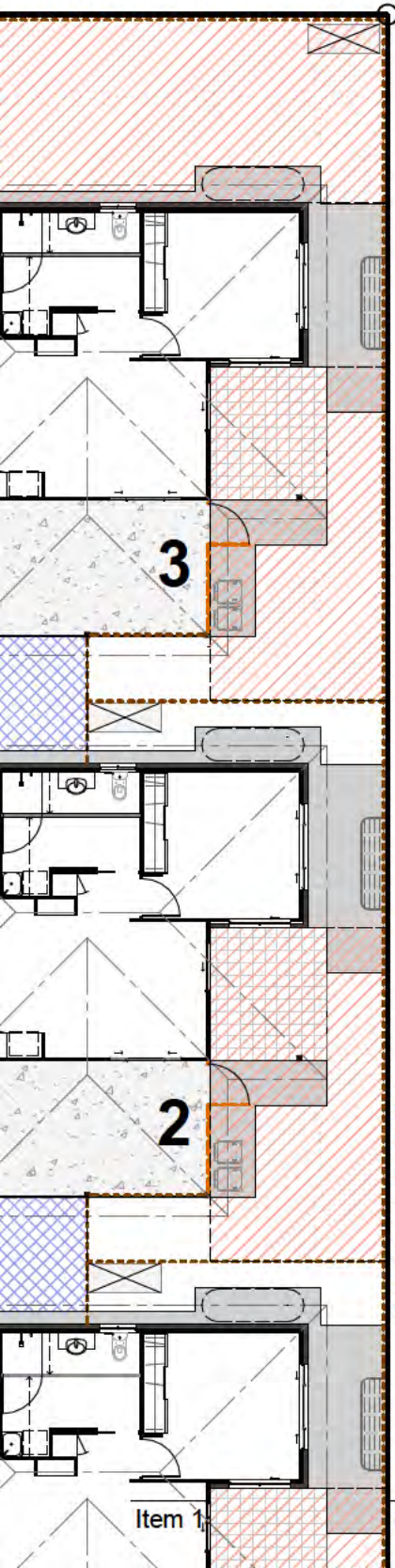
ON 2 - EAST

: 100

OND CORRUGATE
EETING



No	Description	Date
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BUILDING FOOTPRINT AREA

UNIT 1	104.3 M ²
UNIT 2	104.3 M ²
UNIT 3	104.3 M ²
TOTAL	312.9 M²

SITE AREA 988 M²

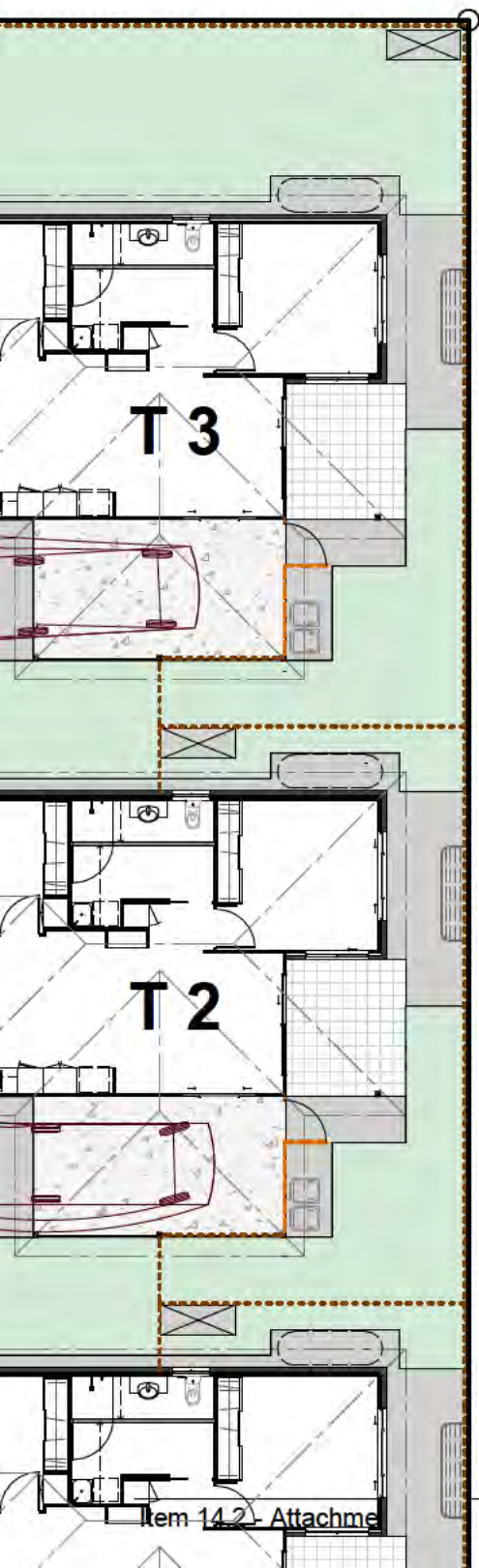
SITE COVERAGE 31.7%

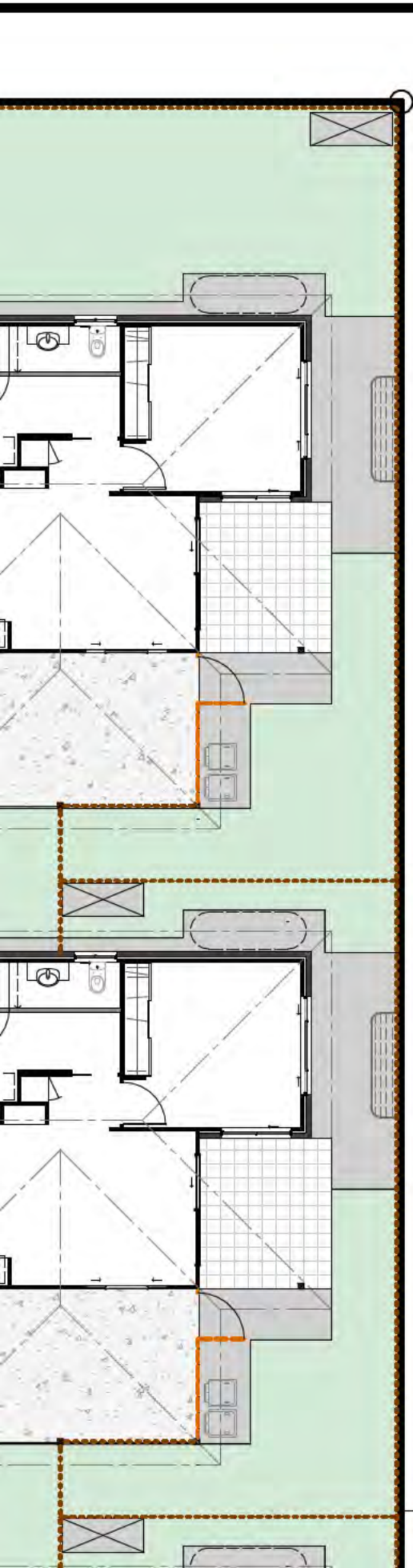
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Item 1

3







Revision Schedule		
No	Description	Date






No	Description	Date
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LANDSCAPING LEGEND

-  LIRIOPE EVER GIANT - 105mm POT (GROWS TO 0.4M)
-  BROMELIAD ALCANTAREA - 200mm POT (GROWS TO 0.6M)
-  LOMANDRA CONFERTIFOLIA (MAT RUSH) - 105mm POT (GROWS TO 0.7M)
-  AGAVE - 200mm POT (GROWS TO 0.5M)
-  OPHIOPOGON INTERMEDIANS (LIRIOPE STRIPY WHITE) - 105mm POT (GROWS TO 0.4M)
-  SYZYGIVM AUSTRALE (LILLY PILLY PINNACLE) 300MM POT (GROWS 1M TO 1.5M DIA - 5M TO 8M TALL). PLANT APPROX 1.2M APART.

-  GARDEN BED (58 M²)
-  TURF (247 M²)
- MS CONCRETE MOWER STRIP

FENCE LEGEND

- 
- 

14.3 MINOR CHANGE TO EXISTING APPROVAL FOR A MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT (SERVICE STATION) AT 4 SCOTT STREET, WONDAL (AND DESCRIBED AS LOT 800 ON SP332471). APPLICANT SJS FUELS PTY LTD C/- PROJECT URBAN

File Number: MCU24/0027

Author: Acting Manager Environment & Planning

Authoriser: Chief Executive Officer

PRECIS

A change application (minor change) was made under section 78 and assessed under section 81 of the *Planning Act 2016* to the Material change of use – Development Permit (Service station) at 4 Scott Street, Wondal (and described as Lot 800 on SP332471). Applicant – SJS Fuels Pty Ltd C/- Project Urban

SUMMARY

- The application is assessable under s81 Minor change request.
- The Negotiated Decision Notice for a Material Change of Use – Development Permit for a Service station was issued on 24 August 2021.
- The request is seeking minor changes to the approved design:
 - Gross floor area of the shop reduced from 300m² to 270m²;
 - Service station shop roof lowered from 5.2m to 5.05m;
 - Bin enclosure enlarged which includes fencing and roof; and
 - Proposed signage to include 2 pylon signs and illuminated signage on fascia.
- The applicant provided amended conditions to reflect the requested changes.
- The applicant provided a full assessment against the *Planning Act 2016* definition of a Minor change.
- The application is not considered substantially different development and can be processed as a minor change application under s81 of the *Planning Act 2016*.
- The request is assessed in accordance with the *Planning Act 2016* and a recommendation that condition GEN1 and GEN3 be amended to reflect new plans and drawings including reduction in gross floor area.
- Refer to Attachment A – Statement of Reasons.
- Refer to Attachment B – Update Approved Plans.
- Refer Attachment C – Infrastructure Charges Notice (amended).

OFFICER'S RECOMMENDATION

That Council approve the change request pursuant to s81 under the *Planning Act 2016* subject to the following changes as outlined below. Amended conditions shown in **bold** and conditions proposed to be deleted, ~~strikethrough~~ has been used.

GENERAL

GEN1. The development must be completed and maintained generally in accordance with the approved plans and documents and any amendments arising through conditions to this development approval:

Drawing Title	Prepared by	Reference / Drawing no.	Rev	Date
Landscape concept plan	Project Urban	/	B	14 January 2021
Perspective View	Ashanti Verve Design Group	/ 22024 DA 00	/ B	23 March 2021 07/02/24
Site Plan	Ashanti Verve Design Group	/ 22024 DA 01	/ B	23 March 2021 07/02/24

Part Floor Plan	Ashanti Verve Design Group	2 22024 DA 02	/ B	23 March 2021 07/02/24
Part Floor Plan	Ashanti	3	/	23 March 2021
Dimension Plan	Ashanti	4	/	23 March 2021
Elevation (1)-(2)-(3) Sheet 1	Ashanti Verve Design Group	5 22024 DA 05	/ B	23 March 2021 07/02/24

APPROVED USE

GEN3. The Development Permit is for a Service station including Service station shop of ~~300sqm~~ **270m²** and does not imply approval for a separate segregated food outlet or ownership or any other buildings or structures indicated on the Approval Plan. Separate approval may be required for structures/works not specifically approved in this application.

All other conditions of approval remain unchanged in accordance with MCU20/0020 – Amended Negotiated Decision Notice.

FINANCIAL AND RESOURCE IMPLICATIONS

No implication can be identified.

LINK TO CORPORATE/OPERATIONAL PLAN

Growing our Region’s Economy and Prosperity

- GR8 Support and advocate for appropriate growth and development with responsive planning schemes, process, customer service and other initiatives.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Refer to CONSULTATION in this report.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

No implication identified.

POLICY/LOCAL LAW/DELEGATION IMPLICATIONS

No implication can be identified.

ASSET MANAGEMENT IMPLICATIONS

No implication can be identified.

REPORT

1. APPLICATION DETAILS

S81 Minor change

The applicant seeks approval for a Change Application (Minor Change) to the existing Material Change of Use – Development Permit (Service Station).

APPLICATION SUMMARY	
Applicant	SJS Fuels Pty Ltd C/- Precinct Urban
Type of Application	s81 Minor change request
Site Address	4 Scott Street, Wondai
RP Description	Lot 800 on SP332471
State Referral Agencies	No additional referrals. The original application was referable to SARA under Planning Regulation 2017 – Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 – development within 25m of a State transport corridor.
Referred Internal Specialist	Nil
Site Area	3,455sqm
Zone	Local centre
Overlays	Agricultural – Property is within Local centre zone and has no associated agricultural value. Bushfire hazard – The site was assessed as low bushfire risk area as part of the original assessment no further assessment was warranted.
Level of Assessment	Minor Change
Existing Use	Vacant site
Surrounding uses	
<i>North</i>	Ivory Street Road Reserve and Wondai Golf Course
<i>South</i>	Wondai Local centre and more broadly town centre
<i>East</i>	Low density housing
<i>West</i>	Scott Street road reserve and more broadly residential dwellings

2. BACKGROUND AND SUMMARY OF CHARGES

Application No.	Details
Council Ref: MCU20/0020	South Burnett Regional Council issued a Development Permit for Material Change of Use (Service station) which included SARA response with conditions of approval. An amended Negotiated decision notice was issued on 25 August 2021. Standard planning and engineering conditions applied. One public submission was received against the original development application however, no appeals were lodged.

3. THE PROPOSED CHANGE

The applicant submits the changes to the existing approval, stated as follows:

- Gross floor area of the shop reduced from 300m² to 270m²;
- Service station shop roof lowered from 5.2m to 5.05m;
- Bin enclosure enlarged which includes fencing and roof; and
- Proposed signage to include 2 pylon signs and illuminated signage on fascia.

ASSESSMENT MANAGER’S CONDITIONS

Existing Condition

GENERAL

GEN1. The development must be completed and maintained generally in accordance with the approved plans and documents and any amendments arising through conditions to this development approval:

Drawing Title	Prepared by	Reference / Drawing no.	Rev	Date
Landscape concept plan	Project Urban	/	B	14 January 2021
Perspective View	Ashanti	/	/	23 March 2021
Site Plan	Ashanti	1	/	23 March 2021
Part Floor Plan	Ashanti	2	/	23 March 2021
Part Floor Plan	Ashanti	3	/	23 March 2021
Dimension Plan	Ashanti	4	/	23 March 2021
Elevation (1) (2) (3)	Ashanti	5	/	23 March 2021

Proposed amendment by the applicant

To incorporate the changes into the current approval, the following amendments to the Decision Notice are required. Deleted text is shown as ~~strikethrough~~ and new text is shown in **bold**.

GENERAL

GEN1. The development must be completed and maintained generally in accordance with the approved plans and documents and any amendments arising through conditions to this development approval:

Drawing Title	Prepared by	Reference / Drawing no.	Rev	Date
Landscape concept plan	Project Urban	/	B	14 January 2021
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Part Floor Plan	Ashanti Verve Design Group	2 22024 DA 02	/ B	23 March 2021 07/02/24
Part Floor Plan	Ashanti	3	/	23 March 2021
Dimension Plan	Ashanti	4	/	23 March 2021
Elevation (1) (2) (3) Sheet 1	Ashanti Verve Design Group	5 22024 DA 05	/ B	23 March 2021 07/02/24

Resolution

Council Officer’s supported the requested update to the approved plans.

Existing Condition

APPROVED USE

GEN3. The Development Permit is for a Service station including Service station shop of 300sqm and does not imply approval for a separate segregated food outlet or ownership or any other buildings or structures indicated on the Approval Plan. Separate approval may be required for structures/works not specifically approved in this application.

Proposed amendment by the applicant

To incorporate the changes into the current approval, the following amendments to the Decision Notice are required. Deleted text is shown as ~~strike through~~ and new text is shown in **bold**.

In addition, the applicant requests that Council’s Infrastructure Charges Notice be updated to reflect the reduced gross floor area of the Service station.

APPROVED USE

GEN3. The Development Permit is for a Service station including Service station shop of ~~300sqm~~ **270m²** and does not imply approval for a separate segregated food outlet or ownership or any other buildings or structures indicated on the Approval Plan. Separate approval may be required for structures/works not specifically approved in this application.

Resolution

Council Officer’s supported the requested update to the condition reflecting the reduced gross floor area and also issue an amended Infrastructure Charges Notice (refer to attachment C – Infrastructure Charges Notice).

4. MINOR CHANGE ASSESSMENT

A minor change is a change application to a development approval as per s81 of the *Planning Act 2016*. A response to the minor change criteria is provided in Table below.

Assessment against minor change criteria (*Planning Act 2016*, Schedule 2).

MINOR CHANGE CRITERIA	COMPLIES	RESPONSE
A minor change , for a development approval, means a change would not:		
i. Result in a substantially different development; or	✓	The proposed change does not create or result in a substantially different development.
If a development application for the development, including the change, were made when the change application is made would not cause:		
A. The inclusion of prohibited development in the application; or	✓	The proposed change will not result in prohibited development.
B. Referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or	✓	The minor change did not result in the referral to a referral agency.
C. Referral to extra referral agencies, other than to the chief executive; or	✓	There were no additional referral agencies because of the minor change.
D. A referral agency to assess the application against, or have regard to, matters prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have had regard to, when the application was made; or	✓	N/A.
E. Public notification if public notification not required for the development application.	✓	No change.

The Development Assessment Rules 2017 (Schedule 1) provides guiding criteria in relation to ‘substantially different development’. Assessment against substantially different development criteria (Development Assessment Rules 2017).

Description/Provisions	Comment/Response
<i>Involves a new use; or</i>	No new land use is proposed.
<i>Results in the application applying to a new parcel of land; or</i>	No new land parcels are included in the application.
<i>Dramatically changes the built form in terms of scale, bulk appearance; or</i>	The proposed changes reduce the size and scale in a minor nature in terms of built form.
<i>Changes the ability of the proposed development to operate as intended; or</i>	The proposed changes will not alter the operation of the approved building.
<i>Removes a component that is integral to the operation of the development; or</i>	The proposed changes do not involve removal of a component that is integral to the operation of the development.
<i>Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or</i>	The proposed changes do not result in any impacts on interna, or external, traffic flows generated by the development.
<i>Introduces new impacts or increase the severity of known impacts; or</i>	The proposed changes will not introduce any new impacts, nor will they increase the severity of known impacts.
<i>Removes an incentive or offset component that would have balanced a negative impact of the development; or</i>	No incentive or offset components were incorporate in the original development.
<i>Impacts on infrastructure provisions</i>	The proposed changes do not have any implications for infrastructure provision.

5. CONCLUSION

The original development application was assessed under the current South Burnett Regional Council Planning Scheme. No assessment benchmarks relevant to the application have been amended. It is considered that the development remains consistent with the matters that were used as part of the officer’s original assessment.

The officer’s assessment demonstrates that the proposed changes can be considered as minor to the approval under the *Planning Act 2016*. By updating the existing conditions reflecting the minor changes will ensure that the subject development retains compliance.

CHANGES TO CONDITIONS

GENERAL

GEN1. The development must be completed and maintained generally in accordance with the approved plans and documents and any amendments arising through conditions to this development approval:

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Landscape concept plan	Project Urban	/	B	14 January 2021
Perspective View	Ashanti Verve Design Group	/ 22024 DA 00	/ B	23 March 2021 07/02/24
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Dimension Plan	Ashanti	4	/	23 March 2021
Elevation (1)-(2)-(3) Sheet 1	Ashanti Verve Design Group	5 22024 DA 05	/ B	23 March 2021 07/02/24

APPROVED USE

GEN3. The Development Permit is for a Service station including Service station shop of ~~300sqm~~ **270m²** and does not imply approval for a separate segregated food outlet or ownership or any other buildings or structures indicated on the Approval Plan. Separate approval may be required for structures/works not specifically approved in this application.

All other conditions of approval remain unchanged in accordance with MCU20/0020 – Amended Negotiated Decision Notice.

ATTACHMENTS

1. **Attachment A - Statement of Reasons** [↓](#) 
2. **Attachment B - Updated Approved Plans** [↓](#) 
3. **Attachment C - Infrastructure Charges Notice** [↓](#) 

NOTICE ABOUT DECISION – STATEMENT OF REASONS

The following information is provided in accordance with Section 63(4) & (5) of the Planning Act 2016

SITE DETAILS	
Street Address:	4 Scott Street WONDAI
RP description	Lot 800 on SP332471
Site Area	3,455sqm
PROPOSED DEVELOPMENT	
Name of Applicant	SJS Fuels C/- Project Urban
Type of Application	Material Change of use
Proposed Development	Service Station and Ancillary shop
Level of Assessment	Impact
Impervious Area	1,816sqm
Site Cover	Service station, access pathways & canopy = 673sqm Landscaped areas – 1,640sqm (47% of total site area)
Car Parking Spaces	A total of eight (8) carparking spaces are provided including one (1) disabled car park.
Service Vehicle Provision	Delivery bay (east of Service station shop)
Submissions Received	One (1) properly made submission
Decision	Approved subject to reasonable and relevant conditions
Decision Date	9 June 2021

1. Assessment Benchmarks

The proposed development was assessed against the following assessment benchmarks:

- South Burnett Regional Council Planning Scheme 2017
- Strategic framework;
- Local centre zone code;
- Overlays; and
- Services and works code.

2. Reasons for the Decision

The reasons for this decision are: -

- A service station is an acceptable commercial use in the Local centre zone and is adequately buffered from adjoining residential activities with the provision of an acoustic fence;
- The proposed development has suitable conditions to mitigate noise, odour/air quality impacts provided through specialist reporting which accompanied the development application;

- Operation of the facility will be in accordance with the conditions of approval and relevant Australian Standards;
- The proposed Service station has direct access to a state-controlled road without introducing vehicular movements to neighbouring residential streets;
- The Service station shop will not operate independently.

3. Compliance with Benchmarks

The development was assessed against all of the assessment benchmarks listed above and complies with all of these or can be conditioned to comply.

Note: Each application submitted to Council is assessed individually on its own merit

- Legend:**
- ① Screening shrub planting to boundary.
 - ② Large tree, shrub and groundcover planting.
 - ③ Shade trees and groundcover planting next to driveway. Signage. Refer architect's drawings.
 - ④
 - ⑤ Shade trees and screening shrub planting to boundary fence.
 - ⑥ 1,800mm high acoustic fence to boundary.
 - ⑦ 1,800mm high acoustic fence to top of retaining wall.
 - ⑧ Large trees, shrubs and ground covers. Existing natural grade to be retained.
 - ⑨ Feature groundcovers.
 - ⑩ 3m wide low to medium planting buffer with shade trees.
 - ⑪ Turf to road reserve.
 - ⑫ Spel. Tri-ceptor or equal.

MATERIALS & FINISHES SCHEDULE

CODE / ITEM	REQUIREMENTS
Garden Edge Type 1	100x38mm Treated pine garden edging surround with 500x38x38mm treated pine pegs at Nom.1200mm centres.
Garden Bed Type 1	Internal grade typical, 300mm depth amended site or imported topsoil to exceed AS 4419, cover with 100mm thick Organic Forest Chip Mulch. Mulch to be nominally 20-50mm in size with a combination of wood, leaves and bark. No more than 10% fines.
Landscape Irrigation	Fully automated drip irrigation system connected to town water supply with appropriate backflow prevention. Irrigation system designed to deliver even coverage of approximately 30mm of water per m2 to garden beds each week through establishment and ongoing as necessary to maintain healthy plant growth.



LANDSCAPE CONCEPT PLAN

LANDSCAPE CONCEPT PLAN

D-1
4 SCOTT STREET, WONDAI - WONDAI SERVICE STATION

OB NO.
20219

SCALE
1:150 @ A1
1 300 @ A3



Revision	Date	Amendments
A	2020.11.30	For Approval
B	2021.01.14	For Approval



W: www.ProjectUrban.com.au
P: 07 5443 2844
E: info@ProjectUrban.com.au
Suite 1, Corner Surf Road & Gardak Stree

FOR APPROVAL
 THIS DRAWING IS NOT
 FOR CONSTRUCTION



PERSPECTIVE VIEW

LANDSCAPING SHOWN IS FOR 'ARTIST IMPRESSION' PURPOSES ONLY. REFERENCE SHOULD BE MADE TO THE LANDSCAPE DRAWINGS PREPARED BY THE RELEVANT CONSULTANT.

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VERVE SCHEDULES DISCLAIMER:

1. ALL SCHEDULES SHOULD BE CHECKED WITH THE REVISIONS OF THE DRAWING SET.
2. SCHEDULES RATES AND AREAS ARE INTENDED FOR ASSISTANCE ONLY. NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF QUANTITIES.
3. ANY DISCREPANCIES IN SCHEDULES SHOULD BE REFERRED TO THE ARCHITECT.
4. ALL AREAS ARE INDICATIVE UNLESS NOTED OTHERWISE.

CLIENT:



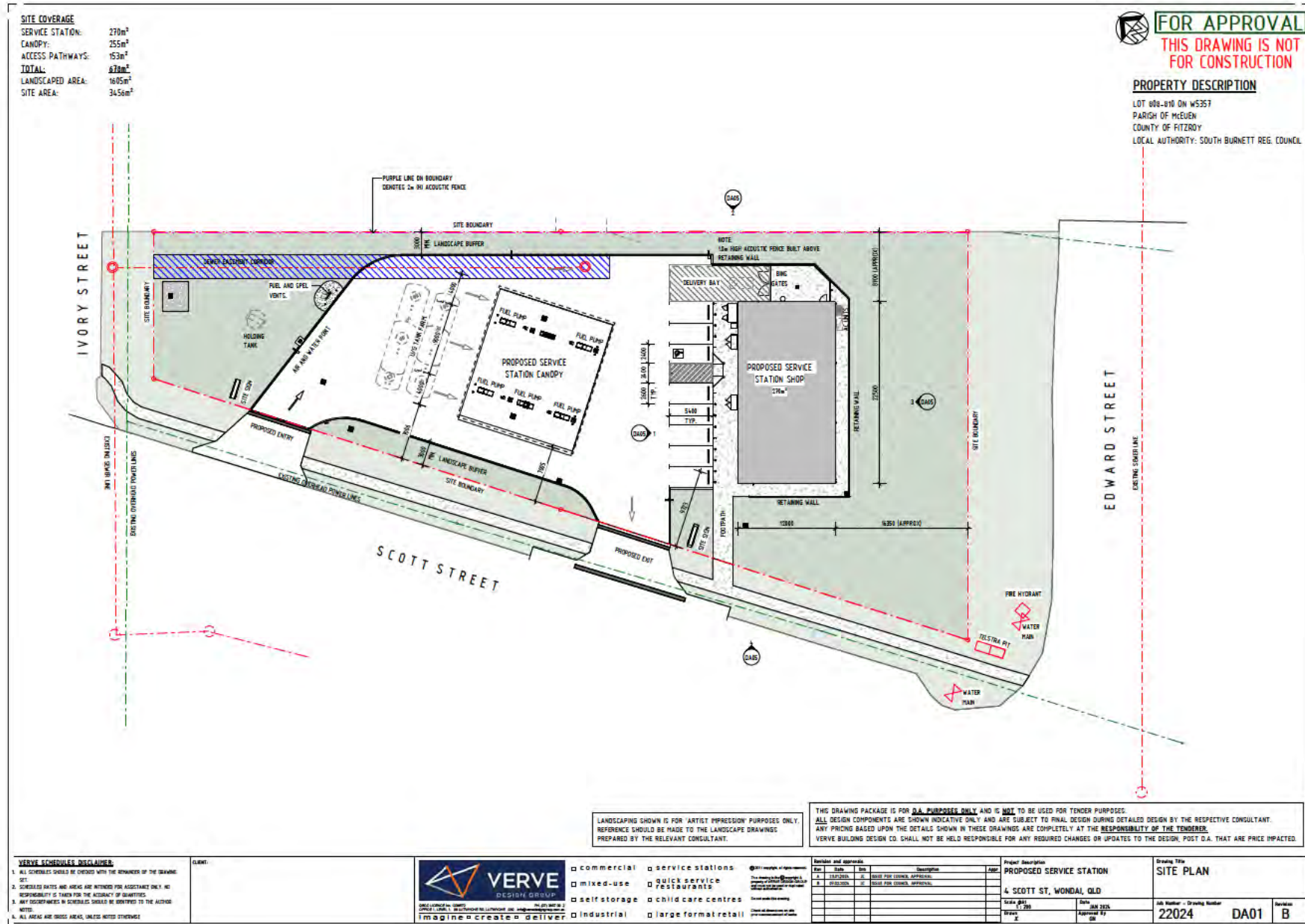
- commercial
- mixed-use
- self-storage
- industrial
- service stations
- quick service restaurants
- child care centres
- large format retail

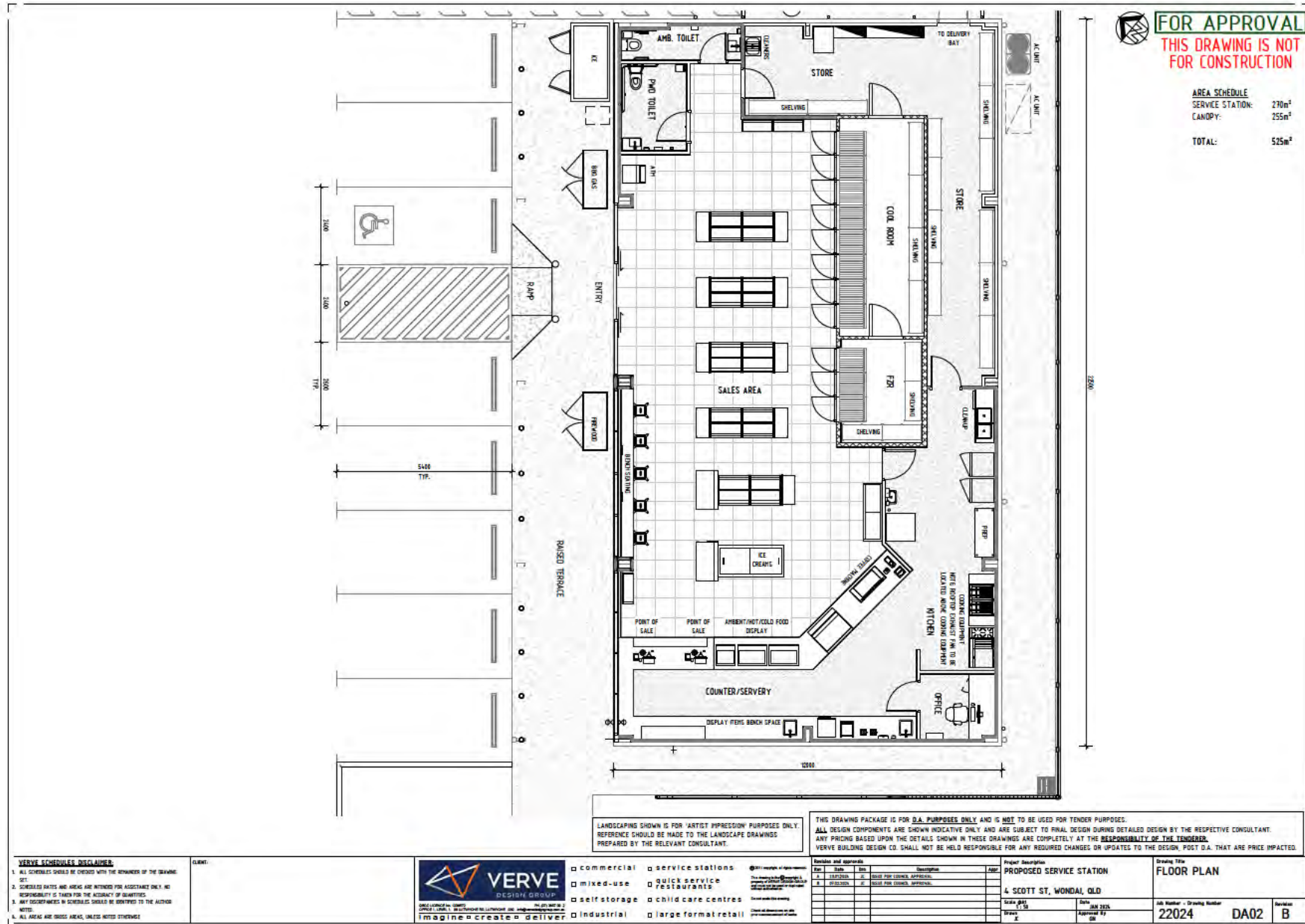
©2011 verve group of companies
 The drawing is the property of Verve Building Design Co. and shall remain confidential and not be distributed without the written consent of Verve Building Design Co.

Revisions and approvals	
Date	Description
1. 14/09/24	ISSUE FOR TENDER APPROVAL
2. 14/09/24	ISSUE FOR TENDER APPROVAL

Project Description	
PROPOSED SERVICE STATION	AREA
4 SCOTT ST, WONDAL, QLD	
Scale 1:50	Date 20/09/2024
Drawn by J	Approved by G

Drawing Title	
COVER PAGE	
Job Number - Drawing Number	Revision
22024 DA00	B





FOR APPROVAL
 THIS DRAWING IS NOT
 FOR CONSTRUCTION

1 BUILDING ELEVATION - IVORY STREET

2 BUILDING ELEVATION - ADJOINING PROPERTY

3 BUILDING ELEVATION - EDWARD STREET

4 BUILDING ELEVATION - SCOTT STREET

LANDSCAPING SHOWN IS FOR 'ARTIST IMPRESSION' PURPOSES ONLY. REFERENCES SHOULD BE MADE TO THE LANDSCAPE DRAWINGS PREPARED BY THE RELEVANT CONSULTANT.

THIS DRAWING PACKAGE IS FOR **P.A. PURPOSES ONLY** AND IS **NOT** TO BE USED FOR TENDER PURPOSES. ALL DESIGN COMPONENTS ARE SHOWN INDICATIVE ONLY AND ARE SUBJECT TO FINAL DESIGN DURING DETAILED DESIGN BY THE RESPECTIVE CONSULTANT. ANY PRICING BASED UPON THE DETAILS SHOWN IN THESE DRAWINGS ARE COMPLETELY AT THE **RESPONSIBILITY OF THE TENDERER**. VERVE BUILDING DESIGN CO. SHALL NOT BE HELD RESPONSIBLE FOR ANY REQUIRED CHANGES OR UPDATES TO THE DESIGN, POST D.A. THAT ARE PRICE IMPACTED.

VERVE SCHEDULES DECLARED:

- ALL SCHEDULES SHOULD BE CHECKED WITH THE REMOVAL OF THE DRAWING SET.
- SCHEDULED PARTS AND AREAS ARE INTENDED FOR ASSISTANCE ONLY. NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF QUANTITIES.
- ANY DISCREPANCIES IN SCHEDULES SHOULD BE REFERRED TO THE ARCHITECT NOTES.
- ALL AREAS AND THICKS AREAS, UNLESS NOTED OTHERWISE.

	<input type="checkbox"/> commercial <input type="checkbox"/> mixed-use <input type="checkbox"/> self-storage <input type="checkbox"/> industrial	<input type="checkbox"/> service stations <input type="checkbox"/> quick service restaurants <input type="checkbox"/> child care centres <input type="checkbox"/> large format retail	Developer and approvals: Date: 18/09/2024 Designation:	Project Description: PROPOSED SERVICE STATION 4 SCOTT ST, WONDAL, QLD	Drawing Title: ELEVATIONS SHEET 1
	Drawn by: [Name] Checked by: [Name]	Date: 18/09/2024 Approval: [Signature]	Job Number - Drawing Number: 22024 DA05	Revision: [Number] Date: 18/09/2024	Scale: B

INFRASTRUCTURE CHARGES NOTICE

(Section 119 of the Planning Act 2016)

APPLICANT: SJS Fuels Pty Ltd
C/- Project Urban Pty Ltd
PO Box 7618
SIPPY DOWNS QLD 4556

APPLICATION: Material Change of Use - Service Station and ancillary shop -270sqm

DATE: 18 September 2024

FILE REFERENCE: MCU24/0027

AMOUNT OF THE LEVIED CHARGE: **\$3,639.00** **Total**
(Details of how these charges were calculated are shown overleaf)

\$0.00	Water Supply Network
\$0.00	Sewerage Network
\$1,140.00	Transport Network
\$0.00	Parks and Land for Community Facilities Network
\$2,499.00	Stormwater Network

AUTOMATIC INCREASE OF LEVIED CHARGE: The amount of the levied charge is subject to an automatic increase. Refer to the Information Notice attached to this notice for more information on how the increase is worked out.

LAND TO WHICH CHARGE APPLIES: Lot 800 on SP332471

SITE ADDRESS: 4 Scott Street, Wondai

PAYABLE TO: **South Burnett Regional Council**

WHEN PAYABLE: Material Change of Use – When the change happens.
(In accordance with the timing stated in Section 122 of the Planning Act 2016)

OFFSET OR REFUND: Not Applicable.

This charge is made in accordance with South Burnett Regional Council's **Charges Resolution (No. 3) 2019**

DETAILS OF CALCULATION

Water Supply

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Commercial (retail)	270	m ² GFA	\$63.00	CR Table 2.2	\$17,010.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Residential Use (3 or more bed)	3	Per lot	\$9,842	CR Table 2.1	\$29,526.00

Sewerage

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Commercial (retail)	270	m ² GFA	\$35.00	CR Table 2.2	\$9,450.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Residential Use (3 or more bed)	3	Per lot	\$5,423.00	CR Table 2.1	\$16,269.00

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Commercial (retail)	270	m ² GFA	\$31.00	CR Table 2.2	\$8,370.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Residential Use (3 or more bed)	3	Per lot	\$2,410.00	CR Table 2.1	\$7,230.00

Parks and Land for Community Facilities

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Commercial (retail)	270	m ² GFA	\$0.00	CR Table 2.2	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Residential Use (3 or more bed)	3	Per lot	\$2,009.00	CR Table 2.1	\$6,027.00

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Commercial (retail)	1,851	m ² GFA	\$2.00	CR Table 2.2	\$3,702.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Residential Use (3 or more bed)	3	Per lot	\$401	CR Table 2.1	\$1,203.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Commercial (retail)	\$0.00	\$0.00	\$1,140.00	\$0.00	\$2,499.00	\$3,639.00
Total	\$0.00	\$0.00	\$1,140.00	\$0.00	\$2,499.00	\$3,639.00

** In accordance with Section 3.3 of the Charges Resolution, the discount may not exceed the adopted charge. Any surplus discounts will not be refunded, except at South Burnett Regional Council's discretion.*

INFORMATION NOTICE

Authority and Reasons for Charge	This Infrastructure Charges Notice has been given in accordance with section 119 of the <i>Planning Act 2016</i> to support the Local government's long-term infrastructure planning and financial sustainability.
Appeals	Pursuant to section 229 and Schedule 1 of the <i>Planning Act 2016</i> a person may appeal an Infrastructure Charges Notice. Attached is an extract from the <i>Planning Act 2016</i> that details your appeal rights.
Automatic Increase Provision of charge rate (\$)	<p>An infrastructure charge levied by South Burnett Regional Council is to be increased by the difference between the Producer Price Index (PPI) applicable at the time the infrastructure charge was levied, and PPI applicable at the time of payment of the levied charge, adjusted by reference to the 3-yearly PPI average¹. If the levied charge is increased using the method described above, the charge payable is the amount equal to the sum of the charge as levied and the amount of the increase.</p> <p>However, the sum of the charge as levied and the amount of the increase is not to exceed the maximum adopted charge the Authority could have levied for the development at the time the charge is paid.</p>
GST	The Federal Government has determined that contributions made by developers to Government for infrastructure and services under the <i>Planning Act 2016</i> are GST exempt.
Making a Payment	<p>This Infrastructure Charges Notice cannot be used to pay your infrastructure charges.</p> <p>To pay the levied charge, you must request an Itemised Breakdown showing the total levied charge payable at the time of payment. An Itemised Breakdown must be presented at the time of payment.</p> <p>An Itemised Breakdown may be requested by emailing info@southburnett.qld.gov.au</p>

¹ 3-yearly PPI average is defined in section 114 of the *Planning Act 2016* and means the PPI adjusted according to the 3-year moving average quarterly percentage change between financial quarters. PPI Index is the producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge construction index for Queensland published by the Australian Bureau of Statistics.

Payment can be made at any of the following South Burnett Regional Council Offices:

- 69 Hart Street, Blackbutt, 4314;
- 45 Glendon Street, Kingaroy, 4610;
- 42 Stephens Street West, Murgon, 4605;
- 48 Drayton Street, Nanango, 4615;
- McKenzie Street, Wondai, 4606; or
- via other methods identified on the Itemised Breakdown.

Enquiries

Enquiries regarding this Infrastructure Charges Notice should be directed to the SOUTH BURNETT REGIONAL COUNCIL, Department of Planning and Land Management, during office hours, Monday to Friday by phoning (07) 4189 9100 or email at info@southburnett.qld.gov.au

14.4 RECONFIGURING A LOT - SUBDIVISION (1 LOT INTO 2 LOTS) AT 1 KEARNEY STREET KINGAROY (AND DESCRIBED AT LOT 14 ON RP205800) - APPLICANT: DEAN ASHCROFT C/- ONF SURVEYORS**File Number: RAL24/0014****Author: Acting Manager Environment & Planning****Authoriser: Chief Executive Officer****PRECIS**

The application is for a Development Permit for Reconfiguring a Lot – Subdivision (1 Lot into 2 Lots) at 1 Kearney Street KINGAROY (and described as Lot 14 on RP205800) – Applicant Dean Ashcroft C/- ONF Surveyors.

SUMMARY

- The application is for a Development Permit for Reconfiguring a Lot – Subdivision (1 Lot into 2 Lots).
- The total area of existing Lot 14 is 7,961m² and the boundary configuration as follows:
 - Proposed Lot 30 is 4,394m²; and
 - Proposed Lot 31 is 3,567m².
- The subject site located in the Rural Residential (RR1 Precinct) under the South Burnett Regional Council Planning Scheme.
- The proposal triggered Impact Assessment as the proposal did not meet the minimal lot size of 4000m² for the RR1 precinct.
- The development application was assessed against the entire South Burnett Regional Council Planning Scheme. Relevant Codes include:
 - Strategic Framework;
 - Rural Residential Code;
 - Reconfiguring a Lot Code; and
 - Services and Works Code.
- Council issued an information request, seeking clarification on the slope identified on proposed Lot 31 can be acceptable for residential uses.
- The application underwent public notification between the 18 July 2024 and the 13 August 2024 and received one (1) submission objecting to the proposal. The submission is at Section 5 of the report.
- The application has been assessed and the proposal generally meets the requirements of the Planning Scheme and relevant Codes or has been conditioned to comply.
- Refer Attachment A – Statement of Reasons.
- Refer to Attachment B – Infrastructure Charges Notice.
- Refer to Attachment C – Approved Plans.
- Refer to Attachment D – Properly Made Submission; and
- The application recommended for approval subject to reasonable and relevant conditions.

OFFICER'S RECOMMENDATION

That Council approves the development application for a Development Permit for Reconfiguring a Lot – Subdivision (1 Lot into 2 Lots) at 1 Kearney Street KINGAROY (and described as Lot 14 on RP205800), subject to the following conditions.

GENERAL CONDITIONS

GEN1. The development must be completed and maintained generally in accordance with the approved plans and documents and any amendments arising through conditions to this development approval:

Drawing Title	Prepared by	Reference no.	Revision	Date
Proposed Subdivision (and amended in red)	ONF Surveyors	12298P/1	E	27/08/24

GEN2. All conditions of this approval are to be satisfied prior to Council endorsing the Survey Plan, and it is the applicant's responsibility to notify Council to inspect compliance with conditions.

A fee will be charged, with payment required prior to Council's approval of the associated documentation requiring assessment.

GEN3. Prior to sealing the Plan of Survey, the applicant is required to pay the Council all rates and charges or any expenses being charged over the subject land under any Act in accordance with Schedule 18 Section 69 of the Planning Regulation 2017.

GEN4. Prior to the sealing of the Plan of Survey the applicant is to provide a certificate signed by a licensed surveyor stating that after the completion of all works associated with the reconfiguration, survey marks were reinstated where necessary and all survey marks are in their correct position in accordance with the Proposed Subdivision plan as of the 27/08/24.

DEVELOPMENT PERIOD - RAL

RAL1. The currency period for this development approval for reconfiguring a lot is four (4) years after the development approval starts to have effect. The development approval will lapse unless the survey plan for all works and stages required to be given to Council for approval is provided within this period.

VALUATION FEES

RAL2. Payment of Department Resources valuation fees that will result from the issue of split valuations prior to Council sealing the Plan of Survey. The contribution is currently assessed at \$107.00 (2 x \$53.50); however, the actual amount payable will be based on Council's Register of Fees & Charges and the rate applicable at the time of payment.

ENGINEERING WORKS

ENG 1. Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to commencement of the use unless stated otherwise.

ENG 2. Undertake Engineering designs and construction in accordance with the Planning Scheme, Council's standards, relevant design guides, and Australian Standards.

ENG 3. Be responsible for the full cost of any alterations necessary to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

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

ENG 4. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted on during construction of the development.

ENG 5. Repair all damages incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damages immediately upon completion of works associated with the development.

STORMWATER MANAGEMENT

- ENG 6. Provide overland flow paths that do not adversely alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.
- ENG 7. Ensure that adjoining properties and roadways are protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.

WATER SUPPLY

- ENG 8. Connect proposed Lot 31 to Council's reticulated water supply system via a single connection, in accordance with Council standards. Comment: Where the distance from the water main to the property frontage is less than 30m, the water connection can be carried out as part of Council's work when installing a future water meter.
- ENG 9. Design and construct all works in accordance with Council's requirements as set out in the "WBBROC Design and Construction Code", WSAA Guidelines and relevant development standards used by Council.

VEHICLE ACCESS

- ENG 10. Construct a crossover between the property boundary and the edge of the Kearney Street pavement, generally in accordance with Council's Standard Drawing No. 00049.
- ENG 11. Construct any new crossovers such that the edge of the crossover is no closer than 1 metre to any existing or proposed infrastructure, including any stormwater gully pit, manhole, service infrastructure (eg power pole, telecommunications pit), road infrastructure (eg street sign, street tree, etc).

ELECTRICITY AND TELECOMMUNICATION

- ENG 12. Connect each lot to electricity and telecommunication services.

SERVICES - EXISTING CONNECTIONS

- ENG 13. Ensure that all services (including onsite wastewater disposal) provided to the existing house on proposed Lot 30 are wholly located within the lot(s) it serves.

EROSION AND SEDIMENT CONTROL - GENERAL

- ENG 14. Ensure that all reasonable actions are taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.
- ENG 15. Remove and clean-up sediment or other pollutants if sediment or other pollutants are tracked/released onto adjoining streets or stormwater systems, at no cost to Council.

ADVICE

- ADV1. Council is offering a reduction in infrastructure charges payable through the development incentive scheme which is available between 1 December 2020 and 31 December 2025. Eligible development under this scheme is required to be completed by 31 December 2025.

For further information or application form please refer to the rules and procedures available on Council's website.

- ADV2. Infrastructure charges are now levied by way of an infrastructure charges notice, issued pursuant to section 119 of the *Planning Act 2016*.
- ADV3. Attached for your information is a copy of Chapter 6 of the *Planning Act 2016* as regards Appeal Rights.
- ADV4. This development approval does not authorise any activity that may harm Aboriginal Cultural Heritage. Under the *Aboriginal Cultural Heritage Act 2003* you have a duty of care in relation to such heritage. Section 23(1) provides that "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage." Council does not warrant that the approved development avoids affecting Aboriginal Cultural Heritage. It may therefore, be prudent for you to carry out searches, consultation, or a Cultural Heritage assessment to ascertain the presence or otherwise of Aboriginal Cultural Heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding. A search can be arranged by visiting <https://www.datsip.qld.gov.au> and filling out the Aboriginal and Torres Strait Islander Cultural Heritage Search Request Form.

FINANCIAL AND RESOURCE IMPLICATIONS

No implication can be identified.

LINK TO CORPORATE/OPERATIONAL PLAN

Growing our Region's Economy and Prosperity

- GR8 Support and advocate for appropriate growth and development with responsive planning schemes, process, customer service and other initiatives.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Refer to CONSULTATION in this report.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

No implication identified.

POLICY/LOCAL LAW/DELEGATION IMPLICATIONS

No implication can be identified.

ASSET MANAGEMENT IMPLICATIONS

No implication can be identified.

REPORT

1. APPLICATION DETAILS

Site address	1 Kearney Street KINGAROY		
Real property description	Lot 14 on RP205800		
Easements or encumbrances on title	Not Applicable		
Area of Site	7,942m ²		
Current Use	Rural Residential Development (RR1 Precinct).		
Environmental Management Register or Contaminated Land Register	The applicant states that there are no known areas or previous activities that may pose a risk to health.		
Applicant's name	Dean Ashcroft C/- ONF Surveyors		
Zone	Rural Residential (within the RR1 Precinct)		
Applicable Overlays	Agricultural Land Classification Overlay Airport Environment Overlay		
Proposed use as defined	Subdivision (1 lot into 2 lots)		
Details of proposal	Reconfiguring a Lot (RALs)		
	• Number of existing lots	One (1)	
	• Easements or leases proposed	Not Applicable	
	• Number of proposed lots	Two (2)	
	• Lot areas	Lot 30 – 4394m ² Lot 31 – 3567m ²	
	• Access	Both Lots will access to Kearney Street	
Application type	Aspects of Development	Type of Approval Requested	
		Preliminary Approval	Development Permit
	Material Change of Use (MCU)		
	Reconfiguration of a Lot (RAL)		X
	Building Work (BW)		
	Operational Work (OPW)		
Level of Assessment	Impact Assessment		
Pre-lodgement Consultation history /	Not Applicable		
Key planning issues e.g. vegetation, waterway corridors, overland flow	The application is for infill development within existing Rural residential zone of which one lot does not meet the minimum lot size. Due to the subdivision having a lot smaller allotment than the minimum requirements, it triggered an Impact Assessment application. Within the public notification period, one (1) properly made submission of objection which is responded to within Section 5 of this report.		

Referral agencies	Agency	Concurrence/Advice
	Not Applicable	Not Applicable
Public notification	Yes – 15 business days	
Planning Regulation 2017	Not Applicable	

2. THE SITE

This section of the report provides a description of the site, details about the existing use and notable characteristics of the site, the standard of servicing, and the form of development in the immediately locality.

2.1. SITE DESCRIPTION & EXISTING USE

Located approximately 3.4km south-east of the township of Kingaroy (Refer to the Locality Map on Figure 1), the site is 7942sqm in size with dimensions of approximately 87m x 101m. A dwelling house is situated within the proposed Lot 30 with an associated sheds located close to the existing dwelling. The access for Lot 30 is to the east from Kearney Street which is a sealed road. Proposed Lot 31 is currently vacant with an existing non-approved access located near the proposed boundary between Lots 30 & 31.

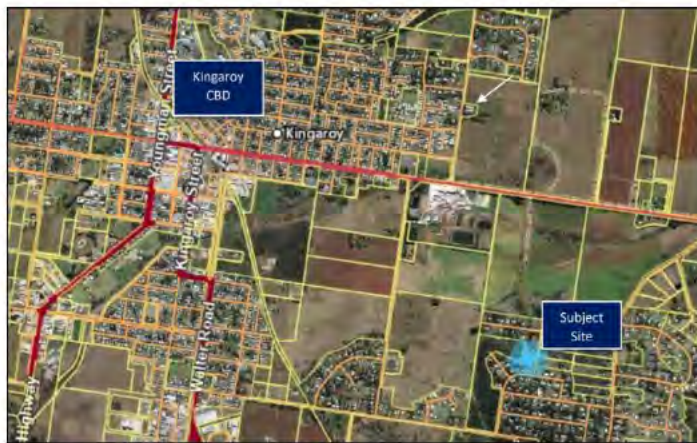


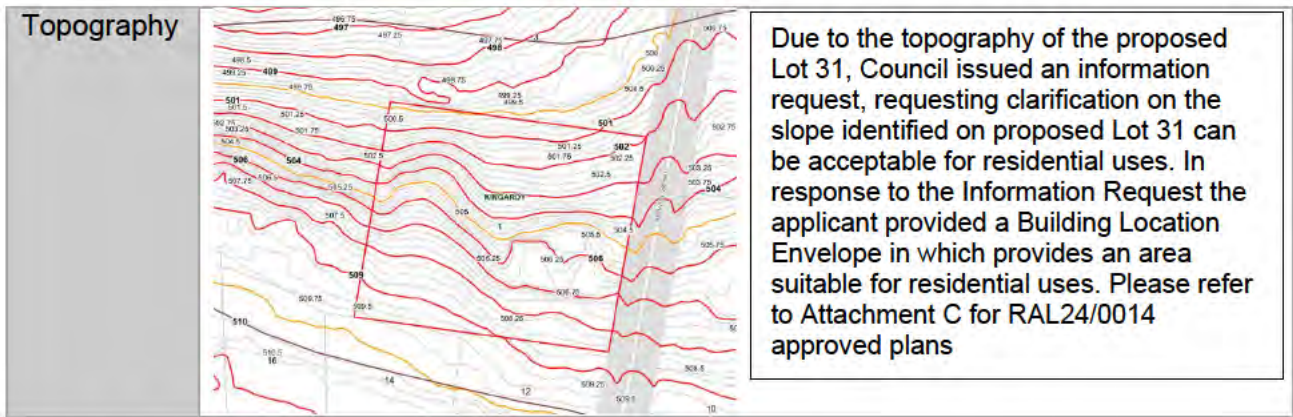
Figure 1: Locality Map (Source: ONF Surveyors)

Table 1 – Maps & Descriptions (Source: Intramaps)



<p>Zoning</p>		<p>LEGEND</p> <ul style="list-style-type: none"> Az Road Labels Town Planning Scheme Zoning <ul style="list-style-type: none"> Combined Zoning Environmental Manag Rural Residential <p>LEGEND</p> <ul style="list-style-type: none"> Az Road Labels Town Planning Scheme Zoning <ul style="list-style-type: none"> Combined Zoning Environmental I Zone Precinct RR1 - 4,000
<p>Overlays</p>		<p>LEGEND</p> <ul style="list-style-type: none"> Az Road Labels Town Planning Scheme Overlays <ul style="list-style-type: none"> Important Agricultural Areas Agricultural Land Classification <ul style="list-style-type: none"> A B <p>LEGEND</p> <ul style="list-style-type: none"> Town Planning Scheme Overlays <ul style="list-style-type: none"> Airport Facility Location Airport Environment Airport Runway Distance from Airport - 13km Distance from Airport - 3km Distance from Airport - 8km Public Safety Area
<p>Services</p>		<p>LEGEND</p> <ul style="list-style-type: none"> Water <ul style="list-style-type: none"> Mains Water Water Active Assets Hydrants Valves Water Nodes Water Declared Service Areas Water Supply Zone HLZ Kingaroy Heights

No other reticulated services available for this site.



2.2. DEVELOPMENT HISTORY OF THE SITE

There is no development history on the proposed site.

3. PROPOSAL DETAILS

This development application is proposed to subdivide the existing Lot 14 on RP205800 into two (2) proposed Lots. The lot details are outlined below.

Lot	Area (m ²)	Frontage Width	Minimum Rectangle
Proposed Lot 30	4,394m ²	45.5m	Achievable
Proposed Lot 31	3,567m ²	33.9m	Achievable – AO7.3 of the Reconfiguring a Lot Code states that irregularly shaped allotments are designed to allow a building area of 15m by 10m to be setback 6m from the site frontage.

With Proposed Lot 31 being smaller than the prescribed lot area for Rural residential zone - RR1 precinct (4,000m²), the application triggered Impact Assessment. During the Public Notification Period where one (1) properly made submission was made. The public submission and the assessment officers response is provided below in Section 5.

Proposed Lot 30 existing site access to Kearney Street, Proposed Lot 31 will utilise an access located to the south. Due to no approvals for the subject access on proposed Lot 31, conditioning have been included to ensure that the access is constructed in accordance with Council's Standard Drawing No. 00049. Frontage widths are sufficient to ensure safety for walking and cycling networks on Kearney Street and will not impact upon the existing site access. The proposed development will connect into Council's reticulated water supply system located on the Eastern Side of Kearney Street. To ensure that all services (including onsite wastewater disposal) provided to the existing house on proposed Lot 30 are wholly located within the lot(s) it serves. The site triggered both the agricultural land classification overlay and airport environment overlay, these overlays didn't affect the proposed subdivision.

Refer to Attachment C for RAL24/0014 approved plans.

4. ASSESSMENT OF ASSESSMENT BENCHMARKS

Framework for Assessment

Categorising Instruments for Statutory Assessment

For the *Planning Act 2016*, the following Categorising Instruments may contain Assessment Benchmarks applicable to development applications:

- the Planning Regulation 2017;
- the Planning Scheme for the local government area; and
- any Temporary Local Planning Instrument
- any Variation Approval.

Of these, the planning instruments relevant to this application are discussed in this report.

The following sections of the *Planning Act 2016* are relevant to this application:

- 45(5) *An impact assessment is an assessment that –*
- (a) *must be carried out –*
 - (i) *against the assessment benchmarks in a categorising instrument for the development; and*
 - (ii) *having regard to any matters prescribed by regulation for this subparagraph; and*
 - (b) *may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.*

In regard to the prescribed regulation, being the *Planning Regulation 2017*, the following sections apply in the assessment of this application:

Section 30 – Assessment Benchmarks generally

- (1) *For section 45(5)(i) of the Act, the impact assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.*
- (2) *Also, if the prescribed assessment manager is the local government, the impact assessment must be carried out against the following assessment benchmarks—*
 - (a) *the assessment benchmarks stated in—*
 - (i) *the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - (ii) *the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - (iii) *a temporary State planning policy applying to the premises;*
 - (b) *if the development is not in a local government area-any local planning instrument for a local government area that may be materially affected by the development;*
 - (c) *if the local government is an infrastructure provider—the local government's LGIP.*
- (3) *However, an assessment manager may, in assessing development requiring impact assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.*

4.1. PLANNING REGULATION 2017

The Planning Regulation 2017 forms the mechanism by which the provisions of the Act are administered. In particular the Regulation has the ability to regulate and prohibit development and determines the assessment manager and the matters that trigger State interests.

PLANNING REGULATION 2017 DETAILS	
WBB Regional Plan Designation:	<p><u>Subdivision in Rural Residential Zone</u></p> <p>Within the WBBRP 2023, subdivision in the Rural Residential Zone is mentioned within both Urban Consolidation and Housing Tomorrow’s Population. Below are the relevant inserts from the Urban Consolidation and Housing Tomorrow’s Population.</p> <p>Wide Bay Burnett Regional Plan 2023 – Urban consolidation.</p> <p>The Urban Consolidation identifies the need for re-establishment of the primacy of centres, increase diversity, density, and servicing efficiencies through infill re-development and contribute towards positive social cohesion and community wellbeing.</p> <p>Urban Consolidation is a representation of:</p> <ul style="list-style-type: none"> • Direct higher order services and commercial uses to Central Business Districts or town centres unless there is a demonstrable need to locate elsewhere. • Prioritise infill development and urban regeneration opportunities in existing regional centres and coastal communities. Future urban development should be efficiently serviced and well connected to existing higher order centres. <p>Wide Bay Burnett Regional Plan 2023 – Housing Tomorrow’s Population.</p> <p>Housing Tomorrow’s Population identifies the need of maximising rural residential land use efficiencies whilst retaining ‘tree change’ lifestyle characteristics. By providing more gentle density approach within the rural residential zoned areas, will accommodate population growth, promote affordability and enhance community vitality through subtle changes to the built environment whilst preserving the overall fabric and charm of the neighbourhood.</p> <p>Managing residential growth in rural areas:</p> <ul style="list-style-type: none"> • Future rural residential development is to be contained in existing rural residential zoned areas. Subject to planning and engineering considerations (such as wastewater codes), variation in minimum lot size may be used to support further rural residential opportunities. <p>The Wide Bay Burnett Regional Plan 2023, identifies the township of Kingaroy as one of the key inland towns for the Wide Bay Burnett region, and together with Bundaberg, Gympie, Hervey Bay and Maryborough, is intended to provide a range of higher order services and functions for the urban communities and to support the region’s rural activities.</p> <p>More particularly, its anticipated that the estimated additional population is to be predominantly drawn to the coastal communities of the region, and the existing centres of Bundaberg, Hervey Bay, Gympie, Kingaroy and Maryborough.</p>

4.2. REFERRAL AGENCIES

To determine whether the development application requires referral to the State Assessment and Referral Agency (SARA) or ‘another entity’, an assessment of the proposal against Schedule 10 of the Regulation has been undertaken.

The application does not require referral to any referral agencies prescribed under Schedule 10.

4.3. STATE PLANNING POLICY

The State Planning Policy (July 2017) (SPP) commenced on the 3 July 2017 and is effective at the time of writing this report. The Planning Regulation 2017 (PR 2017) states the assessment must be carried out against the assessment benchmarks stated in Part E of the State Planning Policy to the extent Part E is not appropriately integrated into the planning scheme.

In accordance with section (8)(4)(a) of the Act, the State Planning Policy applies to the extent of any inconsistency with the Planning Scheme.

State Planning Policy Part E	
Liveable communities and housing	The proposed lots can be provided with all the necessary infrastructure and services appropriate for the rural residential zone. These proposed lots are locating are in proximity of the township of Kingaroy. The principles for liveable communities and housing are supported within this proposal.
Economic growth <ul style="list-style-type: none"> • Agriculture. • Development and construction. • Mining and extractive resources. • Tourism. 	No applicable assessment benchmarks
Planning for the environment and heritage. <ul style="list-style-type: none"> • Biodiversity. • Coastal environment. • Cultural heritage. • Water quality. 	No applicable assessment benchmarks
Safety and resilience to hazards <ul style="list-style-type: none"> • Emissions and hazardous activities. • Natural hazards, risk, and resilience. 	No applicable assessment benchmarks
Infrastructure <ul style="list-style-type: none"> • Energy and water supply. • Infrastructure integration. • Transport infrastructure. • Strategic airports and aviation facilities. • Strategic ports. 	Any additional lots within established rural residential areas are to be all connected to networks/infrastructure appropriate for the zone and as such form part of the conditions of approval.

4.4. DEVELOPMENT CODE ASSESSMENTS

Strategic Framework

An assessment of the proposed development against the relevant themes included under the Strategic Framework is included below.

SETTLEMENT PATTERN

Strategic Outcome

(2) Kingaroy will continue to accommodate the greater proportion of the Region’s population, commercial development, and major facilities.

(4) Increases in population densities are facilitated where suitable access to services is available.

Specific Outcomes

(8) Opportunity to subdivide allotments in existing urban areas is maximised, while ensuring that usable allotments are created and the potential adverse impact on amenity and character is minimised.

(13) Rural residential development provides a legitimate life-style choice where existing services and infrastructure can support this development or augmented without difficulty. New allotments outside the areas nominated in the Strategic Framework map are likely to be resisted unless there is legitimate planning need and the productive values of agricultural land and regional ecosystem values are not compromised.

Comment

The proposed subdivision creates an additional rural residential lot within an established rural residential locality. The proposed subdivision is located within the rural residential zone approximately 3.4km from the town centre. The proposed lots will have adequate area for rural residential life-style choices and will be conditioned to be connected to the existing water and power infrastructure.

NATURAL SYSTEMS & SUSTAINABILITY**Strategic Outcomes**

(2) The water, land, vegetation and air resources of the Region are managed on a sustainable basis, maintaining their availability for sustainable use and facilitating their contribution to the Region's ecosystem health, liveability and prosperity.

Specific outcomes

(5) Urban development protects and enhances water quality objectives and does not adversely impact on the environmental values of waterways, wetlands, groundwater resources, natural drainage paths and landscape features as described in the Queensland Water Quality Guidelines 2009.

(6) Water sensitive urban design incorporates effluent and stormwater management measures that protect and enhance water quality objectives and minimise the adverse impacts from erosion, altered stormwater flow, wastewater and nutrient discharge.

Comment

The proposed reconfiguration though the conditions outlined within the report will ensure that the impacts on the environmental values of waterways, wetlands, groundwater resources, natural drainage paths and landscape are limited from this proposed reconfiguration. Conditions for stormwater management have also been included to ensure that no worsening impacts will occur.

STRONG COMMUNITIES**Specific Outcomes**

(10) Larger lot developments with suitable access occur within seven kilometres of the urban zoned town perimeter and their associated services.

(13) Residential neighbourhoods comprise a variety of lot sizes that support a diverse range of housing options in keeping with desired neighbourhood character.

Comment

The proposed subdivision will provide lots in accordance with the rural residential locality, within 7km of the town perimeter. These lots will provide options for development in which is consistent to the existing neighbourhood character of Kearney Street.

INFRASTRUCTURE & SERVICING**Strategic Outcomes**

(1) New development occurs in a manner that allows for the efficient and affordable provision and on-going maintenance of utility infrastructure.

(6) Urban development is planned, designed, constructed and operated to manage stormwater and waste water in ways that help protect the environmental values of waters, including the biodiversity and functioning of freshwater ecosystem.

Specific Outcomes

(1) Development is located to allow immediate connection to existing infrastructure or provides for the orderly extension of that infrastructure to service the development.

(9) Urban stormwater and waste water management design objectives are identified and implemented to protect the environmental values of receiving water and avoids the transport of contaminants.

(10) Discharge of waste water demonstrates best practice environmental management.

Comment

The proposed reconfiguration though the conditions outlined within the report will ensure that both lots are adequately service and do not impact the proposed development and or the neighbouring existing developments. Proposed Lot 30 has been conditioned to ensure that appropriate on-site sewerage treatment is contained within the allotment to ensure that there are no impacts to Proposed Lot 31. Proposed Lots 30 & 31 are conditioned for stormwater management to limit impacts on the neighbouring lots. Connection to the reticulated water supply, electricity service and telecommunications service have been conditioned for the additional lot.

Rural Residential Zone Code

Table 6.2.14—Accepted development subject to requirements and assessable development

Performance Outcomes	Requirements for accepted development and assessment benchmarks	Assessment of proposed development
Section 1 – General		
<p>PO1 Buildings and structures must complement the semi-rural character of nearby development and protects residential amenity.</p>	<p>AO1.1 Site cover does not exceed 10%.</p> <p>and</p> <p>AO1.2 Buildings and structures are not higher than 8.5m above ground level.</p> <p>and</p> <p>AO1.3 Buildings have a minimum set back of: (a) 10m to the road frontage; (b) 6m to a side or rear boundary.</p> <p>and</p> <p>AO1.4 The maximum length of any façade without articulation or change of materials is 15m.</p> <p>and</p> <p>AO1.5 On-site storage areas visible from outside the site are screened by a 1.8m high fence along intervening boundaries.</p> <p>and</p> <p>AO1.6 Outdoor lighting is designed, installed and maintained in accordance with AS4282 – Control of the Obtrusive Effects of Outdoor Lighting.</p>	<p>Not Applicable The proposed development is only for a subdivision, Lot 30 already has a dwelling house located on the site. Further development outside of a dwelling house on Lots 30 & 31 will trigger assessment from PO1.</p>
<p>PO2 Development minimises the potential for reverse</p>	<p>AO2.1 A well-maintained vegetative buffer is</p>	<p>Not Applicable The proposed development is</p>

<p>amenity impacts for adjoining existing non-residential activities.</p>	<p>provided on the residential land between the residential development and adjacent existing non-residential use.</p>	<p>for a subdivision, although if there is further development to this site, conditioning for landscaping will be required.</p> <p>Note: In the applicant’s response to the public submission about loss of amenity and privacy, a new proposed subdivision plan has been provided which included a screening between the proposed building envelope for proposed Lot 31 and 3 Kearney Street. Whilst Council does not object to this vegetated privacy screening, due to both allotments being located within the rural residential zone, conditioning regarding a vegetation buffer for this proposal was not considered to be a reasonable and relevant condition to impose.</p>
<p>PO3 Dwellings are to be adequately serviced.</p>	<p>AO3.1 Where in a reticulated water supply area, development is to be connected to the supply network.</p> <p>or</p> <p>AO3.2 Where reticulated water supply is not available, a 45kl water tank is provided for each dwelling for consumption purposes and an additional 22.5kl water storage located no more than 10m from the main dwelling is available for fire fighting purposes.</p> <p>and</p> <p>AO3.3 The provision of on-site sewage treatment conforms to the requirements of the Queensland Plumbing and Wastewater Code.</p> <p>and</p> <p>AO3.4 Each dwelling is provided with a service line connection to the electricity supply and telecommunications networks.</p> <p>and</p> <p>AO3.5 Stormwater discharge must be to a lawful point of discharge or to downstream properties but only with the consent of the affected landowners.</p> <p>and</p> <p>AO3.6 Development has direct access to a sealed road.</p>	<p>Conditioned The proposed lots will be connected to the reticulated water supply, as per the conditions.</p> <p>Not Applicable The proposed lots will be connected to the reticulated water supply, as per the conditions.</p> <p>Conditioned Ensure that all services (including onsite wastewater disposal) provided to the existing house on proposed Lot 30 are wholly located within the lot(s) it serves.</p> <p>Conditioned Electricity and telecommunications have been conditioned for proposed Lot 31.</p> <p>Conditioned Provide overland flow paths that do not adversely alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.</p> <p>Conditioned Proposed Lot 30 existing site access to Kearney Street, Proposed Lot 31 will utilise an</p>

		<p>access located to the south of Lot 31. Due to no approvals for the subject access on proposed Lot 31, conditioning have been included to ensure that the access is constructed in accordance with Council's Standard Drawing No. 00049.</p> <p>Note: Kearney Street is a sealed road.</p>
<p>PO4 Development is located and designed to ensure that land uses are not exposed to:</p> <ul style="list-style-type: none"> (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants. 	<p>AO4.1 Development does not occur:</p> <ul style="list-style-type: none"> (a) In areas that pose a health risk from previous activities; and (b) On sites listed on the Contaminated Land Register or Environmental Management Register. <p>or</p> <p>AO4.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>	<p>Complies</p> <p>The applicant specifies that there are no known areas or previous activities that may pose a risk to health.</p>
PO5 to PO9	Not Applicable	
Section 5 – For development affected by one or more overlays		
Airport Environs Overlay		
Public safety sub-area		
<p>PO10 Development located at the end of runways does not increase the risk to public safety.</p>	<p>AO10.1 Development does not include the following within an airport's public safety area as depicted on Overlay Map 01:</p> <ul style="list-style-type: none"> (a) a significant increase in the number of people living, working or congregating in PSAs, such as accommodation activities (b) uses that attract large numbers of people (recreation activities, shopping centres, industrial or commercial uses involving large numbers of workers or customers); (c) community activities (e.g. education establishments, hospitals) 	<p>Not Applicable</p> <p>The proposed development is only for a subdivision, the existing development on proposed Lot 30 will not change within this application.</p>

	(d) the manufacture, use or storage of flammable, explosive, (e) hazardous or noxious materials.	
Wildlife hazards sub-area		
PO11 Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as birds and bats, intruding within an airport operational airspace.	AO11.1 Development located within 3 km of an airport runway as depicted on Overlay Map 01 does not include turf farms, fruit tree farms, piggeries, show grounds, food processing plants or food, organic waste or putrescible waste facilities. Development for the purposes of dairy or poultry farms, outdoor sport and recreation, non-putrescible waste facility or sewage treatment facilities ensure landscaping and drainage works (including artificial water bodies) minimise bird and bat attracting potential. and AO11.2 Development located between 3 km and 8 km of an airport runway as depicted on Overlay Map 01 for turf farms, fruit tree farms, piggeries, show grounds, food processing plants, food, organic waste or putrescible waste facilities, dairy or poultry farms, outdoor sport and recreation or sewage treatment facilities ensures potential food or waste sources are covered and collected so that they are not accessible to wildlife.	Not Applicable
PO12 to PO27	Not Applicable	

Summary of Compliance with the Rural Residential Zone Code

The proposed subdivision with conditions, complies with the acceptable outcomes of the Rural Residential Zone Code. To ensure that the lots are connected to servicing and that stormwater flows do not impact the current development and neighboring developments, conditions have been included.

Reconfiguring a Lot Code

Table 8.4.1—Accepted development.

Performance Outcomes	Requirements for accepted development and assessment benchmarks	Assessment of proposed development
Section 1 – Boundary Realignment		
PO1 to PO6	Not Applicable	
Section 3 – All Other Reconfiguration		

<p>PO7 Allotments are of sufficient size and dimensions to meet the requirements of the users and provide for servicing of the intended use.</p>	<p>A07.1 Development provides that allotment area, dimension and shape are in accordance with the standards in Table 8.4.2.</p> <p>and</p> <p>A07.2 The minimum allotment size for any rear allotment shall be calculated exclusive of the area of the access corridor of the allotment.</p> <p>and</p> <p>A07.3 Irregularly shaped allotments are designed to allow a building area of 15m by 10m to be setback 6m from the site frontage.</p>	<p>Performance Outcome Proposed Lot 30 is consistent with the dimensions and shape outlined by standards in Table 8.4.2.</p> <p>Proposed Lot 31 does not meet the minimum lot sizes of the rural residential zone – RR1 precinct. The proposed lot will still provide sufficient area to meet the requirements of the users and provide for servicing of the intended use.</p> <p>Not Applicable No Rear Allotments are proposed within this Subdivision.</p> <p>Complies The proposed Lot 31 is irregular in shape and can contain a 15m by 10m building area which is setback 6m from the site frontage.</p>
<p>PO8 Lots have lawful, safe and practical access.</p>	<p>A08.1 Access is provided via either:</p> <ul style="list-style-type: none"> (a) Direct road frontage; (b) Access strip with a minimum width of 3.5m (for rear lots only); or (c) Access easement with a minimum width of 6m (where lots only have legal road frontage that does not provide, safe or practical access to the existing street network). <p>and</p> <p>A08.2 Newly created lots do not have direct access to sub-arterial or higher order roads.</p> <p>and</p> <p>A08.3 Except in the Rural Zone, new lots, are provided with access to a sealed road.</p>	<p>Conditioned Proposed Lot 30 existing site access to Kearney Street, Proposed Lot 31 will utilise an access located to the south of Lot 31. Due to no approvals for the subject access on proposed Lot 31, conditioning have been included to ensure that the access is constructed in accordance with Council's Standard Drawing No. 00049.</p> <p>Note: Kearney Street is a sealed road.</p>
<p>PO9 The number of rear lots is minimised having regard to the outlook, topography of the site, intended land use and</p>	<p>A09.1 Only one rear lot is provided behind each full street frontage regular lot.</p> <p>and</p>	<p>Not Applicable No rear allotments are proposed within this Subdivision.</p>

<p>general amenity of the area.</p>	<p>AO9.2 No more than two rear lot access strips directly adjoin each other. and AO9.3 No more than two rear lots gain access from the head of a cul-de-sac. and AO9.4 Rear lots are only created where the site gradient is greater than 5%.</p>	
<p>PO10 The design and construction of new roads: (a) Maintain safe and efficient access to the transport network; (b) Creates integrated neighbourhoods; and (c) Are constructed to a standard that is commensurate with the intended use of allotments.</p>	<p>AO10.1 Intersection shall be spaced at no less than 45m from any other intersection. and AO10.2 Any intersections with existing roads shall be treated with a T-intersection or a roundabout. and AO10.3 The road layout indicates connections to adjoining development sites. and AO10.4 Other than in the Rural or Rural Residential Zones, new streets are provided with layback kerb and channel. or AO10.5 In the Rural Residential Zone, new streets are provided with concrete flush kerbs and swale drains.</p>	<p>Not Applicable No new roads are proposed within this application.</p>
<p>PO11 The provision of services is resistant to inclement weather and does not degrade the character of the area.</p>	<p>AO11.1 Where the reconfiguration involves the opening of a new road, all electricity and telecommunications services are located underground.</p>	<p>Not Applicable No new roads are proposed within this application.</p>
<p>PO12 Reconfiguration facilitates integration of walking and cycling networks that provide a safe and convenient environment for users having regard to appropriate gradients and distances to be travelled.</p>	<p>No outcome specified.</p>	<p>Not Applicable Within the rural residential zone, the development only needs a 1.5 metres width of grassed service which is currently provided and will not be changed within this application.</p>

PO13 Public open space is provided in response to community need.	AO13.1 Public open space is provided in accordance with the Priority Infrastructure Plan.	Not Applicable The proposed development is located outside of the priority infrastructure plan.
PO14 to PO15	Not Applicable	
Section 4 All reconfiguring a lot subject to an overlay		
Agricultural land overlay		
PO16 The productive capacity and utility of agricultural land for rural activities is maintained.	AO16.1 In the Rural zone only, no additional allotments are created in the area identified as agricultural land on SPP Interactive Mapping (Plan Making); or AO16.2 In the Rural zone only, a Farm management plan prepared by a suitably qualified agronomist demonstrates that the existing productivity of the land area is not reduced.	Not Applicable The proposed subdivision is not located within the rural zone.
Airport environs overlay		
Public safety sub-area		
PO17 Development located at the end of runways does not increase the risk to public safety.	AO17.1 Development does not include a significant increase in the number of people living, working or congregating in an airport's public safety area as depicted on Overlay Map 01	Not Applicable No development will occur at the end of runways and will not increase the risk to public safety.
PO18 to PO23	Not Applicable	

Summary of Compliance with the Reconfiguring a Lot Code

The proposed subdivision with conditions, complies with the performance outcomes of the reconfiguring a lot code. The proposed subdivision resulted in proposed Lot 31 being minorly non-complaint due to the smaller than the prescribed recommended dimensions for the rural residential zone (RR1 precinct). Although Lot 31 is below the minimum lot size, the proposal still provides enough area to meets the requirements of the users and to provide servicing of the intended uses.

Services and Works Code

Table 8.4.3 – Assessable Development

Performance Outcomes	Requirements for accepted development and assessment benchmarks	Assessment of proposed development
Section 1 – General		
PO1 The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.	AO1.1 A stormwater quality management plan provides for achievable stormwater quality treatment measures that meet the design objectives identified in Table 9.4.4.	Conditioned Provide overland flow paths that do not adversely alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.
PO2 Development does not discharge wastewater	AO2.1 A wastewater management plan	Conditioned

<p>to a waterway or off-site unless demonstrated to be best practice environmental management for that site.</p>	<p>prepared by a suitably qualified person and addresses: (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best-practice environmental management; and AO2.2 Wastewater is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or (b) minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.</p>	<p>Ensure that all services (including onsite wastewater disposal) provided to the existing house on proposed Lot 30 are wholly located within the lot(s) it serves.</p>
<p>PO3 Construction activities avoid or minimise adverse impacts on stormwater quality.</p>	<p>AO3.1 An erosion and sediment control plan addresses the design objectives for the construction phase in Table 9.4.4.</p>	<p>Conditioned Ensure that all reasonable actions are taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.</p>
<p>PO4 Operational activities avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.</p>	<p>AO4.1 Development incorporates stormwater flow control measures to achieve the design objectives for the post-construction phase in Table 9.4.4.</p>	<p>Conditioned Provide overland flow paths that do not adversely alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.</p>
<p>Section 2 – Infrastructure</p>		
<p>PO5 Development is provided with infrastructure which: (a) conforms with industry standards for quality; (b) is reliable and service failures are minimised; and (c) is functional and readily augmented.</p>	<p>AO5.1 Except in the Rural zone, all development occurs on a site with frontage to a sealed road. and AO5.2 Infrastructure is designed and constructed in accordance with the standards contained in PSP1 – Design and Construction Standards.</p>	<p>Conditioned Proposed Lot 30 existing site access to Kearney Street, proposed Lot 31 will utilise an access located to the south of Lot 31. Due to no approvals for the subject access on proposed Lot 31, conditioning have been included to ensure that the access is constructed in accordance with Council's Standard Drawing No. 00049. Note: Kearney Street is a sealed road.</p>
<p>Section 3 – Vehicle parking</p>		
<p>PO6 Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.</p>	<p>AO6.1 Vehicle parking spaces are provided on-site in accordance with Table 9.4.5. and</p>	<p>Not Applicable Vehicle parking provisions for Lots 30 & 31 are not necessary within this application, sufficient area is available for parking in accordance with Table 8.4.5, which requires</p>

	<p>AO6.2 A service bay is provided on-site for the service vehicle nominated in Table 9.4.5.</p> <p>and</p> <p>AO6.3 Driveway crossings are provided to the standard contained in PSP1 – Design and Construction Standards.</p> <p>and</p> <p>AO6.4 Vehicle parking and manoeuvring areas are provided in accordance with the standards contained in PSP1 – Design and Construction Standards.</p>	<p>Sufficient vehicle and bus parking having regard to the nature, scale and intensity of the use.</p> <p>Conditioned Proposed Lot 30 existing site access to Kearney Street, Proposed Lot 31 will utilise an access located to the south of Lot 31. Due to no approvals for the subject access on proposed Lot 31, conditioning have been included to ensure that the access is constructed in accordance with Council's Standard Drawing No. 00049.</p> <p>Note: Kearney Street is a sealed road.</p> <p>Not Applicable</p>
<p>Section 4 – Landscaping</p>		
<p>PO7 Landscaping is appropriate to the setting and enhances local character and amenity.</p>	<p>AO7.1 Landscaping is provided in accordance with the relevant zone code provisions.</p> <p>and</p> <p>AO7.2 Where shade tree planting is required in vehicle parking areas each planting bed has a minimum area of 2m² and is unsealed and permeable.</p> <p>and</p> <p>AO7.3 Plantings along frontages or boundaries are in the form of defined gardens with three tier planting comprised of groundcovers, shrubs (understorey), and trees (canopy) and provided with a drip irrigation system, mulching and border barriers.</p>	<p>Not Applicable The proposed development is for a subdivision, although if there is further development to this site, conditioning for landscaping will be required.</p> <p>Note: In the applicant's response to the public submission, a new proposed subdivision plan has been provided which included a buffer between the proposed building envelope and 3 Kearney Street. Whilst Council does not object to this vegetated privacy screening, due to both allotments being located within the rural residential zone, conditioning in regard to a vegetation buffer for this proposal was not considered to be a reasonable and relevant condition to impose.</p>
<p>PO8 Plant species avoid adverse impacts on the natural and built environment, infrastructure and the safety of road networks.</p>	<p>AO8.1 Landscaping utilises plant species that are appropriate for the location and intended purpose of the landscaping.</p> <p>and</p> <p>AO8.2 Species selection avoids non-invasive plants. Editor's Note. Guidance on plant</p>	<p>Not Applicable The proposed development is for a subdivision, although if there is further development to this site, conditioning for landscaping will be required.</p>

	<p>selection is provided in Branching Out - Your Handy Guide to tree Planting in the South Burnett available from Council.</p>	
<p>Section 5 – Filling and excavation</p>		
<p>PO9 Development results in ground levels that retain: (a) access to natural light; (b) aesthetic amenity; (c) privacy; and (d) safety.</p>	<p>AO9.1 The depth of: a. fill is less than 2m above ground level; or b. excavation is less than 2m below ground level. and AO9.2 The toe of the fill, or top of the excavation is not less than 0.5m inside the site property boundary. and AO9.3 Works do not occur on slopes over 15% in grade. and AO9.4 Retaining walls over 1m in height are terraced 1.5m for every 1m in height and landscaped. and AO9.5 Batter slopes are not steeper than 25% and are grassed and terraced 1.5m for every 1m in height. and AO9.6 Filling or excavation for the purpose or retention of water: (a) is certified by an RPEQ engineer to safely withstand the hydraulic loading; (b) directs overflow such that no scour damage or nuisance occurs on adjoining lots.</p>	<p>Not Applicable No filling and excavation are proposed within this development, if further development is to be done on site, conditions regarding filling and excavation will be triggered.</p>
<p>PO10 Filling or excavation does not cause damage to public utilities.</p>	<p>AO10.1 Filling or excavation does not occur within 2m horizontally of any part of an underground water supply, sewerage, stormwater, electricity or telecommunications system.</p>	<p>Not Applicable No filling and excavation are proposed within this development, if further development is to be done on site, conditions regarding filling and excavation will be triggered.</p>
<p>PO11 Filling and excavation avoids water ponding on the premises or nearby premises that will adversely impact</p>	<p>AO11.1 Following filling or excavation: (a) the premises: (i) are self-draining; and,</p>	<p>Not Applicable No filling and excavation are proposed within this development, if further development is to be done on site, conditions regarding filling and excavation will be</p>

<p>on the health of the community.</p>	<p>(ii) has a minimum slope of 0.25%; and, (b) surface water flow is: (i) directed away from neighbouring properties; or (ii) discharged into a stormwater drainage system designed and constructed in accordance with AS3500 section 3.2.</p>	<p>triggered.</p>
<p>Section 6 – All operational work subject to an overlay</p>		
<p>PO12 to PO14</p>	<p>Not Applicable</p>	
<p>Flood hazard overlay</p>		
<p>PO15 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO15.1 Works associated with the proposed development do not: (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.</p>	<p>Conditioned No changes are proposed for Lot 30 within this subdivision. On proposed Lot 31, overland flow paths need to be provided, that do not adversely alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties. If further development or changes are to be proposed for proposed Lots 30 & 31, they will be assessed against PO15.</p>
<p>PO16 to PO18</p>	<p>Not Applicable</p>	

Summary of Compliance with the Services and Works Code

The proposed subdivision has been conditioned to comply with the Service and Works Code. Conditions ensure that both lots are appropriately serviced and to limit impacts to the proposed development and neighbouring existing developments.

Other Relevant Matters

The consideration of other relevant matters applies to the assessment and decision-making process of an impact assessable development application. Within this application, no additional relevant matters were introduced as part of the assessment.

5. CONSULTATION

Referral Agencies

State Assessment and Referral Agency	N/A
Other	N/A

Council Referrals

<i>INTERNAL REFERRAL SPECIALIST</i>	<i>REFERRAL / RESPONSE</i>
Development Engineer	Council's Development Engineer provided standard engineering conditions and calculated the Infrastructure Charges.
Infrastructure Charges Unit	<p>Council adopted the LGIP on 14 June 2019 which commenced on 1 July 2019.</p> <p>The types of developments that may trigger the issuing of an infrastructure charges notice are:</p> <ul style="list-style-type: none"> • Reconfiguring a lot; • Making a material change of use; or • Carrying out building work. <p>Refer to Attachment B for the Infrastructure Charges Notice.</p>

Public Notification

Date Notification Commenced	18 July 2024
Date Notification Completed	13 August 2024
Date notice of compliance received	13 August 2024

One (1) submission objecting to the proposal was received during the statutory public notification period. Issues and officers responses are summarised below:

Submission Summary	
Submitter Issues	Response
<i>Impact on Amenity</i>	The proposed subdivision must outline a minimal rectangle to ensure compliance with the Planning Scheme, this is the location of any potential dwelling on the site. Setback of dwelling houses on lots would need to demonstrate compliance with the Queensland Development Code (QDC). Construction of any dwelling house located on the site must comply with the <i>Building Act 1975</i> , and the rules and regulations in relation to noise, dust and construction.
<i>Non-compliance with Council Regulations</i>	<p>Proposed Lot 31 is slightly less by 433m² of the required minimum lot size in the Rural Residential Zone (RR1 Precinct). Due to this, the proposal triggered an impact assessment and has been assessed against the entire State Planning Policy, Wide Bay Burnett Regional Plan and the South Burnett Regional Council Planning Scheme and Reginal Plans.</p> <p>Even though the proposed subdivision did not meet the minimum lot dimensions it is recommended under the <i>Wide Bay Regional Plan 2023</i> that, "future rural residential development is to be contained in existing rural residential zoned areas. Subject to planning and engineering considerations (such as wastewater codes), variation in minimum lot size may be used to support further rural residential opportunities".</p> <p>Overall, the proposed subdivision generally complying with the performance outcomes of the rural residential zone code, reconfiguring a lot code and service and works code.</p>
<i>Privacy Concerns</i>	Setback of dwelling houses on lots would need to demonstrate compliance with the Queensland Development Code (QDC) and that the construction of a

	<p>dwelling house would be subject to conditions as part of any building permit, whether it is issued by a Private Certifier or Councils Building Certifier/s</p> <p>Note: In the applicant's response to the public submission, a new proposed subdivision plan has been provided which included a screening between the proposed building envelope and 3 Kearney Street. Whilst Council does not object to this vegetated privacy screening, due to both allotments being located within the rural residential zone, conditioning regarding a vegetation buffer for this proposal was not considered to be a reasonable and relevant condition to impose.</p>
<p><i>Recent Purchase Under Different Assumptions</i></p>	<p>The current Planning Scheme has been in effect since 2017. The proposal, even under the prescribed minimal lot size can be subdivided, provided that they meet the requirements of the State Policies, Wide Bay Regional Plan and the entire South Burnett Regional Council Planning Scheme.</p> <p>Note: In the applicant's response to the public submission, a new proposed subdivision plan has been provided which included a screening between the proposed building envelope and 3 Kearney Street. Whilst Council does not object to this vegetated privacy screening, due to both allotments being located within the rural residential zone, conditioning in regard to a vegetation buffer for this proposal was not considered to be a reasonable and relevant condition to impose.</p>

Please see Attachment D for the Properly Made Submission.

6. CONCLUSION

The proposed subdivision (1 lot into 2 lots) is supported by the relevant provisions of the South Burnett Regional Council Planning Scheme and is supported on the following grounds:

- The proposal is consistent with the performance outcomes for the rural residential zone.
- The subdivision will result in lots shaped generally in accordance with existing neighbouring lots.
- Reasonable and relevant conditions of approval have been imposed to ensure compliance with the South Burnett regional Council Planning Scheme 2017.

ATTACHMENTS

1. **Attachment A – Statement of Reasons** [↓](#) 
2. **Attachment B – Infrastructure Charges Notice** [↓](#) 
3. **Attachment C – Approved Plans** [↓](#) 
4. **Attachment D – Properly Made Submission** [↓](#) 

NOTICE ABOUT DECISION – STATEMENT OF REASONS

The following information is provided in accordance with Section 63(4) & (5) of the Planning Act 2016

Applicant:	Dean Ashcroft C/- ONF Surveyors
Application No:	RAL24/0014
Proposal:	Subdivision (1 lot into 2 lots)
Street Address:	1 Kearney Street KINGAROY
RP Description:	Lot 14 on RP205800
Assessment Type:	Impact Assessment
Number of Submissions:	1 Properly Made Submission

On 6 September 2024 the above development was recommended for:

- Approval
 Refusal

- **Reasons for the Decision**

The proposed subdivision (1 lot into 2 lots) is supported by the relevant provisions of the South Burnett Regional Council Planning Scheme and is supported on the following grounds:

- The proposal is consistent with the performance outcomes for the rural residential zone.
- The subdivision will result in lots shaped in general accordance existing neighbouring lots.
- Reasonable and relevant conditions of approval have been imposed to ensure compliance with the South Burnett Planning Scheme 2017.

- **Assessment Benchmarks**

The development application is assessed against the entire South Burnett Regional Council Planning Scheme. Relevant codes includes:

- Rural Residential Code;
- Reconfiguring a Lot Code; and
- Services and Works Code.

- **Compliance with Benchmarks**

The development was assessed against all the assessment benchmarks listed above and complies with all of these or can be conditioned to comply.

Note: Each application submitted to Council is assessed individually on its own merit.

INFRASTRUCTURE CHARGES NOTICE

(Section 119 of the Planning Act 2016)

APPLICANT: Dean Ashcroft
C/- ONF Surveyors
PO Box 896
KINGAROY QLD 4610

APPLICATION: Reconfiguration of a Lot - Subdivision (1 Lot into 2 Lots) -- Impact Assessable

DATE: 18 September 2024

FILE REFERENCE: RAL24/0014

AMOUNT OF THE LEVIED CHARGE: **\$14,261.00** **Total**
(Details of how these charges were calculated are shown overleaf)

\$9,842.00	Water Supply Network
\$0.00	Sewerage Network
\$2,410.00	Transport Network
\$2,009.00	Parks and Land for Community Facilities Network
\$0.00	Stormwater Network

AUTOMATIC INCREASE OF LEVIED CHARGE: The amount of the levied charge is subject to an automatic increase. Refer to the Information Notice attached to this notice for more information on how the increase is worked out.

LAND TO WHICH CHARGE APPLIES: Lot 14 on RP205800

SITE ADDRESS: 1 Kearny St, Kingaroy

PAYABLE TO: **South Burnett Regional Council**

WHEN PAYABLE: Reconfiguring a Lot – When South Burnett Regional Council approves the Plan of Subdivision.
(In accordance with the timing stated in Section 122 of the Planning Act 2016)

OFFSET OR REFUND: Not Applicable.

This charge is made in accordance with South Burnett Regional Council's **Charges Resolution (No. 3) 2019**

DETAILS OF CALCULATION

Water Supply

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot	2	allotments	\$9,842.00	CR Table 2.3	\$19,684.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing Lot	1	allotments	\$9,842.00	CR Table 2.3	\$9,842.00

Sewerage

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	-	-	-

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	-	-	-

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot	2	allotments	\$2,410.00	CR Table 2.3	\$4,820.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing Lot	1	allotments	\$2,410.00	CR Table 2.3	\$2,410.00

Parks and Land for Community Facilities

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot	2	allotments	\$2,009.00	CR Table 2.3	\$4,018.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing Lot	1	allotments	\$2,009.00	CR Table 2.3	\$2,009.00

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	-	-	-

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	-	-	-

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Reconfiguring a Lot (1 into 2)	\$9,842.00	\$0.00	\$2,410.00	\$2,009.00	\$0.00	\$14,261.00
Total	\$9,842.00	\$0.00	\$2,410.00	\$2,009.00	\$0.00	\$14,261.00

** In accordance with Section 3.3 of the Charges Resolution, the discount may not exceed the adopted charge. Any surplus discounts will not be refunded, except at South Burnett Regional Council's discretion.*

INFORMATION NOTICE

Authority and Reasons for Charge	This Infrastructure Charges Notice has been given in accordance with section 119 of the <i>Planning Act 2016</i> to support the Local government's long-term infrastructure planning and financial sustainability.
Appeals	Pursuant to section 229 and Schedule 1 of the <i>Planning Act 2016</i> a person may appeal an Infrastructure Charges Notice. Attached is an extract from the <i>Planning Act 2016</i> that details your appeal rights.
Automatic Increase Provision of charge rate (\$)	<p>An infrastructure charge levied by South Burnett Regional Council is to be increased by the difference between the Producer Price Index (PPI) applicable at the time the infrastructure charge was levied, and PPI applicable at the time of payment of the levied charge, adjusted by reference to the 3-yearly PPI average¹. If the levied charge is increased using the method described above, the charge payable is the amount equal to the sum of the charge as levied and the amount of the increase.</p> <p>However, the sum of the charge as levied and the amount of the increase is not to exceed the maximum adopted charge the Authority could have levied for the development at the time the charge is paid.</p>
GST	The Federal Government has determined that contributions made by developers to Government for infrastructure and services under the <i>Planning Act 2016</i> are GST exempt.
Making a Payment	<p>This Infrastructure Charges Notice cannot be used to pay your infrastructure charges.</p> <p>To pay the levied charge, you must request an Itemised Breakdown showing the total levied charge payable at the time of payment. An Itemised Breakdown must be presented at the time of payment.</p> <p>An Itemised Breakdown may be requested by emailing info@southburnett.qld.gov.au</p>

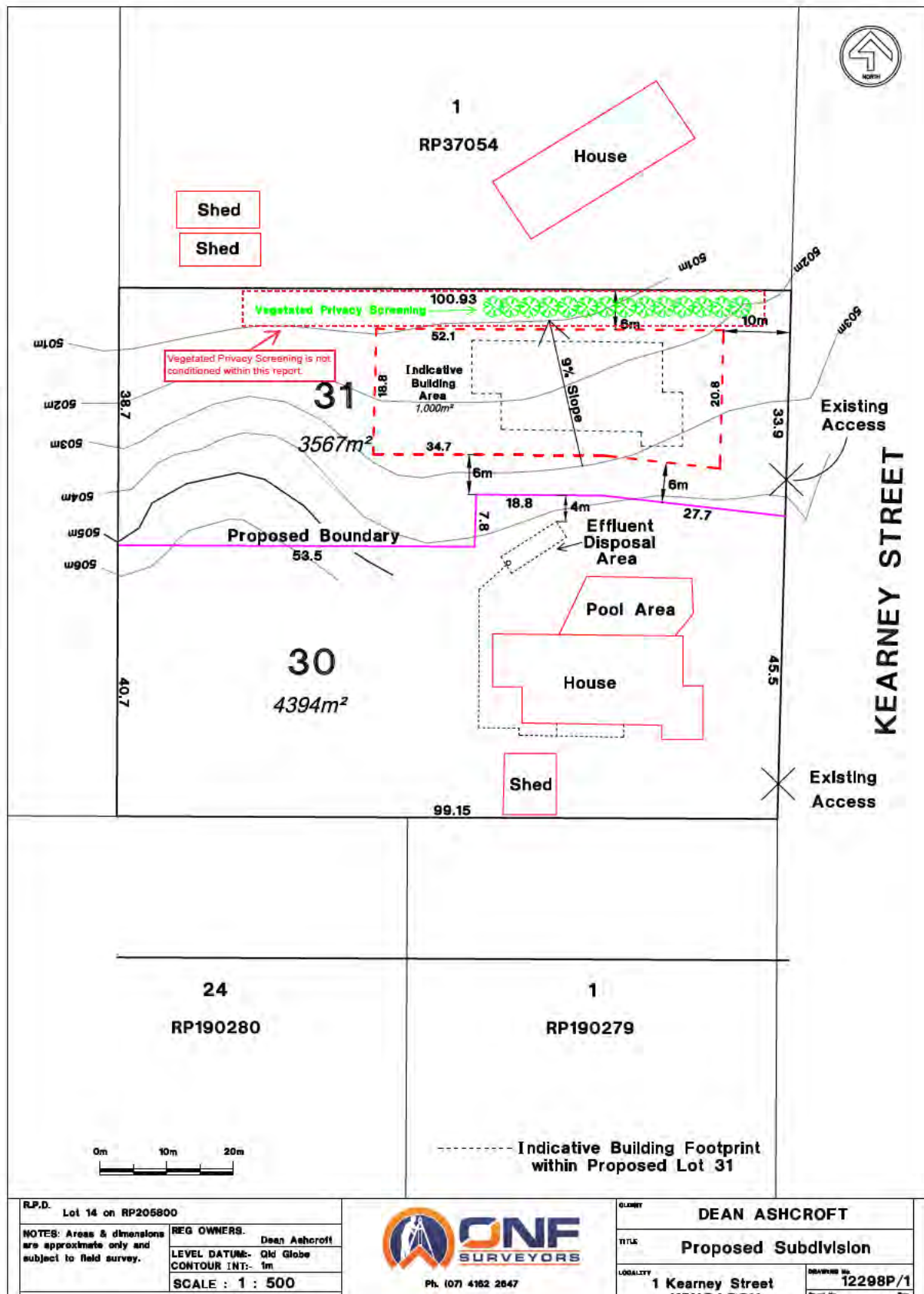
¹ 3-yearly PPI average is defined in section 114 of the *Planning Act 2016* and means the PPI adjusted according to the 3-year moving average quarterly percentage change between financial quarters. PPI Index is the producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge construction index for Queensland published by the Australian Bureau of Statistics.

Payment can be made at any of the following South Burnett Regional Council Offices:

- 69 Hart Street, Blackbutt, 4314;
- 45 Glendon Street, Kingaroy, 4610;
- 42 Stephens Street West, Murgon, 4605;
- 48 Drayton Street, Nanango, 4615;
- McKenzie Street, Wondai, 4606; or
- via other methods identified on the Itemised Breakdown.

Enquiries

Enquiries regarding this Infrastructure Charges Notice should be directed to the SOUTH BURNETT REGIONAL COUNCIL, Department of Planning and Land Management, during office hours, Monday to Friday by phoning (07) 4189 9100 or email at info@southburnett.qld.gov.au



R.P.D. Lot 14 on RP205800

NOTES: Areas & dimensions are approximate only and subject to field survey.

REG OWNERS: Dean Ashcroft

LEVEL DATUM: Qld Globe

CONTOUR INT: 1m

SCALE : 1 : 500



CLIENT: DEAN ASHCROFT

TITLE: Proposed Subdivision

LOCALITY: 1 Kearney Street

DRAWING NO: 12298P/1

Shawn Rubesaame

Ruby23 Pty Ltd ATF The Ruby 23 Trust
[REDACTED]

Chief Executive Officer South Burnett Regional Council PO Box 336 Kingaroy, QLD 4610

Subject: Objection to Development Application No. RAL24/0014 - Reconfiguration of a Lot (1 Lot into 2 Lots) at 1 Kearney Street, Kingaroy

Dear Sir/Madam,

I am writing to formally object to the development application referenced above, concerning the proposed reconfiguration of a lot at 1 Kearney Street, Kingaroy. My property at 3 Kearney Street directly adjoins the proposed subdivision, and will be significantly and adversely impacted by the proposed development.

1. Impact on Amenity: The proposed subdivision and the siting of a potential new dwelling merely 6 metres from our boundary fence will severely impact the residential amenity and the semi rural landscape of our area and the liveability of our property. The proximity of the new dwelling to our property line is not only inconsistent with the character of the neighbourhood but also introduces potential conflicts due to noise, privacy, and reduced visual appeal of this semi rural landscape.

2. Non-compliance with Council Regulations: The proposed development, as outlined in the Amended Development Assessment Report and Proposal Plans, fails to meet the council's subdivision regulations concerning minimum lot sizes within the Rural Residential Zone, according to the local planning scheme. The total area of Lot 14 on RP205800 is recorded as 7942 sqm. However, the Proposed Subdivision document indicates proposed Lot 30 as 4394 sqm and Lot 31 as 3567 sqm, summing up to 7961 sqm, which exceeds the surveyed total. Correcting for discrepancies, the area of Lot 31 would actually be 3548 sqm—19 sqm less than shown and over 11% smaller than the minimum requirement of 4000 sqm for lots in the Rural Residential RRI Precinct.

3. Privacy Concerns: The placement of the proposed dwelling compromises our privacy significantly. Given the close proximity to our living areas, the orientation of the proposed structure will overlook our property, leading to a loss of privacy.

The proposed Lot 31 has a substantial slope which will need considerable fill and or cutting to make a suitable level location for a dwelling. The placement of the proposed dwelling will cause considerable disruption to the landscape with earth works & building works creating noise pollution, environmental disruption and dust from clearing, cutting, filling and levelling of the building site.

4. Recent Purchase Under Different Assumptions: My decision to purchase this property in January 2024 was based on the existing character and usage of the neighbourhood with its semi rural landscape. Had I been aware of the upcoming changes and the nature of this proposed development, I would not have purchased this property, given the negative impact this development will have on the liveability of this property and what we were looking for with our "treechange" property purchase and our move to Kingaroy.

In conclusion, I urge the Council to consider these objections seriously and assess the proposed development's potential negative impacts on our property and the broader community. We trust the Council will find these issues in violation of the appropriate standards and planning objectives, leading to a reconsideration or a modification of the proposal.

Thank you for your consideration.

Yours faithfully,
Shawn Rubesaame

[REDACTED]

14.5 LOCAL GOVERNMENT BOUNDARY CHANGE BETWEEN SOUTH BURNETT REGIONAL COUNCIL AND CHERBOURG ABORIGINAL SHIRE COUNCIL

File Number: 18/09/2024
Author: Acting General Manager Liveability
Authoriser: Chief Executive Officer

PRECIS

Cherbourg Aboriginal Shire Council have requested an external boundary change of Local Government area between South Burnett Regional Council (SBRC) and Cherbourg Aboriginal Shire Council (CASC) at Lot 13 Haager Drive, Moffatdale.

SUMMARY

A single unit dwelling was illegally constructed on land owned by Sunwater by Cherbourg Shire Aboriginal Council (CASC). CASC are now requesting that SBRC complete a subdivision application and subsequent boundary realignment of the shire boundaries to rectify the issue. Whilst the dwelling is constructed in a manner that would readily and easily allow it to be relocated back within CASC boundaries it has cultural significance to the inhabitants.

OFFICER'S RECOMMENDATION

That South Burnett Regional Council (Council) writes to the Honourable Megan Scanlon, Minister for Housing, Local Government and Planning and Minister for Public Works; and the Honourable Steven Miles advising that Council is in support of an external local government boundary change, as initiated by the Department of Treaty, Aboriginal and Torres Strait Islander Partnerships, Communities and the Arts (DTATSIPCA), acting on behalf of Cherbourg Aboriginal Shire Council.

The resolution is in support of the proposed Lot 13 becoming wholly Cherbourg Aboriginal Shire Council and Lot 130 remaining wholly South Burnett Regional Council providing there is no cost to South Burnett Regional Council.

FINANCIAL AND RESOURCE IMPLICATIONS

Current Rate Levy is not determinable at this time because it forms part of the bulk assessment of other lots owned by Sunwater. Post boundaries change future rates for the proposed allotment will be payable to Cherbourg Aboriginal Shire Council.

LINK TO CORPORATE/OPERATIONAL PLAN

EC9 Develop, in consultation with communities, Community Plans that identify key priorities for each town and village to inform Councils' prioritisation.

GR8 Support and advocate for appropriate growth and development with responsive planning schemes, processes, customer service and other initiatives.

OR2 Achieve community recognition as an ethical Council that values and practices community consultation, accountable governance and open and transparent decision-making.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Consultation with current property owner Sunwater, Cherbourg Aboriginal Shire Council and Department of Treaty, Aboriginal and Torres Strait Islander Partnerships, Communities and the Arts (DTATSIPCA).

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

The process to undertake a local government boundary change is prescribed in the Local Government Act 2009.

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

Nil implications

ASSET MANAGEMENT IMPLICATIONS

Nil implications

REPORT













Department of Treaty, Aboriginal and Torres Strait Islander Partnerships, Communities and the Arts (DTATSIPCA) is supporting discrete remote Aboriginal and Torres Strait Islander Councils in various activities including town planning and survey work.

Background

- Part of Lot 13 has been occupied with a Social House for a number of years.
- A community member from CASC has been living on the land.
- All services to the Social House is provided by CASC.
- The only practical access to the Social House is through Cherbourg via Murray Road.
- Sunwater approved the land parcel be transferred to CASC on subdivision.
- SARA provided positive feedback on the project and indicated that not referral is required.
- Decision notice issued by SBRC on 13 August 2024.
 - Development Permit for Reconfiguring a Lot for Subdivision (1-into-2 lots comprising one (1) residential lot and a balance lot and new public road).
 - Specifically, the proposal involves:
 - Excising an existing house along the western site boundary to establish one (1) residential lot (1,242m²);
 - Extension of Murray Road by approximately 22.9m to establish public road reserve (786m²). This extension will provide separate public access points to both the proposed residential lot and the parent lot from Murray Road;
 - Creation of a balance lot (142.8 hectares); and
 - Designated Asset Protection Zone for vegetation clearing around the residential lot for bushfire hazard mitigation.

The intent of the proposal is to separate an existing residential dwelling onto its own lot and title. Concurrent to this development application is a request for SBRC's formal decision by way of resolution to a local government boundary change to excise the new residential lot. This residential lot and road reserve would be transferred to CASC LGA. The balance lot will remain within SBRC LGA.

ATTACHMENTS

1. **Current Title Search**  
2. **Previous Council Correspondence**  
3. **Decision Notice**  
4. **Land Owner's Consent**  
5. **Subdivision Proposal Plans**  
6. **Town Planning Report**  

INTERNAL CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Search Date: 05/02/2024 16:42

Title Reference: 50344402
Date Created: 07/02/2001

Previous Title: 40027363

REGISTERED OWNER

Dealing No: 717410395 27/07/2016

SUNWATER LIMITED A.C.N. 131 034 985

ESTATE AND LAND

Estate in Fee Simple

LOT 13 SURVEY PLAN 104351
Local Government: SOUTH BURNETT

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 40027363 (Lot 13 on SP 104351)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

** End of Current Title Search **





**SOUTH BURNETT
REGIONAL COUNCIL**

South Burnett Regional Council
 ABN 89 972 463 351
 PO Box 336
 Kingaroy QLD 4610
 ☎ 1300 789 279 or (07) 4189 9100
 📞 (07) 4162 4806
 ✉ info@southburnett.qld.gov.au
 🌐 www.southburnett.qld.gov.au

Enquiries: Planning
 Phone: (07) 4189 9100
 ECM ID 2939494 SD:TB

22 August 2022

Mr Chatur Zala
 Chief Executive Officer
 22 Barambah Avenue
CHERBOURG QLD 4605

Dear Chatur

**AMENDMENT TO THE LOCAL GOVERNMENT BOUNDARY BETWEEN CHERBOURG
 ABORIGINAL SHIRE COUNCIL AND SOUTH BURNETT REGIONAL COUNCIL**

I confirm that on the 24 June 2022, South Burnett Regional Council agreed to provide in principle support to the proposed Local Government boundary change between Cherbourg Aboriginal Shire Council and South Burnett Regional Council at Haager Drive, Moffatdale (and described as Lot 13 on SP104351).

Should you have any queries please do not hesitate to contact the undersigned.

Yours faithfully



**Michael Lisle MPIA
 ACTING MANAGER ENVIRONMENT & PLANNING**

Customer Service Centres

- Blackbutt** 69 Hart Street
- Kingaroy** 45 Glendon Street
- Nanango** 48 Drayton Street
- Murgon** 42 Stephens Street West
- Wondai** Cnr Scott & Mackenzie Streets



CHERBOURG ABORIGINAL SHIRE COUNCIL

22 BARAMBAH AVENUE
CHERBOURG QLD., 4605.

Phone: (07) 4168 1866
Fax: (07) 4168 2727

Extract from Minutes of the Cherbourg Aboriginal Shire Council Meeting held 16 September 2021.

Transfer of Lot of Land at 13 Murray Street

Council has agreed to include land situated at lot 13 Murray Street into Cherbourg Aboriginal Shire Council LGA Area. In order for this to occur the land must be transferred from Sunwater to Cherbourg Aboriginal Shire Council LGA Area.

Resolution

That Cherbourg Aboriginal Shire Council agrees

- *To have ownership of the land situated at 13 Murray Street transferred from Sunwater to Cherbourg Aboriginal Shire Council.*
- *To have lot 13 Murray Street included into the Cherbourg LGA Area with realignment of boundaries between South Burnett Regional Council and Cherbourg Aboriginal Shire Council.*

Moved : Cr Fred Cobbo

Seconded: Cr Bronwyn Murray

*Motion No. 2163 Carried
FOR VOTE – COUNCIL VOTED UNANOMOUSLY*

Signed:

*Elvie Sandow
Mayor*

20/09/2021

.....

*Zala
Chief Executive Officer*

20/09/2021

“Many Tribes One Community”



Contact Officer: Planning Administration
 Direct Telephone: 07 4189 9100
 Our Reference: RAL23/0034

South Burnett Regional Council
 46N 25 272 45 X 351
 PO Box 336
 Kingaroy QLD 4610
 ☎ 1300 795 229 or 07 4189 9100
 📠 (07) 4189 4800
 📧 info@southburnett.qld.gov.au
 🌐 www.southburnett.qld.gov.au

13 August 2024

DTATSIPCA
 C/- RPS Australia Asia Pacific
 Po Box 806
 BRISBANE QLD 4001

Dear Sir/Madam

Decision Notice Planning Act 2016

I refer to your application and advise that on 13 August 2024, Council decided, via delegate authority, to approve the application in full subject to conditions.

Details of the decision are as follows:

APPLICATION DETAILS

Application No: RAL23/0034
 Street Address: Memerambi Barkers Creek Road MOFFATDALE QLD 4605
 Real Property Description: Lot 13 on SP104351
 Planning Scheme: South Burnett Regional Council

DECISION DETAILS

Type of Decision: Approval
 Development Permit for Reconfiguration of a Lot – Subdivision
 Type of Approval: (1 Lot into 2 Lots) and New Road
 Date of Decision: 13 August 2024

CURRENCY PERIOD OF APPROVAL

The currency period for this development approval is four (4) years starting the day that this development approval takes effect. (Refer to Section 85 “Lapsing of approval at end of currency period” of the *Planning Act 2016*.)

INFRASTRUCTURE

Where conditions relate to the provision of infrastructure, these are non-trunk infrastructure conditions unless specifically nominated as a “**necessary infrastructure condition**” for the provision of trunk infrastructure as defined under Chapter 4 of the *Planning Act 2016*.

ASSESSMENT MANAGER CONDITIONS

GENERAL

GEN1. The approved development must be maintained generally in accordance with the approved plans and documents, except where amended by the conditions of this permit:

Drawing/ Document Title	Prepared By	DWG No.	Rev.	Date
Proposed Lots 13 & 130 Cancelling Lot 13 on SP104351	RPS AAP Consulting Pty Ltd	AU009657- 1-PRO	-	23/05/2023
Bushfire Management Plan	Land and Environment Consultants Pty Ltd	23062	Final	10/10/2023

Timing: At all times.

GEN2. All works, including the repair or relocation of services is to be completed at no cost to Council.

COMPLIANCE

GEN3. All conditions of this approval are to be satisfied prior to Council endorsing the Survey Plan, and it is the applicant’s responsibility to notify Council to inspect compliance with Conditions.

A fee will be charged, with payment required prior to Council’s approval of the associated documentation requiring assessment.

OUTSTANDING FEES

GEN4. Prior to the sealing of the Plan of Survey the applicant is required to pay the Council all rates and charges or any expenses being a charge over the subject land under any Act in accordance with Schedule 18, Section 69 of the Planning Regulation 2017.

GEN5. Payment of Department of Resources valuation fees that will result from the issue of split valuations prior to Council sealing the Plan of Survey. The contribution is currently assessed at \$107.00 (2 x \$53.50); however, the actual amount payable will be based on Council’s Register of Fees & Charges and the rate applicable at the time of payment.

SURVEY MARKS

RAL1. Prior to the submission of the Survey Plan to Council, the applicant is to reinstate survey marks and install new survey marks in their correct position in accordance with the Survey Plan, and the work is to be certified in writing by a Licensed Surveyor.

PLANNING

RAL2. All development involving the emission of noise, odour and dust from ongoing uses, building and/or construction activities, must ensure that the emissions are in accordance with the requirements of the *Environmental Protection Act 1994*.

Timing: As indicated.

PROPERTY BOUNDARIES

- RAL3. All existing on-site structures, dams and sewerage treatment facilities including transpiration and irrigation areas are to be relocated so as not to cross the proposed property boundary.

BUSHFIRE MANAGEMENT

- RAL4. Establish and maintain the Asset Protection Zone (APZ) identified in the Bushfire Management Plan, prepared by Land and Environment Consultants Pty Ltd and dated 10 October 2023.

Timing: At all times.

- RAL5. Submit to Council, evidence of an executed licence agreement with the landowner for access and maintenance of the Asset Protection Zone (APZ) identified in the Bushfire Management Plan, prepared by Land and Environment Consultants Pty Ltd and dated 10 October 2023.

Timing: Following the transfer of proposed Lot 13 to Cherbourg Aboriginal Shire Council Local Government Area.

- RAL6. Submit to Council for endorsement, an updated Bushfire Management Plan, which relocates the Fire-fighter Water Supply Tank to within the boundaries of newly created Lot 13.

Timing: Prior to Council endorsement of the Survey Plan.

ENGINEERING WORKS

- ENG1. Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to Council's endorsement of the Survey Plan unless stated otherwise.
- ENG2. Undertake engineering designs and construction in accordance with the Planning Scheme, Standard Drawings, relevant Australian Standards, and relevant design manuals.
- ENG3. Be responsible for any alteration necessary to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

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

- ENG4. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted on during construction of the development.
- ENG5. Repair all damages incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damages immediately upon completion of works associated with the development.

STORMWATER MANAGEMENT

- ENG6. Discharge all minor storm flows that fall or pass onto the site to the lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM).

ENG7. Adjoining properties and roadways to the development are to be protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.

WATER SUPPLY

ENG8. The development is to be connected to a reticulated water supply system.

ON-SITE WASTEWATER DISPOSAL

ENG9. The on-site wastewater disposal system, and its Land Application Area shall be fully contained within proposed Lot 13, in accordance with AS 1547 and the Queensland Plumbing and Waste Water Code.

TELECOMMUNICATION

ENG10. Telecommunication supply to proposed Lot 13 is to comply with the relevant provider’s requirements.

ELECTRICITY

ENG11. Electricity supply to proposed Lot 13 is to comply with Ergon Energy's requirements.

EROSION AND SEDIMENT CONTROL - GENERAL

ENG12. Ensure that all reasonable actions are taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.

ENG13. Remove and clean-up the sediment or other pollutants in the event that sediment or other pollutants are tracked or released onto adjoining streets or stormwater systems, at no cost to Council.

REFERRAL AGENCIES

Not Applicable.

APPROVED PLANS

The following plans are Approved plans for the development:

Approved Plans

Plan No.	Rev.	Plan Name	Date
AU009657-1-PRO	-	Proposed Lots 13 & 130 Cancelling Lot 13 on SP104351, prepared by RPS AAP Consulting Pty Ltd	23/05/2023

REFERENCED DOCUMENTS

The following documents are referenced in the assessment manager conditions:

Referenced Documents

Document No.	Rev.	Document Name	Date
23062	Final	Bushfire Management Plan, prepared by Land and Environment Consultants Pty Ltd	10/10/2023

ADVISORY NOTES

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

STANDARD ADVICE

- ADV1. Section 85(1)(b) of the *Planning Act 2016* provides that, if this approval is not acted upon within a period of four (4) years the approval will lapse.
- ADV2. This development approval does not authorise any activity that may harm Aboriginal Cultural Heritage. Under the Aboriginal Cultural Heritage Act 2003 you have a duty of care in relation to such heritage. Section 23(1) provides that “A person who carries out an activity does not harm Aboriginal Cultural Heritage.” Council does not warrant that the approved development avoids affecting Aboriginal Cultural Heritage. It may therefore be prudent for you to carry out searches, consultation, or a Cultural Heritage assessment to ascertain the presence or otherwise of Aboriginal Cultural Heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding. A search can be arranged by visiting <https://www.datsip.qld.gov.au> and filling out the Aboriginal and Torres Strait Islander Cultural Heritage Search Request Form.
- ADV3. Attached for your information is a copy of Chapter 6 of the Planning Act 2016 as regards to Appeal Rights.
- ADV4. Council is offering a reduction in infrastructure charges payable through the development incentive scheme which is available between 1 December 2020 and 31 December 2025. Eligible development under this scheme is required to be completed by 31 December 2025. For further information or application form please refer to the rules and procedures available on Council’s website.
- ADV5. Infrastructure charges are now levied by way of an infrastructure charges notice, issued pursuant to section 119 of the *Planning Act 2016*.

PROPERTY NOTES

Not Applicable.

VARIATION APPROVAL

Not Applicable.

FURTHER DEVELOPMENT PERMITS REQUIRED

Not Applicable.

SUBMISSIONS

There were no properly made submissions about the application.

RIGHTS OF APPEAL

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached.

During the appeal period, you as the applicant may suspend your appeal period and make written representations to council about the conditions contained within the development approval. If council agrees or agrees in part with the representations, a "negotiated decision notice" will be issued. Only one "negotiated decision notice" may be given. Taking this step will defer your appeal period, which will commence again from the start the day after you receive a "negotiated decision notice".

OTHER DETAILS

If you wish to obtain more information about Council's decision, electronic copies are available on line at www.southburnett.qld.gov.au, or at Council Offices.

Yours faithfully



LEO JENSEN
ACTING MANAGER ENVIRONMENT AND PLANNING

Enc: Adopted Infrastructure Charge Notice
Approved Plans/Documents
Appeal Rights

INFRASTRUCTURE CHARGES NOTICE

(Section 119 of the Planning Act 2016)

APPLICANT: Department of Treaty Aboriginal and Torres Strait Islander Partnerships Communities and The Arts
C/- Rps Australia Asia Pacific
Level 8, 31 Duncan Street Fortitude Valley Qld 4006

APPLICATION: Reconfiguration of a Lot - Subdivision (1 Lot into 2 Lots) and New Public Road - Impact Assessable

DATE: 05/08/2024

FILE REFERENCE: RAL23/0034

AMOUNT OF THE LEVIED CHARGE: <i>(Details of how these charges were calculated are shown overleaf)</i>	\$0.00	Total
	\$0.00	Water Supply Network
	\$0.00	Sewerage Network
	\$0.00	Transport Network
	\$0.00	Parks and Land for Community Facilities Network
	\$0.00	Stormwater Network

AUTOMATIC INCREASE OF LEVIED CHARGE: The amount of the levied charge is subject to an automatic increase. Refer to the Information Notice attached to this notice for more information on how the increase is worked out.

LAND TO WHICH CHARGE APPLIES: Lot 13 on SP104351

SITE ADDRESS: Haager Drive, Memerambi Barkers Creek Road

PAYABLE TO: **South Burnett Regional Council**

WHEN PAYABLE: Reconfiguring a Lot – When South Burnett Regional Council approves the Plan of Subdivision.
(In accordance with the timing stated in Section 122 of the Planning Act 2016)

OFFSET OR REFUND: Not Applicable.

This charge is made in accordance with South Burnett Regional Council's ***Charges Resolution (No. 3) 2019***

DETAILS OF CALCULATION

Water Supply

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable (No additional demand on network)	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Sewerage

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable (No additional demand on network)	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Parks and Land for Community Facilities

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Reconfiguring a Lot	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

** In accordance with Section 3.3 of the Charges Resolution, the discount may not exceed the adopted charge. Any surplus discounts will not be refunded, except at South Burnett Regional Council's discretion.*

INFORMATION NOTICE

Authority and Reasons for Charge This Infrastructure Charges Notice has been given in accordance with section 119 of the *Planning Act 2016* to support the Local government's long-term infrastructure planning and financial sustainability.

Appeals Pursuant to section 229 and Schedule 1 of the *Planning Act 2016* a person may appeal an Infrastructure Charges Notice. Attached is an extract from the *Planning Act 2016* that details your appeal rights.

Automatic Increase Provision of charge rate (\$) An infrastructure charge levied by South Burnett Regional Council is to be increased by the difference between the Producer Price Index (PPI) applicable at the time the infrastructure charge was levied, and PPI applicable at the time of payment of the levied charge, adjusted by reference to the 3-yearly PPI average¹. If the levied charge is increased using the method described above, the charge payable is the amount equal to the sum of the charge as levied and the amount of the increase.

However, the sum of the charge as levied and the amount of the increase is not to exceed the maximum adopted charge the Authority could have levied for the development at the time the charge is paid.

GST The Federal Government has determined that contributions made by developers to Government for infrastructure and services under the *Planning Act 2016* are GST exempt.

Making a Payment This Infrastructure Charges Notice cannot be used to pay your infrastructure charges.

To pay the levied charge, you must request an Itemised Breakdown showing the total levied charge payable at the time of payment. An Itemised Breakdown must be presented at the time of payment.

An Itemised Breakdown may be requested by emailing info@southburnett.qld.gov.au

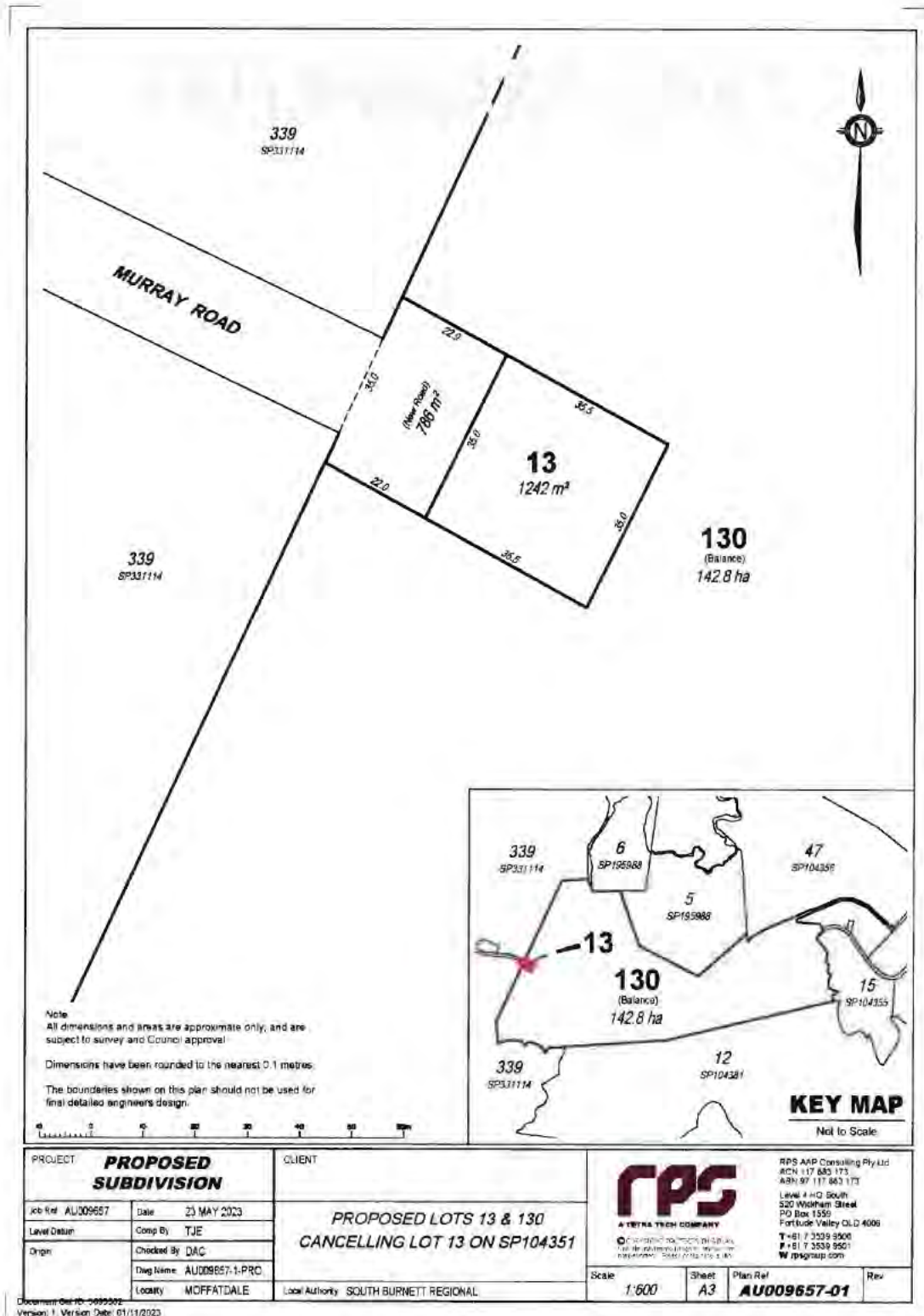
¹ 3-yearly PPI average is defined in section 114 of the *Planning Act 2016* and means the PPI adjusted according to the 3-year moving average quarterly percentage change between financial quarters. PPI Index is the producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge construction index for Queensland published by the Australian Bureau of Statistics.

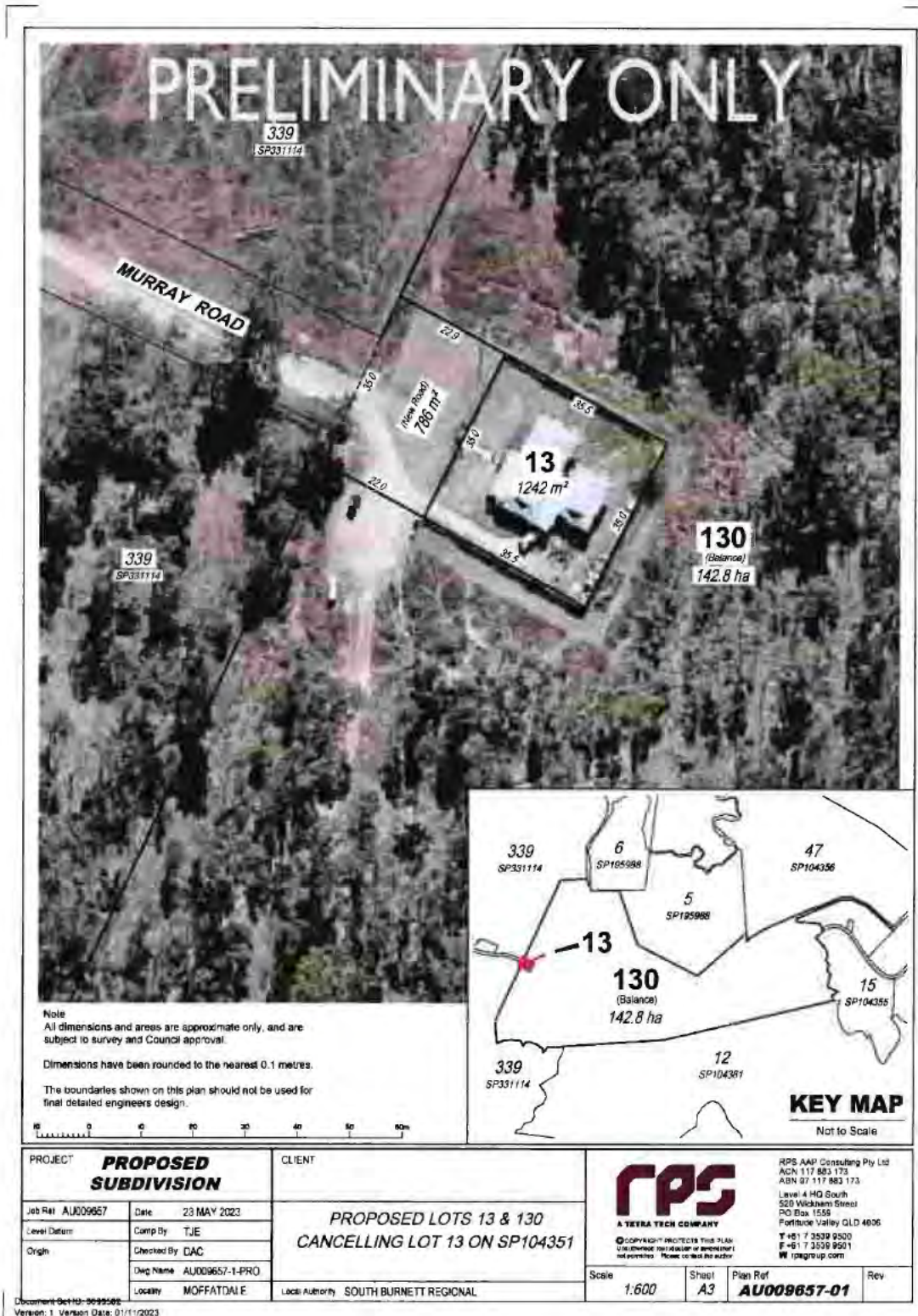
Payment can be made at any of the following South Burnett Regional Council Offices:

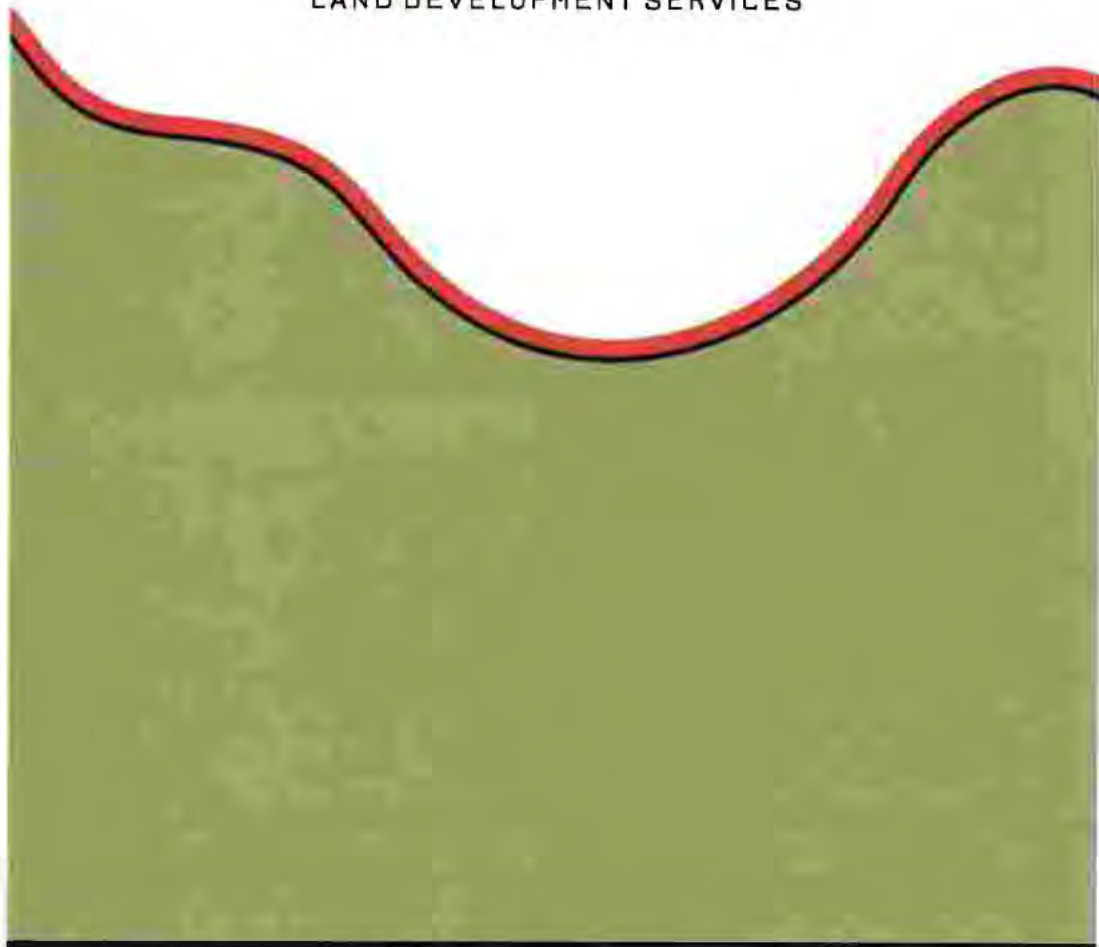
- 69 Hart Street, Blackbutt, 4314;
- 45 Glendon Street, Kingaroy, 4610;
- 42 Stephens Street West, Murgon, 4605;
- 48 Drayton Street, Nanango, 4615;
- McKenzie Street, Wondai, 4606; or
- via other methods identified on the Itemised Breakdown.

Enquiries

Enquiries regarding this Infrastructure Charges Notice should be directed to the SOUTH BURNETT REGIONAL COUNCIL, Department of Planning and Land Management, during office hours, Monday to Friday by phoning (07) 4189 9100 or email at info@southburnett.qld.gov.au







Document No: 2023/00530 TOWN PLANNING | ENGINEERING | PROJECT MANAGEMENT | ENVIRONMENTAL MANAGEMENT
Version: 1, Version Date: 01/11/2023



Bushfire management plan

Proposed development | 13 Murray Road | Cherbourg | Queensland
Prepared for 4D Baru | 10 October 2023

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Final

Report 23062 - 4D Baru - 10 October 2023

Approved by Robert Janssen

Position Managing principal

Signature



Date 10 October 2023

This report has been prepared in accordance with the brief provided by the client and has relied upon the information collected at or under the times and conditions specified in the report. All findings, conclusions or recommendations contained in the report are based on the aforementioned circumstances. The report is for the use of the client and no responsibility will be taken for its use by other parties. The client may, at its discretion, use the report to inform regulators and the public.

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Document control

Version	Date	Prepared by	Reviewed by
Draft	5 September 2023	C. Turner	R. Janssen
Final	10 October 2023	C. Turner	R. Janssen



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Appendix

Appendix 1 Radiant heat exposure assessment
 Appendix 2 Bushfire hazard overlay code assessment

Disclaimer

Notwithstanding the precautions adopted in this report, it should always be remembered that bushfires burn under a range of conditions. An element of risk, no matter how small always remains, and although AS 3959-2018 is designed to improve the performance of such buildings, there can be no guarantee, because of the variable nature of bushfires, that any building will withstand bushfire attack on every occasion.

It should be noted that upon lodgement of a development proposal, State Government, council and/or the fire service may recommend additional construction requirements.

Although every care has been taken in the preparation of this report, Land and Environment Consultants Pty Ltd accept no responsibility resulting from the use of the information in this report.

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7 Introduction

Land and Environment Consultants Pty Ltd (LEC) was engaged to prepare a bushfire management plan (BMP) for the proposed reconfiguration of a lot – create one residential lot, one balance lot and new public road reserve (proposed development) at 13 Murray Road, Cherbourg, properly described as lot 13/SP104351. The area of the new residential lot is referred to in this BMP as **the site**.

A development application will be made for the proposed development under the South Burnett Regional Council Planning Scheme 2017.

The site is identified as a bushfire prone area by the Queensland State Planning Policy (SPP) *Bushfire prone area map (SPP bushfire prone area map)*. Therefore, the development application for the proposed development is subject to compliance with the South Burnett Regional Council Planning Scheme 2017 *Rural zone code – Bushfire hazard overlay code (Bushfire hazard overlay code)*.

This BMP has been prepared in general accordance with *Bushfire Resilient Communities Technical Reference Guide for the State Planning Policy State Interest 'Natural Hazards, Risk and Resilience – Bushfire'* (QFES 2019a) (**Bushfire resilient communities**). *Bushfire resilient communities* was prepared by the Queensland Fire and Emergency Services (QFES) to provide technical guidance for the implementation of the *Natural Hazards, Risk and Resilience – Bushfire, State Planning Policy State Interest guidance material (DSDMIP 2019) (SPP guidance material – bushfire)*.

This BMP documents the bushfire hazard assessment of the site and demonstrates how the proposed development will comply with the Bushfire hazard overlay code. It includes:

- an introduction (this section) and description of methods and information resources used for the preparation of this BMP;
- description of the proposed development and site;
- bushfire hazard assessment;
- identification of bushfire hazards associated with the site and proposed development;
- radiant heat exposure assessment;
- a plan for mitigating bushfire hazards; and
- assessment of the proposed development against the Bushfire hazard overlay code.

1.1 Method

To meet requirements of Bushfire resilient communities, the following tasks were undertaken:

- review of the SPP bushfire prone area map in the SPP interactive mapping system (DILGP 2023), and the Queensland regional ecosystem map, vegetation hazard class (VHC) map, severe fire weather map and fire history map in the QFES online mapping system (QFES 2023a) (**Catalyst**);
- inspection of land within 100 metres (m) of the site for vegetation characteristics, current land management practices, slope and evidence of previous fires;
- bushfire hazard assessment in accordance with the method in *Bushfire resilient communities*;
- radiant heat exposure assessment using the Fire Protection Association of Australia *BAL calculator V4.9 (BAL calculator)* which models the 'method 2' bushfire attack level assessment procedure in the *Australian Standard (AS 3959-2018) Construction of buildings in bushfire prone areas*; and
- assessment of the proposed development against the Bushfire hazard overlay code.

Aerial imagery of the site was accessed online from Google Earth to assist with validating observations and measurements made during the site assessment.

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1.3 Suitably qualified person

This BMP was technically reviewed and approved by Robert Janssen who is a suitably qualified and experienced bushfire management consultant.

Robert is the managing principal at LEC and has over 25 years of experience in bushfire planning and operations. He has prepared BMPs for residential, commercial and industrial property developments, utilities, government facilities and conservation estates.

Robert's formal qualifications as an environmental scientist and consulting experience are coupled with 10 years of experience as a nationally accredited fire-fighter with the national parks and wildlife service in New South Wales and Queensland.

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2 Description of the proposed development and site

This chapter provides a description of the proposed development and site.

2.1 Proposed development

The proposed development involves creating a new residential lot, ie proposed lot 13, for an existing residential dwelling, a balance lot, ie proposed lot 130, and new public road reserve as shown in Figure 2.1.



Figure 2.1 Proposed development

Access and egress for the proposed development will continue to be via Murray Road, which will be extended to the boundary of the site.

2.2 Site description

The location of the site is shown in Figure 2.2. The site is 1,242 m², contains a residential dwelling and is accessed from the east via Murray Road. There is also an unmade road to the south of the site which provides a connection to Lookout Road.

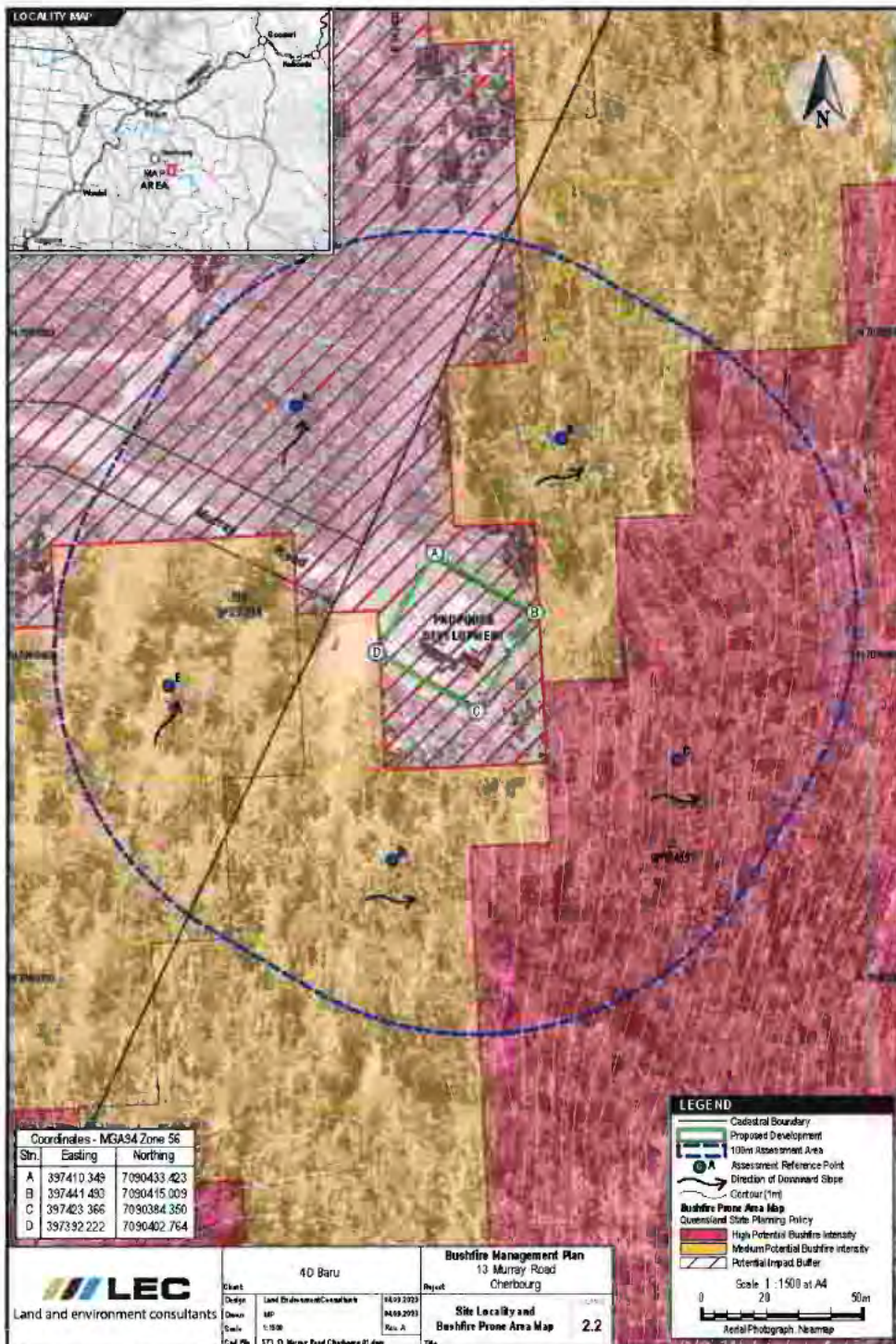
With the exception of a cleared paddock on the north side of Murray Road, the site is surrounded by bushland vegetation. Notwithstanding, there is a 10 m wide clearing around the boundary of the site where trees and shrubby understorey have been removed.

The residential dwelling is connected to mains water but there are no hydrants in the Murray Road reserve.

2.3 State Planning Policy bushfire prone area map

The SPP bushfire prone area map for the site is shown in Figure 2.2. Verification of the bushfire prone areas shown in the SPP bushfire prone area map is provided via the bushfire hazard assessment in Chapter 3.

Please note, in this BMP the terms 'bushfire prone area' and 'bushfire hazard area' have the same meaning. Both terms mean an area of vegetation that is determined to have a potential bushfire intensity $\geq 4,000$ kilowatts/m (kW/m) and the land within 100 m of this vegetation.



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3 Bushfire hazard assessment

This chapter provides details about the desktop review, site inspection and bushfire hazard assessment.

3.1 Severe fire weather

The severe fire weather map in Catalyst indicates the 5 % annual exceedance probability forest fire danger index (FFDI) for the site is 52. This FFDI value has been used for the potential bushfire intensity calculations in Section 3.4 and the radiant heat exposure assessment in Section 5.3.

3.2 Fire history

Fire history data in Catalyst indicates one fire occurred within 1 kilometre (km) of the site during the past 10 years.

3.3 Site assessment

LEC inspected land within 100 m of the site on 15 July 2023. Observations were recorded about current land use and management, vegetation characteristics, the slope of land and evidence of previous fires.

The locations of assessment reference points used for the bushfire hazard assessment are shown in Figure 2.2. Table 3.1 provides a summary of observations from the site inspection and notes about the bushfire hazard assessment of assessment reference points. Features of assessment reference points are shown in Photographs 3.1-3.5.

Table 3.1 Site observations

Assessment reference point	Catalyst VHC	Ground truthed VHC	Notes
A	VHC 40.4 <i>Continuous low grass or tree cover (VHC 40.4)</i>	VHC 41.4 <i>Discontinuous low grass or tree cover (VHC 41.4)</i>	Low cropped grass in a paddock.
B	VHC 9.2 <i>Moist to dry eucalypt woodland on coastal lowland and ranges (VHC 9.2)</i>	VHC 9.2	Bushland vegetation
C	VHC 9.2	VHC 9.2	Bushland vegetation.
D	VHC 9.2	VHC 9.2	Bushland vegetation
E	VHC 9.2	VHC 9.2	Bushland vegetation.



Photograph 3.1 VHC 41.4 at A



Photograph 3.1 VHC 9.2 at B



Photograph 3.3 VHC 9.2 at C



Photograph 3.4 VHC 9.2 at D



Photograph 3.5 VHC 9.2 at E

3.4 Potential bushfire intensity calculations

The potential bushfire intensity of assessment reference points was determined using the Queensland Public Safety Business Agency *Potential Bushfire Intensity Calculator* (version November 2014) which is an Excel spreadsheet calculator that models the bushfire hazard assessment method in Bushfire resilient communities.

Bushfire resilient communities define bushfire hazard classes as follows:

- very high – potential bushfire intensity > 40,000 kW/m;
- high – potential bushfire intensity 20,000-40,000 kW/m;

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- medium – potential bushfire intensity 4,000-20,000 kW/m; and
- non-bushfire hazard – potential bushfire intensity < 4,000 kW/m.

Results of the potential bushfire intensity calculations which determine the bushfire hazard class of assessment reference points shown in Figure 2.2 are presented in Table 3.2.

Table 3.2 Potential Bushfire Intensity

Assessment reference point	VHC	Potential fuel load (tonnes/ha) ¹	Slope (°) ²	Potential bushfire intensity (kW/m)	Bushfire hazard class
A	VHC 41.4	3	0	290	Non-bushfire hazard class
B	VHC 9.2	17.2	10	19,016	Medium
C	VHC 9.2	17.2	10	19,016	Medium
D	VHC 9.2	17.2	10	19,016	Medium
E	VHC 9.2	17.2	5	13,467	Medium

Notes: 1 Potential fuel load taken from Bushfire resilient communities.
2 Slope defaults to 0° for VHC 41.4 which has discontinuous bushfire fuels.

3.5 Bushfire hazard areas

Results of the potential bushfire intensity calculations in Table 3.2 determined the site is within a bushfire hazard area. Therefore, the development application for the proposed development is subject to compliance with the Bushfire hazard overlay code.

4 Bushfire hazards associated with the site

This chapter identifies bushfire hazards associated with the site.

4.1 Fire danger season

The fire danger season at the site starts in August, peaks in September and begins to fall in November, but will remain elevated until consistent summer rainfall occurs. Typically, the worst fire weather conditions will be experienced during the fire danger season when the wind direction is from the north or west.

An FFDI of 52 will be associated with hot, dry and windy conditions. If a bushfire starts and takes hold under these conditions, it will be difficult to control and fast moving in large areas of bushland vegetation.

4.2 Fire history

As discussed in Section 3.2, fire history data indicates one fire has occurred within 1 km of the site during the past 10 years. Given this fire history and the site's position in a bushfire hazard area, it is considered possible that the site could be exposed to bushfire attack in the future.

4.3 Bushfire attack

The proposed development could be exposed to bushfire attack from assessment reference points B-E, shown in Figure 2.2, where hazardous vegetation occurs. These bushfire attack scenarios are further analysed in Section 5.3.

4.4 Potential bushfire hazards from adjacent land use

The bushland vegetation adjoining the site, ie assessment reference points B-E, shown in Figure 2.2, is a bushfire hazard to the proposed development given that it was assessed as a bushfire hazard area in Section 3.4.

4.5 Water and access for emergency services

The existing dwelling is connected to mains water but is not serviced by a hydrant.

The site has access to a public road network which will provide access and egress for emergency services and future occupants.

Access and egress along Murray Road is through a bushfire hazard area and could be affected by bushfire attack.

5 Bushfire hazards associated with the proposed development

This chapter identifies potential bushfire hazards associated with the proposed development.

5.1 Siting and design

The proposed development will be designed to mitigate the risk of bushfire hazards determined by the bushfire hazard assessment in this BMP.

The existing vegetation clearing around the site will be formalised to ensure that it is maintained in perpetuity.

The extension to Murray Road and driveway connection to the proposed development will be designed to provide efficient access and egress for emergency services and occupants.

The proposed development will include a dedicated fire-fighting water supply which will be accessible from the shoulder of Murray Road.

5.2 Land use

The proposed development is for a residential purpose. It does not involve the vulnerable uses, community infrastructure for essential services or hazardous materials in the context of bushfire hazard which are identified in Table 7 of the SPP guidance material – bushfire.

5.3 Radiant heat exposure

Acceptable outcome AO24.1 of the Bushfire hazard overlay code provides guidance about the location of dwellings on land mapped as a bushfire hazard area and for fire protection buffers. This guidance is superseded by advice in the SPP guidance material – bushfire which is deferred to in this BMP.

For a reconfiguration of lot development application, acceptable outcome AO3.1 of the example bushfire overlay code in the SPP guidance material – bushfire states:

The subdivision layout results in lots that are sited so that they are separated from the closest edge to the adjacent mapped medium, high or very high potential bushfire intensity area by:

- b. a distance that achieves a radiant heat flux level of 29 kW/m^2 or less:
 - i. at the building envelope, if identified at RAL stage; or
 - ii. where a building envelope is not identified, at all lot boundaries.

The separation distance referred to in acceptable outcome AO3.1 of the example bushfire overlay code is known as an asset protection zone (APZ).

As discussed in Section 4.3, the proposed development could be exposed to bushfire attack from assessment reference points B-E, shown in Figure 2.2, where hazardous vegetation occurs. The radiant heat profile of these bushfire attack scenarios was analysed using the BAL calculator. Inputs used in the BAL calculator and results are provided in Appendix 1.

The results have been used to design an APZ for the site which separates the lot boundary from hazardous vegetation by a distance which achieves a radiant heat flux level of $\leq 29 \text{ kW/m}^2$ at the lot boundary.

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6 Bushfire mitigation plan

This chapter identifies mitigation measures that must be implemented as part of the proposed development to comply with the Bushfire hazard overlay code.

It is the total of the mitigation measures in this chapter that will assist with maintaining the safety of people and property. Failure to implement all actions in their entirety could result in an increased level of exposure to bushfire hazards.

6.1 Asset protection zone

The APZ shown in Figure 6.1 must be established and maintained around the site.

The part of the APZ located within proposed lot 130 must be surveyed and pegged and have a licence agreement between Sunwater Limited (the landowner of proposed lot 130) and the Cherbourg Aboriginal Shire Council which permits the Cherbourg Aboriginal Shire Council to access the APZ for the purpose of maintenance.

The APZ must be established as a grass area by removing all trees and woody understorey vegetation. Vegetation debris and rubbish must be removed from the APZ at regular time intervals during the calendar year. The grass must be maintained in a low cut condition at a nominal height of 100 millimetres (mm).

Clear access for fire-fighters must be maintained within the APZ at all times. There must be no storing, stockpiling or parking within the APZ.

6.2 Landscaping

Landscaping within the site must be in accordance with Part 5 of *Bushfire Resilient Building Guidance for Queensland Homes* (QRA 2020) (**Bushfire resilient building**). Plant species used in garden beds should favour the list of species in Appendix E of Bushfire resilient building.

Garden waste and rubbish must be removed from the site at regular time intervals during the calendar year. Turf must be maintained as lawn at a nominal height of 100 mm.

6.3 Fire-fighter water supply

A dedicated fire-fighting water supply must be established adjacent to site. It must be in the form of a tank which has a minimum capacity of 10,000 litres and be kept full of water at all times. It must not be used for activities other than for fire-fighting.

The recommended location for the tank is shown in Figure 6.1. It must have an extraction point which is located within 6 m of the shoulder of Murray Road (where a fire truck can park) and be identified by directional signage.

An example of the directional signage is provided below. It must have a reflective white background and black symbology which is at least 125 mm high.



The extraction point must include standard rural fire brigade fittings which consist of a 50 mm pipe fitted with a ball cock valve and 50 mm female camlock.

The tank and above ground plumbing and fittings must be made of metal.

6.4 Access and egress

The extension to Murray Road must be designed and constructed to provide efficient access and egress for an urban fire truck in accordance with *Fire Hydrant and Vehicle Access Guidelines for Residential, Commercial and Industrial Lots* (QFES 2019b) which defers to the *Road Planning and Design Manual – 2nd Edition* (DTMR 2013) for load bearing capacity, geometry and turning radii.

Site access and egress is shown in Figure 6.1.

6.5 Bushfire warnings

Occupants of the site must be familiar with the official bushfire warning system. When there is a bushfire in the area they must take notice, stay informed, make decisions and act (QFES 2023b).

The site and access and egress along Murray Road could be impacted by bushfire attack.

6.6 Property record notation

A property record notation must be created for the site advising that an approved BMP and APZ encumbers the site. Suggested wording for the property record notation is as follows:

A bushfire management plan and asset protection zone is associated with the lot to provide protection from risks associated with bushfire hazards through mitigation and maintenance measures. A copy is available from the Cherbourg Aboriginal Shire Council.



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7 Conclusion

This BMP was technically reviewed and approved by a suitably qualified person and is in general accordance with Bushfire resilient communities.

A bushfire hazard assessment determined the site is within a bushfire hazard area and the development application for the proposed development is subject to compliance with the Bushfire hazard overlay code.

Mitigation measures that must be implemented as part of the proposed development are specified in Chapter 6. With the implementation of these mitigation measures the proposed development complies with the Bushfire hazard overlay code as demonstrated in Appendix 2.

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Appendix I Radiant heat exposure assessment

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Bushfire attack from assessment reference points B, C and D

- Forest fire danger index - 52
- Vegetation - VHC 9.2 *Most to dry eucalypt woodland on coastal lowlands and ranges*
- Understorey fuel load – 14.9 tonnes/hectare (t/ha)
- Total fuel load – 17.2 t/ha
- Effective slope – 10° down slope
- Site slope – 2° down slope
- Flame width – 100 metres (m)

Note Inputs used for the radiant heat exposure assessment are in accordance with Section 7.3 of *Bushfire Resilient Communities Technical Reference Guide for the State Planning Policy State Interest 'Natural Hazards, Risk and Resilience – Bushfire' (QFES 2019a) (Bushfire resilient communities).*



723062

Minimum Distance Calculator – AS/NZS 3959:2018 (Method 2)

Inputs		Outputs	
Fire Danger Index	52	Rate of spread	1.65 km/h
Vegetation classification	Woodland	Flame length	14.10 m
Understorey fuel load	14.9 t/ha	Flame angle	34°, 35°, 73°, 77°, 79° & 84°
Total fuel load	17.2 t/ha	Elevation of receiver	5.3 m, 5.85 m, 5.95 m, 5.75 m, 5.58 m & 3.81 m
Vegetation height	n/a	Fire intensity	16,473 kW/m ²
Effective slope	10°	Transmissivity	0.673, 0.634, 0.820, 0.803, 0.79 & 0.728
Site slope	2°	Windfactor	0.5972, 0.442, 0.2998, 0.2047, 0.1659 & 0.045
Flame width	100 m	Minimum distance to 10 kW/m ²	21.8 m
Wind speed	0% ^a	Minimum distance to 25 kW/m ²	13.4 m
Heat of combustion	19,500 kJ/kg	Minimum distance to 10 kW/m ²	22.7 m
Flame temperature	1,090 K	Minimum distance to 12.5 kW/m ²	22 m
		Minimum distance to 10 kW/m ²	18 m

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Bushfire attack from assessment reference points E

- Forest fire danger index - 52
- Vegetation - VHC 9.2 *Most to dry eucalypt woodland on coastal lowlands and ranges*
- Understorey fuel load – 14.9 (t/ha)
- Total fuel load – 17.2 t/ha
- Effective slope – 5° up slope
- Site slope – 0° slope
- Flame width – 100 metres (m)

Note: Inputs used for the radiant heat exposure assessment are in accordance with Section 7.3 of Bushfire resilient communities.



327062

Minimum Distance Calculator - RAL23/0034 (Method 2)

Inputs	Outputs
Fire Danger Index: 52	Rate of spread: 0.65 km/h
Vegetation classification: Woodland	Flame length: 6.34 m
Understorey fuel load: 14.9 t/ha	Flame angle: 84°, 65°, 75°, 76°, 80° & 85°
Total fuel load: 17.2 t/ha	Elevation of receiver: 2.96 m, 2.87 m, 3.62 m, 3.1 m, 3.22 m & 3.22 m
Vegetation height: m	Fire intensity: 5,851 kW/m
Effective slope: -5°	Transmissivity: 0.889, 0.979, 0.863, 0.844, 0.933 & 0.799
Site slope: 0°	View factor: 0.5873, 0.4282, 0.2873, 0.1935, 0.1577 & 0.0432
Flame width: 100 m	Minimum distance to 10 kW/m^2: 9.3 m
Wind speed: m/s	Minimum distance to 25 kW/m^2: 10.8 m
Heat of combustion: 18,600 kJ/kg	Minimum distance to 18 kW/m^2: 10.9 m
Flame temperature: 1,090 K	Minimum distance to 12.5 kW/m^2: 10.1 m
	Minimum distance to 10 MW/m^2: 10.7 m

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Appendix 2 Bushfire hazard overlay code assessment

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Part 6 Zones \ 6.2.12 Rural zone

Effective Date: 04/01/2021
Status: Current

Table 6.2.13 – Accepted development subject to requirements and assessable development.

Performance outcomes	Requirements for accepted development and assessment benchmarks	Compliance assessment
Bushfire hazard overlay		
<p>PO21 Development is not placed at unacceptable risk from bushfire, does not increase the extent or severity of bushfire and maintains the safety of people and property from bushfire.</p>	<p>AO21.1 Development does not occur in areas mapped as Very High or High Potential Bushfire Hazard Areas on the SPP Interactive Mapping (Plan Making).</p> <p>Or</p> <p>AO21.2 A written assessment by a suitably experienced or qualified person confirms that the site is of Low Potential Bushfire Hazard.</p> <p>Or</p> <p>AO21.1 For areas mapped as Medium Potential bushfire Intensive Areas on the SPP Interactive Mapping (Plan Making), bushfire risk is mitigated through a bushfire management plan incorporating:</p> <p>(a) Lot design and the siting of buildings and uses so:</p> <ul style="list-style-type: none"> i. high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; and ii. efficient emergency access is optimised; and iii. bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation. <p>(b) Including fire breaks that provide adequate:</p> <ul style="list-style-type: none"> i. setbacks between buildings/structures and hazardous vegetation; and ii. access for fire fighting or other emergency vehicles; and <p>(c) Road access for fire-fighting appliances and fire breaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres; and</p> <p>(d) Where a reticulated water supply is not available and development involves buildings with a gross floor area greater than 50m², one tank within 100m of each residential building has:</p> <ul style="list-style-type: none"> i. fire brigade tank fittings; and ii. 25,000 litres dedicated for fire fighting purposes. 	<p>Complies with AO21.1</p> <p>A bushfire management plan (BMP) has been prepared for the proposed development which is in general accordance with <i>Bushfire Resilient Communities Technical Reference Guide for the State Planning Policy State Interest 'Natural Hazards, Risk and Resilience – Bushfire'</i> (QFES 2019a). Implementation of the mitigation plan in Chapter 6 of the BMP will assist with maintaining the safety of people and property from bushfire.</p>

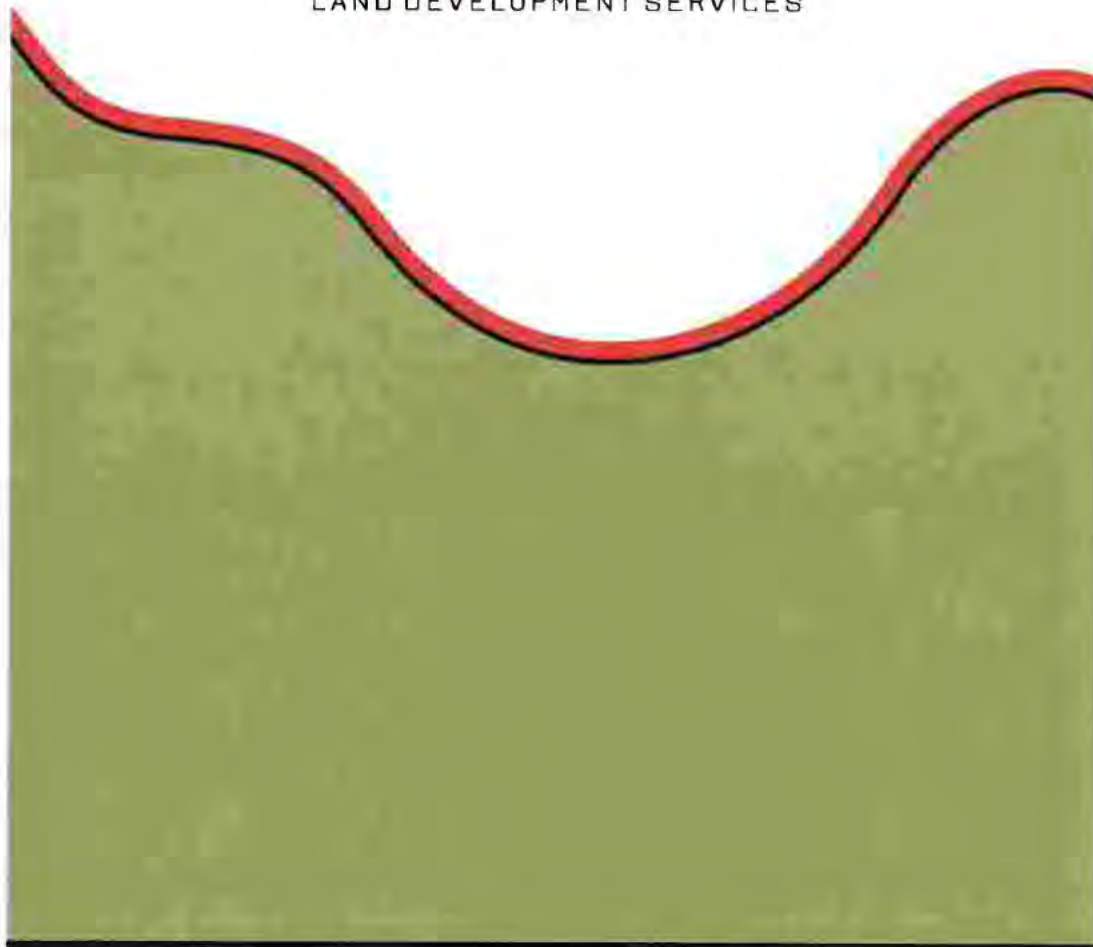
Document Set ID: 3093580
Version: 1, Version Date: 01/11/2023

South Burnett Regional Council Planning Scheme 2047 V1.4
Part 6 Zones \ 6.2.12 Rural zone

Effective Date: 04/01/2021
Status: Current

Performance outcomes	Requirements for accepted development and assessment benchmarks	Compliance assessment
<p>PO22 Community infrastructure in any area mapped as Very High to Medium (Potential Intensity) Areas are able to function effectively during and immediately after bushfire events.</p>	<p>AO22.1 No outcome specified.</p>	<p>Not applicable The proposed development does not involve community infrastructure.</p>
<p>PO23 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p>	<p>AO23.1 No hazardous materials, manufactured or stored in bulk, are on land mapped as Very High to Medium (Potential Intensity) Areas.</p>	<p>Not applicable The proposed development does not involve hazardous material manufactured or stored in bulk.</p>
<p>PO24 Major risks to the safety or property and to the wellbeing of occupants in areas mapped as Very High to Medium (Potential Intensity) Areas is minimised through appropriate siting, servicing and managing or residential premises.</p>	<p>AO24.1 New dwellings on land mapped as Very High or Medium (Potential Intensity) Areas are located: (a) Centrally within existing cleared areas on a lot which allows a regular shaped area (with a minimum dimension of 50m) of 5,000m² to be identified that: i. is free of highly combustible vegetated areas; and ii. is on southerly to easterly facing slopes not exceeding 15% gradient; or iii. on flat lands at the base of north to west facing slopes not exceeding 15% gradient. (b) A fire protection buffer is established around the complete perimeter of the dwelling unit within a lot for a minimum width of 50m.</p>	<p>Alternative solution proposed The BMP defers to the example bushfire overlay code in the <i>Natural Hazards, Risk and Resilience – Bushfire, State Planning Policy State Interest guidance material</i> (DSDMIP 2019) and recommends an asset protection zone for the site which separates the lot boundary from hazardous vegetation by a distance which achieves a radiant heat flux level of ≤ 29 kilowatts/square metre.</p>

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Version: 1, Version Date: 01/11/2023



Document No: RAL23/0034 | TOWN PLANNING | ENGINEERING | PROJECT MANAGEMENT | ENVIRONMENTAL MANAGEMENT
Version: 1, Version Date: 01/11/2023

Appeal Rights

PLANNING ACT 2016 & THE PLANNING REGULATION 2017

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 of the *Planning Act 2016* states –
 - (a) Matters that may be appealed to –
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) The person-
 - (i) who may appeal a matter (the *appellant*); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.

(Refer to Schedule 1 of the *Planning Act 2016*)

- (2) An appellant may start an appeal within the appeal period.
- (3) The *appeal period* is –
 - (a) for an appeal by a building advisory agency – 10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal – at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises – 20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice – 20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given – 30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for any other appeal – 20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note –
See the *P&E Court Act* for the court's power to extend the appeal period

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about-
 - (a) the adopted charge itself, or
 - (b) for a decision about an offset or refund-
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that-
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to –
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and

- (c) for an appeal about a development application under schedule 1, table 1, item 1 – each principal submitter for the development application; and
 - (d) for an appeal about a change application under schedule 1, table 1, item 2 – each principal submitter for the change application; and
 - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
 - (f) for an appeal to the P&E Court – the chief executive; and
 - (g) for an appeal to a tribunal under another Act – any other person who the registrar considers appropriate.
- (4) The *service period* is –
 - (a) if a submitter or advice agency started the appeal in the P&E Court – 2 business days after the appeal has started; or
 - (b) otherwise – 10 business days after the appeal is started.
 - (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
 - (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

231 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section –

decision includes-

 - (a) conduct engaged in for the purpose of making a decision; and
 - (b) other conduct that relates to the making of a decision; and
 - (c) the making of a decision or failure to make a decision; and
 - (d) a purported decision; and
 - (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter-

 - (a) is final and conclusive; and
 - (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
 - (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal. However, the P&E Court may hear and decide an appeal even if the person has not complied with the rules of the P&E Court.



Company owner’s consent to the making of a development application under the *Planning Act 2016*

I, Glenn Stockton
[Insert name in full.]
Chief Executive Officer of the company mentioned below

Of Sunwater Limited ACN 131 034 985
[Insert name of company and ACN.]

the company being the owner of the premises identified as follows:



consent to the making of a development application under the *Planning Act 2016* by:

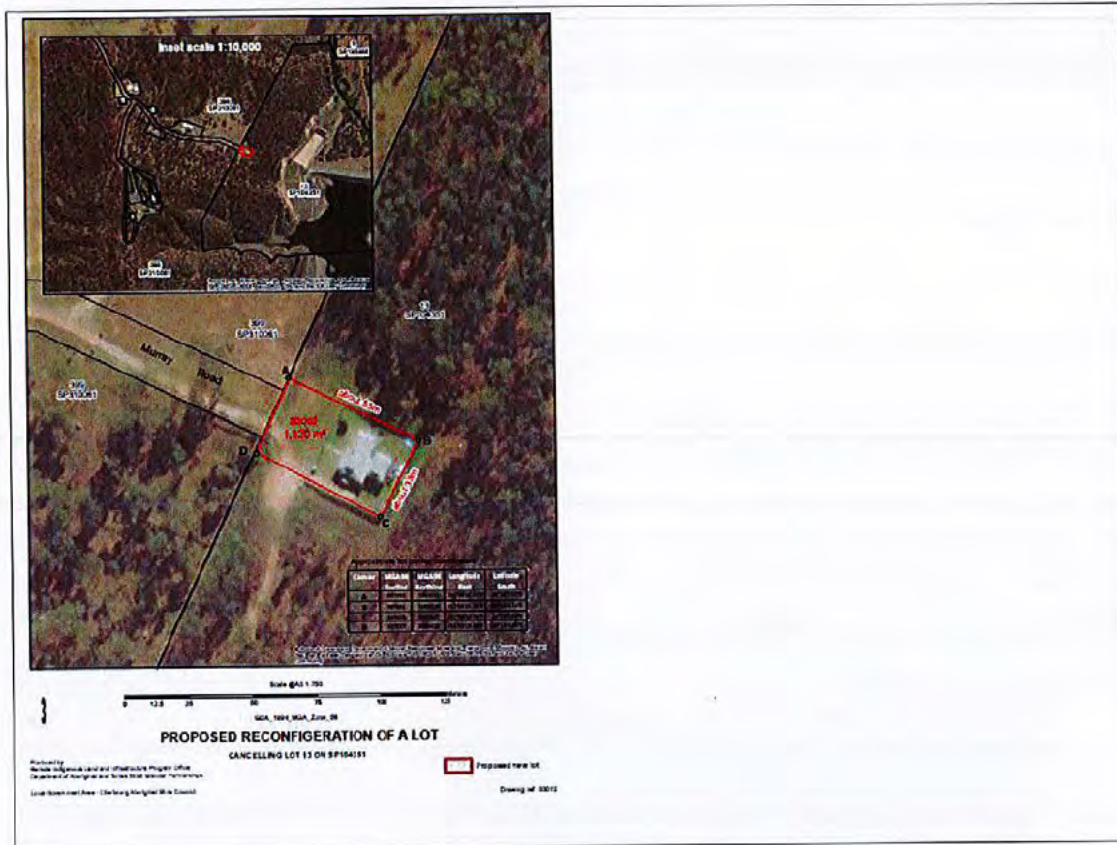
The Department of Seniors, Disability Services and Aboriginal and Torres Straits Islander Partnerships on behalf of Cherbourg Aboriginal Shire Council

on the premises described above for:

The Reconfiguring of a Lot (Subdivision) creating one (1) additional residential lot from lot 13 on SP104351 generally in accordance with the plan Drawing ref. 00012 as reflected hereunder.

The Planning Act 2016 is administered by the Department of Local Government, Infrastructure and Planning, Queensland Government.

DocuSign Envelope ID: 3ED89845-E823-4668-9BB5-8FBE47E61265



Company Name and ACN: Sunwater Limited ACN 131 034 985

Signed on behalf of Sunwater Limited ACN 131 034 985 by its Attorney under Power of Attorney No. 717 524 762 who warrants that the Power of Attorney is valid and has not been revoked

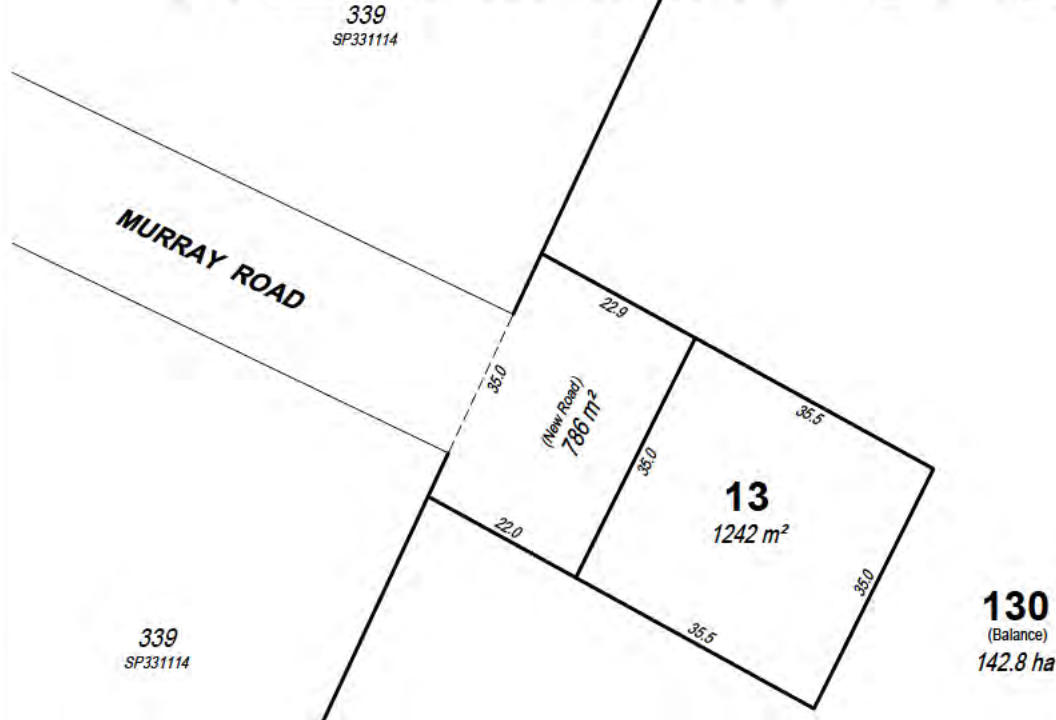
28 October 2021

Date

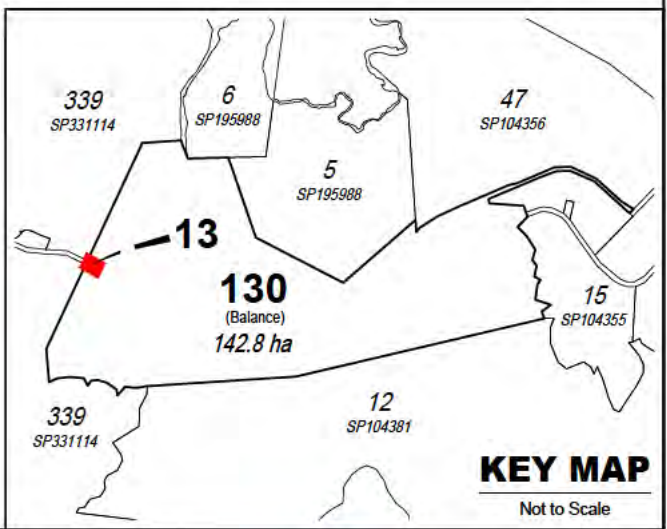



Attachment E
Subdivision
Proposal Plans

PRELIMINARY ONLY



Note
All dimensions and areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
The boundaries shown on this plan should not be used for final detailed engineers design.

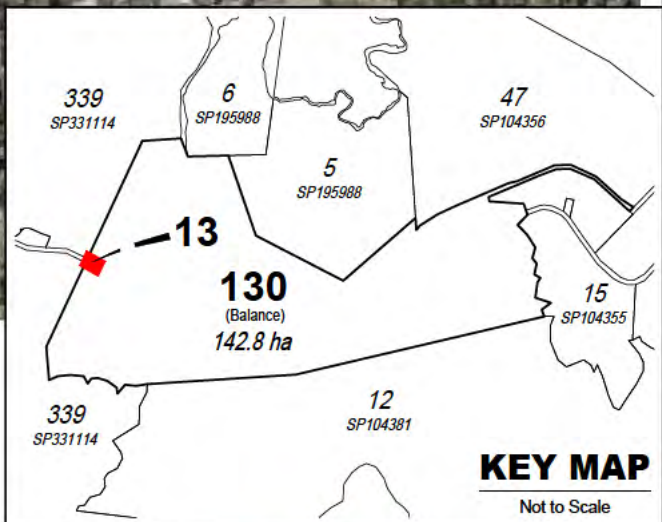



PROJECT PROPOSED SUBDIVISION		CLIENT		 RPS A TETRA TECH COMPANY	RPS AAP Consulting Pty Ltd ACN 117 883 173 ABN 67 117 883 173 Level 4 HQ South 520 Wickham Street PO Box 1559 Fortitude Valley QLD 4006 T +61 7 3539 9500 F +61 7 3539 9501 W rpsgroup.com
Job Ref AU009657	Date 23 MAY 2023	PROPOSED LOTS 13 & 130 CANCELLING LOT 13 ON SP104351			
Level Datum	Comp By TJE			Scale 1:600	Sheet A3
Origin	Checked By DAC	Local Authority SOUTH BURNETT REGIONAL			
	Dwg Name AU009657-1-PRO				
	Locality MOFFATDALE				

PRELIMINARY ONLY



Note
 All dimensions and areas are approximate only, and are subject to survey and Council approval.
 Dimensions have been rounded to the nearest 0.1 metres.
 The boundaries shown on this plan should not be used for final detailed engineers design.



PROJECT PROPOSED SUBDIVISION		CLIENT PROPOSED LOTS 13 & 130 CANCELLING LOT 13 ON SP104351		 RPS A TETRA TECH COMPANY <small>© COPYRIGHT PROTECTS THIS PLAN Unauthorised reproduction or amendment not permitted. Please contact the author.</small>	RPS AAP Consulting Pty Ltd ACN 117 883 173 ABN 67 117 883 173 Level 4 HQ South 520 Wickham Street PO Box 1559 Fortitude Valley QLD 4006 T +61 7 3539 9500 F +61 7 3539 9501 W rpsgroup.com		
Job Ref AU009657 Level Datum Origin	Date 23 MAY 2023 Comp By TJE Checked By DAC Dwg Name AU009657-1-PRO Locality MOFFATDALE	Local Authority SOUTH BURNETT REGIONAL			Scale 1:600	Sheet A3	Plan Ref AU009657-01



TOWN PLANNING REPORT

Development Permit for Reconfiguring a Lot at
Murray Road, Cherbourg QLD 4605



AU009657
A
24 October 2023

rpsgroup.com

REPORT

Document status					
Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
1	Draft	Emma Gurney	Brian Gibbs	Brian Gibbs	03/08/2023
A	Final for Lodgement	Emma Gurney	Brian Gibbs	Brian Gibbs	20/10/2023

Approval for issue		
Brian Gibbs - Principal Planner		24 October 2023

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- Appendix H Code Responses

Glossary

CASC	Cherbourg Aboriginal Shire Council
SBRC	South Burnett Regional Council
LGA	Local Government Area
RILIPO	Remote Indigenous Land and Infrastructure Program Office
DTATSIPCA	Department of Treaty, Aboriginal and Torres Strait Islander Partnerships, Communities and the Arts

SUMMARY

Table 1: Summary

Details			
Site Address:	Murray Road, Cherbourg QLD 4605		
Real Property Description:	Lot 13 on SP104351		
Site Area:	1,429,000m ² (142.9 hectares)		
Local Government Area and Planning Scheme:	South Burnett Regional Council (<i>South Burnett Regional Planning Scheme Version 1.4</i>)		
Zone:	Rural zone		
Owner(s):	Sunwater Limited		
Proposal			
Brief Description/ Purpose of Proposal	Development Permit for Reconfiguring a Lot for Subdivision (1-into-2 lots and new public road)		
Application Details			
Aspect of Development	Preliminary approval	Development permit	
Reconfiguring of a Lot	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Assessment Category	<input type="checkbox"/> Code	<input checked="" type="checkbox"/> Impact	
Public Notification	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes: 15 BD	
Superseded Planning Scheme Application	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Referral Agencies			
Agency	Concurrence	Advice	Pre-lodgement response
N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Pre-lodgement / Consultation			
Entity		Date	Contact Name
South Burnett Regional Council	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	22/08/2022	Michael Lisle, Acting Manager Environment & Planning
Cherbourg Aboriginal Shire Council	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	16/09/2021	Chatur Zala, Chief Executive Officer
State Assessment and Referral Agency	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	05/11/2021	Cavannah Deller, Planning Officer
Other			
Applicant contact person	Emma Gurney Planner D: +61 7 3539 9692 E: emma.gurney@rpsgroup.com.au	Brian Gibbs Principal Planner D: +61 7 3539 9656 E: brian.gibbs@rpsgroup.com.au	

1 INTRODUCTION

RPS has been engaged by Remote Indigenous Land and Infrastructure Program Office (RILIPO) within the Department of Treaty, Aboriginal and Torres Strait Islander Partnerships, Communities and the Arts (DTATSIPCA), who is acting on behalf of Cherbourg Aboriginal Shire Council (CASC), to seek development approval for the subdivision of land at Murray Road, Cherbourg, within the South Burnett Regional Council (SBRC) Local Government Area (LGA). The subject site is more properly described as Lot 13 on SP104351 and has an area of 142.9 hectares. The proposed development comprises a subdivision to create one (1) residential lot, one (1) balance lot, and new public road reserve.

This development application seeks:

- **Development Permit for Reconfiguring a Lot** for Subdivision (1-into-2 lots comprising one (1) residential lot and a balance lot and new public road).

Specifically, the proposal involves:

- Excising an existing house along the western site boundary to establish one (1) residential lot (1,242m²);
- Extension of Murray Road by approximately 22.9m to establish public road reserve (786m²). This extension will provide separate public access points to both the proposed residential lot and the parent lot from Murray Road;
- Creation of a balance lot (142.8 hectares); and
- Designated Asset Protection Zone for vegetation clearing around the residential lot for bushfire hazard mitigation.

The intent of the proposal is to separate an existing residential dwelling onto its own lot and title. Concurrent to this development application, we also seek SBRC's formal decision by way of resolution to a local government boundary change to excise the new residential lot. This residential lot and road reserve would be transferred to CASC LGA. The balance lot will remain within SBRC LGA.

Under the *South Burnett Regional Planning Scheme (Version 1.4)* (the Planning Scheme), the site is located within the Rural zone. In accordance with Table 5.6.1, the proposal is subject to **Impact Assessment** as the proposed residential lot is less than the minimum lot dimensions for the Rural zone (100ha area and 100m frontage width).

Pre-lodgement engagement with the State Assessment and Referral Agency (SARA) on the 5th of November 2021 confirmed that the proposal will not trigger referral under Schedule 10 of the *Planning Regulation 2017*.

This report provides greater detail on the nature of the proposal and provides an assessment against the intents and code requirements of relevant statutory planning documents.

Based on these assessments the proposal is recommended for approval subject to reasonable and relevant conditions.

2 SITE DETAILS

2.1 Site particulars

Table 2 provides a summary of the key details of the subject site.

Table 2: Site Particulars

Site Particulars	
Site Address	Murray Road, Cherbourg QLD 4605
Real Property Description	Lot 13 on SP104351
Site Area	1,429,000m ² (142.9 hectares)
Landowner(s)	<i>Sunwater Limited</i>

The site location and its extent are shown in **Figure 1** and **Figure 2**. A certificate of title confirming land ownership details is contained in **Appendix C**.



Figure 1 – Context Aerial (Source: Queensland Globe)

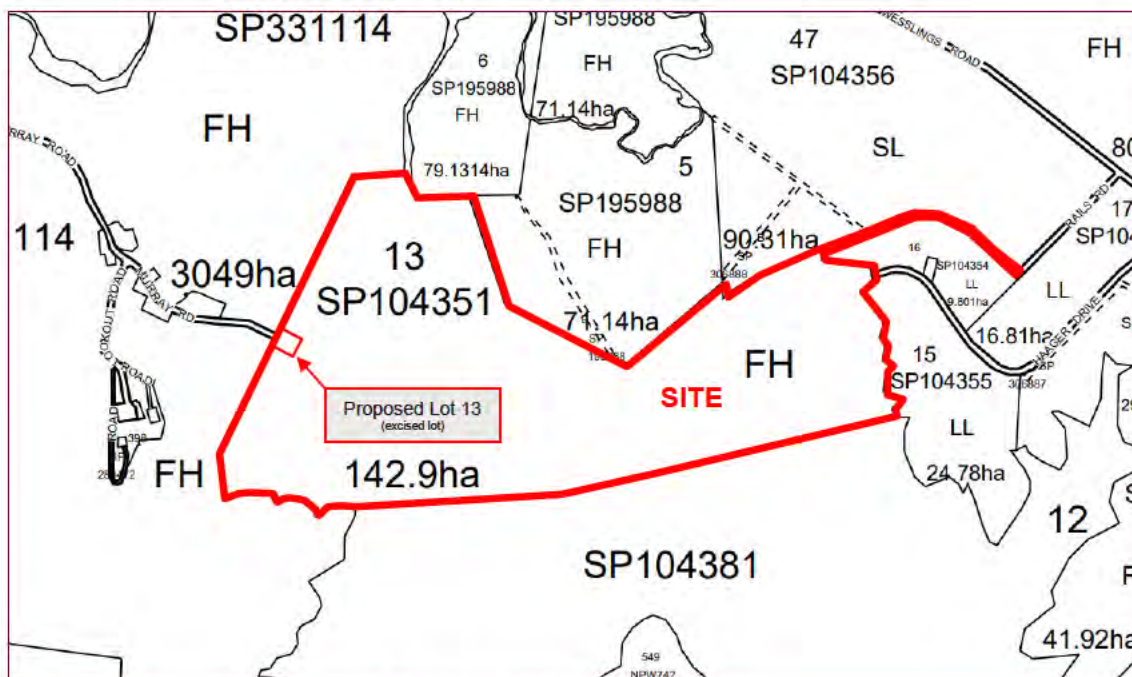


Figure 2 – Cadastral (Source: SmartMap)

2.2 Planning context

Table 3 provides a summary of relevant planning context information for the subject site.

Table 3: Planning Context

Item	Detail
Wide Bay Burnett Regional Plan (2011)	
Regional Plan designation	Regional Landscape and Rural Production Area
South Burnett Regional Council Planning Scheme (Version 1.4)	
Strategic Plan land use	Rural land use
Zoning	Rural zone
Overlays	<ul style="list-style-type: none"> • Agricultural Land Overlay <ul style="list-style-type: none"> - Important Agricultural Areas - Class A - Class B • Bushfire Hazard Overlay <ul style="list-style-type: none"> - Bushfire Hazard Area (Bushfire Prone Area) <ul style="list-style-type: none"> ▪ Very High Potential Bushfire Intensity ▪ High Potential Bushfire Intensity ▪ Medium Potential Bushfire Intensity ▪ Potential Impact Buffer • Biodiversity Areas Overlay <ul style="list-style-type: none"> - Waterway Corridors - Matters of State Environmental Significance (MSES) <ul style="list-style-type: none"> ▪ Regulated Vegetation (endangered and of concern only)

Item	Detail
	<ul style="list-style-type: none"> ▪ Protected Area ▪ High Ecological Value Waters • Flood Overlay <ul style="list-style-type: none"> - Flood Hazard Area • Water Catchments Overlay <ul style="list-style-type: none"> - Water Resource Catchment Areas <p><i>Note: The Agricultural Land Overlay and Flood Overlay do not impact the portion of the subject site which is relevant to this proposal (i.e. adjacent to Murray Road).</i></p>

Zoning of the site and surrounding lands is shown on **Figure 3** and **Figure 4**. Other relevant mapping, including overlays, regional plan and state interests is contained in **Appendix C**.



Figure 3 – Zoning Map

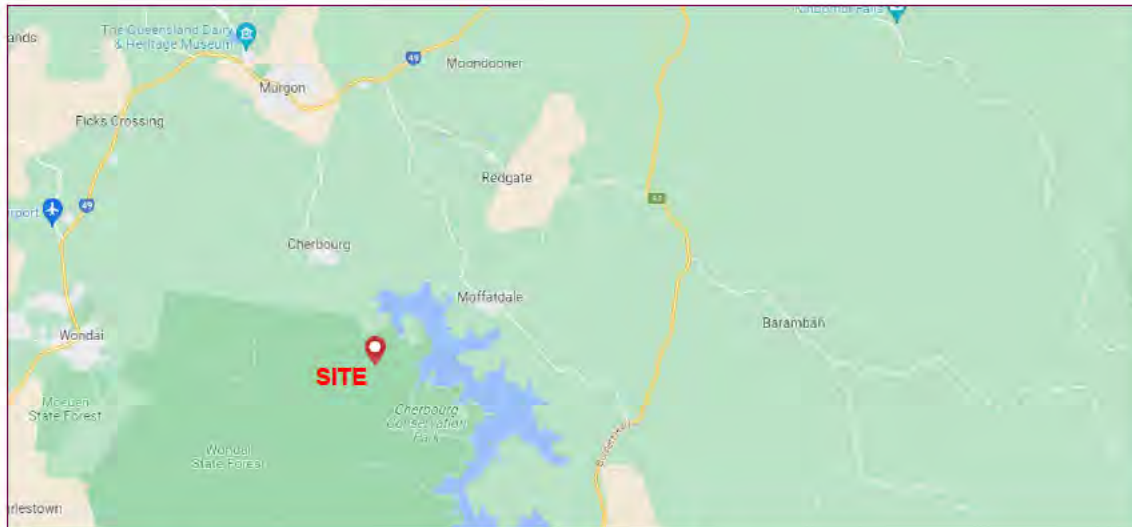


Figure 4 – Site Context

2.3 Site characteristics

Table 4 provides a summary key site characteristics based on site inspection and searches of local and state government records. It should be noted that where the term “site” is used, it refers to existing Lot 13 on SP104351, whereas the term “subject area” refers to the area comprising the proposed residential lot (adjacent to Murray Road). Copies of search results are contained in **Appendix C**.

Table 4: Site Characteristics

Site Features	Details
Existing use of site	The site predominantly comprises northern portions of the Bjelke-Petersen Dam (owned and operated by Sunwater) and associated dam infrastructure. The subject area comprises an existing dwelling house, and shared access to both the house and an informal track leading to on-site dam infrastructure.
Topography	The subject area is relatively flat at approximately 345m AHD and topography to the east of the house slopes down toward the dam.
Waterway(s)	The site contains one (1) Level 4 (major) and two (2) Level 1 (minor) waterways for the purposes of the <i>Fisheries Act 1994</i> , and multiple watercourses and undefined features under the <i>Water Act 2000</i> . There are no mapped waterways or watercourses within the subject area.
Vegetation	The site contains a mix of Categories X, B, C and R vegetation for the purposes of the <i>Vegetation Management Act 1999</i> . Vegetation cover generally becomes sparse in close proximity to the dam high-water mark. No koala mapping is identified on site. The subject area including area surrounding the fenced house site has been historically cleared.
Road Frontages and Length	<ul style="list-style-type: none"> Murray Road (end): ~20.0m Haager Drive (end): ~20.0m (not in proximity of subject area)
Services	The existing house is understood to be connected to electrical and reticulated water services. There is also an existing on-site sewerage treatment system (septic system).
Easements and Encumbrances	Nil.
Contaminated Land Register	The site is not listed on the Contaminated Land Register.
Environmental Management Register	The site is not listed on the Environmental Management Register.

2.4 Surrounding land uses

Table 5 provides a description of land uses surrounding the site.




Table 5: Surrounding Uses

Direction	Commentary
North	Bushland and cleared grazing land and paddocks.
East	Bushland and the Bjelke Petersen Dam, Yallakool Tourist Park, and Bjelke Petersen Dam Caravan and Recreation Park.
South	Bushland and Bjelke Petersen Dam.
West	The end of Murray Road abuts the western subject area boundary. The site borders CASC LGA to the west. Further west, there are some developed lots, including an abattoir (not currently in use).

2.5 Existing site conditions

A site visit was conducted on 17 July 2023 to assess the current conditions of the site and subject area. Table 6 describes existing site conditions.

Table 6: Site Conditions

Site Conditions	
Front (west) boundary of proposed residential lot	
<i>View from Murray Road</i>	<i>View from driveway (inside the existing gate)</i>
	
<p>Murray Road is an existing unsealed, rural road within the Cherbourg Aboriginal Shire LGA. The driveway is also unsealed and extends south from the end of Murray Road. The fenced house site is accessed via the driveway and is not gated. The house site is delineated by a standard timber fence.</p>	
<i>Proposed road reserve area (house on the left)</i>	<i>Existing driveway conditions</i>
	
<p>The area between the site lot boundary and the house fence-line is approximately 22.9m and is clear of vegetation. The unsealed driveway services house lot and access to the balance of the Sunwater lot.</p>	

Site Conditions

Rear (east) boundary of proposed residential lot

Rear fenceline



Indication of vegetation to the rear of the house



Directly to the rear of the fenced house lot, vegetation has been cleared. There is a significant buffer between the fence-line and the tree-line. Trees are slender and scattered. From the tree-line, the site slopes downward toward the dam.

Side (south) boundary of proposed residential lot

Southern fenceline



Indication of vegetation to the south of the house



Directly to the side of the fenced house lot, vegetation has been cleared. There is a significant buffer between the fence-line and the tree-line. Trees are slender and scattered.

Side (north) boundary of proposed residential lot

Large buffer between fenceline and vegetation



View from the tree-line



Directly to the side of the fenced house lot, vegetation has been cleared. There is an extended buffer and slight slope toward the tree-line from the fence-line. An electricity pole and overhead wires are located at the north-eastern corner of the lot.

3 RELEVANT ENGAGEMENT HISTORY

3.1 South Burnett Regional Council

South Burnett Regional Council (SBRC) provided written confirmation on 22 August 2022 of in-principle support for the LGA boundary change between Cherbourg Aboriginal Shire Council LGA and SBRC LGA (**Appendix D**). The purpose for LGA boundary change is to transfer the house site from SBRC to CASC.

3.2 State Assessment and Referral Agency (SARA)

The State Assessment and Referral Agency (SARA) was consulted for pre-lodgement advice in relation to the proposed subdivision. As per the pre-lodgement advice notice, dated 05 November 2021, SARA confirmed that there are no impacts on matters of interest to the state. The project **would not require assessment by SARA** as either the assessment manager or a referral agency.

This development application wholly reflects the proposal submitted to SARA regarding this pre-lodgement advice, and therefore the advice is relevant and applicable.

Refer to **Appendix D** for a copy of the SARA pre-lodgement advice.

4 PROPOSAL

4.1 Proposal overview

The development proposes the subdivision (1 into 2 lots) of Lot 13 on SP104351 to excise an existing dwelling. The proposal will create one (1) residential lot, one (1) balance lot and new public road reserve servicing western entry and egress access to both proposed lots from Murray Road.

The new public road reserve is an extension (approximately 22.9m) of existing Murray Road. The extension will provide shared access to both the excised house lot and the parent lot.

Formally, this application seeks:

- **Development Permit for Reconfiguring a Lot** for Subdivision (1-into-2 comprising one (1) residential lot, and a balance lot, and new public road).



Figure 5 – Proposed Subdivision

4.2 Proposed lot subdivision

The proposed subdivision will create one (1) residential lot (proposed Lot 13), one (1) balance lot (proposed Lot 130) and new public road reserve. Proposed Lot 13 will be 0.1242 hectares (ha) in area, with a 30m frontage to Murray Road. The proposed Lot 13 comprises a dwelling house, which is currently occupied, and associated land around the house (including front, side and rear yard space, perimeter fencing, driveway and any septic substructure) which is to be retained within the proposed development.

The balance lot (Proposed Lot 130) has an area of 142.8 ha and will encompass Bjelke-Petersen Dam infrastructure.

Key details of the subdivision are outlined in Table 7.

Table 7: Subdivision Details

Lot	Description	Area
Residential lot	Excised house lot (proposed Lot 13)	0.1242 ha (1,242m ²)
Balance lot	Parent lot (proposed Lot 130)	142.8 ha
Public road	Extension (stub) of Murray Road	0.0786 ha (786m ²)
TOTAL		143 hectares

A copy of the subdivision proposal plans is contained in **Appendix E**.

4.2.1 Transfer of LGA authority

The proposed house lot and public road reserve is intended to be transferred from SBRC LGA (existing) to CASC LGA (CAS LGA) (Figure 6).

The dwelling house currently is serviced for water and electricity by CASC LGA infrastructure networks. Additionally, the tenants of the house comprise an Indigenous family locationally associated with Cherbourg. In comparison, the proposed parent lot, to be retained by the current landowner *Sunwater Limited*, is used for dam infrastructure and associated access.

A copy of the local government change SBRC letter is contained in **Appendix F**.



Figure 6 – Proposed LGA authority dedication

4.3 Access and new road

Murray Road is an existing unsealed rural road providing a direct route from the site to the township area of Cherbourg, approximately 2km west. The proposal includes the extension (22.9m) of Murray Road to provide public access/egress to both the driveway of the proposed house lot and the parent lot.

Murray Road is located within the CASC LGA. The dedicated road reserve area will be transferred from SBRC LGA to the CASC LGA, in conjunction with the proposed house lot.

The width of the proposed road reserve is approximately 35m to remain consistent with the width of the excised house lot (retaining a standard rectangular shape) and to retain the existing driveway used for the dwelling house.

Neither the driveway and crossover of proposed Lot 13, nor the new public road reserve, nor existing Murray Road, will require upgrades as part of this development. The Rural zone code provides that where access is afforded via direct road frontage, the access does not need to be afforded to a sealed road. As such, Murray Road and any extensions sought to Murray Road may remain unsealed and consistent with other rural roads in the locality. The road network is then seen to provide complete access and amenity to the created allotments.

The earthworks for the planned road reserve are seen to be generally in accordance with expected development works and will be further detailed as a part of a future Operational Works application.

4.4 Bushfire management

The site is subject to both local government and state government bushfire hazard mapping. The area of interest to the dwelling (identified by the perimeter fencing) is wholly located within the Potential Impact Buffer of the Bushfire Prone Area (Queensland State Planning Policy mapping).

A Bushfire Management Plan has been prepared by 4D Baru and Land and Environment Consultants (LEC) for the purposes of the proposal. Potential bushfire intensity was indicated at various points within the house area to be of non-bushfire and medium hazard classes.

An Asset Protection Zone (APZ) has been determined for the site which separates the house area (perimeter fence) from adjacent hazardous vegetation by 15.5m to the side and rear boundaries, and 7.3m to the front boundary (refer to Figure 7). The APZ achieves a sufficient radiant heat flux level of $\leq 29 \text{ kW/m}^2$ at the lot boundary. Following the transfer of proposed Lot 13 to CASC ownership, the part of the APZ located within proposed lot 130 (balance) must have a licence agreement between Sunwater Limited and CASC which permits CASC to access the APZ for the purpose of maintenance.



Figure 7 – Proposed APZ

The existing dwelling is connected to mains water. Furthermore, the BMP recommends a dedicated fire-fighting water supply tank on or adjacent to the site. The site also has access to a public road (Murray Road). As such, the ability for residents to access water and evacuate the site in the case of an emergency is sufficient.

Other mitigation measures for bushfire hazard and necessary vegetation clearing have been provided within the Bushfire Management Plan.

Refer to **Appendix G – Bushfire Management Plan**.

4.5 Servicing infrastructure

4.5.1 Electricity and telecommunications

The house site has existing connection to electricity and telecommunications services.

4.5.2 Reticulated water network

The house site has existing connection to the CASC reticulated water supply network.

4.5.3 On-site septic system

There is an on-site septic system currently servicing the dwelling.

The planning scheme does not prescribe a minimum lot size requirement for on-site septic systems. However, informal planning advice from SBRC has indicated that the standard minimum lot size is 1,000m², subject to topography and environmental constraints, soil stability, secondary or tertiary treatment, and buffers to substructures.

The existing on-site sewage treatment is therefore considered acceptable as the proposed excised lot has an area of 1,242m². The proposed house lot does not comprise any major topographical or environmental constraints that would result in the existing septic system being of concern.

5 OTHER RELEVANT MATTERS

5.1.1 Subdivision Rationale

This development application has been prepared on behalf of the DTATSIPCA for Cherbourg Aboriginal Shire Council (CASC). CASC have requested the existing residential dwelling on Lot 13 on SP104351, currently within the SBRC LGA, is reconfigured into a new allotment and transferred from the SBRC LGA to the CASC LGA.

Importantly, the planning need for this development application specifically regards the **social benefit** of the proposal. In particular:

- The house is a designated social house and is managed via a social housing arrangement with CASC. The existing occupants are from the Wakka Wakka nation, with direct links to the Cherbourg community and family groups.

To consolidate the Cherbourg community and provide support and assistance to existing Cherbourg residents, it is socially effective to transfer the dwelling from SBRC LGA to CASC LGA.

Whilst visiting the site, it was made known that the tenants sometimes face extended wait times when requesting Council assistance, specifically physical works on the house or house yard. This is due to the complexity of authorising Council officers and funding to a site which is not under the jurisdiction of CASC. The subdivision and LGA transfer support **economic benefit** for the area.

- The lot is primarily used for dam infrastructure and access, with an exception for the dwelling. The dwelling is not associated with the dam infrastructure and does not benefit from any association with the dam.
- It is not a reasonable request to transfer the entirety of Lot 13 on SP104351 from SBRC LGA to CASC LGA, considering the complexity of the dam infrastructure, and existing easements burdening and benefiting the site. Additionally, the lot comprises the Bjelke-Peterson Dam Caravan & Recreation Park which is managed by SBRC. As such, a new residential allotment is proposed.
- The tenants have expressed discomfort with the current shared access arrangement, being that the landowner (*Sunwater Limited*) uses the driveway and turnaround area at the end of Murray Road to access the informal access track as a route to on-site dam infrastructure. The dam is frequently visited by maintenance and employee staff requiring access to the dam and/or associated infrastructure or facilities of the dam. The extension of Murray Road is proposed to provide public and individually designated access to both the residential allotment and the parent lot to mitigate issues in the future.
- *Sunwater Limited* currently pay rates to CASC, despite being registered within SBRC LGA. The dwelling currently burdens the parent lot and the landowner. Once the lot is transferred to CASC LGA and is owned by CASC, the lot will no longer burden either Council regarding rate payments.

6 LEGISLATIVE REQUIREMENTS

6.1 Assessment manager

In accordance with Schedule 8 of the *Planning Regulation 2017*, the Assessment Manager for this application is South Burnett Regional Council.

6.2 Categories of assessment

Table 8 summarises the categorising instruments and categories of assessment applicable to this application.

Table 8: Categories of Assessment

Aspect of development	Categorising instrument	Category of assessment
Development Permit for Reconfiguring a Lot for Subdivision	<i>South Burnett Regional Planning Scheme 2017 (Version 1.4)</i>	Impact assessment

As per Table 5.6.1, the application is subject to Impact Assessment as one or more of the proposed allotments are less than the minimum dimensions in the Rural Zone.

This application will require public notification as it is subject to impact assessment.

6.3 Referrals

Schedules 9 and 10 of the *Planning Regulation 2017*, identify circumstances under which development applications trigger assessment by a referral agency.

The site is not identified as being of state interest. The development application will not require referral to and assessment by the State Assessment Referral Agency (SARA).

SARA have also provided pre-lodgement advice (dated 05 November 2021) confirming there are no impacts on matters of interest to the state for this proposal. The proposed development application would not require assessment by SARA as either the assessment manager or a referral agency.

Refer to **Appendix D** for a copy of the SARA pre-lodgement advice.

6.4 Public Notification

This application requires public notification of 15 business days as it is subject to impact assessment.

7 STATUTORY PLANNING ASSESSMENT

7.1 Overview

This section assesses the application against relevant assessment benchmarks.

As this application is subject to impact assessment, the assessment benchmarks, and matters the assessment manager must have regard to, are those identified in section 45(5) of the *Planning Act 2016* and sections 30 and 31 of the *Planning Regulation 2017*.

The relevant local authority categorising instrument is the *South Burnett Regional Planning Scheme 2017 (Version 1.4)*.

7.2 State and regional assessment benchmarks

7.2.1 Regional Plan

Section 30(2)(a)(i) of the *Planning Regulation 2017* requires the impact assessment of this application must be carried out against the assessment benchmarks stated in the Regional Plan, to the extent the Regional Plan is not identified in the planning scheme as being appropriately integrated into the planning scheme.

The subject site is within the area of the *Wide Bay Burnett Regional Plan (2011)*. Table 9 provides a response to the regional plan.

Table 9: Regional Plan Response

Regional Plan	Response
<i>Wide Bay Burnett Regional Plan (2011)</i>	<p>The subject site is located within the Regional Landscape and Rural Production Area (RLRPA) of the <i>Wide Bay Burnett Regional Plan (2011)</i> (Regional Plan).</p> <p>The intent of the areas within the RLRPA is identify land with regional landscape, rural production or other non-urban values. It protects this land from inappropriate development, particularly urban or rural residential development. These areas support the lifestyle and wellbeing of the regional population, primarily located in the Urban Footprint. The RLRPA does not impede existing land use rights.</p> <p>The proposal is consistent with the intents of the regional plan. The proposed subdivision will formalise existing residential land use as part of the Cherbourg community. The functions of the parent lot are retained and therefore existing land use rights are not impeded.</p>

7.2.2 State Planning Policy

Section 30(2)(a)(ii) of the *Planning Regulation 2017* requires that the impact assessment of this application must be carried out against the assessment benchmarks stated in the State Planning Policy, Part E, to the extent Part E of the State Planning Policy is not identified in the planning scheme as being appropriately integrated into the planning scheme.

The *South Burnett Regional Planning Scheme* completely integrates all aspects of the State Planning Policy. This development application will not require assessment against the State Planning Policy.

7.2.3 Temporary State Planning Policy

Section 30(2)(a)(iii) of the *Planning Regulation 2017* requires that the impact assessment of this application must be carried out against any temporary State Planning Policy applying to the premises. In this instance, no temporary State Planning Policies apply.

7.3 Local authority assessment benchmarks

This application is to be assessed against the *South Burnett Regional Planning Scheme 2017 (Version 1.4)* (Planning Scheme). The assessment benchmarks applicable under the Planning Scheme are addressed in the following section.

7.3.1 Strategic framework

The Planning Scheme includes six themes under the Strategic Framework (Part 3), each addressed by the strategic outcome(s) and specific outcomes sought for a number of elements. The following sections discuss the proposal’s consistency with relevant components of the strategic framework.

The development supports the implementation of policy directions set in the Strategic Framework, in particular:

- Theme 1: Settlement Patterns (3.2)
- Theme 4: Natural Systems and Sustainability (3.5)
- Theme 5: Strong Communities (3.6)
- Theme 6: Infrastructure and Servicing (3.7)

Themes 2 and 3 are not considered applicable to this development application. The following sections provide commentary and a response to each applicable theme.

7.3.1.1 Theme 1: Settlement Patterns

Relevant strategic outcomes of Theme 1: Settlement Patterns include the following:

- (10) *The risk to life and property from bushfire, flood, landslide and man-made hazards is avoided or mitigated.*

The subject site is predominantly impacted by bushfire risk. A Bushfire Management Plan (BMP) supports this subdivision proposal, which has determined minimal risk to bushfire hazard with the implementation of a designated APZ. Table 10 provides commentary for relevant specific outcomes.

Table 10: Relevant Aspects of Theme 1

Theme 1	Response
Specific Outcomes (3.2.1.1)	
(8) Opportunity to subdivide allotments in existing urban areas is maximised, while ensuring that usable allotments are created and the potential adverse impact on amenity and character is minimised.	Cherbourg is an existing urban area. The proposed residential lot is an efficient size, shape and configuration for the longstanding use of a dwelling house.
(13) Rural residential development provides a legitimate life-style choice where existing services and infrastructure can support this development or augmented without difficulty. New allotments outside the areas nominated in the Strategic Framework map are likely to be resisted unless there is legitimate planning need and the productive values of agricultural land and regional ecosystem values are not compromised.	Planning need for the subdivision has been defined in Section 5.1.1 of this report.
(15) Development is directed away from historic subdivisions where residential development would lead to isolated communities and uneconomical extension of urban infrastructure.	The subject site is not identified as a historic subdivision, nor adjoining a historic subdivision. The subdivision intends to consolidate the existing tenants with the remainder of the Cherbourg community and CASC.
(16) The impacts of natural hazards such as bushfires, landslide and flooding are identified and new development avoids or mitigates the risk to personal safety and property damage and provides for the effective functioning of infrastructure during and after an event.	An APZ has been designated in the Bushfire Management Plan which wholly addresses risk to property and persons.

7.3.1.2 Theme 4: Natural Systems and Sustainability

Relevant strategic outcomes of Theme 4: Natural Systems and Sustainability include the following:

- (4) *Overlays identify natural hazards and prescribe assessment benchmarks for avoiding and mitigating their effects on people and property.*

The subject site is predominantly impacted by bushfire risk. A Bushfire Management Plan (BMP) supports this subdivision proposal, which has determined minimal risk to bushfire hazard with the implementation of a designated APZ. Table 11 provides commentary for relevant specific outcomes.

Table 11: Relevant Aspects of Theme 4

Theme 1	Response
Specific Outcomes (3.5.1.1)	
(9) Development avoids or mitigates risks to personal safety and property damage from natural hazards.	A designated APZ has been designated in the Bushfire Management Plan which wholly addresses risk to property and persons.

7.3.1.3 Theme 5: Strong Communities

Relevant strategic outcomes of Theme 5: Strong Communities include the following:

- (2) *Development occurs in a manner that provides access to a range of employment, commercial, cultural, recreational, education and community opportunities in serviceable locations that respond to community needs.*

The subdivision prepares the site for the future intent to transfer the lot from SBR LGA to CAS LGA. This is proposed for a variety of reasons, including for community need for the site to be serviced by Council officers and funding under the (future) jurisdiction of CASC. Table 12 provides commentary for relevant specific outcomes.

Table 12: Relevant Aspects of Theme 5

Theme 1	Response
Specific Outcomes (3.6.1.1)	
(12) New development should be suitably integrated with existing development in relation to road, public and active transport networks, open space linkages and access to community facilities and employment opportunities.	The site has existing access from Murray Road which is retained in the proposal. The extension of Murray Road allows the residential and parent lot to have separate and public access.

7.3.1.4 Theme 6: Infrastructure and Servicing

Relevant strategic outcomes of Theme 6: Infrastructure and Servicing include the following:

- (6) *Urban development is planned, designed, constructed and operated to manage stormwater and waste water in ways that help protect the environmental values of waters, including the biodiversity and functioning of freshwater ecosystem.*

The subject site has existing access to reticulated water, as well as an on-site septic system (detention tank). Both are retained within the proposal. The site is also connected to electricity via the power pole at the Murray Road frontage of the parent lot. No change to surrounding environmental values is expected given no physical works are proposed. Table 13 provides commentary for relevant specific outcomes.

Table 13: Relevant Aspects of Theme 6

Theme 1	Response
Specific Outcomes (3.7.1.1)	

(1) Development is located to allow immediate connection to existing infrastructure or provides for the orderly extension of that infrastructure to service the development.	The development retains all existing connections to infrastructure.
(9) Urban stormwater and waste water management design objectives are identified and implemented to protect the environmental values of receiving water and avoids the transport of contaminants.	The subject site has existing access to reticulated water, as well as an on-site septic system (detention tank). Both are retained within the proposal.
(10) Discharge of waste water demonstrates best practice environmental management.	Discharge of waste water is via the established on-site septic system which will be retained.

7.3.2 Zone

The subject site is located within the Rural Zone of the Planning Scheme. The purpose of the zone is to:

- “(a) provide for rural uses and activities;*
- (b) provide for other uses and activities that are compatible with–*
 - (i) existing and future rural uses and activities; and*
 - (ii) the character and environmental features of the zone; and*
- (c) maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.”*

The proposed development involves the subdivision of land to provide a formalised lot for an existing residential land use. The Sunwater lot retains its function and capabilities for the Bjelke-Petersen Dam. The proposal is consistent with the intent of the zone.

Table 14 provides an assessment against the relevant overall outcomes of the Rural Zone.

Table 14: Rural Zone

Overall Outcomes	Response
<i>a) Land that is essential to the economic viability of productive Agricultural Land Classification Class A or Class B and rural land uses within the region is conserved.</i>	Complies The subject area of the site is not impacted by agricultural land classifications. The proposed subdivision will not fragment existing agricultural land.
<i>e) Areas of land used for primary production are conserved and not unnecessarily fragmented.</i>	
<i>i) Development is reflective of and responsive to the surrounding character of the area, natural hazards and the environmental constraints of the land.</i>	Complies The subject site is predominantly impacted by bushfire risk. A Bushfire Management Plan (BMP) supports this subdivision proposal, which has determined minimal risk to bushfire hazard with the implementation of a designated APZ.
<i>n) Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and buffered from adjacent development.</i>	Complies The natural water features of the site are wholly retained. The proposed subdivision minimally impacts on bushland by way of establishing a APZ for the purpose of mitigating bushfire risk to property and people. Such land management is exempt clearing under the <i>Planning Regulation 2017</i> .

7.3.3 Neighbourhood plan

The site is not located within a neighbourhood or local plan area.

7.3.4 Overlays

Overlays affecting the site are described in Table 15. Code responses are only provided where the overlay directly impacts the part of the allotment occupied by the subject development.

Table 15: Overlays

Overlay Code	Commentary
Agricultural Land Overlay	N/A – no impact to the subject area.
Bushfire Hazard Overlay	The subject area is within the mapped Medium and potentially High potential Bushfire Intensity sub-overlays. A response to the Bushfire Hazard Overlay Code is provided in Appendix H .
Biodiversity Areas Overlay	The subject area is within the mapped Regulated Vegetation sub-overlay. A response to the Biodiversity Areas Overlay Code is provided in Appendix H .
Flood Overlay	N/A – no impact to the subject area.
Water Catchments Overlay	The subject area is within the mapped Bjelke Petersen Dam Water Resource Catchment Area. The house site has existing connection to the CASC reticulated water supply network. This arrangement is retained. Nil response is required.

7.3.5 Codes

The planning scheme codes applicable to the proposal, and the location of the relevant appended code responses, are identified below.

- Rural Zone Code
- Reconfiguring a Lot Code
- Services and Works Code

Code responses, prepared by RPS, are contained in **Appendix H**.

7.4 Infrastructure charges

Infrastructure charges will apply to the development pursuant to the *Planning Regulation 2017* and Council's Charges Resolution (No. 3) 2019. As per Table 2.3, the adopted charges for a new residential lot is \$20,085.00 total (inclusive of water supply, sewerage, transport, parks and land for community facilities, and stormwater).

In consideration of this subdivision proposal, we request that the infrastructure charges are waived. The house site will be transferred from SBRC to CASC and thus contributions to servicing via SBRC's infrastructure networks is redundant.

8 CONCLUSION

RPS has been engaged by Remote Indigenous Land and Infrastructure Program Office (RILIPO) within the Department of Treaty, Aboriginal and Torres Strait Islander Partnerships, Communities and the Arts (DTATSIPCA), who is acting on behalf of Cherbourg Aboriginal Shire Council, to seek development approval for the subdivision of land at Murray Road, Cherbourg, within the South Burnett Regional Council Local Government Area. The subject site is more properly described as Lot 13 on SP104351 and has an area of 142.9 hectares. The proposed development comprises a subdivision to create one (1) residential lot, one (1) balance lot, and new public road reserve.

This development application seeks:

- **Development Permit for Reconfiguring a Lot** for Subdivision (1-into-2 lots comprising one (1) residential lot and a balance lot and new public road).

Specifically, the proposal involves:

- Excising an existing house along the western site boundary to establish one (1) residential lot (1,242m²);
- Extension of Murray Road by approximately 22.9m to establish public road reserve (786m²). This extension will provide separate public access points to both the proposed residential lot and the parent lot from Murray Road;
- Creation of a balance lot (142.8 hectares); and
- Designated Asset Protection Zone for vegetation clearing around the residential lot for bushfire hazard mitigation.

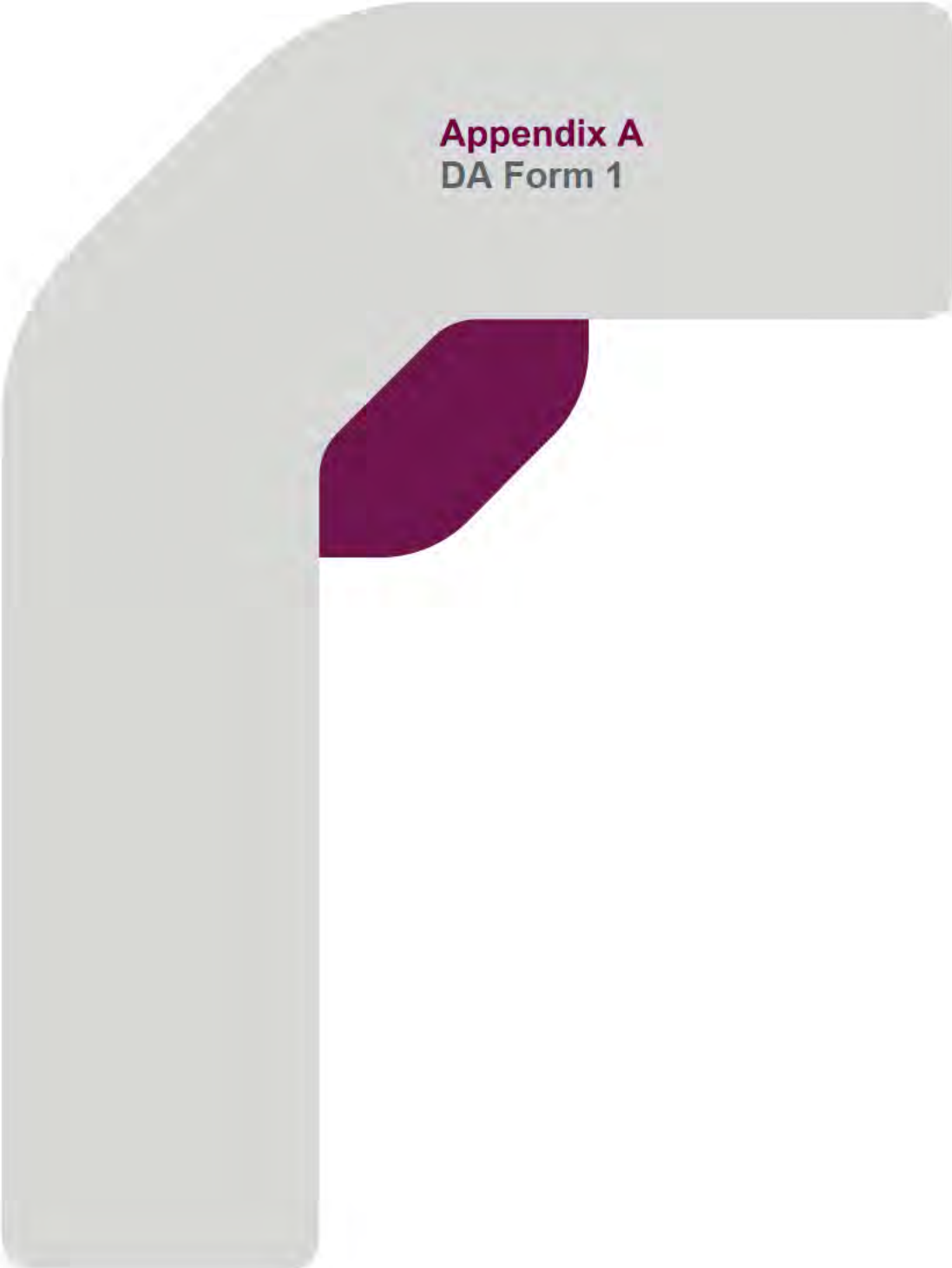
The intent of the proposal is to separate an existing residential dwelling onto its own lot and title. Concurrent to this development application, we also seek South Burnett Regional Council's formal decision by way of resolution to a local government boundary change to excise the new residential lot. This residential lot and road reserve would be transferred to Cherbourg Aboriginal Shire Council LGA. The balance lot will remain within SBR LGA.

Under the *South Burnett Regional Planning Scheme (Version 1.4)* (the Planning Scheme), the site is located within the Rural zone. In accordance with Table 5.6.1, the proposal is subject to **Impact Assessment** as the proposed residential lot is less than the minimum lot dimensions for the Rural zone (100ha area and 100m frontage width).


Pre-lodgement engagement with SARA on 05 November 2021 has confirmed that the proposal will not trigger referral under Schedule 10 of the *Planning Regulation 2017*.

This report provides greater detail on the nature of the proposal and provides an assessment against the intents and code requirements of relevant statutory planning documents.

Based on these assessments the proposal is recommended for approval subject to reasonable and relevant conditions.



Appendix A
DA Form 1



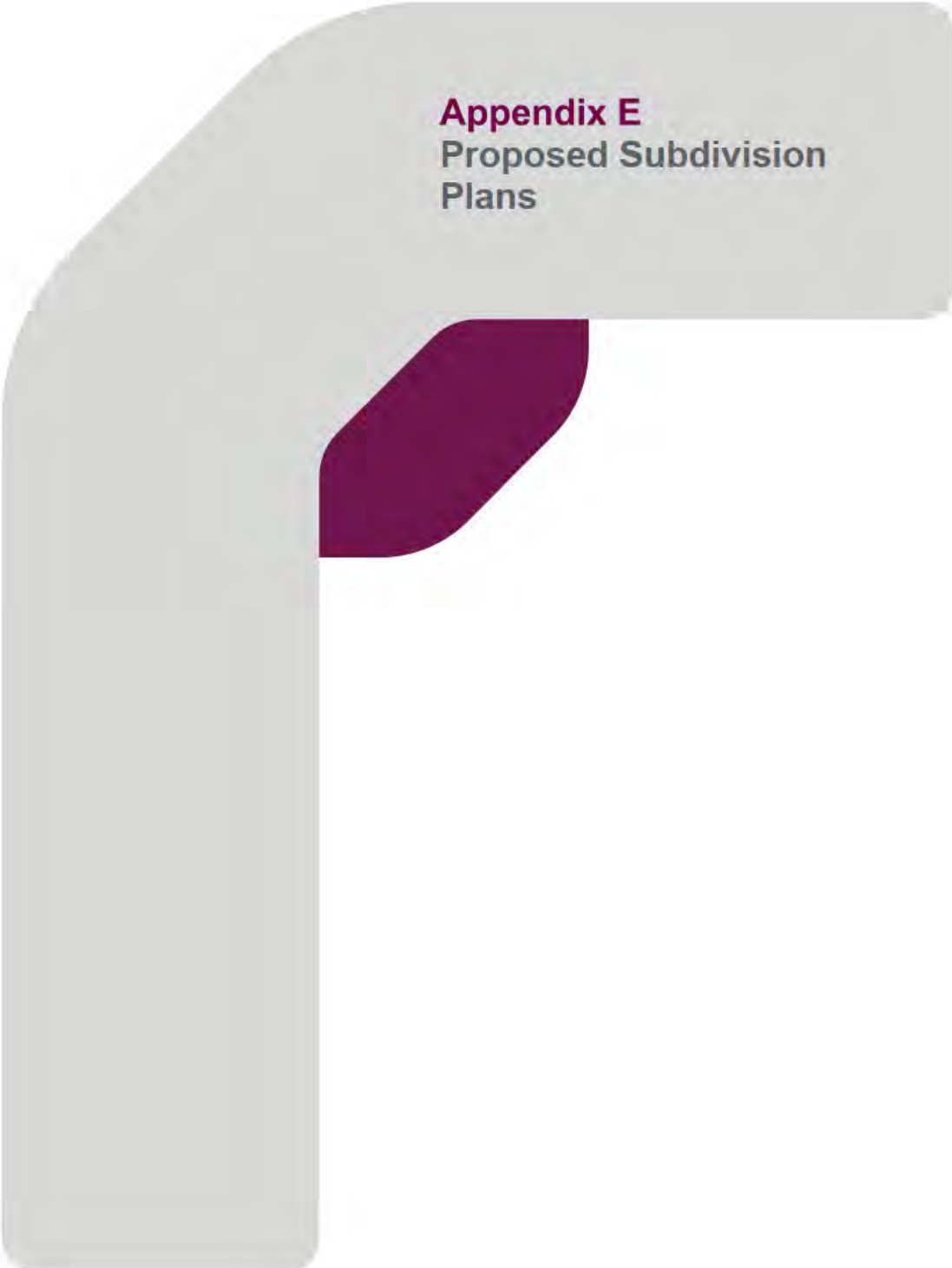
Appendix B
Landowner's Consent

A large graphic consisting of a light grey rounded rectangle with a dark purple shape cut out from its bottom-left corner. The text "Appendix C Searches" is centered within the grey area.

Appendix C
Searches

A large graphic consisting of a light grey L-shaped area with rounded corners. The top horizontal part of the 'L' contains the text 'Appendix D Engagement History'. A dark purple, teardrop-shaped element is positioned at the inner corner of the 'L', overlapping both the vertical and horizontal sections.


Appendix D Engagement History

A large graphic element consisting of a light grey rounded rectangle with a dark purple shape cut out of its right side. The text 'Appendix E Proposed Subdivision Plans' is centered within the grey area.

Appendix E
Proposed Subdivision
Plans



Appendix F
Copy of Local Government
Change SBRC Letter

A large graphic element consisting of a light grey rounded rectangle with a dark purple shape cut out from its bottom-left corner. The text 'Appendix G Bushfire Management Plan' is centered within the grey area.

Appendix G
Bushfire Management Plan



Appendix H
Code Responses

14.6 DELEGATED AUTHORITY REPORTS (1 AUGUST 2024 TO 31 AUGUST 2024)**File Number:** 18-09-2024**Author:** Acting Manager Environment & Planning**Authoriser:** Chief Executive Officer**PRECIS**

This report provides a list of all planning and development related reports signed by the Chief Executive Officer (or approved delegate) under delegated authority from 1 August 2024 to 31 August 2024.

SUMMARY

This report comprises a listing of four (4) reports approved by delegated authority from 1 August 2024 to 31 August 2024.

OFFICER'S RECOMMENDATION

That the Delegated Authority Report, for the month of August 2024 be received and noted.

BACKGROUND

Application Number	Description and Location	Approval Date
RAL23/0023	Reconfiguring a Lot – Subdivision (5 Lots into 24 Lots), New Road and Drainage Easement at 70, 84 & 104 Crumpton Drive BLACKBUTT NORTH (and described as Lots 1 & 2 on SP310062, Lots 2 & 3 on SP331676 and Lot 121 on RP174019)	13 August 2024
RAL23/0034	Reconfiguring a Lot – Subdivision (1 Lot into 2 Lots) and New Road at Haager Drive MOFFATDALE (and described as Lot 13 on SP104351)	13 August 2024
RAL24/0021	Reconfiguring a Lot – Boundary Realignment (2 Lots into 2 Lots) and Access Easement at 91-97, 99-105, 107 & 111 Lamb Street and Palmer Street West MURGON (and described as Lot 2 on RP4222, Lots 101 & 102 on SP173895 and Lots 105 & 113 on M5511)	29 August 2024
RAL24/0024	Extension to Currency Period for Existing Approval (RAL18/0003) for Reconfiguring a Lot – Subdivision (1 Lot into 15 Lots) at McGinley Road NANANGO (and described as Lot 49 on SP168647)	13 August 2024

To view the full decision notices please visit Council's website:

<https://www.southburnett.qld.gov.au/planning-building-plumbing/planning-development/development-applications>

ATTACHMENTS

Nil

14.7 LIST OF CORRESPONDENCE PENDING COMPLETION OF ASSESSMENT REPORT**File Number: 18-09-2024****Author: Acting Manager Environment & Planning****Authoriser: Chief Executive Officer****PRECIS**

This report provides a list of all planning and development applications currently under assessment and pending completion of assessment report as of 31 August 2024.

SUMMARY

This report comprises a listing of forty-eight (48) planning and development applications currently under assessment and pending completion of assessment as of 31 August 2024.

OFFICER'S RECOMMENDATION

That the list of correspondence pending completion of assessment report as of 31 August 2024 be received and noted.

REPORT**Reconfiguration of a Lot (RAL) applications**

1. RAL23/0023 – Reconfiguration of a Lot – Subdivision (5 Lots into 25 Lots), New Road and Drainage Easements at 70, 84 & 104 Crumpton Drive BLACKBUTT NORTH
2. RAL24/0001 – Reconfiguration of a Lot – Subdivision (1 Lot into 31 Lots) at 22-30 Bridget Carroll Road KINGAROY
3. RAL24/0003 – Reconfiguration of a Lot – Boundary Realignment (3 Lots into 3 Lots) at Runnymede Estate Road & 1354 Runnymede Road RUNNYMEDE
4. RAL24/0007 – Reconfiguration of a Lot – Boundary Realignment (2 Lots into 2 Lots) at 591 Ellesmere Road & Druce Road ELLESMERE
5. RAL24/0011 – Reconfiguration of a Lot – Subdivision (1 Lot into 2 Lots) at 41 Elouera Drive SOUTH NANANGO
6. RAL24/0012 – Reconfiguration of a Lot – Subdivision (1 Lot into 3 Lots) at 38 Couchmans Road KINGAROY
7. RAL24/0013 – Reconfiguration of a Lot – Subdivision (1 Lot into 18 Lots), New Road and Drainage Easements at 162 Bowman Road BLACKBUTT
8. RAL24/0014 – Reconfiguration of a Lot – Subdivision (1 Lot into 2 Lots) at 1 Kearney Street KINGAROY
9. RAL24/0016 – Reconfiguration of a Lot – Subdivision (2 Lots into 13 Lots) at Old Esk North Road SOUTH EAST NANANGO
10. RAL24/0017 – Reconfiguration of a Lot – Subdivision (1 Lot into 5 Lots) at 322 Crumpton Drive BLACKBUTT NORTH
11. RAL24/0018 – Reconfiguration of a Lot – Subdivision (1 Lot into 2 Lots) at 1-3 Avoca Street KINGAROY
12. RAL24/0019 – Reconfiguration of a Lot – Subdivision (1 Lot into 2 Lots) at 369 Izzards Road SOUTH NANANGO
13. RAL24/0020 – Reconfiguration of a Lot – Subdivision (1 Lot into 3 Lots) over two (2) stages at 119 Bowman Road BLACKBUTT NORTH
14. RAL24/0022 – Reconfiguration of a Lot – Boundary Realignment (2 Lots into 2 Lots) at 593 & 681 Barambah Road MOFFATDALE
15. RAL24/0023 – Reconfiguration of a Lot – Subdivision (1 Lot into 2 Lots) at 60 Heights Road GLAN DEVON
16. RAL24/0025 – Reconfiguration of a Lot – Boundary Realignment (3 Lots into 3 Lots) at 42 & 44 Stephens Street West MURGON

17. RAL23/0010.01 – Extension to Currency Period for Existing Approval (RAL23/0001) – Reconfiguration of a Lot – Subdivision (1 Lot into 13 Lots) at 241 Izzards Road SOUTH NANANGO
18. RAL24/0026 – Minor Change and Extension to Currency Period for Existing Approval (CAP2016/0008) – Reconfiguration of a Lot – Subdivision (1 Lot into 42 Lots) at Taylors Road KINGAROY
19. RAL24/0027 – Reconfiguration of a Lot – Boundary Realignment (2 Lots into 2 Lots) at 90 Bellottis Road OAKDALE
20. RAL24/0028 – Reconfiguration of a Lot – Subdivision (1 Lot into 2 Lots) at 13 Arthur Street East NANANGO
21. RAL24/0029 – Reconfiguration of a Lot – Boundary Realignment (2 Lots into 2 Lots) at 817 & 1005 Stubbs Armstrong Road BOONBOOMA
22. RAL24/0030 – Reconfiguration of a Lot – Subdivision (1 Lot into 4 Lots) at 3 McLaughlin Street KINGAROY

Material Change of Use (MCU) Applications

1. MCU21/0017 – Material Change of Use – Expansion of the existing piggery (57,000SPU) at 592 Morgans Road, WINDERA (and described as Lot 49 on MZ555 & Lot 203 on SP251979)
2. MCU21/0019 – Other Change to Existing Approval – Material Change of Use (Master Planned Community and Development Permit for Reconfiguration of a lot (1 lot into 6 lots plus parkland dedication) at Corner Bunya Highway & Taylors Road KINGAROY
3. MCU22/0011 – Motorsport and Ancillary Facilities and Caretakers' Residence and ERA (63) for Sewerage Treatment at Lewis Duff Road BALLOGIE
4. MCU23/0018 – Material Change of Use – Multiple Dwelling (15 Units) at 44 Stephens Street West MURGON (not properly made)
5. MCU23/0031 – Material Change of Use – Extension of Feedlot at 1344 Memerambi Barkers Creek Road WATTLE CAMP
6. MCU23/0034 – Material Change of Use – Sawmill at 157 Boonenne Road GOODGER
7. MCU24/0002 – Preliminary Approval (including Variation Request) at 22-30 Bridget Carroll Road KINGAROY
8. MCU24/0009 – Material Change of Use – Hotel Extension (Carrollee Hotel) and Shop Extension (Bottle Shop) at 2, 4 & 6-12 King Street and 2 Mary Street KINGAROY
9. MCU24/0012 – Minor Change for “Direct to Boot” Service for Woolworths Kingaroy at 29-45 Alford Street KINGAROY
10. MCU24/0013 – Material Change of Use – Multiple Dwelling (3 x 2-bedroom units) at 10 Agnes Street KINGAROY
11. MCU24/0015 – Material Change of Use – Medium Impact Industry (Glass & Aluminium Manufacturing) at 60 King Street NANANGO
12. MCU24/0016 – Material Change of Use – Major Electricity Infrastructure (BESS) at Ellesmere Road ELLESMERE
13. MCU24/0017 – Material Change of Use – Short-term Accommodation (4 x Cabins) at 297 Birt Road CORNDALE
14. MCU24/0018.01 – Minor Change to Existing Approval – Material Change of Use – Motor Vehicle (Showroom) at 77-81 & 75 Kingaroy Street KINGAROY

15. MCU24/0019 – Material Change of Use – Short-term Accommodation (3 x Cottages) at 40 Steinhardts Road MOFFATDALE
16. MCU24/0020 – Material Change of Use – Dual Occupancy at 7 Bunya Drive KINGAROY
17. MCU24/0021 – Material Change of Use – Dual Occupancy at 3 Bunya Drive KINGAROY
18. MCU24/0025 – Preliminary Approval (including Variation Request) for Material Change of Use – Multiple Dwellings (15 x 2-bedroom units – Veteran Housing) at 44 Stephens Street West MURGON
19. MCU24/0027 – Minor Change to Existing Approval (MCU20/0020) – Material Change of Use – Service Station and Ancillary Shop at 4 Scott Street WONDAI
20. MCU24/0029 – Material Change of Use – Intensive Animal Industry (Beef Cattle Feedlot 150 SCU) at Maidenwell Pimpimbudgee Road MAIDENWELL
21. MCU24/0030 – Material Change of Use – Low Impact Industry (Tyre Shop) at 12 Barron Park Drive KINGAROY

Operational Work (OPW) Applications

1. OPW24/0001 – Operational Work – Bulk Earthworks at 95 Markwell Street KINGAROY
2. OPW24/0005 – Operational Work – Road Work, Drainage Work, Stormwater, Signage, Sewerage Infrastructure & Clearing Vegetation at 189 & 193 Crumpton Drive BLACKBUTT NORTH
3. OPW24/0006 – Operational Work – Road Work, Drainage Work, Stormwater, Earthworks, Signage, Water Infrastructure & Clearing Vegetation at McGinley Road NANANGO (not properly made)
4. OPW24/0007 – Extension to Currency Period for Existing Approval (OPW22/0008) for Operational Work – Earthworks, Stormwater, Road Works and Access at 4 Scott Street WONDAI
5. OPW24/0008 – Operational Work – Stormwater & Earthworks at 84-94 Ivy Street KINGAROY

ATTACHMENTS

Nil

14.8 LEASE - WONDAI & DISTRICT MEN'S SHED INC.

File Number: 18-09-2024
Author: Lease Officer
Authoriser: Chief Executive Officer

PRECIS

The Wondai & District Men's Shed Inc. are seeking to lease land from Council to construct a men's shed.

SUMMARY

The Wondai & District Men's Shed Inc. is a newly formed incorporated association seeking to lease land to build a shed for their club's activities. It is proposed to enter a lease with the group on Lot 36 on SP190438, being 54-56 Burrows Street, Wondai.

OFFICER'S RECOMMENDATION

That South Burnett Regional Council:

1. In accordance with *section 236(1)(b)(ii)* of the *Local Government Regulation 2012* applies to the disposal of a valuable non-current asset by way of entering a Lease for Lot 36 on SP190438 to the Wondai & District Men's Shed Inc. for a term of 10 years.
2. Pursuant to *section 257(1)(b)* of the *Local Government Act 2009*, South Burnett Regional Council delegates to the Chief Executive Officer the power to negotiate, finalise and execute the lease with the Wondai & District Men's Shed Inc. on terms and conditions considered satisfactory to Council.

FINANCIAL AND RESOURCE IMPLICATIONS

Council will be responsible for any cost associated with preparing the lease.

Wondai & District Men's Shed Inc. will be applying for grant funding to build and develop the industrial shed on the land.

LINK TO CORPORATE/OPERATIONAL PLAN

IN10: Investigate options for leasing opportunities to not-for-profit groups and organisations.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

The Wondai & District Men's Shed Inc. wrote to Council seeking land or a building for their men's shed. Council's Land Investigation Officer determined that Lot 36 on SP190438 as a suitable site.

Council's Lease Officer obtained internal views from all departments within Council with no objections to the proposed lease being received.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

An offer of a lease to a community organisation complies with *section 236* of the *Local Government Regulation 2012*.

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

Offer of a sublease is in accordance with Council's Property Leasing Policy and Disposal of Assets Policy.

ASSET MANAGEMENT IMPLICATIONS

The Wondai & District Men's Shed will be the asset owner of any industrial shed constructed on the property and will be responsible for any repairs or maintenance to either the building after construction or to maintenance including mowing/slashing for the property.

Development of a public assembly area for parking and 1 space per 50m² gross floor area for first 500m², then 1 space per 100m² gross floor area thereafter respectively would be required by the development application.

REPORT

RPD: Lot 36 on SP109438

Area: 4000 m²

Tenure: Freehold

Owner: South Burnett Regional Council

Address: 54-56 Burrows Street, Wondai

Zoning: Medium Impact Industry

Background:

The Wondai & District Men's Shed are a newly formed incorporated association formed in March 2024 and incorporated in July 2024.

The Australian Men's Shed Association recognises as a Men's Shed any community-based, non-profit, non-commercial organisation that is accessible to all men and whose primary activity is the provision of a safe and friendly environment where men can work on meaningful projects at their own pace in their own time in the company of other men. A major objective is to advance the well-being and health of their male members.

The Wondai & District Men's Shed will give purpose to retired or unemployed men in the community, develop community and individualised projects, share life skills and be a meeting place for men to connect with their community and have open discussions on men's mental health.




There are currently four (4) men's sheds in the region including:

- Kingaroy Men's Shed Inc.
- Murgon Men's Shed Inc.
- Nanango Community Men's Shed
- Proston Men's Shed Inc.

The Wondai & District Men's Shed are seeking to lease land to build a men's shed in Wondai. Land located in the industrial estate was identified for a potential lease of 54-56 Burrows Street, Wondai.

Council has previously approved a Men's Shed in Proston defined as a 'Community Use' under the South Burnett Regional Council Planning Scheme. The zone of Medium Impact Industry would be impact assessable for a community use also.

ATTACHMENTS

1. Request to lease land - Wondai & District Men's Shed Inc. [↓](#) 
2. Survey Plan - 36SP190438 [↓](#) 
3. Aerial Map - Lot 36 on SP190438 [↓](#) 

WONDAI AND DISTRICT MEN'S SHED INC.

Re: Formation of a men's Shed in Wondai.

History: After repeated enquiries by male residents of Wondai it was decided to hold a meeting to explore the possibility of forming a Men's Shed in Wondai. This meeting was held on 18th March, 2024. All topics were discussed and it was decided to invite a member of the Queensland Men's Shed Association. Vice President, Frank Pearce, addressed the next meeting to be held on 8th April, 2024. It was unanimously decided to go ahead with the formation of the Wondai Men's Shed.

1. At this meeting the following office bearers were elected. President, Jim Rook, Vice-President, John Eustace, Secretary, Neville French, Treasurer, Morry Mason, Committee Members are, Lindsay Ditchman, Robert French, Ian Schaffer.
2. The formal adoption of the name – Wondai and District Men's Shed. Our Constitution and Policies and Rules.
3. Applied for: Certification of Incorporation. (We received this on 25th July, 2024 – Incorporation Number IA4747156.)
4. Applied for ABN – (Still awaiting this ABN)
5. When all is received we will then formally apply for membership of the Queensland Men's Shed Association.

The Men's Shed Association caters for a huge range of benefits to men in the community.

1. Mental Health support to men of all ages. From 18 to 100. Covering the unemployed and retirees.
2. Gives a purpose to retired men – Something to focus on after work is finished.
3. Meeting Place solely for the men in the community.
4. Benefits for the Individual and Community through useful projects.
5. The sharing of a life time of skills.

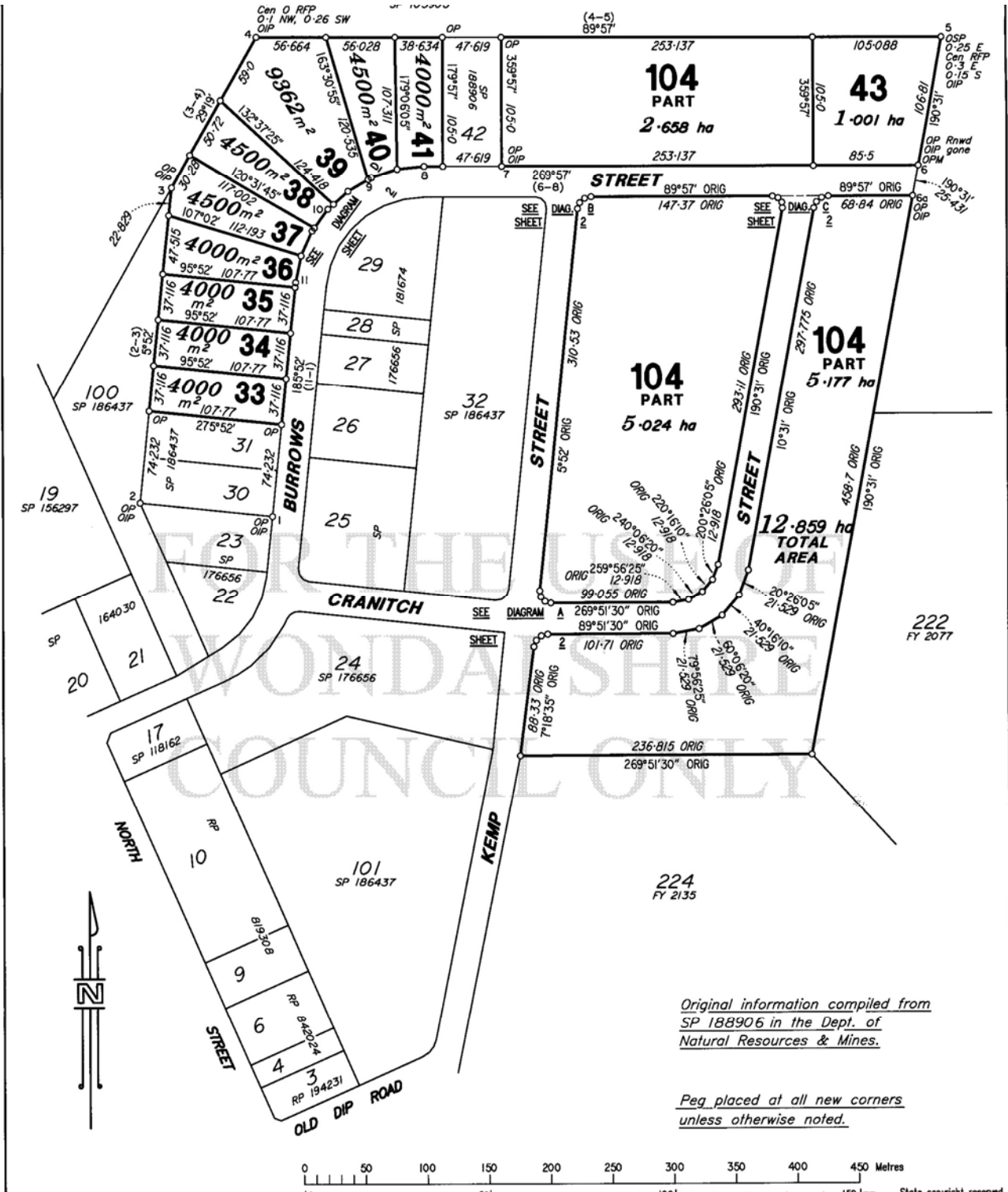
REQUEST TO COUNCIL

After extensive searching for a suitable premises in Wondai, we have drawn a blank, so we are writing to Council to enquire if council could assist in achieving this goal.

1. Land and building that would suit our purpose or
2. Vacant land that could suit our future needs.

Trusting this plea finds a positive response,

Neville French (Secretary) 0407 757 318



Original information compiled from
 SP 188906 in the Dept. of
 Natural Resources & Mines.

Peg placed at all new corners
 unless otherwise noted.

I, Mervyn Colin O'REILLY hereby certify that the land comprised in this plan was surveyed by me personally and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on .15-02-06.

PLAN OF LOTS 33 - 41, 43 AND 104

Cancelling Lot 103 on SP 188906

Scale: **1:3000**
 Format: **STANDARD**



SP190438

Information may not be placed in the outer margins.

709578313
 \$931.40
 09/05/2006 15:59
KY 400 NT


Registered

5. Lodged by
 SOUTH BURNETT LAWYERS
 PO Box 195
 MURGOON QLD 4605
 PH: 41683323 KY004
(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.
 I/We **WONDAI SHIRE COUNCIL**

(Names in full)
 * as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.
~~* as Lessees of this land agree to this plan.~~

Signature of * Registered Owners * Lessees



AW Keates - Chief Executive Officer

* Rule out whichever is inapplicable

2. Local Government Approval.
 * Wondai Shire Council hereby approves this plan in accordance with the :
 % Integrated Planning Act 1997

Development Approval:

6. Existing			Created		
Title Reference	Lot	Plan	Lots	Emts	Road
50598911	103	SP 188906	33 - 41, 43 & 104	—	—

12. Building Format Plans only.
 I certify that :
 * As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road.
 * Part of the building shown on this plan encroaches onto adjoining * lots and road

Orig	Lots
Por 40	33-41, 43 & 104

7. Portion Allocation :

8. Map Reference :
 9245-24122

9. Locality :
 WONDAI


10. Local Government :
 WONDAI S. C.

11. Passed & Endorsed :
 By: *Kenneth Roger Munn*

13. Lodgement Fees :

Survey Deposit	\$ 208.00
Lodgement	\$ 108.30
New Titles	\$ 514.25
Photocopy	\$
Postage	\$
TOTAL	\$ 931.40

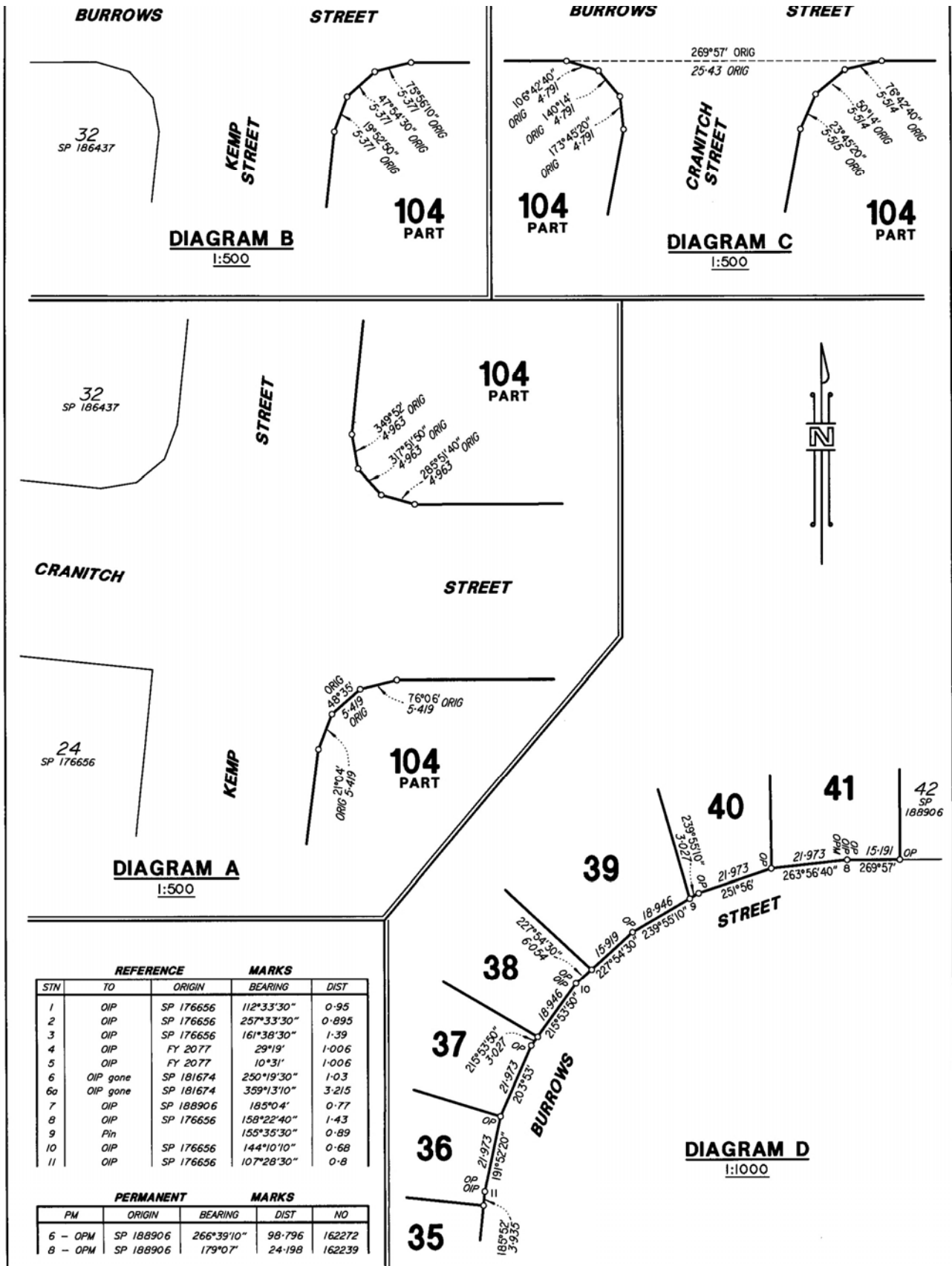
Dated this 29th day of March 2006.



ID Carter - Mayor
 # AW Keates - CEO

* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or Local Government (Planning & Environment) Act 1990
 # Insert designation of signatory or delegation

3. Plans with Community Management Statement : | 4. References :



Aerial Map

Lot 36 on SP109438

Legend

Attribution

Land parcel



Parcel

Land parcel - gt 1 ha



Parcel

Land parcel - gt 10 ha



Parcel

Easement parcel



Strata parcel



Volumetric parcel



Land parcel - gt 1000 ha



Parcel

Land parcel label

Land parcel label - gt 1 ha

Land parcel label - gt 10 ha

Land parcel label - gt 1000 ha

Places: My Places(1)



My Place 1

Green bridges



Roads and tracks



Motorway



Highway



Secondary



Connector



Local



Restricted Access Road



Mall



Busway



Bikeway



Restricted Access



Bikeway



Walkway



Restricted Access



Walkway



Non-vehicular Track



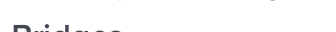
Track



Restricted Access Track



Ferry



Proposed Thoroughfare

Bridges



Tunnels



Railway stations



Railways



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14.9 ADOPTION OF RADF ROUND 1 2024 GRANT APPLICATIONS

File Number: 10-09-2024

Author: Coordinator Community Development

Authoriser: Chief Executive Officer

PRECIS

Approval of the RADF Round 1 August 2024 grant applications.

SUMMARY

Applications for RADF Round 1 2024 grant applications closed on 31 August 2024. Total funding allocation for 2024/2025 for RADF Minor Grant is \$30,000.00.

Two (2) applications were received and were assessed by the RADF Committee on 12 September 2024 and recommendations for approval for a total grant allocation of \$6,000.00 are provided below for Councils adoption.

OFFICER'S RECOMMENDATION

That the following recommendations for RADF Round 1 2024 grant approvals as per the minutes of the Arts, Culture and Heritage Advisory Committee be adopted by Council:

No.	App ID	Applicant	Division	Project	Amount requested	Decision/ comments	Amount of funding approved
1	RADF01R1	Bunya Mtns Community Assoc. Inc.	2	Bunya Mountains Art of the Forest Experience	\$3,000.00	Approved	\$3,000.00
2	RADF04R1	Melanie Doheny	2, 3 & 4	Grant writing and project planning workshops	\$3,000.00	Approved	\$3,000.00
Total grant approval allocation							\$6,000.00

FINANCIAL AND RESOURCE IMPLICATIONS

Total funding for RADF Minor Round 1 - 2024/2025 is \$30,000.00.

Grant approvals are within budget limitations.

LINK TO CORPORATE/OPERATIONAL PLAN

ENHANCING LIVEABILITY AND LIFESTYLE

EC16 Support community development and wellbeing through delivery of Council's Community Grants Programme

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Applications were assessed by the RADF Committee on 12 September 2024.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

N/A

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

Community Grants Program Policy – ID Strategic005

Regional Art Development Fund Guidelines – ID 3047561

Regional Arts Development Fund - Funding Agreement – ID 3212555

ASSET MANAGEMENT IMPLICATIONS

N/A

REPORT

Two applications were received for RADF Round 1 2024-2025. A project overview of the funding applications is provided below:

Bunya Mountains community Association Inc.

Project: Bunya Mountains Art of the Forest Experience

Total Project cost: \$9,320.00

The Art of the Forest Exhibition will feature 15 original large paintings by Frida Forsberg, an Environmental Artist, of the iconic Bunya Mountains scenery, flora and fauna. Frida Forsberg, an award-winning artist will facilitate a Master Class workshop on painting Gondwanan rain forest landscapes for local and regional artists & emerging artists to acquire new skills (Frida's works will be on display providing examples and illustrating the results of the techniques being taught); Christina Howard, Dhamali-Gu Minyaarr, will share her extensive knowledge and skills in teaching participants the art of Aboriginal Weaving; Local artist Niketa Law will introduce her art pieces on display and talk about the importance of art to her people and culture.

Participation in the event is open to all, with a special invitation extended to local and regional residents, property owners, and especially those people with a passion and interest the arts including artists, Art Groups and Regional Art Galleries. Art of the Forest is a true community endeavour, with contributions from the Bunya Peoples Aboriginal Corporation, the Bunya Mountains Community Association Inc, local artists, the local rangers, parks and wildlife, and the Bunya Mountains business community.

The event will be live streamed nationally and extensively promoted via social (both paid and organic) and traditional media (national, state, and local). It is expected to generate considerable local and regional interest and be well-attended.

Melanie Doheny

Project: Grant writing and project planning workshops

Total project cost: \$7,990.00

To deliver six (6) workshops and three (3) open office days at no cost for artists, artworkers and arts organisations the South Burnett towns of Blackbutt, Nanango and Kingaroy from November 2024 - February 2025.

The RADF committee have assessed both applications and unanimously have decided that both applications meet the RADF funding criteria and are approved for funding of the requested amounts as per the RADF Committee Meeting Minutes_12 September 2024.

ATTACHMENTS

1. **RADF Committee Meeting Minutes_12 Sept 2024** [↓](#) 

RADF Committee Meeting Agenda



Meeting Date:	Thursday, 12 September 2024
Time:	9:00am
Location:	Warren Truss Chambers Kingaroy
Present:	Cr. Danita Potter (Chair) Cr. Jane Erkins (Deputy Chair) Craig Reiger Robyn Dower Andrew Maddern Tonita Penny David Daniel Leisa Wilson
Apologies:	Elaine Madill Pam Kerr Rob Fitz-Herbert

1.	Opening
1.1	Welcome and Acknowledgement of Country (Cr Potter)
1.2	<p>Apologies</p> <p>Elaine Madill – Notified members at ACHAC Meeting August 2024 of unavailability to assess grant applications for round 1 24/25.</p> <p>Pam Kerr – Advised via email on Monday, 10 September 2024 of unavailability to assess grant applications for round 1 24/25 due to circumstances out of her control.</p> <p>Rob Fitz-Herbert – Advised by email Tuesday, 10 September 2024 – unable to attend meeting</p> <p>Resolution: That the Apologies be accepted.</p> <p>Moved: Robyn Dower</p> <p>Seconded: Andrew Maddern</p> <p>Vote: Unanimous</p>
2.	Review grant applications
2.1	Quick Round - None
2.2	Minor Grant - Round 1 2024/2025 Overview: Council has received two (2) applications for Round One (1) with a total amount of funding requested of \$6,000.00
2.2a	<p>Application No.: RADF01R1</p> <p>Applicant: Bunya Mountains Community Association Inc.</p> <p>Project: Bunya Mountains Art of the Forest Experience</p> <p>Funding Requested: \$3,000.00</p> <p>Total project cost: \$9,320.00</p> <p>Overview of project: The Art of the Forest Exhibition will feature 15 original large paintings by Frida Forsberg, an Environmental Artist, of the iconic Bunya Mountains scenery, flora and fauna. Frida Forsberg, an award-winning artist will facilitate a Master Class</p>



	<p>workshop on painting Gondwanan rain forest landscapes for local and regional artists & emerging artists to acquire new skills (Frida's works will be on display providing examples and illustrating the results of the techniques being taught); Christina Howard, Dhamali-Gu Minyaarr, will share her extensive knowledge and skills in teaching participants the art of Aboriginal Weaving; Local artist Niketa Law will introduce her art pieces on display and talk about the importance of art to her people and culture.</p> <p>Discussion: This is a fantastic project. For future application the RADF Assessors would like to see a more comprehensive breakdown of the artists costs.</p> <p>Recommendation: This project is recommended for approval with an approved funding allocation of \$3,000.00 (exc. GST)</p> <p>Conditions of Funding: None</p> <p>Moved: Robyn Dower Seconded: Andrew Maddern Vote: Unanimous</p>
2.2b	<p>Application No.: RADF04R1 Applicant: Melanie Doheny Description of Workshop: Grant writing and project planning workshops Funding Requested: \$3,000.00 Total project cost: \$7,990.00 Overview of project: To deliver six (6) workshops and three (3) open office days at no cost for artists, artworkers and arts organisations the South Burnett towns of Blackbutt, Nanango and Kingaroy from November 2024 - February 2025.</p> <p>Discussion: This was a great application and there is a real need in the arts community for this type of support. The project aligns with the ACH Strategy deliverables.</p> <p>Recommendation: This project is recommended for approval with an approved funding allocation of \$3,000.00 (exc. GST)</p> <p>Conditions of Funding: None</p> <p>Moved: Craig Reiger Seconded: David Daniels Vote: Unanimous</p>
2.4	<p>Major Round 2024/2025 - Opens May 2024</p>
2.2	<p>Outcome Reports Received - None</p>
	<p>Business Arising</p>
	<p>Correspondence - None</p>
3.	<p>Meeting Close 9:52am</p>



14.10 PROPOSED TENDER TO ADJOINING OWNERS FOR SALE OF 15 HOME STREET, NANANGO

File Number: 18/09/2024
Author: Manager Facilities and Parks
Authoriser: Chief Executive Officer

PRECIS

Proposed tender for the sale of land at Murgon: 15 Home Street, Nanango described as Lot 295 on Crown Plan N2320.

SUMMARY

Offer for sale to the adjoining owners, 15 Home Street, Nanango, by tender in accordance with section 236 of the Local Government Regulation 2012 and disposal of asset policy.

OFFICER'S RECOMMENDATION

That South Burnett Regional Council approve for sale by tender to adjoining owners 15 Home Street, Nanango (Lot 295 on Crown Plan N2320) by;

1. Entering into negotiations with the highest tenderer and if the current market value of the property is reached, enter a contract of sale for the property, and
2. Delegate powers to the Chief Executive Officer under Section 257 of the Local Government Act 2007 to negotiate and execute contract of sale.

FINANCIAL AND RESOURCE IMPLICATIONS

Revenue from the sale of Council owned land will be allocated to future land development programs. If negotiations with the highest tenderer do not result in a sale then the property will remain in Council ownership.

LINK TO CORPORATE/OPERATIONAL PLAN

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

OR3 Manage Council assets effectively through the development and implementation of Asset Management Plans.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Internal discussions and investigations within Council Planning, Infrastructure and Liveability departments.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Nil implications.

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

Disposal of Assets Policy & Section 227-228 of the Local Government Regulation 2012

ASSET MANAGEMENT IMPLICATIONS

Reduce unutilised land in Council ownership requiring maintenance.

REPORT



In accordance with Section 227-228 of the Local Government Regulation 2012, it is now proposed to offer the vacant land for sale to adjoining owners by way of tender.

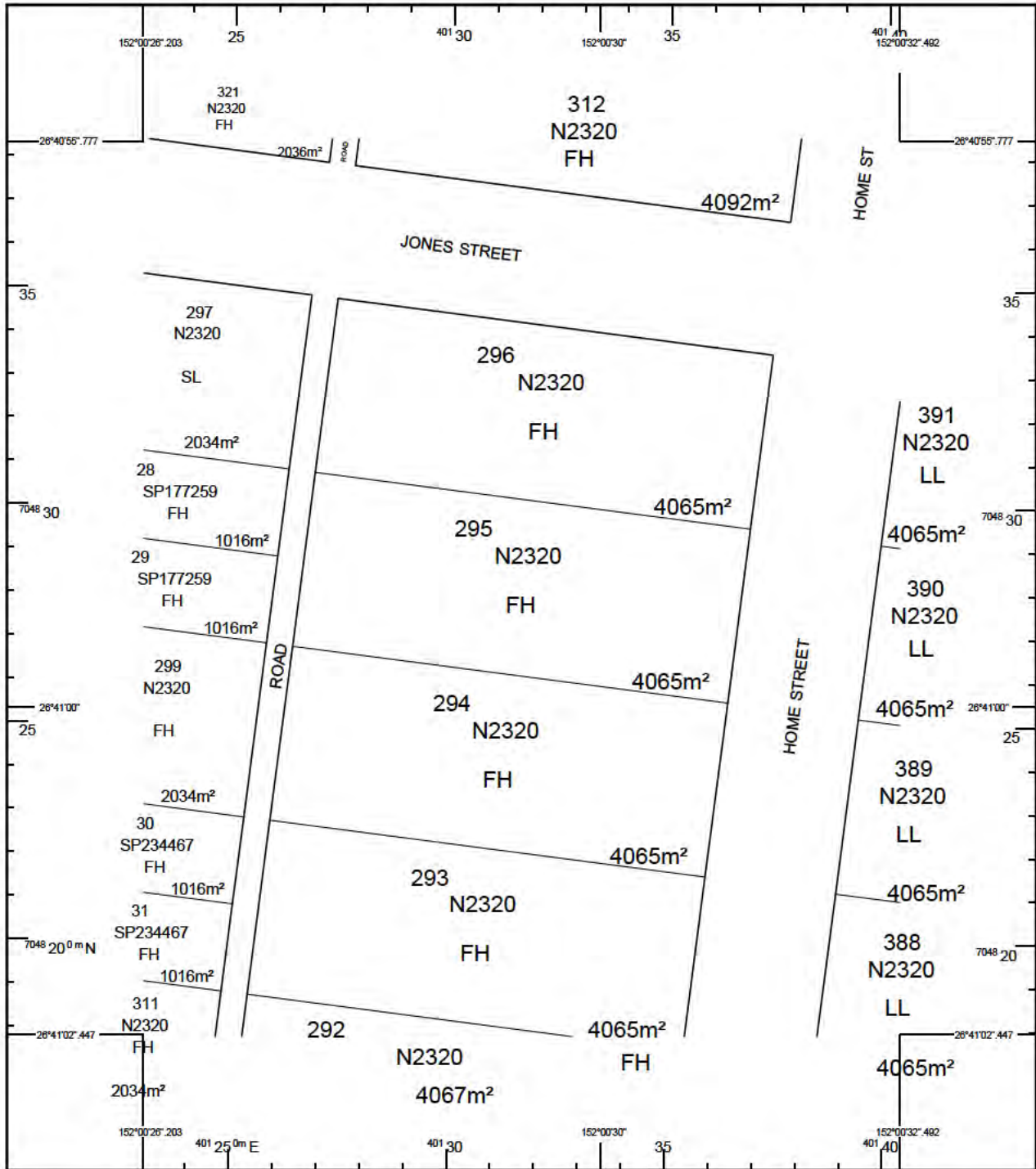
Property Details:

Address:	15 Home Street, Nanango
RPD:	Lot 295 on Crown Plan N2320
Area:	4,065 square metres
Brief Description:	Vacant rectangular shaped allotment displaying a near level topography and located in a fringe residential precinct in the township of Nanango. Refer to mapping for details.

This allotment is located in a fringe residential precinct with mixed development surrounding. It was part of a historic subdivision which has never been fully completed. The frontage of the parcel to Home Street is unformed and electricity is required to be extended from the adjoining allotment. Septic system and rain water tanks would be required to service a dwelling. The property is also low lying and flood prone. The parcel is currently overgrown with regrowth and weed infestation. It is not economically viable to sell as an individual allotment and therefore consider it prudent to offer the allotment to the two adjoining owners by tender.

ATTACHMENTS

1. **Smart Map** [↓](#) 
2. **Qld Globe Aerial** [↓](#) 
3. **Photo from Home Street Boundary** [↓](#) 
4. **Photo of Allotment** [↓](#) 
5. **Photo of Unformed Home Street from Allotment Corner** [↓](#) 



STANDARD MAP NUMBER
9344-43433



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	295N2320
Area/Volume	4065m ²
Tenure	FREEHOLD
Local Government	SOUTH BURNETT REGIONAL
Locality	NANANGO
Segment/Parcel	38471/64

CLIENT SERVICE STANDARDS

PRINTED 11/09/2024
DCDB 10/09/2024

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For further information on SmartMap products visit

SmartMap

An External Product of SmartMap Information Services
Based upon an extraction from the Digital Cadastral Data Base



Queensland Government
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15 Home Street, Nanango

Lot 295 on Crown Plan N2320

26°40'55"S 152°0'23"E

26°40'55"S 152°0'35"E



26°41'5"S 152°0'23"E

26°41'5"S 152°0'35"E

A product of

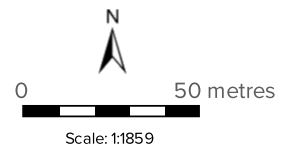


Legend located on next page



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Printed at: A4

Print date: 11/9/2024

Not suitable for accurate measurement.

Projection: Web Mercator EPSG 102100 (3857)

For more information, visit
<https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>



15 Home Street, Nanango

Lot 295 on Crown Plan N2320

 Legend

 Attribution

Address

Land parcel



Land parcel - gt 1 ha



Land parcel - gt 10 ha



Property



Land parcel - gt 1000 ha



Land parcel label

Land parcel label - gt 1 ha

Land parcel label - gt 10 ha

Land parcel label - gt 1000 ha

Railway stations






















Railways



Green bridges



Roads and tracks

-  Motorway
-  Highway
-  Secondary
-  Connector
-  Local
-  Restricted Access Road
-  Mall
-  Busway
-  Bikeway
-  Restricted Access
-  Bikeway
-  Walkway
-  Restricted Access
-  Walkway
-  Non-vehicular Track
-  Track
-  Restricted Access Track
-  Ferry
-  Proposed Thoroughfare

Bridges



Tunnels



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14.11 SOUTH BURNETT INVESTMENT PROSPECTUS

File Number: 180924
Author: Manager Community & Lifestyle
Authoriser: Chief Executive Officer

PRECIS

South Burnett Investment Prospectus

SUMMARY

To present the South Burnett Investment Prospectus that will be used to provide information and promote the Region to potential investors.

OFFICER'S RECOMMENDATION

That South Burnett Regional Council

1. Adopt the South Burnett Investment Prospectus
2. Delegate authority to the Chief Executive Officer to make minor grammatical, design or formatting changes, if required, after its adoption and prior to publishing on Council's website.

FINANCIAL AND RESOURCE IMPLICATIONS

Black Summer Bushfire funding was provided for the development of the prospectus.

LINK TO CORPORATE/OPERATIONAL PLAN

GR2 Continue to develop Council's Investment readiness to identify a sequence of actions that can enhance council's capability in responding to investment related enquiries.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Councillors were provided an opportunity at a workshop to provide feedback to the Prospectus.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

N/A

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

N/A

ASSET MANAGEMENT IMPLICATIONS

N/A

REPORT

As part of the funding provided for the Black Summer Bushfires, Council was able to seek approval to be able to develop an Investment Prospectus to highlight the attractions in the region and to provide a document for attracting potential investors to the region.

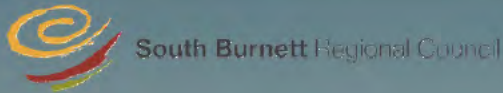
It was identified during workshops to develop the Regional Development Action Plan, that a document was needed that would assist Council to attract businesses to the region.

A stakeholder interview analysis was developed with feedback received on the appropriate issues of interest that would contribute to the development of the Investment Prospectus.

Several agencies were canvassed that could develop the Prospectus incorporating the stakeholder feedback, with the panel choosing BIEDO to develop and deliver the brochure (as attached).

ATTACHMENTS

1. **Investment Prospectus Brochure**  



DRAFT



ABUNDANT OPPORTUNITIES, VIBRANT COMMUNITIES **2024**

SOUTH BURNETT INVESTMENT PROSPECTUS





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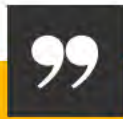
ACKNOWLEDGEMENT OF COUNTRY

We acknowledge and respect the Wakka Wakka and Auburn Hawkwood people, the traditional owners of this land that we live, work and play on and respect their cultures, their ancestors and their elders past and present and future generations



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FROM THE MAYOR



I welcome you to read this prospectus and consider our region to be part of your future plans.

The South Burnett is primarily based on agriculture, but also provides a tapestry of many other industries and opportunities.

We have risen from a humble proud pioneering history to a region that offers huge potential to value add and grow existing businesses but also to expand into new and innovative opportunities.

We have many established industries such as Swickers that supports pork producers across our region and is the largest pig abattoir in the southern hemisphere. Teys Tannery has invested and grown in Murgon with their leather company over many years and the avocado industry in Blackbutt has become such a signature industry that is it is celebrated yearly at their annual Avocado Festival. The cattle industry is supported by two locally owned saleyard facilities and in Wondai, Parkside Mill has put their stamp on the timber industry as they continue to grow and expand to the extent that every component of their timber is utilised.

Investors believe in us with 130 million dollars soon to be poured into a Kingaroy Community Hospital and the recent expansion of Swickers. Council also offers a development incentive scheme that provides another reason to choose the South Burnett as the place to invest your time, energy and business.

We have attracted overseas investment with a recent acquisition by Cambodian investors developing an Agtech industry on the outskirts of Kingaroy. The region has never seen a better opportunity to expand and grow with everyone wanting to be part of the story.

The South Burnett has a lifestyle that is second to none with close proximity to the city while still providing friendly country living and a sense of community that makes everyone feel welcome.

The tourism industry continues to grow with wineries, our three dams for fishing, water skiing and other water sports, and the overwhelming beauty and uniqueness of the Bunya Mountains right on our doorstep.

Our Council is welcoming and open for business. Please enjoy reading this prospectus and we look forward to working with you, if you choose to invest in the South Burnett where economic opportunities are abound, communities thrive, and the possibilities are endless.

**Cr. Kathy Duff
Mayor**

02

South Burnett Investment Prospectus

WHY THE SOUTH BURNETT?

Our region is abundant!

Investing in the South Burnett region presents a compelling opportunity for forward-thinking investors seeking both financial returns and sustainable growth.

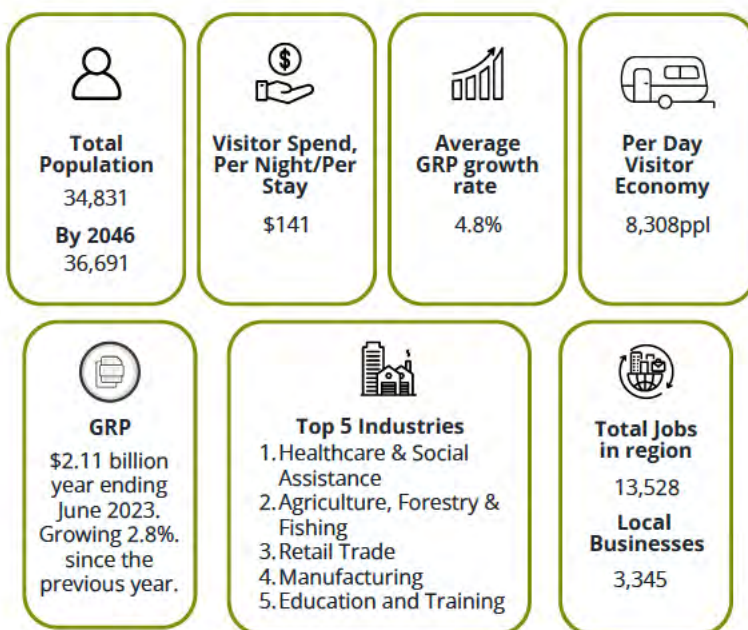
Nestled in the heart of regional Queensland, the South Burnett boasts a diverse economic landscape encompassing agriculture, renewable energy, health care and more.

Council actively investigates opportunities to support and collaborate with emerging sectors, including but not limited to paddock-to-plate initiatives, agri-tourism, indigenous tourism, ag-tech, and bioenergy; in ways that create flow-on benefits for local businesses.

Moreover, the region's strategic position and fertile soil offer a conducive environment for agricultural production, with industries such a horticulture, viticulture and livestock farming flourishing.



OUR PROFILE AT A GLANCE



Spanning 8,400 square kilometers, the South Burnett is located in the Wide Bay Burnett region 250km north-west of Brisbane, 150km from Toowoomba, 230km from the Sunshine Coast and 280km from Bundaberg. The strategic location of the region provides a competitive advantage and opportunity for development.

Source: (Queensland Regional Profiles - South Burnett LGA (ASGS 2021) - 27 June 2023, Data collected by Roy Morgan research company for Southern Queensland Country Tourism), (National Institute of Economic and Industry Research (NIEIR) - Modelled Series & (Australian Bureau of Statistics(ABS) Business Register).



Operating Trade Pathways & Major Enterprise Suppliers

The South Burnett region boasts a variety of growing industries that export to both domestic and global markets, supported by high-employment sectors including health and social services, manufacturing, mining, electricity, water and wastewater, and retail trade.

The core strength of the South Burnett economy lies in its diverse agricultural produce and related supply chains, encompassing leather hides, pork, wine, pharmaceuticals, fruit, horticulture, beef, oils, peanuts, and timber.

These industries trade across Australia and internationally. With robust mining and agricultural sectors, the region offers significant opportunities for major industrial suppliers, health providers, and commodity operations to scale and thrive.

WHY THE SOUTH BURNETT?

Regional investments present unique opportunities for investors to capitalise on emerging market trends or niche industries specific to the regions, with governments who are open for business, seeking to develop their communities for mutual benefit.

The South Burnett region is well-positioned within global supply chains and accessible supply routes, allowing companies to scale effectively by reaching a broad customer base. Investing in the South Burnett not only provides business growth potential but also offers a vibrant community lifestyle, reduced overhead costs, and minimised travel times, all while facilitating global trade.

The South Burnett is a growing agricultural powerhouse with a favourable climate, growing markets and generations of farming expertise. This has been forecast to create an additional 732 jobs and \$111 million of annual agricultural production by 2047; a supply chain to be part of!

Source: KBR 25-Year Economic Roadmap for South Burnett Regional Council

South Burnett Investment Prospectus





04





INVESTMENT REWARDS

South Burnett Regional Council has implemented the following measures to assist developers with their projects:

 <p>Fee-Free</p> <p>Pre-lodgement meetings are provided free of charge.</p>	 <p>Rates relief on undeveloped lots</p> <p>Developers receive a period of a 40% reduction in their valuation with no minimum general rate.</p>	 <p>Reduced paperwork</p> <p>For change of use in existing commercial uses, get a reduced level of assessment requirement.</p>	 <p>5 Year Exemption</p> <p>Developers receive an exemption from vacant water and sewerage charges for five years.</p>
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INTER-REGIONAL LINKAGES

The South Burnett's proximity to South East Queensland air and sea ports including Port of Brisbane, the Darling Downs and the Wide Bay ensures access to national and international markets and supply chains.

Be a part of the next horizon of economic development in the South Burnett region. The next decade will see a wave of new residents, new investment and new jobs.

Photo credit Charlie Spagalli Photography & Videography

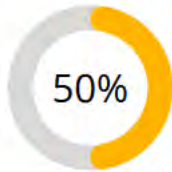
Source: South Burnett Regional Council



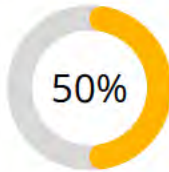
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INVESTMENT INCENTIVES

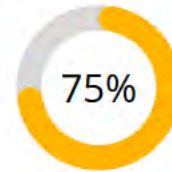
South Burnett Council offers reduced infrastructure charges as follows:



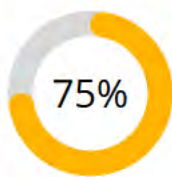
50% discount for any commercial use or industrial activity;



50% discount for long-term employment-generating development;



75% discount for Reconfiguring a lot for Residential development;



75% discount for Residential development (excluding the Rural Residential Zone)



100% discount for Residential development in the Rural Residential zone



100% discount for Rural or Tourist activity (e.g. short-term accommodation) in the rural zone.

Alain Pillay, AEC Group

\$130M Project Investment

“We’re developing the Kingaroy Community Hospital. The Council and their planning department have been efficient. Our due diligence tells us it’s a region of growth and development. The additional hospital will deliver better healthcare for the South Burnett”



Source: South Burnett Regional Council

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STRONG LINKAGES: GOVERNMENT, COMMUNITY, THE WORLD

OTHER GOVERNMENT INCENTIVES

In the South Burnett region, investors can benefit from various incentives aimed at fostering economic growth, encouraging business development, and attracting investment. Some potential investor incentives in the South Burnett may include:

- Government Grants & Funding
- Tax Incentives
- Infrastructure Support
- Regulatory Support
- Industry-Specific Incentives
- Workforce Development Programs
- Business Support Services
- Land and Property Incentives



Lincoln Hawks Swickers Kingaroy

\$64M capitalise on changing markets and growth opportunities

“Our expansion has enabled Swickers to implement the latest technology and innovation, making the facility the most advanced in Australia and one of the best in the world. The Swickers facility will stimulate the long-term growth of the state’s pork industry for at least the next 30 years. The expansion has helped push employment numbers at the Kingaroy facility past the 800 mark with more new jobs created than originally expected. ”

<https://southburnett.com.au/news2/2018/01/24/swickers-celebrates-a-new-era/>

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INDUSTRY SNAPSHOT



PEANUTS

Kingaroy, known as the peanut capital of Australia, is home to the nation's largest peanut processing factory, owned by Bega Foods since 2017. Bega processes and markets high-quality Hi Oleic peanuts for domestic and international markets. Among the region's long-standing peanut producers, the Crompton family, now in their fourth generation, continues to thrive.



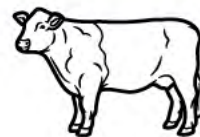
**SUNPORK
Pork**

The SunPork Group has been operating in Kingaroy for more than 50 years. In 2019 it opened its new state-of-the-art processing facility. It is the only Export Accredited pig abattoir in Queensland. It processes fresh pork and pork products which are distributed throughout Australia and overseas.



**ALKALOIDS AUST
Pharmaceutical**

Alkaloids of Australia Pty Ltd is a multi-million-dollar producer of high-quality active pharmaceutical ingredients, including scopolamine, from natural sources. The Australian Dubosia hybrids' leaves yield the highest concentrations of scopolamine, used in common anti-spasmodic medications.



**BEEF CATTLE
Lot Feeding**

The South Burnett boasts a thriving feedlot industry, with both family-owned and large-scale operations contributing to the local economy; including Pakaderinga Feedlot - , a family-run business since 1988, The Brown family and Smithfield Cattle Company dating back to 1928.

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INDUSTRY SNAPSHOT



**PARKSIDE
Hardwood**

Parkside Timber is a leading sawmilling company in Australia, and has produced hardwood in Australia for over 75 years. Parkside operates a world class hardwood dry mill facility at Wondai, producing hardwood decking, flooring, cladding, F27 and decorative timber.



**TEYS
Leather**

Teys Australia owns and operates a leather processing facility at Murgon, shipping hides to customers throughout Australia and the world. Teys customers process these hides into finished leather for the footwear, luggage, furniture and automotive industries.



WINE

The South Burnett wine region, located northwest of Brisbane, spans 8,274 km² with 204 hectares of vineyards. Known for its subtropical climate and diverse soils ideal for viticulture, the region produces popular varieties like Verdelho, Shiraz, and Chardonnay. Home to passionate small family producers, offering visitors a chance to explore this vibrant wine community.



FREIGHT

Westlink Petroleum and South Burnett Transport are key players in the region's freight industry. Westlink specializes in fuel transport across Southeast, Central, and Western Queensland, ensuring safe and reliable deliveries from major terminals. Serving the South Burnett, Brisbane, Toowoomba, Rockhampton, and beyond.



INDUSTRY SNAPSHOT - INFRASTRUCTURE

WATER

Boondooma Dam is a concrete-faced rockfill dam located on the Boyne River at the border of Boondooma and Proston, owned by Sunwater and managed by South Burnett Regional Council. It was constructed to provide water to the Tarong Power Station and also irrigates agricultural properties under the Boyne River and Tarong Scheme, which features three pump stations and three balance storages along 95km of pipeline. Water from the dam is released to enhance the natural flow in the lower Boyne River, boasting a capacity of 204,200 mega litres.

Bjelke-Petersen Dam, situated in Moffatdale, serves as a key water resource for the South Burnett region and is part of the Barker Barambah Scheme managed by Sunwater. The dam's water supports irrigation for farms in Redgate, Murgon, and Mondure, supplements urban water supplies for towns like Murgon, Wondai, Byee, and Cherbourg, and meets various industrial needs. Bjelke-Petersen Dam holds a total capacity of 134,900 mega litres.

Gordonbrook Dam functions as the primary water supply reservoir for Kingaroy, situated approximately 15km north-west of the town. The dam stores about 6,600 mega litres of water, securing a vital resource for the local community.

ROAD & RAIL NETWORK

The road network in the region is maintained by South Burnett Regional Council and the Department of Transport and Main Roads for the Queensland Government. There have been significant investments towards enhancing the quick and efficient transport of freight to national and international markets.

Our road systems and freight carriers connect us to Queensland Rail freight systems at Toowoomba, Dalby, Brisbane, Maryborough, Bundaberg.

AIR NETWORK

Kingaroy Airport is located 4.6km south of Kingaroy. There are two runways. There are no scheduled services, but the airport is used by charter flights and can be used for fly-in, fly-out workers. South Burnett regional Council has an investment ready master plan for the development of a sustainable airport precinct. Our road system and freight carriers connect us to Wellcamp Airport at Toowoomba for flights into Hong Kong. South Burnett products are then sent to other international buyers from the Hong Kong Hub.





INDUSTRY SNAPSHOT - ENERGY

TARONG POWER STATIONS

The 1,843 MW coal-fired Tarong power stations, located in the South Burnett, are among Queensland’s largest electricity generating sites.

The facility consists of five units: four units each capable of producing 350 MW and one advanced cycle coal-fired unit producing 443 MW. This 443 MW unit utilises the latest technology, making it one of the most efficient coal units in Australia.

WIND FARMS

Res is overseeing the Tarong West wind farm and if developed will deliver significant local benefits within the proposed Southern QREZ, through local employment opportunities and community benefit programs.

- Up to 97 wind turbines
- Create up to 130 construction jobs, around 230 indirect supply chain jobs and 10 operating jobs
- Would power up to 230,000 homes

MEANDU MINE

Meandu Mine is an open-cut coal mine in the South Burnett, owned by Stanwell and operated by BUMA Australia, under strict safety and environmental conditions.

THE KING 2 EAST (K2E) PROJECT

The Tarong power stations, which are among the youngest and most reliable generators in the National Electricity Market, will continue to provide a secure supply of electricity as the market transitions towards a lower carbon future.

The K2E project will extend the current Meandu Mine by approximately 187 hectares (a seven per cent increase), within the existing mining lease.

SOLAR FARMS

The Kingaroy renewable energy project, led by Mytilneos Energy and Metals, involves a solar project that covers 118 hectares with 90,576 solar panels and has a capacity of 53 megawatts, enough to power 12,000 homes. Concurrently, Australian Solar Enterprises is proposing a high-density solar initiative on 673 hectares designed to be discreet and preserve agricultural land. This larger project aims to generate up to 100 construction jobs and 6-10 ongoing roles, with a potential output of 400 megawatts, sufficient to supply energy to 123,400 homes.





INDUSTRY SNAPSHOT

AGRICULTURE

GOOD SOILS, SUNSHINE & WATER..

...all the right ingredients for the agricultural sector.

The South Burnett region is known for diverse agricultural production, including:

- **Peanuts:** South Burnett is the peanut capital of Australia, with Kingaroy and surrounding areas producing a significant proportion of the nation's peanut crop.
- **Wine Grapes:** South Burnett is home to a growing wine industry, with numerous wineries producing a variety of wines, particularly red varieties like Shiraz and Merlot.
- **Avocadoes:** The region is a major producer of avocadoes and emerging industries like avocado oil production specifically in Blackbutt. The main variety grown is Hass, while other varieties like Shepard are also cultivated, though on a smaller scale.
- **Livestock:** The region is a major producer of beef cattle. Grazing properties cover a large portion of the South Burnett, contributing to the beef supply in Queensland and beyond.
- **Poultry:** Poultry farming, particularly meat chickens, is another important industry in the region.
- **Crops:** Maize (corn), soybeans, and navy beans are also widely grown in the region.
- **Lucerne and other fodder crops** are produced to support livestock industries.
- **Macadamias:** South Burnett is increasingly becoming an important producer of macadamias, with orchards expanding across the region.
- **Dairy:** While not as prominent as in the past, dairy farming is still a part of the agricultural landscape, especially in areas like Murgon.
- **Stone Fruits:** The region also grows peaches, nectarines, and apricots.
- **Vegetables:** Various vegetables, such as pumpkins and potatoes, are grown for both local consumption and export.





INDUSTRY SNAPSHOT

Agriculture’s Economic Impact in the South Burnett

Agriculture is one of the primary drivers of the South Burnett economy. The region has a long-standing agricultural heritage and continues to rely on farming, horticulture, and grazing as core economic activities.

The Gross Value of Agricultural Production (GVAP) for the South Burnett region in 2020/21 was \$169m. Livestock, particularly beef, accounts for a significant portion of this total.

Exports: Many of the agricultural products from South Burnett are exported domestically and internationally, especially macadamias, beef, and wine.

Land Use and Agricultural Profile

Approximately 80% of the region’s total land area is used for agricultural purposes. Of this, 56% is used for livestock grazing. The remaining area is primarily used for crop production and horticulture.

Climate and Soil: The region benefits from a temperate climate and fertile soils, allowing for a wide variety of crops to thrive. The soil types range from rich red volcanic soils, ideal for peanuts and vineyards, to more clay-based soils used for grazing and broadacre cropping.

Agricultural Trends and Innovations

- **Sustainable Farming:** There has been a significant shift toward sustainable farming practices in the region, particularly in response to the need for improved soil health and water management.
- **Irrigation:** Many farms, particularly those growing peanuts, macadamias, and grapes, rely on irrigation from local water sources, including the Bjelke-Petersen Dam and Boondooma Dam.
- **Value-Adding:** In recent years, there's been a focus on value-adding within the region, such as peanut processing, wine production, and macadamia packaging, which keeps more of the economic benefit within the region.





INDUSTRY SNAPSHOT

Labour and Workforce

- **Labour Force:** A significant portion of the South Burnett workforce is employed in agriculture and related industries, including processing, transport, and agri-business services.
- **Seasonal Workers:** Due to the seasonal nature of some crops, particularly peanuts, fruit, and macadamias, the region often relies on seasonal labour, including both local and migrant workers.



Challenges and Opportunities

- **Drought:** Like much of Queensland, South Burnett faces challenges related to drought, which affects water availability for irrigation and grazing.
- **Climate Resilience:** The region is working towards building more climate-resilient farming practices, including improved water use efficiency and drought-tolerant crops.
- **Expanding Markets:** There are opportunities to expand agricultural markets, particularly in the areas of export (wine, macadamias, beef) and agri-tourism (wine tourism, farm stays).

Recent Statistics

- **Peanut Production:** Peanuts remain a flagship crop, with 70-80% of Australia's peanuts being produced in the South Burnett region.
- **Macadamias:** South Burnett contributes significantly to Queensland's macadamia industry, which itself produces around 40,000 tonnes annually in the state.

Queensland accounts for more than half of Australia's macadamia production, with the South Burnett being one of the major producing areas.
- **Wine Industry:** South Burnett's wine industry is relatively small compared to Australia's larger wine regions, but it is growing. The region produces approximately 250-300 tonnes of wine grapes annually.





A DIVERSE ECONOMY

ELEVATING FIRST NATIONS KNOWLEDGE

The traditional custodians of the South Burnett Regional Council area are the Wakka Wakka & Auburn Hawkwood people. The Planning Act 2016 in its purpose explicitly acknowledges the importance of valuing, protecting, and promoting Aboriginal and Torres Strait Islander knowledge, culture, and tradition.

In order to put this into effect, decision makers need to know what comprises 'Aboriginal and Torres Strait Islanders knowledge, culture and tradition', who holds that information and how First Nations Peoples can be involved meaningfully in planning and development.

The South Burnett by locality has nationally important indigeneous linkage with the Bunya Mountains National Forest and shares a local government border with Cherbourg Aboriginal Shire Council.



Photo of Niketa L

INDUSTRY SNAPSHOT - EMERGING OPPORTUNITIES

BIOFUTURES

The Biofutures sector focuses on developing and manufacturing products from sustainable organic or waste resources. Biofutures are set to contribute A\$1.8 billion to the Queensland economy by 2035.

The South Burnett region has access to thousands of hectares of suitable growing land to trial fast growing crops such as sorghum as a sustainable biomass source. The region's ideal conditions allow us to transform high-quality and high-yield feedstocks into bioproducts.

Source: www.indigenousbusinessmonth.com.au





INDUSTRY SNAPSHOT - EMERGING OPPORTUNITIES

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HEALTHCARE

A development application has been lodged with South Burnett Regional Council for the construction of a \$130 million medical precinct to be built on the site of the Lady Bjelke-Petersen Community Hospital in Kingaroy.

This will incorporate a new community hospital as well as more than 300 units for aged care, disability accommodation and palliative care.

The proposal includes three operating theatres as well as a dedicated oncology / dialysis unit.

Modelling predicts the development would provide an initial construction-driven stimulus for the regional economy of \$156.4 million.

MINING, ENGINEERING & TECHNICAL SERVICES

With a growing global population and economic advancements, there is an increased demand for natural resources and energy.

Opportunities that take advantage of Queensland’s active Mining, Equipment, Technology and Services sector offer the potential to reduce costs and increase productivity and safety through innovation and technology.

New technology is opening up opportunities for secondary prospecting at existing mines, driving value creation in low grade ores and tailings. The South Burnett’s high potential resources are yet to be fully explored or developed, presenting attractive opportunities for investors.

A variety of development projects for kaolin and diatomite have been identified and assessed in the region for potential investment

PROCESSING & MANUFACTURING

South Burnett region is already home to some of the largest processing and manufacturing industries in Queensland. With the regional economy transitioning and diversifying, there is significant opportunity and support for specialised processing and manufacturing in the South Burnett region.

Photo credit Charlie Spagalli Photography & Videography

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OUR LIVEABILITY

The South Burnett region provides lifestyle balance. A place to live, work, play and grow.

The South Burnett region is the perfect place to work, live and invest. The South Burnett possesses vibrant and productive country qualities, which is reflected in its strong rural identity, welcoming community and distinctive places.



HOUSING AFFORDABILITY



\$390,000
Median House Price



Below 3%
Vacancy Rate



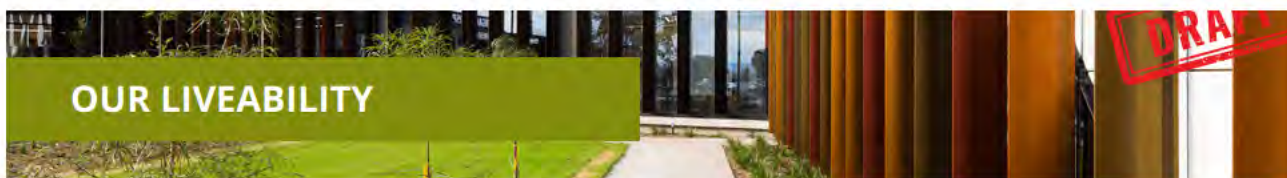
6-7%
House Yield

RECREATION

Residents enjoy a rural lifestyle filled with a fantastic annual community event line-up supported by:

- Sport and recreational facilities
- Libraries
- Parks & natural landscapes
- Wineries
- Rail Trails
- Paddock-to-plate and Farmstay opportunities
- Art galleries and museums
- Fishing competitions
- Water based activities

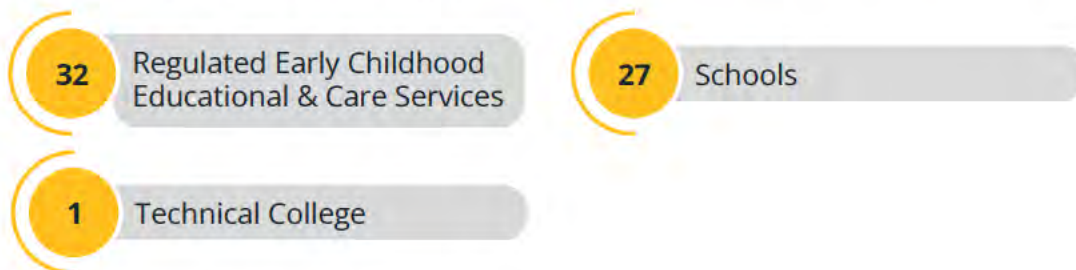
Source: Ryder Research Resources and Hotspotting, <https://www.realestate.com.au/qld/kingaroy-4610/>
Photo credit Bjelke-Petersen Dam Caravan and Recreation Park



OUR LIVEABILITY

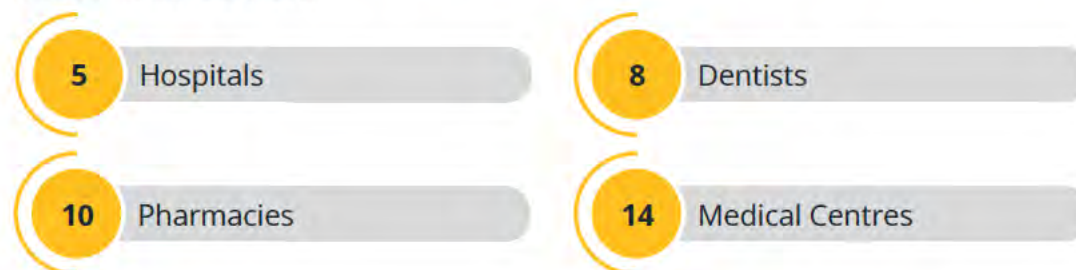
EDUCATION

The South Burnett region provides education from daycare, kindergarten, primary and secondary schools to vocational training. Over 14% of the population is school aged and the region has several high-quality educational facilities – both public and private.



HEALTH SERVICES

A range of health services support the wellbeing of our community. Kingaroy Hospital underwent a \$92.5 million redevelopment in mid 2022 and is now the hub hospital for the South Burnett. In addition to pathology and surgical services, the hospital includes a new birthing suite, expanded emergency department and renal dialysis, a new cardiac rehabilitation service and a new cancer treatment service. There is also access to allied health and alternative therapies, counselling, mental health services.



AGED CARE

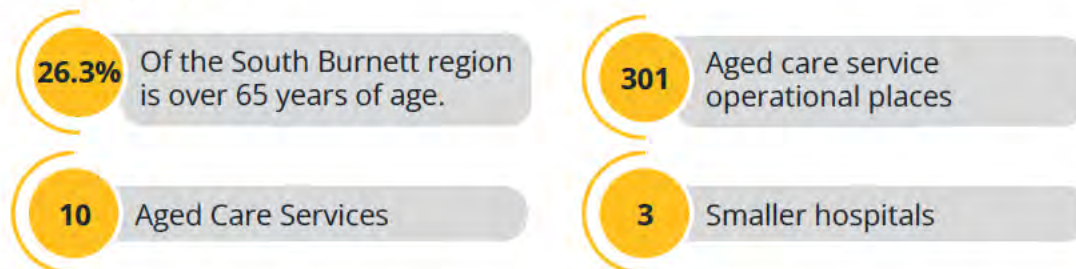


Photo credit: Broad Construction

Source: Queensland Government Statistician's Office, Queensland Regional Profiles: South Burnett LGA (ASGS 2021).





CONTACT US



Website
www.southburnett.qld.gov.au



Office Address
Head Office: 45 Glendon Street, Kingaroy



Phone Number
(07) 4189 9100

Town Offices:
69 Hart Street, Blackbutt
42 Stephens Street West, Murgon
48 Drayton Street, Nanango
MacKenzie Street, Wondai
34 Blake Street, Proston



Email Address
info@sbrc.qld.gov.au

15 QUESTIONS ON NOTICE**15.1 QUESTION ON NOTICE - BACONFEST****File Number:** 18-09-2024**Author:** Manager Community & Lifestyle**Authoriser:** Chief Executive Officer

The following question on notice was received from Councillor Heit.

Question

How much did we spend on Baconfest this year?

Response

We have provided in kind support to the value of \$12,138.49 for the 24/25 financial year for this year's Baconfest. These costs can be categorised as Labour - \$9,752.20; Fleet Hire (Internal) - \$2,040.33 and Stores items (wheely bin liners and signs) - \$345.96.

RECOMMENDATION

That the response to the question regarding how much we spent on Baconfest this year raised by Councillor Heit be received and noted.

ATTACHMENTS

Nil

16 INFORMATION SECTION

Nil

17 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*:

17.1 Visit South Burnett Partnership Agreement

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.

17.2 Application for concession - Assessment 21520-00000-000

This matter is considered to be confidential under Section 254J - d 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 rating concessions.

17.3 Land Use Matter for 1200 Stonelands Road STONELANDS

This matter is considered to be confidential under Section 254J - e 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 legal advice obtained by the local government or legal proceedings involving the local government including, for example, legal proceedings that may be taken by or against the local government.

17.4 Land Use Matter for 12 Butler Drive PROSTON

This matter is considered to be confidential under Section 254J - e 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 legal advice obtained by the local government or legal proceedings involving the local government including, for example, legal proceedings that may be taken by or against the local government.

17.5 Flood Recovery Works Project Management Review

This matter is considered to be confidential under Section 254J - i 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 a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State..

17.6 Gordonbrook Dam Off Stream Storage Construction

This matter is considered to be confidential under Section 254J - i 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 a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State..

17.7 Yurika Dark Fibre Project - Funding Program Update

This matter is considered to be confidential under Section 254J - i 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 a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State..

17.8 2024 CEO Performance Review

This matter is considered to be confidential under Section 254J - b 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 industrial matters affecting employees.

17.9 Organisational Interim Structure

This matter is considered to be confidential under Section 254J - b 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 industrial matters affecting employees.

17.10 Certified Agreement Negotiations

This matter is considered to be confidential under Section 254J - b 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 industrial matters affecting employees.

18 CLOSURE OF MEETING