SOUTH BURNETT
REGIONAL COUNCIL

AGENDA

Ordinary Council Meeting
Wednesday, 6 March 2024

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

Date: **Wednesday, 6 March 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

Nil

7 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

7.1 MINUTES OF THE COUNCIL MEETING HELD ON 14 FEBRUARY 2024

File Number: **06/03/2024**

Author: **Executive Assistant**

Authoriser: **Chief Executive Officer**

OFFICER'S RECOMMENDATION

That the Minutes of the Council Meeting held on 14 February 2024 be received and the recommendations therein be adopted.

ATTACHMENTS

1. Minutes of the Council Meeting held on 14 February 2024

SOUTH BURNETT
REGIONAL COUNCIL

MINUTES

Ordinary Council Meeting
Wednesday, 14 February 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, 14 FEBRUARY 2024 AT 9:00AM

PRESENT: **Councillors:**

Cr Gavin Jones (Acting Mayor), Cr Jane Erkens, Cr Danita Potter, Cr Kirstie Schumacher, Cr Kathy Duff, Cr Scott Henschen

Council Officers:

Mark Pitt (Chief Executive Officer), Susan Jarvis (General Manager Finance & Corporate), Aaron Meehan (General Manager Infrastructure), Leanne Petersen (Acting General Manager Liveability), Kerri Anderson (Manager Finance & Sustainability), Debra Moore (Manager Community & Lifestyle), Adam Branch (Acting Manager Water and Wastewater), Tiarna Hurt (Executive Assistant)

1 OPENING

Acting Mayor Jones opened the meeting and welcomed attendees.

2 LEAVE OF ABSENCE / APOLOGIES

Acting Mayor Jones noted Mayor Otto's leave of absence.

3 PRAYERS

A representative of Murgon Church of Christ, Pastor Glen Vonhoff offered prayers for Council and for the conduct of the Council meeting.

4 ACKNOWLEDGEMENT OF TRADITIONAL OWNERS

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

5 DECLARATION OF INTEREST

Nil

6 DEPUTATIONS/PETITIONS

Nil

7 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

7.1 MINUTES OF THE COUNCIL MEETING HELD ON 24 JANUARY 2024

RESOLUTION 2024/273

Moved: Cr Danita Potter
Seconded: Cr Jane Erkens

That the Minutes of the Council Meeting held on 24 January 2024 be received and the recommendations therein be adopted.

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

Against: Nil

CARRIED 6/0

8 NOTICES OF MOTION

Nil

9 BUSINESS OUTSTANDING

Attendance:
At 9:12am, Acting Manager Water and Wastewater Adam Branch entered the meeting.

9.1 BUSINESS OUTSTANDING TABLE FOR ORDINARY COUNCIL MEETING

RESOLUTION 2024/274

Moved: Cr Scott Henschen
Seconded: Cr Jane Erkens

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

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

Against: Nil

CARRIED 6/0

9.1.1 QUESTION ON NOTICE - PIGGERY ROAD UPGRADES

Question on notice from Councillor Duff:

Is there an update on when upgrades to Morgans Road and Kratzmans Road will occur as the roads are commonly used for the Piggery?

9.1.2 QUESTION ON NOTICE - MEETING WITH LINDA DOBE

OFFICER'S RECOMMENDATION

Question on notice from Councillor Schumacher:

Has there been any progress in arranging a meeting with Acting Director General of Department of Regional Development, Manufacturing and Water (DRDMW), Linda Dobe?

10 PORTFOLIO - CORPORATE GOVERNANCE & STRATEGY, PEOPLE & CULTURE, COMMUNICATION & MEDIA, FINANCE & SUSTAINABILITY, ICT & BUSINESS SYSTEMS, COMMUNITY REPRESENTATION AND ADVOCACY, 2032 OLYMPICS & PARALYMPICS

10.1 ALGA NATIONAL GENERAL ASSEMBLY CALL FOR MOTIONS - 2024

RESOLUTION 2024/275

Moved: Cr Kathy Duff
Seconded: Cr Scott Henschen

That South Burnett Regional Council resolves to submit the following resolutions to the National General Assembly of Local Government;

1. A bond is held from start of project with guaranteed finance in place to cover decommissioning and full project removal, disposal and rehabilitation of costs at end of life;
2. appropriate regulations are in place to protect threatened and endangered species;
3. large scale renewable projects are subject to full state government approval processes and be made impact-assessable not code-assessable;
4. an appropriate land access framework to protect the environment, cultural heritage and existing land users is established;
5. minimal impact upon existing rate payers is negotiated;
6. Australia's food security is protected by prohibiting large scale renewable projects on prime agricultural land; (See Paris Agreement Article 2 (1) (b))
7. all large scale renewable projects comply with the same regulations that apply to agriculture, mining and gas;
8. large scale renewable projects are added as a trigger to the EPBC Act;
9. a mandatory code of conduct is established to govern the renewable energy sector and renewable energy proponents' conduct with affected communities;
10. Local Council be notified prior to negotiations along with all interested parties of any renewable projects within their region;
11. National campaign for dedicated support for Local Government Councillors;
12. Funding to establish circle of economy in regional areas;
13. Housing support to address ageing infrastructure that is styfling residential development opportunities;
14. Assistance with urban water suppy

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

Against: Nil

CARRIED 6/0

10.2 MONTHLY FINANCIAL INFORMATION

RESOLUTION 2024/276

Moved: Cr Jane Erkens
Seconded: Cr Danita Potter

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

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

Against: Nil

CARRIED 6/0

ADJOURN MORNING TEA

RESOLUTION 2024/277

Moved: Cr Gavin Jones
Seconded: Cr Danita Potter

That the meeting adjourn for morning tea.

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

Against: Nil

CARRIED 6/0

RESUME MEETING

RESOLUTION 2024/278

Moved: Cr Gavin Jones
Seconded: Cr Scott Henschen

That the meeting resume at 10:40am

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

Against: Nil

CARRIED 6/0

11 PORTFOLIO - INFRASTRUCTURE PLANNING, WORKS (CONSTRUCTION & MAINTENANCE), WATER & WASTEWATER, PLANT & FLEET

Nil

12 PORTFOLIO - COMMUNITY DEVELOPMENT, ARTS & HERITAGE AND LIBRARY SERVICES

Nil

13 PORTFOLIO - NATURAL RESOURCE MANAGEMENT, RURAL SERVICES, AGRICULTURAL INNOVATION, COMPLIANCE AND ENVIRONMENTAL HEALTH

13.1 SYSTEMATIC INSPECTION PROGRAM

RESOLUTION 2024/279

Moved: Cr Scott Henschen
Seconded: Cr Danita Potter

That Council approve a Systematic Inspection Program for properties within the South Burnett Regional Council's jurisdiction in accordance with section 113 of the *Animal Management (Cats and Dogs) Act 2008* to monitor compliance with the requirements of the *Animal Management (Cats and Dogs) Act 2008,* more specifically the requirement to register dogs.

The properties to be included in the Systematic Inspection Program are potentially all properties within the South Burnett area.

The Systematic Inspection Program will be conducted between the hours of 8.00am and 5.00pm Monday to Friday, commencing on Monday 4 March 2024 and concluding on Friday 31 May 2024.

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

Against: Nil

CARRIED 6/0

14 PORTFOLIO - DISASTER MANAGEMENT, WASTE AND RECYCLING MANAGEMENT

Nil

15 PORTFOLIO - RURAL RESILENCE & DISASTER RECOVERY, PARKS & GARDENS, PROPERTY & FACILITY MANAGEMENT, FIRST NATIONS AFFAIRS

Nil

16 PORTFOLIO - TOURISM & VISITOR INFORMATION CENTRES, SPORT & RECREATION AND COMMERCIAL ENTERPRISES

Nil

17 PORTFOLIO - REGIONAL DEVELOPMENT, DEVELOPMENT SERVICES, COMMUNITY & SOCIAL HOUSING

Nil

18 QUESTIONS ON NOTICE

Attendance:
At 11:12am, Manager Finance & Sustainability Kerri Anderson left the meeting.
At 11:14am, Manager Finance & Sustainability Kerri Anderson returned to the meeting.
At 11:20am, Acting Manager Water & Wastewater Adam Branch left the meeting.
At 11:34am, Councillor Danita Potter left the meeting.
At 11:36am, Councillor Danita Potter returned to the meeting.

18.1 QUESTION ON NOTICE - INFRASTRUCTURE

RESOLUTION 2024/280

Moved: Cr Kathy Duff
Seconded: Cr Danita Potter

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

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

Against: Nil

CARRIED 6/0

19 INFORMATION SECTION

Nil

20 CONFIDENTIAL SECTION

RESOLUTION 2024/281

Moved: Cr Scott Henschen
Seconded: Cr Kathy Duff

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*:

20.1 Development of 1 Pound Street, Kingaroy

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.

20.2 Murgon Visitor Information Centre

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.

20.3 Proposal to write-off special rates charges on assessments 12927-29000-001, 12921-75000-001, 12905-16000-001

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.

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

Against: Nil

CARRIED 6/0

Attendance:
At 12:02pm, General Manager Infrastructure Aaron Meehan left the meeting.

RESOLUTION 2024/282

Moved: Cr Gavin Jones
Seconded: Cr Scott Henschen

That Council moves out of Closed Council into Open Council.

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

Against: Nil

CARRIED 6/0

20.1 DEVELOPMENT OF 1 POUND STREET, KINGAROY

RESOLUTION 2024/283

Moved: Cr Scott Henschen
Seconded: Cr Danita Potter

That Council resolve to amend Resolution 2023/434 by inserting a requirement for Council to develop an expression of interest to divest of 1 Pound Street, Kingaroy Lot 13 on RP814986 as part of the tender process, prior to inviting written tenders for a proposed mixed-use development of commercial and/or residential use.

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

Against: Cr Kathy Duff

CARRIED 5/1

AMENDMENT

Moved: Cr Kathy Duff
Seconded: Cr Danita Potter

That Council resolve to amend Resolution 2023/434 by inserting a requirement for Council to develop an expression of interest to divest of 1 Pound Street, Kingaroy Lot 13 on RP814986 as part of the tender process, prior to inviting written tenders for a proposed mixed-use development of commercial and/or residential use or alternative community use.

In Favour: Crs Danita Potter and Kathy Duff

Against: Crs Gavin Jones, Jane Erkens, Kirstie Schumacher and Scott Henschen

LOST 2/4

20.2 MURGON VISITOR INFORMATION CENTRE

RESOLUTION 2024/284

Moved: Cr Kathy Duff
Seconded: Cr Jane Erkens

That South Burnett Regional Council lift Murgon Visitor Information Centre from the table.

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

Against: Nil

CARRIED 6/0

RESOLUTION 2024/285

Moved: Cr Kathy Duff
Seconded: Cr Jane Erkens

That South Burnett Regional Council delegate to the Chief Executive Officer the power to negotiate, finalise and execute an appropriate arrangement with Murgon Business and Development

Association Inc. on terms and conditions that the Chief Executive Officer considers are reasonable to Council for the co-location to the Murgon Visitor Information Centre on a 12-month trial.

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

Against: Nil

CARRIED 6/0

20.3 PROPOSAL TO WRITE-OFF SPECIAL RATES CHARGES ON ASSESSMENTS 12927-29000-001, 12921-75000-001, 12905-16000-001

RESOLUTION 2024/286

Moved: Cr Jane Erkens
Seconded: Cr Danita Potter

That Council receive the report for information.

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

Against: Nil

CARRIED 6/0

21 CLOSURE OF MEETING

The Meeting closed at 12:44pm.

The minutes of this meeting were confirmed at the Ordinary Council Meeting held on 6 March 2024.

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CHAIRPERSON

8 NOTICES OF MOTION

Nil

9 BUSINESS OUTSTANDING

9.1 BUSINESS OUTSTANDING TABLE FOR ORDINARY COUNCIL MEETING

File Number: **24/01/2024**

Author: **Executive Assistant**

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 ⇩

BUSINESS OUTSTANDING TABLE FOR ORDINARY COUNCIL MEETING

Meeting Date: 6 March 2024

Attachment No: 1

Meeting	Subject	Resolution	Notes
Council 14/02/2024	Development of 1 Pound Street, Kingaroy	**RESOLUTION 2024/283** Moved: Cr Scott Henschen Seconded: Cr Danita Potter That Council resolve to amend Resolution 2023/434 by inserting a requirement for Council to develop an expression of interest to divest of 1 Pound Street, Kingaroy Lot 13 on RP814986 as part of the tender process, prior to inviting written tenders for a proposed mixed-use development of commercial and/or residential use. In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen Against: Cr Kathy Duff **CARRIED 5/1** **AMENDMENT** Moved: Cr Kathy Duff Seconded: Cr Danita Potter That Council resolve to amend Resolution 2023/434 by inserting a requirement for Council to develop an expression of interest to divest of 1 Pound Street, Kingaroy Lot 13 on RP814986 as part of the tender process, prior to inviting written tenders for a proposed mixed-use development of commercial and/or residential use or alternative community use. In Favour: Crs Danita Potter and Kathy Duff Against: Crs Gavin Jones, Jane Erkens, Kirstie Schumacher and Scott Henschen **LOST 2/4**	

Council 14/02/2024	Systematic Inspection Program	**RESOLUTION 2024/279** Moved: Cr Scott Henschen Seconded: Cr Danita Potter That Council approve a Systematic Inspection Program for properties within the South Burnett Regional Council's jurisdiction in accordance with section 113 of the *Animal Management (Cats and Dogs) Act 2008* to monitor compliance with the requirements of the *Animal Management (Cats and Dogs) Act 2008,* more specifically the requirement to register dogs. The properties to be included in the Systematic Inspection Program are potentially all properties within the South Burnett area. The Systematic Inspection Program will be conducted between the hours of 8.00am and 5.00pm Monday to Friday, commencing on Monday 4 March 2024 and concluding on Friday 31 May 2024. In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil **CARRIED 6/0**
Council 14/02/2024	ALGA National General Assembly Call for Motions - 2024	**RESOLUTION 2024/275** Moved: Cr Kathy Duff Seconded: Cr Scott Henschen That South Burnett Regional Council resolves to submit the following resolutions to the National General Assembly of Local Government; 1. A bond is held from start of project with guaranteed finance in place to cover decommissioning and full project removal, disposal and rehabilitation of costs at end of life; 2. appropriate regulations are in place to protect threatened and endangered species;

3. large scale renewable projects are subject to full state government approval processes and be made impact-assessable not code-assessable;
4. an appropriate land access framework to protect the environment, cultural heritage and existing land users is established;
5. minimal impact upon existing rate payers is negotiated;
6. Australia's food security is protected by prohibiting large scale renewable projects on prime agricultural land; (See Paris Agreement Article 2 (1) (b))
7. all large scale renewable projects comply with the same regulations that apply to agriculture, mining and gas;
8. large scale renewable projects are added as a trigger to the EPBC Act;
9. a mandatory code of conduct is established to govern the renewable energy sector and renewable energy proponents' conduct with affected communities;
10. Local Council be notified prior to negotiations along with all interested parties of any renewable projects within their region;
11. National campaign for dedicated support for Local Government Councillors;
12. Funding to establish circle of economy in regional areas;
13. Housing support to address ageing infrastructure that is styfling residential development opportunities;
14. Assistance with urban water suppy

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

Against: Nil

CARRIED 6/0

Council 14/02/2024	Question on Notice - Meeting with Linda Dobe	**OFFICER'S RECOMMENDATION** Question on notice from Councillor Schumacher: Has there been any progress in arranging a meeting with Acting Director General of Department of Regional Development, Manufacturing and Water (DRDMW), Linda Dobe?	**01 Mar 2024 9:37am Hurt, Tiarna** Emailed requesting for a meeting.
Council 14/02/2024	Murgon Visitor Information Centre	**RESOLUTION 2024/284** Moved: Cr Kathy Duff Seconded: Cr Jane Erkens That South Burnett Regional Council lift Murgon Visitor Information Centre from the table. In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil **CARRIED 6/0** **RESOLUTION 2024/285** Moved: Cr Kathy Duff Seconded: Cr Jane Erkens That South Burnett Regional Council delegate to the Chief Executive Officer the power to negotiate, finalise and execute an appropriate arrangement with Murgon Business and Development Association Inc. on terms and conditions that the Chief Executive Officer considers are reasonable to Council for the co-location to the Murgon Visitor Information Centre on a 12-month trial. In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil	

		CARRIED 6/0	
Council 24/01/2024	LOCAL LAW (REPEALING) LOCAL LAW (NO. 1) 2023 SUBORDINATE LOCAL LAW (REPEALING) SUBORDINATE LOCAL LAW (NO. 1) 2023	**RESOLUTION 2024/248** Moved: Cr Danita Potter Seconded: Cr Scott Henschen South Burnett Regional Council resolves to propose to make each of the following: - (a) Local Law (Repealing) Local Law (No. 1) 2023; and (b) Subordinate Local Law (Repealing) Subordinate Local Law (No. 1) 2023. In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil **CARRIED 6/0**	**07 Feb 2024 4:29pm Pitt PSM, Mark** Correspondence sent for State Interest Check to Dept. of Local Government - public consultation commences after this stage **28 Feb 2024 4:54pm Pitt PSM, Mark** State interest check complete - public advertising commencing
Council 24/01/2024	Request to apply for funding under the Queensland Feral Pest Initiative.	**RESOLUTION 2024/255** Moved: Cr Scott Henschen Seconded: Cr Kirstie Schumacher That South Burnett Regional Council endorse the development of an application for funding under the Queensland Government Feral Pest Initiative Round (8) in partnership with other local governments, Natural Resource Management groups and Incorporated Industry organisations. In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil **CARRIED 6/0**	

Council 24/01/2024	Quote SBRCQ 2023/24-14 - Replace Wheel Loader 1507	**RESOLUTION 2024/242** Moved: Cr Scott Henschen Seconded: Cr Jane Erkens That South Burnett Regional Council purchase from RDO Equipment, one (1) John Deere 624K-!! for $427,000 excluding GST. In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter and Scott Henschen Against: Crs Kirstie Schumacher and Kathy Duff **CARRIED 4/2**
Council 24/01/2024	South Burnett Regional Council Operational Plan 2023/2024 2nd Quarter Review	**RESOLUTION 2024/247** Moved: Cr Kathy Duff Seconded: Cr Danita Potter That the South Burnett Regional Council Operational Plan 2023/2024 2nd Quarter Review be adopted as presented. In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil **CARRIED 6/0**
Council 24/01/2024	Consideration of Public Auction for surplus equipment and furniture	**RESOLUTION 2024/259** Moved: Cr Danita Potter

		Seconded: Cr Scott Henschen That Council; 1. In accordance with Section 227-228 of the *Local Government Regulation 2012*, it is proposed Council offer surplus equipment and furniture for sale at public tender or auction. In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil **CARRIED 6/0**
Council 24/01/2024	Blackbutt Water Tower – Telecommunications Tower Lease	**RESOLUTION 2024/271** Moved: Cr Danita Potter Seconded: Cr Jane Erkens That South Burnett Regional Council: 1. *Section 236(1)(c)(vi)* of the *Local Government Regulation 2012* applies for the disposal of the valuable non-current asset by offering a Lease for Part of Lot 1 on RP130127, D'Aguilar Highway, Blackbutt to Telstra Limited; and 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 between Council and Telstra Limited on terms and conditions the Chief Executive Officer reasonably considers satisfactory to Council. In Favour: Crs Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil **CARRIED 5/0**

Council 24/01/2024	Waste Strategy 2023-2029	**RESOLUTION 2024/256** Moved: Cr Danita Potter Seconded: Cr Kirstie Schumacher That South Burnett Regional Council resolves to adopt the Waste Strategy 2023-2029 as presented. In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil **CARRIED 6/0**
Council 24/01/2024	Request to apply for the Community Energy Upgrades Fund Round 1	**RESOLUTION 2024/257** Moved: Cr Kirstie Schumacher Seconded: Cr Kathy Duff That South Burnett Regional Council delegate to the Chief Executive Officer for a grant application to be submitted for funding under the Community Energy Upgrades Fund Round 1. In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil **CARRIED 6/0**
Council 13/12/2023	Update on Sir Charles Adermann Park Community Consultation.	**RESOLUTION 2023/210** Moved: Cr Kathy Duff Seconded: Cr Danita Potter That South Burnett Regional Council:

		1. Acknowledge the extension of the community consultation of Sir Charles Adermann Park into May 2024 to allow time to review traffic behaviour and community feedback on road safety in the area and review the community survey results and written responses. 2. Note the feedback received to date from both the public meeting and online feedback and confirms that Adermann Park will be not utilised for any car parking services and that the feedback received will inform the 2024 – 2025 capital and operational budgets. In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil **CARRIED 6/0**
Council 13/12/2023	Supplementary Report for Gifting of St. Faith Church and Cemetery, Mondure.	**MOTION** Moved: Cr Kathy Duff Seconded: Cr Danita Potter That South Burnett Regional Council respectfully decline the offer to be gifted the St. Faith Anglican Church and commence negotiations for the potential subdivision to split the cemetery from the Church lot at no cost to Council before Council would be able to accept an offer to take on the cemetery property located at Mondure. **AMENDMENT** Moved: Cr Kirstie Schumacher Seconded: Cr Kathy Duff 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.

		In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil **CARRIED 6/0** **THE AMENDMENT BECAME THE RESOLUTION** **RESOLUTION 2023/214** Moved: Cr Kathy Duff Seconded: Cr Danita Potter 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 In Favour: Crs Gavin Jones, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Cr Jane Erkens, **CARRIED 5/1**
Council 13/12/2023	Quote SBRCQ 2023/24-18 - Replace Water Trucks 2016, 2017 and 2022	**RESOLUTION 2023/196** Moved: Cr Danita Potter Seconded: Cr Scott Henschen That South Burnett Regional Council purchase from Daimler Trucks Sunshine Coast, three (3) Mitsubishi Fuso Shogun FV74 for $796,769.73 excluding GST. In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen Against: Nil

CARRIED 5/0

Council 13/12/2023	Local Law Review Workshop	**RESOLUTION 2023/197** Moved: Cr Jane Erkens Seconded: Cr Scott Henschen That South Burnett Regional Council 1. Accept the report, Local Laws Review – Discovery Phase – August 2023 for information; and 2. Adopt the following recommendations that Council: (a) Repeal Subordinate Local Law 1.07 – Operation of Cane Railways 2011. (b) Repeal Model Local Law No. 2 (Meetings) 2008. 3 Conduct a workshop shared accommodation, temporary homes, animals and parking in January 2024 In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen Against: Nil **CARRIED 5/0** **RESOLUTION 2023/198** Moved: Cr Danita Potter Seconded: Cr Jane Erkens That the South Burnett Regional Council Asset Management Policy – Strategic014 be adopted as presented. In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen Against: Nil **CARRIED 5/0**

Council 13/12/2023	Regional Development Action Plan	**RESOLUTION 2023/221** Moved: Cr Kathy Duff Seconded: Cr Kirstie Schumacher That South Burnett Regional Council endorse the Regional Development Action Plan to deliver on the Regional Development Strategy 2021 – 2026 as amended. In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil **CARRIED 6/0**
Council 13/12/2023	Murgon Visitor Information Centre	**RESOLUTION 2023/231** Moved: Cr Jane Erkens Seconded: Cr Scott Henschen That item 20.1 lay on the table pending community consultation .In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen Against: Nil **CARRIED 5/0** **RESOLUTION 2023/231** Moved: Cr Jane Erkens Seconded: Cr Scott Henschen That item 20.1 lay on the table pending community consultation

		.In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen Against: Nil **CARRIED 5/0**
Council 13/12/2023	Future Use of Lot 19 on CP891608 - 9 Knowles Street, Nanango	**RESOLUTION 2023/215** Moved: Cr Jane Erkens Seconded: Cr Danita Potter That 1. Negotiations continue to determine suitability to enter into a new lease agreement in accordance with *s(236)(1)(c)(iii) & (3)(5) of the Local Government Regulation 2012* for the disposal of a non-valuable current asset being Lot 19 on CP891608; or 2. Negotiate the sale of the property to an adjoining landowner in accordance with *s(236)(c)(iv)* & *(3)(5)* of the *Local Government Regulation 2012*; (a) The property be offered for Tender under *s227 of the Local Government Regulation 2012* should negotiations with the existing lessee and adjoining landowners fail. 3. 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 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. In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil **CARRIED 6/0**

Council 13/12/2023	Trusteeship of Goodger Hall - Lot 186 on FY850	**RESOLUTION 2023/218** Moved: Cr Jane Erkens Seconded: Cr Danita Potter 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 *Section 257(1)(b)* of the *Local Government Act 2009*, the Council resolves to delegate to the Chief Executive Officer the power to complete the transfer of trusteeship. In Favour: Crs Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil **CARRIED 5/0**
Council 22/11/2023	Kumbia Recreation Reserve Preliminary Master Plan	**RESOLUTION 2023/168** Moved: Cr Scott Henschen Seconded: Cr Kathy Duff That South Burnett Regional Council: 1. Adopt the Draft Kumbia Recreation Reserve Preliminary Master Plan; and 2. Undertake community consultation to seek views on the priority projects to be included in the stage one of park redevelopment. In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil **CARRIED 6/0**

Council 22/11/2023	Proposed tender for sale of 23 Jellicoe Street, Proston	**RESOLUTION 2023/167** Moved: Cr Scott Henschen Seconded: Cr Kathy Duff That South Burnett Regional Council approve for sale by tender 23 Jellicoe Street, Proston (Lot 38 RP57676) 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; or 2. If negotiations with the highest tenderer does not result in a sale of the property at current market value, list the property for sale on the open market; and 3. Delegate powers to the Chief Executive Officer under Section 257 of the *Local Government Act 2009* to negotiate and execute contract of sale. In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil **CARRIED 6/0**
Council 22/11/2023	Proposed tender for sale of Lot 18 McConnel Way, Mondure	**RESOLUTION 2023/166** Moved: Cr Kirstie Schumacher Seconded: Cr Danita Potter That South Burnett Regional Council approve for sale by tender Lot 18 McConnel Way, Mondure (Lot 18 RP27655) 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; or 2. If negotiations with the highest tenderer does not result in a sale of the property at current market value, list the property for sale on the open market; and

		3. Delegate powers to the Chief Executive Officer under Section 257 of the *Local Government Act 2009* to complete contracts of sale. In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil **CARRIED 6/0**
Council 22/11/2023	Trustee Lease - Tingoora Sports Association Inc	**RESOLUTION 2023/176** Moved: Cr Scott Henschen Seconded: Cr Kirstie Schumacher That South Burnett Regional Council: 1. resolves that the exception in *Local Government Regulation 2012 section 236 (1)(b)(ii)* 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 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. In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil **CARRIED 6/0**
Council 22/11/2023	Business & Digital Transformation Review	**RESOLVED 2023/154** That a report be brought back to Council with a road map of the business and digital transformation and what Council needs to do to fast track this process.

Council 22/11/2023	Potential Purchase of Community Health Building, Kingaroy	**RESOLUTION 2023/190** Moved: Cr Danita Potter Seconded: Cr Jane Erkens That South Burnett Regional Council offer to purchase the property from the State of Queensland (represented by Queensland Health). 1. Contract of sale to be in accordance with; (i) *Local Government Regulation 2012*. (ii) Queensland Government Land Transaction Policy 2021. (iii) SBRC Procurement Policy. (iv) SBRC Investment Policy. 2. Pursuant to *Section 257(1)(b)* of the Act, the Council resolves to delegate to the CEO the power to negotiate terms and bring a report back to Council. In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil **CARRIED 6/0**
Council 22/11/2023	Glendon Street Amenities Electricity Update	**RESOLUTION 2023/188** Moved: Cr Danita Potter Seconded: Cr Scott Henschen That Council delegate to the Chief Executive Officer to make an application for an exceptional circumstances exemption in relation to the power connection of the Glendon Street Amenities until the potential purchase of the adjacent community health building is resolved.

		In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil **CARRIED 6/0**	
Council 22/11/2023	Grant Opportunity - Staff Emergency Service (SES) Support Grants 2024-2025	**RESOLUTION 2023/162** Moved: Cr Danita Potter Seconded: Cr Scott Henschen That South Burnett Regional Council: 1. Develop and apply to the Queensland Fire and Emergency Services (QFES) for grant funding under SES Support Grants 2024-25 round for the purchase of a SES vehicle to be used exclusively for carrying out SES activities; and 2. Approve the required Council contribution estimated to be $32,500 from the 2024 – 2025 fleet budget towards the purchase of a SES vehicle should the grant application be successful. In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil **CARRIED 6/0**	
Council 22/11/2023	Nanango CBD Parking & Operations - Community Consultation	**RESOLUTION 2023/157** Moved: Cr Jane Erkens Seconded: Cr Scott Henschen That South Burnett Regional Council:	**29 Feb 2024 2:34pm Allen, Samantha**

		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 a more suitable place that does not impact on retail parking. In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil **CARRIED 6/0**	Letters have been sent to businesses, recieved response email from Stanwell. Further consultation planned for April.
Council 22/11/2023	Sale by Tender of 4 Haly Street, Kingaroy to adjoining owners	**RESOLUTION 2023/165** Moved: Cr Danita Potter Seconded: Cr Kathy Duff That South Burnett Regional Council offer the land for sale by tender to the three adjoining owners by; 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 *Local Government Act 2009* enter a contract of sale for the property, or 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. In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil **CARRIED 6/0**	

Council 22/11/2023	Proposed Tender to Adjoining owners for sale of 29 Tiernan Terrace, Murgon	**RESOLUTION 2023/164** Moved: Cr Kathy Duff Seconded: Cr Scott Henschen That South Burnett Regional Council approve for sale by tender to adjoining owners 29 Tiernan Terrace, Murgon (Lot 72 RP855764) 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 2009* to negotiate and execute contract of sale. In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil **CARRIED 6/0**
Council 25/10/2023	Regional University Study Hubs - 2023 Application Round	**RESOLUTION 2023/123** Moved: Cr Danita Potter Seconded: Cr Scott Henschen That South Burnett Regional Council apply to the Regional University Study Hubs – 2023 Application Round. In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil **CARRIED 6/0**

Council 25/10/2023	Application for funding under the Safe Places Emergency Accommodation Inclusion Round	**RESOLUTION 2023/134** Moved: Cr Danita Potter Seconded: Cr Kathy Duff That South Burnett Regional Council endorse the application for grant funding under the safe places emergency accommodation program to construct emergency accommodation for women and children experience family and domestic violence (FDV). In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil **CARRIED 6/0**	
Council 25/10/2023	Outline Council's Intent in a Planning Policy	**RESOLVED 2023/113** That Council include in an appropriate planning policy, that Council's intent is to assist, support and encourage development.	**07 Dec 2023 11:20am Searle, Karen** Seeking assistance from Liveability to develop policy
Council 27/09/2023	Bus Shelter Structures in Crawford and Kumbia	**RESOLUTION 2023/80** Moved: Cr Scott Henschen Seconded: Cr Danita Potter That South Burnett Regional Council consider the allocation of $22,000 for a suitable shelter structure in Crawford, in the 2023/24 Capital Works first quarter budget review. In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen	**14 Dec 2023 8:46am Allen, Samantha** Sent onto Works Manager, to be actioned in review **29 Feb 2024 2:41pm Allen, Samantha** To be considered at the 3rd quarter review.

		Against: Nil **CARRIED 6/0**	
Council 27/09/2023	Flynn Electorate Infrastructure Priorities	**RESOLUTION 2023/75** Moved: Cr Kathy Duff Seconded: Cr Scott Henschen That Council nominate the following projects for the Flynn Electorate potential infrastructure projects: a) Mundubbera Durong Road b) Proston Boondooma Road c) Memerambi Gordonbrook Road d) Footpath Improvements – Proston & Hivesville e) Wondai Industrial Estate Stage 2 Works f) Park and Recreational Facility Upgrades – Proston, Hivesville, Tingoora and Wondai g) Drainage Improvements – Tingoora h) Tourism Signage i) Barlil Weir (Advocacy Role) k) Boondooma Dam/ Manar Park & Surrounds Blackspot In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil **CARRIED 6/0**	**20 Oct 2023 8:28am Paterson, Lynelle - Completion** Completed by Paterson, Lynelle (action officer) on 20 October 2023 at 8:28:29 AM - Letter sent

Council 27/09/2023	Youth Engagement Hub - Kingaroy	**RESOLUTION 2023/95** Moved: Cr Danita Potter Seconded: Cr Jane Erkens That 1. The Co-ordinator of Community Development Officer liaise with CTC Inc. and Council's Regional Librarian and Youth Council to formulate a twelve-month youth focused program to commence in April 2024; and 2. To seek grant funding to deliver the program into the community. In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil **CARRIED 6/0**
Council 27/09/2023	Ringsfield House Advisory Committee	**RESOLUTION 2023/94** Moved: Cr Jane Erkens Seconded: Cr Danita Potter That 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. In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil **CARRIED 6/0**
Council 23/08/2023	Delegates at the LGAQ Annual Conference 2023	**RESOLUTION 2023/40** Moved: Cr Scott Henschen Seconded: Cr Kirstie Schumacher That Acting Mayor Gavin Jones and Cr Jane Erkens attend the LGAQ Annual Conference as delegates. In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil **CARRIED 6/0**
Council 23/08/2023	Minutes of the Special Council Meeting held on 21 June 2023	**RESOLUTION 2023/37** Moved: Cr Jane Erkens Seconded: Cr Danita Potter That the Minutes of the Special Council Meeting held on 21 June 2023 be received.

		In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil **CARRIED 6/0**
Council 23/08/2023	Extended Leave - Mayor Brett Otto	**RESOLUTION 2023/36** Moved: Cr Scott Henschen Seconded: Cr Danita Potter That South Burnett Regional Council grant Mayor Brett Otto a leave of absence for the period of 31 July 2023 to 31 October 2023 inclusive. In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil **CARRIED 6/0**
Council 23/08/2023	WBBROC AGM	**RESOLUTION 2023/41** Moved: Cr Danita Potter Seconded: Cr Kirstie Schumacher That CEO Mark Pitt, Acting Mayor Jones and Cr Duff be nominated as delegates on behalf of South Burnett Regional Council. In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil **CARRIED 6/0**

		RESOLUTION 2023/42 Moved: Cr Jane Erkens Seconded: Cr Scott Henschen That South Burnett Regional Council note the following changes to the August rates notices: • Change in issue date from the 18th of August 2023 to the 25th of August 2023 • Change of due date from the 21st of September 2023 to the 28th of September 2023 In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil **CARRIED 6/0**	
Council 23/08/2023	Meeting with Councillors & Red Earth	**RESOLVED 2023/62** That the Councillors & Red Earth management committee meet to discuss activities and further programmes.	
Council 23/08/2023	Land Purchase for Mt Wooroolin Reservoir	**RESOLUTION 2023/70** Moved: Cr Danita Potter Seconded: Cr Kirstie Schumacher That South Burnett Regional Council note this report and delegate the authority to the CEO to purchase the additional land to accommodate the new reservoir In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen Against: Nil	**21 Sep 2023 12:15pm Allen, Samantha** Noted. Land purchase to negotiated **14 Dec 2023 8:43am Allen, Samantha** In progress

		CARRIED 5/0	**20 Feb 2024 3:43pm Allen, Samantha** Email sent to Project Manager to confrim this is completed **29 Feb 2024 2:37pm Allen, Samantha** Contract signed, surveying plans prepared. Awaiting conveyancing
Council 23/08/2023	Motion - South Burnett's Water Challenges	**RESOLUTION 2023/47** Moved: Cr Scott Henschen Seconded: Cr Kirstie Schumacher That Councillors, General Manager Infrastructure and CEO request a meeting with Acting Director-General Linda Dobe Department of Regional Development, Manufacturing and Water (DRDMW) and provide a deputation with regards to the criticality of South Burnett's water challenges. In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil **CARRIED 6/0**	**21 Sep 2023 12:24pm Allen, Samantha** Briefing position currently being compiled. Meeting to be arranged once complete **29 Feb 2024 2:29pm Allen, Samantha** Final Draft completed, awaiting confirmation of appointment. **29 Feb 2024 3:52pm Hurt, Tiarna** Meeting request emailed.
Council 28/06/2023	Growing Regions Program - Round 1 Grant Opportunity	**RESOLUTION 2023/649** Moved: Cr Kirstie Schumacher Seconded: Cr Danita Potter	

		That Council 1. Note the information in this report and approve the submission of an Expression of Interest (EOI) for the Growing Regions Program – Round 1 grant opportunity, for Stage 1 of the WJ Lang Memorial Olympic Pool Complex redevelopment works project. 2. If Council's EOI application is successful, approve the submission of a full application and the allocation of the required Council Contribution of $6,000,000 in Council's capital works program and capital budget to enable the execution of the project. In Favour: Crs Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Cr Jane Erkens **CARRIED 4/1**
Council 28/06/2023	Parks Business Improvement Review by Shepherd	**RESOLUTION 2023/665** Moved: Cr Kirstie Schumacher Seconded: Cr Jane Erkens That the Parks Business Improvement Review completed by Shepherd Asset Management Solutions be received for information and that a workshop be scheduled to discuss these findings and learnings in the first quarter of the 2023 – 2024 financial year. In Favour: Crs Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil **CARRIED 5/0**

Council 24/05/2023	Advocacy Digital Plan	**RESOLUTION 2023/574** Moved: Cr Kirstie Schumacher Seconded: Cr Danita Potter That South Burnett Regional Council meets with NBN and the relevant telcos and uses the information provided to develop a digital plan for the South Burnett that can be used as a advocacy document for the Mayor and Councillors to take to the ALGA Assembly and the Ministerial meetings scheduled in Canberra later this year. • The purpose of this plan will be to identify and agree on the existing black spots and seek to leverage the next rounds of Federal funding for regional connectivity and upgrades with consideration to future opportunities to apply for disaster funding to acquire hybrid power cubes for use during disasters. In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil **CARRIED 7/0**	**14 Jul 2023 10:31am Pitt PSM, Mark** Workshop scheduled for 17 July to commence discusions on advocacy plans **20 Oct 2023 8:56am Pitt PSM, Mark** Consideration with Council's advocacy programme and drafting - gathering information for development of the draft **16 Nov 2023 2:18pm Pitt PSM, Mark** Template for the report developed and population of information has commenced - rough draft to be circulated prior to end of calendar year **03 Jan 2024 2:02pm Pitt PSM, Mark** Given end of year workloads 1st draft wascompleted but circulated in January 2024 - workshop with councillors being organised to review draft **07 Feb 2024 4:21pm Pitt PSM, Mark**

			Draft circulated to SLT for feedback **28 Feb 2024 4:55pm Pitt PSM, Mark** Meeting held with Telstra to discuss options for connectivity planning, feedback recieved from LGAQ on draft
Council 26/04/2023	KTP Pedestrian Visibility and PWD Shop Access	**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. In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil **CARRIED 7/0**	**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
Council 29/03/2023	Compliance Enforcement on Burning in Residential Areas	**RESOLUTION 2023/479** Moved: Cr Kathy Duff Seconded: Cr Danita Potter	**23 Jun 2023 9:20am O'May, Peter**

		That South Burnett Regional Council run an education program explaining Local Law 3 and Subordinate Law 3 to the community targeting lighting and maintaining fires in rural residential and residential areas and explaining ramification of non-compliance. In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil **CARRIED 7/0**	Awaiting recruitment/commencement of Co-ordinator Regulatory Services who wil be tasked with delivering program. Expected to commence in early July **25 Jul 2023 2:02pm Brooks, Darryl** Draft Fact Sheet being developed on burning in residential areas and then an educational program will be conducted **06 Dec 2023 10:47am Brooks, Darryl** Fact sheet has been finalised and is with Governance for approval prior to social media comms being generated.
Council 22/02/2023	Rural Residential Blocks	**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. In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen	**23 Jun 2023 9:30am O'May, Peter**

		Against: Nil **CARRIED 7/0**		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** Mead Perry have been appointed to conduct local law review - this will be reviewed as part of this project
Council 25/01/2023	Gift of land to the South Burnett Child Care Centre at Kingaroy	**RESOLUTION 2023/364** Moved: Cr Kirstie Schumacher Seconded: Cr Gavin Jones That South Burnett Regional Council: 1. Develop a framework to consider requests from community groups that ask Council to transfer land at nil consideration, to ensure consistent decision-making. 2. Conduct a development application for subdivision of Lot 86 on RP7951 in line with the current South Burnett Child Care and Kindergarten lease area. 3. Continue engagement with South Burnett Child Care and Kindergarten as to appropriate long term tenure arrangements. In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil		**11 Jul 2023 3:21pm King, Denise** 2. Development application currently being prepared

		CARRIED 7/0
Council 14/12/2022	Notice of Motion - Gore Street Footpath	**RESOLUTION 2022/285** Moved: Cr Kathy Duff Seconded: Cr Danita Potter That Cr Henschen's motion in relation to the allocation of the LRCI 2023/2024 funding be lifted off the table and dealt with. In Favour: Crs Brett Otto, Jane Erkens, Danita Potter, Kathy Duff and Scott Henschen Against: Crs Gavin Jones and Kirstie Schumacher **CARRIED 5/2** **MOTION** **MOTION** Moved: Cr Scott Henschen Seconded: Cr Jane Erkens That the following projects are scoped and costed with a view to Council applying the $1,644,465 of LRCI phase 3 extension funding in the 2023/2024 year to these capital projects and a report be brought to a future Infrastructure, Environment and Compliance Standing Committee Meeting, including capital and whole of life costings for consideration: • Wondai Industrial Estate stage 2; • Haly Street Wondai drainage and road sealing; • Alford Street east Kingaroy - stage 1 rehabilitation; • Gore Street Murgon SHS kerb and channelling / parking.

AMENDMENT

Moved: Cr Brett Otto

Seconded: Cr Kathy Duff

That the following projects are scoped on a preliminary basis with high level cost estimates so as to be considered through the application of the prioritisation tool along side other capital projects as part of the 2023/24 capital budget considerations of Council

- Wondai Industrial Estate stage 2;
- Gore Street Murgon SHS kerb and channelling / parking.
- McKell Park, Wondai
- Coronation Park, Wondai
- Coopers Gap viewing platform
- Lions Park Kingaroy completion
- Murgon basketball half court
- Proston look out
- Apex Park Carpark, Kingaroy
- Tingoora Drainage
- Youth Park, Kingaroy

The amendment became the resolution.

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

Against: Cr Gavin Jones

CARRIED 6/1

Council 23/11/2022	Goodger School - Land Reserve	**RESOLUTION 2022/261** Moved: Cr Danita Potter Seconded: Cr Gavin Jones That South Burnett Regional Council: 1. Advise the Department of Resources that, to its knowledge, the named Trustees of the Reserve for Public Hall, being Lot 186 on FY850, are all deceased. 2. Public consultation be undertaken to advise the community of the current situation and future options. In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil **CARRIED 7/0**	**20 Jan 2023 11:49am Bayntun, Rebecca** Public Consultation plan and information sheet being prepared.
Council 27/04/2022	Material change of use application for expansion of an existing piggery to 57,000SPU and 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...	**OFFICER'S RECOMMENDATION** That Council approve the Material change of use application for expansion of existing of an existing piggery to 57,000spu and associated infrastructure - Lot 202 SP 251979 Lot 203 SP 251979 Lot 49 MZ 555 - Applicant: Jamz & Co Investments Pty Ltd – MCU21/0017 subject to the following 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:	**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 Kratzmanns Road required under pervious approval. **20 Jan 2023 2:15pm O'May, Peter**

Drawing Title	Prepared by	Reference no.	Revision	Date
Site Plan	Agricultural Development Services Australia	WPC-003	A	22/11/21
Bushfire Management Report	Range Environmental Consultants	J000738	1	10/12/21
Proposed Piggery Expansion – 592 Morgans Road Windera Concept Plan 2 Kratzmanns Rd Causeway	UDP	FSA-0002-SK02	1	15/12/16

GEN2. The Developer is responsible for ensuring compliance with this development approval and the conditions of the approval by an employee, agent, contractor or invitee of the Developer at all times unless otherwise stated.

Timing: To be maintained at all times.

GEN3. The development must be completed generally in accordance with the approved plans and documents and any amendments arising through conditions to this development approval.

Review of road works progress scheulded February 2023

03 May 2023 3:33pm King, Denise

The follwoing 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

	GEN4.	Maintain the approved development in accordance with the approved drawings and documents and any relevant subsequent approvals required by the conditions herein.	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. **21 Feb 2024 5:08pm Crick, Justin**
	GEN5.	The approved development is for an expansion of Intensive Animal Industry (Piggery) for an additional 28,500 SPU.	
	GEN6.	Maintain outdoor lighting to comply with *AS4282 – 1997 "Control of Obstructive Effects of Outdoor Lighting".* Artificial illumination is not to cause a nuisance to occupants of nearby premises and any passing traffic. Direct security and flood lighting away from adjoining residential premises. **Timing:** At all times.	
	GEN7.	No materials, equipment or structures are to be stored or placed within the area of the mapped waterways and drainage lines adjoining the development footprint at any time and in accordance with the approved site plan.	
	GEN8.	Carry out the development in accordance with section 6 and 7 of the Bushfire Management Report with reference J000738 and dated 10/12/2021.	
	GEN9.	Submit a Wastewater Management Plan (WMP) prepared by a suitably qualified person that addresses the following: • Wastewater type • Climatic conditions • Water quality objectives • Best-practice environmental management.	

	The WMP must demonstrate that the wastewater is managed in accordance with a waste management hierarchy that: • Avoids wastewater discharge to waterways; or • Minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater. **Timing:** Prior to commencement of use.	The TMR works on the approach to the Gayndah rd/Kratzmanns Rd itnersection have altered the 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 wil depend on the amount of redesign (if any) is required.
GEN10.	Provide and maintain adequate signage onsite identifying emergency evacuation routes.	
FUTHER PERMITS REQUIRED		
GEN11.	The development herein approved may not start until the following development permits have been issued and complied with as required: • Development Permit for Building Works; • Permit for Plumbing and Drainage Work; • Development Permit for Operational Works (Site Works, road widening, kerb and channel and associated drainage, landscaping, access driveways, water supply and sewerage discharge sludge collection and removal, stormwater disposal).	
GEN12.	The development (including landscaping, parking, driveway and other external spaces) shall be maintained in accordance with the approved plans, subject to and modified by any conditions of this approval.	
APPROVED USE		
GEN13.	The approved use of the premises is for an Intensive animal industry (piggery expansion 28,500 to 57,000spu).	

ADMIN

ADM1. All conditions of this approval must be undertaken and completed to the satisfaction of Council, at no cost to Council.

ADM2. All conditions, works, or requirements of this approval must be undertaken and completed prior to the commencement of use, unless otherwise stated.

ADM3. Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards.

ADM4. All engineering drawings/specifications, design and construction works must comply with the requirements of the relevant Australian Standards and must be approved, supervised and certified by a Registered Professional Engineer of Queensland. Any concurrence agency conditions will apply in addition to these standard conditions.

ENGINEERING WORKS

ENG1. Submit to Council, an Operational Work application for all civil works including earthworks, roadworks and accesses.

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.

ENG5. Submit to Council, certification from a suitably qualified Engineer (RPEQ) that the works have been undertaken in accordance with the Approved Plans and specifications and to Council's requirements, prior to commencement of the use.

MAINTENANCE

ENG6. Maintain all works that will become Council infrastructure for a period of 12 months (maintenance period) from the date of on-maintenance. Any defective works must be rectified within the maintenance period.

ENG7. Provide Council with a maintenance bond in an acceptable form equal to 5% of the value of Council's infrastructure prior to commencement of the maintenance period.

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

ENG8. 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.

ENG9. 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.

CONSTRUCTION AND NUISANCE MANAGEMENT PLAN

ENG10. Submit to Council for endorsement, a Construction and Nuisance Management Plan for approved development works for the site. The Plan is to cover where applicable, the following:

a) air quality management;

b) noise and vibration management;

c) storm water quality management;

d) erosion and sediment management;

e) vegetation management;

f) waste management;

g) complaint management;

h) community awareness;

i) preparation of site work plans;

j) workers' car parking arrangements; and

k) traffic control during works.

Timing: Prior to commencement of works.

ENG11. Implement the approved Construction Management Plan at all times during construction of the development.

ENG12. Ensure a legible copy of the approved Construction Management Plan is available on-site at all times during construction and earthworks.

STORMWATER MANAGEMENT

ENG13. Submit to Council for approval, a Stormwater Management Report (including drawings), prepared by an RPEQ, covering:

1) Stormwater diversion drains being suitably sized to accommodate runoff from the sheds and associated areas. Diversion drain outlets shall be clear of any Effluent Disposal Area, and shall not drain to a road reserve;

2) If proposed, how overland stormwater, including from upstream catchments, will be managed to avoid contamination with water from the piggery site/operations;

3) That all downstream properties, including road reserves will be protected from stormwater 'nuisance', from increased discharge rates, increased velocity, and concentration. Identify measures to be implemented to achieve 'no nuisance' if required.

Comment: The Stormwater information previously provided was not considered to adequately address Councils queries, and further information is sought.

ENG14. Provide overland flow paths that do not adversely alter the characteristics of existing overland flows, or create a nuisance, on other properties.

WATER SUPPLY

ENG15. Provide a potable water supply to meet the needs of the development for staff and visitors.

ON-SITE WASTEWATER DISPOSAL

ENG16. Connect the development to an on-site wastewater disposal system, in accordance with the AS1547 and the Queensland Plumbing and Wastewater Code.

ENG17. Obtain a Development Permit for Plumbing Works for the on-site sewerage treatment system.

WASTE AND ODOUR MANAGEMENT

ENG18. Provide solid and liquid waste management in accordance with AgDSA Development Assessment Report Rev A, dated 13/9/21.

ENG19. In the event that bonafide complaints are received by Council in relation to odour emissions produced from the site, and the use is not being carried out in accordance with the conditions of this approval, including the management strategies set out in the AgDSA Development Assessment Report Rev A, dated 13/9/21 report, Council reserves the right to require the applicant to re-assess waste and odour management procedures already in place. In this instance, the applicant may be required to undertake a further assessment on waste and odour management through a third party and implement any recommendations by a date agreed by the Council.

TRADE WASTE DISPOSAL (WASH DOWN BAY)

ENG20. The business must ensure that:

a) maintenance and cleaning of equipment (including vehicles and plant) are carried out in Wash Down Bays, or an area where contaminants cannot be released into stormwater drainage, a roadside gutter, a water course or onto unsealed ground;

b) any spillage of contaminants is cleaned up immediately by a method other than hosing, sweeping or otherwise releasing the contaminants into stormwater drainage, a roadside gutter or a water course; and

c) incidental rainfall and overland flow of stormwater do not contact contaminants (for example, areas with contaminants should be roofed or protected by diversion drains).

ENG21. Spillage of all chemicals and other liquid contaminants must be contained within an on-site containment system and controlled in a manner that prevents environmental harm.

ENG22. Where regulated waste is removed from the premises, records must be kept of the following:

a) the date, quantity and type of waste removed;

b) the name of the waste transporter and/or disposal operator who removed the waste; and

c) the intended treatment/disposal destination of the waste.

HAZARDOUS CHEMICAL & FUEL STORAGE

ENG23. Ensure that all hazardous chemicals are stored and handled in accordance to the Work Health and Safety Act 2011

ENG24. Diesel is to be stored and handled in accordance with Australian Standard1940-2004 - The storage and handling of flammable and combustible liquids.

PARKING AND ACCESS - GENERAL

ENG25. Provide a sufficient number of carparks to meet the demands of the development.

ENG26. Design and construct all driveway and parking areas to provide a dust suppressive gravel.

ENG27. Maintain dust suppression treatment to all internal roadways, and vehicle manoeuvring areas ensuring not to have an adverse impact on adjoining properties.

VEHICLE ACCESS - TURNOUT

ENG28. Design and construct vehicle turnouts in accordance with Council's Standard Drawing No. 00049 Rev B.

ROADWORKS AND PEDESTRIAN SAFETY

ENG29. Install signage for all works on or near roadways in accordance with the Manual for Uniform Traffic Control Devices – Part 3, Works on Roads.

TRANSPORT ROUTE

ENG30. All heavy vehicles traveling to/from the development shall use the following route, and vice versa:

- Kratzmanns Rd from the Murgon-Gayndah Rd to Morgans Rd;
- Morgans Rd from the intersection with Kratzmanns Rd, through to the site access at 592 Morgans Rd, Windera.
- Mcantee Rd between the proposed site accesses shown on AgDSA Drawing No A001.2 Rev A, and A002.1 Rev A. Using any other part of Mcantee Rd in not permitted.

B-DOUBLE ROUTE

ENG31. No part of the Transport Route is permitted for use by B-Doubles, and shall not be used by B-Doubles, unless an approval for the route to be used by multi-combination vehicles is obtained from the National Heavy Vehicle Regulator prior to allowing access to Multi-

Combination vehicles via above road section. Please refer to the following link for more information: https://www.nhvr.gov.au/road-access/access-management/applications-and-forms. Any future approval may be conditioned with further road upgrade requirements.

ROAD UPGRADING

ENG32. The applicant shall undertake the following road upgrades:

1) Windera Ck causeway and approaches:

   a) Widen the pavement on the approaches to the Windera Ck causeway to enable safe passing of the largest expected vehicle between Ch1.56km to Ch1.99km (approximately);

   b) Installation of a 'Give Way' sign and line marking on the westbound approach of the causeway, ensuring that appropriate sight distance requirements are achieved;

   c) Remove vegetation to improve sight distance as generally shown in RMA report Traffic Impacts Assessment – 592 Morgans Rd, Windera dated 23/12/2021 Figure 7-2.

2) Upgrade the intersection of Morgans Rd and Kratzmanns Rd generally in accordance with RMA report Traffic Impacts Assessment – 592 Morgans Rd, Windera dated 23/12/2021 Figure 7-3. The intersection shall accommodate the turning movements of the largest expected vehicle, including pavement widening and bitumen sealing. Trees and vegetation on Morgans Rd and Kratzmann's Rd shall be removed to achieve sight distance requirements.

3) The vertical curves on Morgans Road at approximately 200m, and 700 - 800m, north of the Kratzmanns Rd intersection shall be widened to a 7m bitumen seal on an 8m pavement formation (including tapers and linemarking), where Stopping Sight Distance is not available.

4) Vegetation on the inside of the Kratzmanns Rd intersection shall be cleared to improve sight distance.

5) Upgrade Mcantees Road, between the two proposed access points to McAntees Rd for Lot 202 SP251979 and Lot 49 MZ555, to the following standard:

a) 7m bitumen seal on an 8m pavement formation;

b) Upgrades to the vertical and horizontal alignment to Austroads requirements;

c) Widening to accommodate the manoeuvring of the largest expected vehicle where necessary.

d) Drainage structures, and improvements to minimise erosion risk.

Timing: Prior to Commencement of Use

ELECTRICITY AND TELECOMMUNICATION

ENG33. Connect the development to electricity and telecommunication services.

EARTHWORKS - GENERAL

ENG34. Earthworks per site involving cut or fill with a nett quantity of material greater than 50m3, requires an Operational Work application.

ENG35. Undertake earthworks in accordance with the provisions of AS3798 Guidelines on Earthworks for Commercial and Residential Developments.

EARTHWORKS - RETAINING STRUCTURES AND BATTERS

ENG36. Ensure retaining walls and earthworks batters designs do not adversely affect adjoining properties or services within the vicinity.

ENG37. Ensure batters do not exceed a maximum slope of 25% (1 in 4).

ENG38. 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).

ENG39. Design and construct all retaining walls and associated footings in accordance with AS4678 Earth Retaining Structures and without encroachment onto adjoining properties or public land.

EARTHWORKS

ENG40. Submit to Council, detailed engineering drawings and information with the Operational Work application including, but not limited to the following:

a) long and cross sections of proposed cut/fill and retaining walls as applicable;

b) existing and proposed surface levels;

c) proposed drainage works to accommodate existing overland flows;

d) proposed haulage route(s) that will be used; and

e) details identifying the source/disposal site(s) for material imported/exported. The site(s) must have a current development approval enabling them to export/accept any material.

ENG41. Obtain Council approval for the haulage truck sizes and the final haul route(s) prior to commencement of any approved works.

EROSION AND SEDIMENT CONTROL - GENERAL

ENG42. 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.

ENG43. 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

ADV1. Section 85(1)(a) of the *Planning Act 2016* provides that, if this approval is not acted upon within a period of six (6) years, the approval will lapse.

ADV2. The general environmental duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance cause by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the premises during all stages of the development, including earthworks, construction and operation.

ADV3. Where dangerous goods are stored on site, compliance with *Queensland Work Health and Safety Act 2011* is required at all times.

ADV4. The Department of Agriculture and Fisheries issued an Environmental Authority (Permit Number: 2021-28) pursuant to the *Environmental Protection Act 1994* that takes effect once the development application is approved (See Attachment A).

ADV5. This approval includes a concurrence agency response with conditions from the Department of State Development, Infrastructure, Local Government and Planning – Reference: 2109-24865 SRA and dated 14 December 2021.

ADV6. All reasonable and practicable measures must be taken to ensure that no harm is caused to Aboriginal cultural heritage (the "cultural heritage duty of care"). The cultural heritage duty of care is met if the development is conducted in accordance with gazetted cultural heritage duty of care guidelines. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from www.datsip.qld.gov.au.

ADV7. Attached for your information is a copy of Chapter 6 of the Planning Act 2016 as regards Appeal Rights.

ADV8. The *Biosecurity Act 2014* includes a general biosecurity obligation on persons to prevent or minimise the impact of biosecurity risks.

ADV9. Infrastructure charges are now levied by way of an infrastructure charges notice, issued pursuant to section 119 of the *Planning Act 2016*.

ADV10. Council is offering a reduction in infrastructure charges payable through the development incentive scheme which is available between 1 December 2020 and 31 December 2023. Eligible development under this scheme is required to be completed by 31 December 2023.

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

RESOLUTION 2022/486

Moved: Cr Kathy Duff

Seconded: Cr Danita Potter

Procedural Motion

That the matter lay on the table.

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

Against: Cr Gavin Jones and Cr Kirstie Schumacher

CARRIED 4/2

10 PORTFOLIO - CORPORATE GOVERNANCE & STRATEGY, PEOPLE & CULTURE, COMMUNICATION & MEDIA, FINANCE & SUSTAINABILITY, ICT & BUSINESS SYSTEMS, COMMUNITY REPRESENTATION AND ADVOCACY, 2032 OLYMPICS & PARALYMPICS

10.1 MONTHLY FINANCIAL INFORMATION

File Number: **06.03.2024**

Author: **Manager Finance & Sustainability**

Authoriser: **Chief Executive Officer**

PRECIS

Monthly financial report as at 28th February 2024.

SUMMARY

The following information provides Council's current position as at 28th February 2024.

OFFICER'S RECOMMENDATION

That the monthly Financial Report including Capital Works and Works for Queensland (W4Q4) as at 28th February 2024 be received and noted.

FINANCIAL AND RESOURCE IMPLICATIONS

Tracking actual revenue and expenditure compared to amended budget as adopted by Council on the 24th January 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;
13. Cultural rights—generally;
14. Cultural rights—Aboriginal peoples and Torres Strait Islander peoples;
15. Right to liberty and security of person;

4. Freedom from forced work;
5. Freedom of movement;
6. Freedom of thought, conscience, religion and belief;
7. Freedom of expression;
8. Peaceful assembly and freedom of association;
9. Taking part in public life;
10. Property rights;
11. Privacy and reputation;
12. Protection of families and children;
16. Humane treatment when deprived of liberty;
17. Fair hearing;
18. Rights in criminal proceedings;
19. Children in the criminal process;
20. Right not to be tried or punished more than once;
21. Retrospective criminal laws;
22. Right to education;
23. Right to health services.

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

- This report has been compiled with information up to 28 February 2024 (before end of month). End of month journals have not been completed.
- Recurrent Revenue is currently sitting at 56% compared to the amended budget and Recurrent Expenditure is sitting at 63%.
- Revenue is impacted by timing effects of various income streams including grant revenue.
- Council's current cash holdings as at 27 February 2024 was $56.06m with $32.68m of this currently classed as restricted cash.
- The ratios at the end of February are all within their respective targets.
- Council's capital expenditure program is currently sitting at $13.03m in actual expenditure which equates to approximately 31.0% of the total amended budget.

ATTACHMENTS

1. **Capex Report as at 28 February 2024** ⇩
2. **February 2024 Meeting Report** ⇩

2023/2024 Capex Report for Council

			REVENUE SOURCES							EXPENDITURE BUDGET					EXPENDITURE ACTUALS		
Project Code	Project Description	Grant Funding Body	Depreciation	Restricted Cash	Proceeds from Sale of Fleet	Grant Funding	Loans	Developer Contribution	Total Budgeted Revenue	2023/2024 Adopted Budget	2022/2023 Continued Projects	First Quarter Budget Adjustments	Second Quarter Budget Adjustments	Total Available Budget	Commitments	2023/2024 Actual Expenditure	2023/2024 Actual Expenditure & Commitments
Facilities																	
Caravan Park - Prost																	
006883	Proston Caravan Park - Amenities Refurb	COUNCIL	20,000.00	-	-	-	-	-	20,000.00	20,000.00	-	-	-	20,000.00	-	1,130.76	1,130.76
	Sub Activity Subtotal		**20,000.00**	**-**	**-**	**-**	**-**	**-**	**20,000.00**	**20,000.00**	**-**	**-**	**-**	**20,000.00**	**-**	**1,130.76**	**1,130.76**
Depot - Kingaroy																	
006747	Kingaroy Depot Car Parking	COUNCIL	-	-	-	-	-	-	-	-	128,409.37	-	- 128,409.37	-	-	1,312.50	1,312.50
006885	Kingaroy Depot - Solar Power	COUNCIL	200,000.00	-	-	-	-	-	200,000.00	200,000.00	-	-	-	200,000.00	-	14,009.52	14,009.52
007005	Kingaroy Depot Fuel Bowser Pumps	COUNCIL	50,000.00	-	-	-	-	-	50,000.00	-	-	50,000.00	-	50,000.00	31,667.64	-	31,667.64
	Sub Activity Subtotal		**250,000.00**	**-**	**-**	**-**	**-**	**-**	**250,000.00**	**200,000.00**	**128,409.37**	**50,000.00**	**- 128,409.37**	**250,000.00**	**31,667.64**	**15,322.02**	**46,989.66**
Depot - Murgon																	
005836	MacAllister St -Install Security Fencing	COUNCIL	-	24,915.00	-	-	-	-	24,915.00	-	-	24,915.00	-	24,915.00	-	-	-
006886	Murgon Depot - Crib Rm Repairs & H/Star	COUNCIL	50,000.00	-	-	-	-	-	50,000.00	50,000.00	-	-	-	50,000.00	6,485.45	7,898.42	14,383.87
	Sub Activity Subtotal		**50,000.00**	**24,915.00**	**-**	**-**	**-**	**-**	**74,915.00**	**50,000.00**	**-**	**24,915.00**	**-**	**74,915.00**	**6,485.45**	**7,898.42**	**14,383.87**
Depot - Blackbutt																	
006884	Blackbutt Pks Depot Shed - Connect Elec.	COUNCIL	20,000.00	-	-	-	-	-	20,000.00	20,000.00	-	-	-	20,000.00	20,007.31	-	20,007.31
	Sub Activity Subtotal		**20,000.00**	**-**	**-**	**-**	**-**	**-**	**20,000.00**	**20,000.00**	**-**	**-**	**-**	**20,000.00**	**20,007.31**	**-**	**20,007.31**
SES - Blackbutt																	
006848	Blackbutt SES Building - roof/ceiling	SES	24,412.00	-	-	73,237.00	-	-	97,649.00	97,649.00	-	-	-	97,649.00	55,883.84	14,791.07	70,674.91
	Sub Activity Subtotal		**24,412.00**	**-**	**-**	**73,237.00**	**-**	**-**	**97,649.00**	**97,649.00**	**-**	**-**	**-**	**97,649.00**	**55,883.84**	**14,791.07**	**70,674.91**
Hall - Nanango Cultu																	
006887	Nanango Cultural Centre - Replace Chairs	COUNCIL	30,000.00	-	-	-	-	-	30,000.00	30,000.00	-	-	-	30,000.00	17,587.50	1,699.64	19,287.14
	Sub Activity Subtotal		**30,000.00**	**-**	**-**	**-**	**-**	**-**	**30,000.00**	**30,000.00**	**-**	**-**	**-**	**30,000.00**	**17,587.50**	**1,699.64**	**19,287.14**
Hall - Mondure																	
006838	Mondure Hall-ReRoof & Structural Upgrad	CONTRIB	-	118,778.00	-	100,000.00	-	-	218,778.00	-	-	218,778.00	-	218,778.00	-	137,126.99	137,126.99
	Sub Activity Subtotal		**-**	**118,778.00**	**-**	**100,000.00**	**-**	**-**	**218,778.00**	**-**	**-**	**218,778.00**	**-**	**218,778.00**	**-**	**137,126.99**	**137,126.99**
Hall - Blackbutt Mem																	
006888	DLGGSP - Blackbutt Memorial Hall- ReRo	LGGSP	80,000.00	-	-	120,000.00	-	-	200,000.00	200,000.00	-	-	-	200,000.00	117,021.00	22,091.81	139,112.81
	Sub Activity Subtotal		**80,000.00**	**-**	**-**	**120,000.00**	**-**	**-**	**200,000.00**	**200,000.00**	**-**	**-**	**-**	**200,000.00**	**117,021.00**	**22,091.81**	**139,112.81**
Housing																	
006889	Nanango- Railway Ln Rental House- ReR	COUNCIL	50,000.00	-	-	-	-	-	50,000.00	100,000.00	-	- 50,000.00	-	50,000.00	-	-	-
006890	Nanango - Appin St Units- Reseal Carpark	COUNCIL	41,500.00	-	-	-	-	-	41,500.00	50,000.00	-	-	- 8,500.00	41,500.00	-	41,677.31	41,677.31
006891	Nanango-Brighthaven Units-Reno 2 Bathr	COUNCIL	40,000.00	-	-	-	-	-	40,000.00	40,000.00	-	-	-	40,000.00	39,863.64	5,678.16	45,541.80
	Sub Activity Subtotal		**131,500.00**	**-**	**-**	**-**	**-**	**-**	**131,500.00**	**190,000.00**	**-**	**- 50,000.00**	**- 8,500.00**	**131,500.00**	**39,863.64**	**47,355.47**	**87,219.11**
Museum - Boondooma H																	
006012	Boondooma-Homestead Renovations		-	-	-	-	-	-	-	-	-	-	-	-	-	- 25,560.00	- 25,560.00
006749	Boondooma Homestead - Replace Tourisr	COUNCIL	2,100.00	-	-	-	-	-	2,100.00	-	-	-	2,100.00	2,100.00	-	2,100.00	2,100.00
006892	Boondooma Homestead - Restoration	COUNCIL	50,000.00	-	-	-	-	-	50,000.00	50,000.00	-	-	-	50,000.00	-	-	-
	Sub Activity Subtotal		**52,100.00**	**-**	**-**	**-**	**-**	**-**	**52,100.00**	**50,000.00**	**-**	**-**	**2,100.00**	**52,100.00**	**-**	**- 23,460.00**	**- 23,460.00**
Museum - Nanango Ene																	
006846	SB Energy Centre- Compressor replacem	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	2,466.50	2,466.50
	Sub Activity Subtotal		**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**2,466.50**	**2,466.50**
Swimming Pool - King																	
006029	Kingaroy-Pool-Refurbishment-Concept Pla	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	678.09	678.09
006761	Kingaroy Memorial Pool - Construction Dr	COUNCIL	-	200,000.00	-	-	-	-	200,000.00	-	200,000.00	-	-	200,000.00	-	-	-
006897	Kingaroy S/Pool-Install Paramobility Pod	COUNCIL	100,000.00	-	-	-	-	-	100,000.00	100,000.00	-	-	-	100,000.00	-	-	-
006987	Heat Pump - Kingaroy Learn to Swim Pool	COUNCIL	-	9,450.00	-	-	-	-	9,450.00	-	-	-	9,450.00	9,450.00	-	9,450.00	9,450.00
006991	Kingaroy S/Pool - Replace L2Swim Heat F	COUNCIL	-	-	-	-	-	-	-	-	-	10,850.00	- 10,850.00	-	-	-	-
	Sub Activity Subtotal		**100,000.00**	**209,450.00**	**-**	**-**	**-**	**-**	**309,450.00**	**100,000.00**	**200,000.00**	**10,850.00**	**- 1,400.00**	**309,450.00**	**-**	**10,128.09**	**10,128.09**
Swimming Pool - Murg																	
006895	BBRF-Murgon S/Pool- Reseal Joint&Repa	COUNCIL	140,000.00	-	-	-	-	-	140,000.00	140,000.00	-	-	-	140,000.00	90,160.70	9,975.58	100,136.28
	Sub Activity Subtotal		**140,000.00**	**-**	**-**	**-**	**-**	**-**	**140,000.00**	**140,000.00**	**-**	**-**	**-**	**140,000.00**	**90,160.70**	**9,975.58**	**100,136.28**
Swimming Pool - Wond																	
006536	Wondai Swimming Pool Refurbishment	BBRF	-	148,516.01	-	101,649.46	-	-	250,165.47	-	335,443.23	-	- 85,277.76	250,165.47	-	250,165.47	250,165.47
006896	Wondai S/Pool - Install Paramobility Pod	COUNCIL	100,000.00	-	-	-	-	-	100,000.00	100,000.00	-	-	-	100,000.00	-	-	-
006992	LRCI_4_B - Wondai SP - Disabled Car Pa	LRCI_4_B	-	-	-	75,000.00	-	-	75,000.00	-	-	75,000.00	-	75,000.00	-	-	-
	Sub Activity Subtotal		**100,000.00**	**148,516.01**	**-**	**176,649.46**	**-**	**-**	**425,165.47**	**100,000.00**	**335,443.23**	**75,000.00**	**- 85,277.76**	**425,165.47**	**-**	**250,165.47**	**250,165.47**
Sp/ground-Murgon																	
006893	LRCI - Murgon PCYC - Bathroom Renovat	LRCI_4_A	-	-	-	150,000.00	-	-	150,000.00	650,000.00	-	-	- 500,000.00	150,000.00	508,909.09	-	508,909.09
006894	Murgon PCYC - New Balustrade & Seating	COUNCIL	80,000.00	-	-	-	-	-	80,000.00	80,000.00	-	-	-	80,000.00	-	-	-
	Sub Activity Subtotal		**80,000.00**	**-**	**-**	**150,000.00**	**-**	**-**	**230,000.00**	**730,000.00**	**-**	**-**	**- 500,000.00**	**230,000.00**	**508,909.09**	**-**	**508,909.09**
General																	
006827	Purchase of 3 new Christmas Trees	COUNCIL	-	96,497.97	-	-	-	-	96,497.97	-	31,315.73	57,052.67	8,129.57	96,497.97	-	96,497.97	96,497.97
	Sub Activity Subtotal		**-**	**96,497.97**	**-**	**-**	**-**	**-**	**96,497.97**	**-**	**31,315.73**	**57,052.67**	**8,129.57**	**96,497.97**	**-**	**96,497.97**	**96,497.97**

Project Code	Project Description	Grant Funding Body	Depreciation	Restricted Cash	Proceeds from Sale of Fleet	Grant Funding	Loans	Developer Contribution	Total Budgeted Revenue	2023/2024 Adopted Budget	2022/2023 Continued Projects	First Quarter Budget Adjustments	Second Quarter Budget Adjustments	Total Available Budget	Commitments	2023/2024 Actual Expenditure	2023/2024 Actual Expenditure & Commitments
	Activity Total		**1,078,012.00**	**598,156.98**	**-**	**619,886.46**	**-**	**-**	**2,296,055.44**	**1,927,649.00**	**695,168.33**	**386,595.67**	**- 713,357.56**	**2,296,055.44**	**887,586.17**	**593,189.79**	**1,480,775.96**
Office																	
Admin Office - Kinga																	
005483	Council Chambers Audio Video	COUNCIL	-	19,261.75	-	-	-	-	19,261.75	-	-	-	19,261.75	19,261.75	-	19,261.75	19,261.75
	Sub Activity Subtotal		**-**	**19,261.75**	**-**	**-**	**-**	**-**	**19,261.75**	**-**	**-**	**-**	**19,261.75**	**19,261.75**	**-**	**19,261.75**	**19,261.75**
Info Serv - ICT																	
000379	Computer Infrastructure & Upgrade	COUNCIL	140,000.00	-	-	-	-	-	140,000.00	140,000.00	-	-	-	140,000.00	-	141,442.64	141,442.64
000381	Server Hardware	COUNCIL	135,000.00	13,205.53	-	-	-	-	148,205.53	135,000.00	32,467.28	-	- 19,261.75	148,205.53	-	152,028.10	152,028.10
000382	Photocopiers & Printers	COUNCIL	32,000.00	-	-	-	-	-	32,000.00	32,000.00	-	-	-	32,000.00	4,125.00	31,450.00	35,575.00
006052	Microwave Radio & Hardware	COUNCIL	35,000.00	-	-	-	-	-	35,000.00	35,000.00	-	-	-	35,000.00	-	14,713.59	14,713.59
006053	MS Cloud Provisioning	COUNCIL	30,000.00	-	-	-	-	-	30,000.00	30,000.00	-	-	-	30,000.00	-	-	-
	Sub Activity Subtotal		**372,000.00**	**13,205.53**	**-**	**-**	**-**	**-**	**385,205.53**	**372,000.00**	**32,467.28**	**-**	**- 19,261.75**	**385,205.53**	**4,125.00**	**339,634.33**	**343,759.33**
	Activity Total		**372,000.00**	**32,467.28**	**-**	**-**	**-**	**-**	**404,467.28**	**372,000.00**	**32,467.28**	**-**	**-**	**404,467.28**	**4,125.00**	**358,896.08**	**363,021.08**
Fleet																	
Plant & Fleet Manage																	
006515	Plant and Fleet Replacement 2021-22	COUNCIL	-	1,408,012.23	-	-	-	-	1,408,012.23	-	1,408,012.23	-	-	1,408,012.23	872,594.62	525,702.11	1,398,296.73
006767	Plant and Fleet Replacement 2022/2023	COUNCIL	-	2,626,274.24	-	-	-	-	2,626,274.24	-	2,626,274.24	-	-	2,626,274.24	1,283,329.62	1,440,834.36	2,724,163.98
006876	Plant & Fleet Replacement 2023/2024	COUNCIL	1,959,108.00	2,191,392.00	415,000.00	-	-	-	4,565,500.00	4,565,500.00	-	-	-	4,565,500.00	1,225,133.37	33,477.40	1,258,610.77
	Sub Activity Subtotal		**1,959,108.00**	**6,225,678.47**	**415,000.00**	**-**	**-**	**-**	**8,599,786.47**	**4,565,500.00**	**4,034,286.47**	**-**	**-**	**8,599,786.47**	**3,381,057.61**	**2,000,013.87**	**5,381,071.48**
	Activity Total		**1,959,108.00**	**6,225,678.47**	**415,000.00**	**-**	**-**	**-**	**8,599,786.47**	**4,565,500.00**	**4,034,286.47**	**-**	**-**	**8,599,786.47**	**3,381,057.61**	**2,000,013.87**	**5,381,071.48**
Community & Lifestyle																	
Aerodrome - Kingaroy																	
006583	RAP-Kingaroy Aerodrome Lighting Upgrac	RAP	-	500.00	-	-	-	-	500.00	-	15,000.00	-	- 14,500.00	500.00	-	412.80	412.80
006910	CP-Kingaroy Airport Security fence&gate	RAP	30,000.00	-	-	30,000.00	-	-	60,000.00	60,000.00	-	-	-	60,000.00	-	-	-
006911	CP-Kingaroy Airport Line Marking	COUNCIL	40,000.00	-	-	-	-	-	40,000.00	40,000.00	-	-	-	40,000.00	-	1,854.55	1,854.55
006912	CP-Kingaroy Airport Stage 1 Masterplan	COUNCIL	10,000.00	-	-	-	-	-	10,000.00	10,000.00	-	-	-	10,000.00	-	-	-
007003	CP-Kingaroy Aerodrome - Pavement Repa	COUNCIL	43,870.00	-	-	-	-	-	43,870.00	-	-	43,870.00	-	43,870.00	-	28,788.01	28,788.01
007027	Kingaroy Aerodrome - Fuel Bowser Replac	COUNCIL	13,550.00	14,500.00	-	-	-	-	28,050.00	-	-	-	28,050.00	28,050.00	-	28,050.41	28,050.41
	Sub Activity Subtotal		**137,420.00**	**15,000.00**	**-**	**30,000.00**	**-**	**-**	**182,420.00**	**110,000.00**	**15,000.00**	**43,870.00**	**13,550.00**	**182,420.00**	**-**	**59,105.77**	**59,105.77**
Aerodrome - Wondai																	
006771	CP - Wondai Aerodrome - Reseal Carpark	COUNCIL	31,130.00	-	-	-	-	-	31,130.00	45,000.00	-	- 13,870.00	-	31,130.00	-	29,388.24	29,388.24
	Sub Activity Subtotal		**31,130.00**	**-**	**-**	**-**	**-**	**-**	**31,130.00**	**45,000.00**	**-**	**- 13,870.00**	**-**	**31,130.00**	**-**	**29,388.24**	**29,388.24**
Cemeteries - Kingaro																	
006772	CP - Taabinga Cemetery - Carpark reseal	COUNCIL	-	-	-	-	-	-	-	45,000.00	-	-	- 45,000.00	-	-	-	-
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	25,000.00	-	-	18,405.37	43,405.37	-	-	-
006914	CP-Taabinga Cemetery road formation-lav	COUNCIL	-	-	-	-	-	-	-	30,000.00	-	- 30,000.00	-	-	-	-	-
	Sub Activity Subtotal		**95,405.37**	**-**	**-**	**-**	**-**	**-**	**95,405.37**	**152,000.00**	**-**	**- 30,000.00**	**- 26,594.63**	**95,405.37**	**-**	**-**	**-**
Cemeteries - Murgon																	
006993	Murgon Cemetery - Toilet Emergency Wor	COUNCIL	-	20,000.00	-	-	-	-	20,000.00	-	-	20,000.00	-	20,000.00	-	-	-
	Sub Activity Subtotal		**-**	**20,000.00**	**-**	**-**	**-**	**-**	**20,000.00**	**-**	**-**	**20,000.00**	**-**	**20,000.00**	**-**	**-**	**-**
Cemeteries - Proston																	
006775	CP - Proston Cemetery - Expansion/Road	COUNCIL	30,000.00	-	-	-	-	-	30,000.00	30,000.00	-	-	-	30,000.00	-	-	-
	Sub Activity Subtotal		**30,000.00**	**-**	**-**	**-**	**-**	**-**	**30,000.00**	**30,000.00**	**-**	**-**	**-**	**30,000.00**	**-**	**-**	**-**
Cemeteries - Blackbu																	
006828	CP - Blackbutt Cemetery - New Plinths	COUNCIL	3,044.63	12,257.28	-	-	-	-	15,301.91	-	12,257.28	-	3,044.63	15,301.91	-	15,251.91	15,251.91
	Sub Activity Subtotal		**3,044.63**	**12,257.28**	**-**	**-**	**-**	**-**	**15,301.91**	**-**	**12,257.28**	**-**	**3,044.63**	**15,301.91**	**-**	**15,251.91**	**15,251.91**
Cemeteries - Kumbia																	
007033	CP - Kumbia Cemetery Plinths NEW	COUNCIL	10,000.00	-	-	-	-	-	10,000.00	-	-	-	10,000.00	10,000.00	3,500.00	-	3,500.00
	Sub Activity Subtotal		**10,000.00**	**-**	**-**	**-**	**-**	**-**	**10,000.00**	**-**	**-**	**-**	**10,000.00**	**10,000.00**	**3,500.00**	**-**	**3,500.00**
Saleyards - Coolabun																	
006777	CP - Coolabunia Saleyards-Asset Upgrade	COUNCIL	180,000.00	54,252.28	-	-	-	-	234,252.28	180,000.00	54,252.28	-	-	234,252.28	26,142.15	79,050.28	105,192.43
006915	CP-Coolabunia Saleyards truckwash upgra	COUNCIL	25,000.00	-	-	-	-	-	25,000.00	25,000.00	-	-	-	25,000.00	-	-	-
	Sub Activity Subtotal		**205,000.00**	**54,252.28**	**-**	**-**	**-**	**-**	**259,252.28**	**205,000.00**	**54,252.28**	**-**	**-**	**259,252.28**	**26,142.15**	**79,050.28**	**105,192.43**
Tourism - Yallakool																	
006804	Yallakool & Boondooma Dams Upgrade P	TED	-	71,160.00	-	23,720.00	-	-	94,880.00	-	94,880.00	-	-	94,880.00	-	94,726.48	94,726.48
006916	CP-BP Dam Washing machine & Dryers	COUNCIL	30,000.00	-	-	-	-	-	30,000.00	30,000.00	-	-	-	30,000.00	-	29,522.20	29,522.20
006917	CP-Boondooma Dam Access Ramp & Re	COUNCIL	25,000.00	-	-	-	-	-	25,000.00	25,000.00	-	-	-	25,000.00	-	-	-
	Sub Activity Subtotal		**55,000.00**	**71,160.00**	**-**	**23,720.00**	**-**	**-**	**149,880.00**	**55,000.00**	**94,880.00**	**-**	**-**	**149,880.00**	**-**	**124,248.68**	**124,248.68**
Tourism - Lake Boon																	
006918	CP-Boondooma Dam Fuel Bowsers	COUNCIL	27,831.00	-	-	-	-	-	27,831.00	27,831.00	-	-	-	27,831.00	-	25,906.68	25,906.68
	Sub Activity Subtotal		**27,831.00**	**-**	**-**	**-**	**-**	**-**	**27,831.00**	**27,831.00**	**-**	**-**	**-**	**27,831.00**	**-**	**25,906.68**	**25,906.68**
	Activity Total		**594,831.00**	**172,669.56**	**-**	**53,720.00**	**-**	**-**	**821,220.56**	**624,831.00**	**176,389.56**	**20,000.00**	**-**	**821,220.56**	**29,642.15**	**332,951.56**	**362,593.71**
Plant & Equipment																	
General																	
006853	DisasterResilience-DedicatedStorageNortl	DRFA	-	-	-	-	-	-	-	-	-	-	-	-	-	10,113.36	10,113.36
006854	DisasterResilience-DedicatedStorageSoutl	DRFA	-	-	-	-	-	-	-	-	-	-	-	-	-	6,563.36	6,563.36
006855	DisasterResilience-DedicatedStorageCent	DRFA	-	-	-	-	-	-	-	-	-	-	-	-	-	9,963.36	9,963.36
006856	DRFA Resilience DRFA - Gen Trailer	DRFA	-	-	-	-	-	-	-	-	-	-	-	-	-	24,123.92	24,123.92

Project Code	Project Description	Grant Funding Body	Depreciation	Restricted Cash	Proceeds from Sale of Fleet	Grant Funding	Loans	Developer Contribution	Total Budgeted Revenue	2023/2024 Adopted Budget	2022/2023 Continued Projects	First Quarter Budget Adjustments	Second Quarter Budget Adjustments	Total Available Budget	Commitments	2023/2024 Actual Expenditure	2023/2024 Actual Expenditure & Commitments
007035	Disaster Resilience DRFA - Vehicle Racks	DRFA	-	-	-	-	-	-	-	-	-	-	-	-	-	5,993.29	5,993.29
	Sub Activity Subtotal		**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**56,757.29**	**56,757.29**
	Activity Total		**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**56,757.29**	**56,757.29**
Parks																	
Parks & Gardens																	
006529	CP - Regional Parks Redevelopment	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	903.09	- 903.09
	Sub Activity Subtotal		**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**903.09**	**- 903.09**
Sp/ground-Maidenwel																	
006920	Maidenwell Completion of steps to Coomb	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**	**-**	**-**	**-**
W4Q - Round 4																	
006531	W4Q4-Benarkin Park Renewal	W4Q4	-	-	-	12,810.22	-	-	12,810.22	-	20,000.00	-	- 7,189.78	12,810.22	-	4,249.42	4,249.42
006532	W4Q4-Murgon QE11 Park-Stage 1	W4Q4	-	-	-	14,102.88	-	-	14,102.88	-	21,596.36	-	- 7,493.48	14,102.88	-	14,679.34	14,679.34
006752	W4Q4-Kingaroy Lions Park Playground	W4Q4	20,000.00	-	-	101,086.09	-	-	121,086.09	95,000.00	-	-	26,086.09	121,086.09	-	121,086.09	121,086.09
006758	W4Q4-Lions Park Kingaroy Amenities	W4Q4	-	-	-	252,895.03	-	-	252,895.03	269,815.00	-	-	- 16,919.97	252,895.03	2,103.34	238,449.08	240,552.42
006759	W4Q4-Wondai 24hr Camping Grounds	W4Q4	20,000.00	-	-	166,583.72	-	-	186,583.72	150,000.00	-	-	36,583.72	186,583.72	-	195,984.25	195,984.25
006806	W4Q4-Tipperary Flat N'go-Water Feature	W4Q4	-	-	-	-	-	-	-	-	-	-	-	-	-	806.11	806.11
006807	W4Q4-Tipperary Flat N'go - Rd & Carpark	W4Q4	-	-	-	63,671.44	-	-	63,671.44	-	63,671.44	- 10,000.00	10,000.00	63,671.44	1,140.00	50,208.36	51,348.36
006925	W4Q4-Kumbia Park Redevelopment	W4Q4	-	-	-	115,000.00	-	-	115,000.00	115,000.00	-	-	-	115,000.00	766.50	8,147.73	8,914.23
006926	W4Q4-Kingaroy Memorial Park	W4Q4	-	-	-	312,543.82	-	-	312,543.82	321,450.00	-	- 7,839.60	- 1,066.58	312,543.82	-	312,543.82	312,543.82
	Sub Activity Subtotal		**40,000.00**	**-**	**-**	**1,038,693.20**	**-**	**-**	**1,078,693.20**	**951,265.00**	**105,267.80**	**- 17,839.60**	**40,000.00**	**1,078,693.20**	**4,009.84**	**946,154.20**	**950,164.04**
Parks - Kingaroy																	
006018	CP K'Roy Apex Park-Carpark, Path & Pair	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	1,808.00	1,808.00
006849	DRFA-Memorial Park Footbridge	DRFA	-	-	-	231,030.00	-	-	231,030.00	231,030.00	-	-	-	231,030.00	-	-	-
006875	MIP-Memorial Park Multi Court & Ninja	MIP	200,000.00	-	-	250,000.00	-	-	450,000.00	450,000.00	-	-	-	450,000.00	81,646.00	-	81,646.00
006929	Kingaroy Carew Park Shelter and Trees	COUNCIL	-	-	-	-	-	-	-	40,000.00	-	-	- 40,000.00	-	-	-	-
006930	Kumbia Recreation Park Redeveopment	COUNCIL	200,000.00	-	-	-	-	-	200,000.00	200,000.00	-	-	-	200,000.00	87,767.57	8,091.26	95,858.83
006938	Kingaroy Apex Park Carpark	COUNCIL	71,244.07	-	-	-	-	-	71,244.07	120,000.00	-	-	- 48,755.93	71,244.07	-	77,472.28	77,472.28
006999	Kingaroy Memorial Park Master/Concept F	COUNCIL	-	27,990.00	-	-	-	-	27,990.00	-	-	30,239.00	- 2,249.00	27,990.00	-	27,990.00	27,990.00
	Sub Activity Subtotal		**471,244.07**	**27,990.00**	**-**	**481,030.00**	**-**	**-**	**980,264.07**	**1,041,030.00**	**-**	**30,239.00**	**- 91,004.93**	**980,264.07**	**169,413.57**	**115,361.54**	**284,775.11**
Parks - Nanango																	
006921	Nanango Pioneer Park walking tracks	COUNCIL	6,000.00	-	-	-	-	-	6,000.00	6,000.00	-	-	-	6,000.00	-	4,875.00	4,875.00
006922	Nanango Pioneer Park Repair Washouts	COUNCIL	6,000.00	-	-	-	-	-	6,000.00	6,000.00	-	-	-	6,000.00	-	-	-
006923	Nanango Lions Park Replace damaged sli	COUNCIL	7,500.00	-	-	-	-	-	7,500.00	7,500.00	-	-	-	7,500.00	-	-	-
006933	Nanango Butter Factory Park Amenities	COUNCIL	-	-	-	-	-	-	-	220,000.00	-	-	- 220,000.00	-	-	2,618.18	2,618.18
006934	Nanango Lions Park Shade Sail and Swing	CONTRIB	-	-	-	52,318.00	-	-	52,318.00	52,318.00	-	-	-	52,318.00	-	-	-
006998	Tipperary Flat N'go-Toilet Block Varnish	COUNCIL	15,000.00	-	-	-	-	-	15,000.00	-	-	15,000.00	-	15,000.00	-	11,520.00	11,520.00
	Sub Activity Subtotal		**34,500.00**	**-**	**-**	**52,318.00**	**-**	**-**	**86,818.00**	**291,818.00**	**-**	**15,000.00**	**- 220,000.00**	**86,818.00**	**-**	**19,013.18**	**19,013.18**
Parks - Blackbutt																	
006919	Blackbutt Les Muller Park	COUNCIL	50,000.00	-	-	-	-	-	50,000.00	50,000.00	-	-	-	50,000.00	-	49,463.80	49,463.80
006931	Benarkin First Settlers Park Playground	COUNCIL	150,000.00	-	-	-	-	-	150,000.00	150,000.00	-	-	-	150,000.00	325.00	149,613.59	149,938.59
006994	Blackbutt Les Muller Park - Toilet Block	COUNCIL	-	28,500.00	-	-	-	-	28,500.00	-	-	28,500.00	-	28,500.00	-	11,520.00	11,520.00
	Sub Activity Subtotal		**200,000.00**	**28,500.00**	**-**	**-**	**-**	**-**	**228,500.00**	**200,000.00**	**-**	**28,500.00**	**-**	**228,500.00**	**325.00**	**210,597.39**	**210,922.39**
Parks - Murgon																	
006753	Murgon QEII Park - Stage 2	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	1,288.00	-	1,288.00
006927	Murgon Skate Park Half Basketball court	COUNCIL	32,000.00	-	-	-	-	-	32,000.00	32,000.00	-	-	-	32,000.00	740.00	794.93	1,534.93
006928	Murgon QE11 Park Stage 2 Redevelopme	COUNCIL	300,000.00	-	-	-	-	-	300,000.00	450,000.00	-	-	- 150,000.00	300,000.00	1,363.64	313,472.30	314,835.94
	Sub Activity Subtotal		**332,000.00**	**-**	**-**	**-**	**-**	**-**	**332,000.00**	**482,000.00**	**-**	**-**	**- 150,000.00**	**332,000.00**	**3,391.64**	**314,267.23**	**317,658.87**
Parks - Wondai																	
006935	DRFA Dingo Creek Carpark	DRFA	-	-	-	180,260.00	-	-	180,260.00	180,260.00	-	-	-	180,260.00	-	183,585.47	183,585.47
006996	Wondai Dingo Creek Park playground light	COUNCIL	-	-	-	-	-	-	-	-	-	14,776.52	- 14,776.52	-	-	-	-
	Sub Activity Subtotal		**-**	**-**	**-**	**180,260.00**	**-**	**-**	**180,260.00**	**180,260.00**	**-**	**14,776.52**	**- 14,776.52**	**180,260.00**	**-**	**183,585.47**	**183,585.47**
Parks - Proston																	
006877	Proston Lookout - Lookout Redevelpment	COUNCIL	20,454.49	-	-	-	-	-	20,454.49	16,000.00	-	-	4,454.49	20,454.49	-	20,454.49	20,454.49
006878	Proston Lookout Bollards	COUNCIL	-	-	-	-	-	-	-	8,000.00	-	-	- 8,000.00	-	-	-	-
006924	Proston Railway Park Walking track	COUNCIL	10,000.00	-	-	-	-	-	10,000.00	10,000.00	-	-	-	10,000.00	-	3,372.28	3,372.28
	Sub Activity Subtotal		**30,454.49**	**-**	**-**	**-**	**-**	**-**	**30,454.49**	**34,000.00**	**-**	**-**	**- 3,545.51**	**30,454.49**	**-**	**23,826.77**	**23,826.77**
Rail Trails																	
006932	Blackbutt to Linville Rail Trail	QRA	-	-	-	-	-	-	-	100,000.00	-	-	- 100,000.00	-	-	-	-
006936	DRFA Kingaroy-Murgon Rail Trail Crossing	DRFA	-	-	-	423,314.00	-	-	423,314.00	423,314.00	-	-	-	423,314.00	66,519.94	9,499.88	76,019.82
006937	LRCI Kingaroy-Murgon Rail Trail Reseal	LRCI_4_A	-	-	-	994,465.00	-	-	994,465.00	994,465.00	-	-	-	994,465.00	-	713,259.94	713,259.94
007026	DTIS - King-Mur Rail Trail Pavement/Cros	DTIS	-	-	-	631,141.00	-	-	631,141.00	-	-	-	631,141.00	631,141.00	126,486.82	27,209.91	153,696.73
	Sub Activity Subtotal		**-**	**-**	**-**	**2,048,920.00**	**-**	**-**	**2,048,920.00**	**1,517,779.00**	**-**	**-**	**531,141.00**	**2,048,920.00**	**193,006.76**	**749,969.73**	**942,976.49**
General																	
006995	REGIONAL-CCTV Install and Server Upgr	COUNCIL	-	55,000.00	-	-	-	-	55,000.00	-	-	55,000.00	-	55,000.00	-	19,886.00	19,886.00
	Sub Activity Subtotal		**-**	**55,000.00**	**-**	**-**	**-**	**-**	**55,000.00**	**-**	**-**	**55,000.00**	**-**	**55,000.00**	**-**	**19,886.00**	**19,886.00**
	Activity Total		**1,178,198.56**	**111,490.00**	**-**	**3,801,221.20**	**-**	**-**	**5,090,909.76**	**4,768,152.00**	**105,267.80**	**125,675.92**	**91,814.04**	**5,090,909.76**	**370,146.81**	**2,581,758.42**	**2,951,905.23**
Roads																	
W4Q - Round 4																	
006975	W4Q4 Wondai CBD Scott Street	W4Q4	200,000.00	1,094,617.12	-	700,000.00	-	-	1,994,617.12	700,000.00	-	-	1,294,617.12	1,994,617.12	698,718.61	249,180.81	947,899.42

Project Code	Project Description	Grant Funding Body	Depreciation	Restricted Cash	Proceeds from Sale of Fleet	Grant Funding	Loans	Developer Contribution	Total Budgeted Revenue	2023/2024 Adopted Budget	2022/2023 Continued Projects	First Quarter Budget Adjustments	Second Quarter Budget Adjustments	Total Available Budget	Commitments	2023/2024 Actual Expenditure	2023/2024 Actual Expenditure & Commitments
	Sub Activity Subtotal		**200,000.00**	**1,094,617.12**	**-**	**700,000.00**	**-**	**-**	**1,994,617.12**	**700,000.00**	**-**	**-**	**1,294,617.12**	**1,994,617.12**	**698,718.61**	**249,180.81**	**947,899.42**
Bridges																	
006538	Murgon-CherbourgRd-SawpitCkBridge-Gu	COUNCIL	-	104,736.00	-	-	-	-	104,736.00	104,736.00	-	-	-	104,736.00	-	8,839.00	8,839.00
006540	Cushnie-HomecreekLoopRd-TimberBridge	BRP	-	190,000.00	-	583,680.00	-	-	773,680.00	773,680.00	-	-	-	773,680.00	4,900.00	41,487.30	46,387.30
	Sub Activity Subtotal		**-**	**294,736.00**	**-**	**583,680.00**	**-**	**-**	**878,416.00**	**878,416.00**	**-**	**-**	**-**	**878,416.00**	**4,900.00**	**50,326.30**	**55,226.30**
KTP																	
005284	Kingaroy-Transformation Project	COUNCIL	-	149,864.75	-	69,284.03	-	-	219,148.78	-	219,148.78	-	-	219,148.78	-	-	-
006211	KTP-Alford St (Youngman-GlendonSt) Wo	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	1,627.59	1,627.59
006212	KTP-Alford St(GlendonSt-KingaroySt)Wor	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	17,361.41	44,957.52	62,318.93
006213	KTP-Kingaroy St(AlfordSt-HalySt)Works	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	8,623.36	8,623.36
006214	KTP-Haly St(KingaroySt-GlendonSt)Works	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	7,522.40	7,522.40
006215	KTP-Haly St(GlendonSt-YoungmanSt)Wor	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	8,447.39	8,447.39
006216	KTP-Glendon St(AlfordSt-HalySt)Works	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	22,916.94	69,314.41	92,231.35
	Sub Activity Subtotal		**-**	**149,864.75**	**-**	**69,284.03**	**-**	**-**	**219,148.78**	**-**	**219,148.78**	**-**	**-**	**219,148.78**	**40,278.35**	**140,492.67**	**180,771.02**
Grav Resheet																	
006907	Benarkin-Staines Rd-GR	COUNCIL	350,000.00	-	-	-	-	-	350,000.00	350,000.00	-	-	-	350,000.00	7,525.00	47,155.48	54,680.48
006908	Booie-Nystrom Rd-GR	COUNCIL	50,000.00	-	-	-	-	-	50,000.00	50,000.00	-	-	-	50,000.00	710.50	71,467.13	72,177.63
006939	Wooroolin-Denmark Rd-SR	COUNCIL	65,000.00	-	-	-	-	-	65,000.00	91,839.00	-	- 26,839.00	-	65,000.00	-	34,998.52	34,998.52
006940	Crawford-Liesegangs Rd-SR	COUNCIL	65,000.00	-	-	-	-	-	65,000.00	86,210.00	-	- 21,210.00	-	65,000.00	-	69,653.65	69,653.65
006941	Ellesmere-Parker Rd-SR	COUNCIL	-	-	-	-	-	-	-	64,159.00	-	- 64,159.00	-	-	-	1,639.02	1,639.02
006942	Benair-Reedy Creek Rd-SR	COUNCIL	100,000.00	-	-	-	-	-	100,000.00	91,317.00	-	8,683.00	-	100,000.00	-	81,691.64	81,691.64
006943	Memerambi-Couchmans Rd-SR	COUNCIL	270,000.00	-	-	-	-	-	270,000.00	166,475.00	-	103,525.00	-	270,000.00	-	282,880.93	282,880.93
006977	Gravel Resheeting Program 2024	COUNCIL	100,000.00	-	-	-	-	-	100,000.00	100,000.00	-	-	-	100,000.00	-	-	-
	Sub Activity Subtotal		**1,000,000.00**	**-**	**-**	**-**	**-**	**-**	**1,000,000.00**	**1,000,000.00**	**-**	**-**	**-**	**1,000,000.00**	**8,235.50**	**589,486.37**	**597,721.87**
Pavement Rehab																	
005479	Niagara Road (Wind Farm)	COUNCIL	-	-	-	-	-	90,000.00	90,000.00	-	-	-	90,000.00	90,000.00	48,428.08	49,501.22	97,929.30
006188	Kingaroy/Wondai-BunyaHwyMedianUpgra	COUNCIL	-	11,623.47	-	-	-	-	11,623.47	-	11,623.47	-	-	11,623.47	-	11,704.32	11,704.32
006674	TIDS-Corndale-Corndale Rd-Widening	TIDS	79,778.00	47,888.99	-	59,778.00	-	-	187,444.99	119,556.00	47,888.99	20,000.00	-	187,444.99	-	188,485.51	188,485.51
006675	TIDS-Nanango CBD-Disabled Parking Bay	TIDS	-	7,424.70	-	-	-	-	7,424.70	-	7,424.70	-	-	7,424.70	-	3,899.66	3,899.66
006970	RTR-Tingoora Chelmsford Rd-Pavement F	RTR	449,981.00	-	-	1,480,019.00	-	-	1,930,000.00	1,930,000.00	-	-	-	1,930,000.00	142,285.12	223,371.62	365,656.74
006978	Major Mechanical Repairs Sealed Roads	COUNCIL	800,000.00	-	-	-	-	-	800,000.00	1,000,000.00	-	-	- 200,000.00	800,000.00	-	-	-
007004	Wondai Roundabout	LRCI_4_B	-	-	-	873,564.00	-	-	873,564.00	800,000.00	19,617.12	-	53,946.88	873,564.00	103,500.00	70,945.41	174,445.41
	Sub Activity Subtotal		**1,329,759.00**	**66,937.16**	**-**	**2,413,361.00**	**-**	**90,000.00**	**3,900,057.16**	**3,849,556.00**	**86,554.28**	**20,000.00**	**- 56,053.12**	**3,900,057.16**	**294,213.20**	**547,907.74**	**842,120.94**
Footpaths & Cycleway																	
006567	LRCI-Blackbutt CBD Footpath	LRCI_3	-	-	-	-	-	-	-	-	-	-	-	-	-	2,748.00	2,748.00
006739	Nanango-Drayton St-Footpath	COUNCIL	-	100,000.00	-	-	-	-	100,000.00	100,000.00	-	-	-	100,000.00	-	-	-
006944	TIDS-Kingaroy-Tessmanns Rd-Footpath	TIDS	96,328.00	-	-	31,810.00	-	-	128,138.00	128,138.00	-	-	-	128,138.00	23,466.39	142,637.55	166,103.94
006945	TIDS-Wooroolin State School-Footpath	TIDS	25,000.00	-	-	25,000.00	-	-	50,000.00	50,000.00	-	-	-	50,000.00	-	67,822.70	67,822.70
006948	STIP-St Marys-Kent St-Footpath	STIP	78,410.00	-	-	79,000.00	-	-	157,410.00	157,410.00	-	-	-	157,410.00	28,644.92	115,749.19	144,394.11
006949	STIP-Murgon-State&HighSchools-Footpatl	STIP	49,610.00	-	-	49,500.00	-	-	99,110.00	99,110.00	-	-	-	99,110.00	34,997.04	50,870.41	85,867.45
006950	STIP-MurgonStateHighSchool-Parking	STIP	235,554.00	-	-	236,500.00	-	-	472,054.00	472,054.00	-	-	-	472,054.00	31,567.57	251,506.27	283,073.84
006951	STIP-Kingaroy-State/HighSchool-Park&Pa	STIP	85,308.00	-	-	58,000.00	-	-	143,308.00	143,308.00	-	-	-	143,308.00	29,565.33	92,309.48	121,874.81
	Sub Activity Subtotal		**570,210.00**	**100,000.00**	**-**	**479,810.00**	**-**	**-**	**1,150,020.00**	**1,150,020.00**	**-**	**-**	**-**	**1,150,020.00**	**148,241.25**	**723,643.60**	**871,884.85**
Pedestrian Crossing																	
006946	STIP-Murgon State School-CrossingUpgra	STIP	-	-	-	116,000.00	-	-	116,000.00	116,000.00	-	-	-	116,000.00	43,645.22	57,573.65	101,218.87
	Sub Activity Subtotal		**-**	**-**	**-**	**116,000.00**	**-**	**-**	**116,000.00**	**116,000.00**	**-**	**-**	**-**	**116,000.00**	**43,645.22**	**57,573.65**	**101,218.87**
Concrete Medians																	
006947	STIP-KSS/KSHS Markwell St-BusIntercha	STIP	108,900.00	-	-	110,000.00	-	-	218,900.00	218,900.00	-	-	-	218,900.00	22,648.51	297,815.70	320,464.21
	Sub Activity Subtotal		**108,900.00**	**-**	**-**	**110,000.00**	**-**	**-**	**218,900.00**	**218,900.00**	**-**	**-**	**-**	**218,900.00**	**22,648.51**	**297,815.70**	**320,464.21**
Bitumen Resealing																	
005855	Bitumen Sealing Various Roads	COUNCIL	-	-	-	-	-	-	-	-	303,789.92	-	303,789.92	-	-	-	-
006686	RTR-Kingaroy-George St-Reseal	RTR	-	28,789.92	-	-	-	-	28,789.92	-	-	-	28,789.92	28,789.92	-	28,864.82	28,864.82
006704	RTR-Chelmsford-Flats Rd-Reseal	RTR	-	-	-	-	-	-	-	-	-	-	-	-	-	1,079.50	1,079.50
006706	RTR-Nanango-Hicken Way-Reseal	RTR	-	-	-	-	-	-	-	-	-	-	-	-	-	616.21	616.21
006716	LRCI-Wondai-Edward St-Reseal	LRCI_3	-	-	-	2,642.72	-	-	2,642.72	-	2,642.72	-	-	2,642.72	-	1,359.80	1,359.80
006717	LRCI-Kingaroy-First Ave-Reseal	LRCI_3	-	90,279.94	-	207,681.89	-	-	297,961.83	-	297,961.83	-	-	297,961.83	73,812.03	30,564.48	104,376.51
006719	LRCI-Kingaroy-Haly St-Reseal	LRCI_3	-	-	-	121,000.00	-	-	121,000.00	-	121,000.00	-	-	121,000.00	-	86,549.80	86,549.80
006721	LRCI-Kingaory-River Rd-Reseal	LRCI_3	-	-	-	183,000.00	-	-	183,000.00	-	183,000.00	-	-	183,000.00	-	170,978.67	170,978.67
006722	LRCI-Runnymede-Runnymede Rd-Reseal	LRCI_3	-	-	-	169,000.00	-	-	169,000.00	-	169,000.00	-	-	169,000.00	-	135,284.10	135,284.10
006725	LRCI-Taromeo-Old Esk Rd-Reseal	LRCI_3	-	-	-	120,000.00	-	-	120,000.00	-	120,000.00	-	-	120,000.00	-	91,174.24	91,174.24
006727	LRCI-Tingoora-Tingoora Chelmsford Rd-R	LRCI_3	-	-	-	5,000.00	-	-	5,000.00	-	5,000.00	-	-	5,000.00	-	5,628.21	5,628.21
006953	Nanango-Bushnells Rd-Reseal	COUNCIL	50,400.00	-	-	-	-	-	50,400.00	50,400.00	-	-	-	50,400.00	662.85	54,046.99	54,709.84
006954	Warmung-Friebergs Rd-Reseal	COUNCIL	105,840.00	-	-	-	-	-	105,840.00	105,840.00	-	-	-	105,840.00	816.00	69,431.58	70,247.58
006955	Booie-Gatto Rd-Reseal	COUNCIL	25,200.00	-	-	-	-	-	25,200.00	25,200.00	-	-	-	25,200.00	-	26,769.30	26,769.30
006956	Brooklands-Kumbia Rd-Reseal	COUNCIL	42,570.00	-	-	-	-	-	42,570.00	42,570.00	-	-	-	42,570.00	-	44,865.68	44,865.68
006957	Booie-MaCauley Dr-Reseal	COUNCIL	119,700.00	-	-	-	-	-	119,700.00	119,700.00	-	-	-	119,700.00	-	91,033.72	91,033.72
006958	Kingaroy-MacDiarmid St-Reseal	COUNCIL	32,832.00	-	-	-	-	-	32,832.00	32,832.00	-	-	-	32,832.00	-	32,539.57	32,539.57
006959	Mondure-McConnel Way-Reseal	COUNCIL	28,800.00	-	-	-	-	-	28,800.00	28,800.00	-	-	-	28,800.00	-	34,268.64	34,268.64
006960	Wattlecamp-MemerambiBarkersCreekRd-	COUNCIL	84,900.00	-	-	-	-	-	84,900.00	84,900.00	-	-	-	84,900.00	715.50	72,784.14	73,499.64
006961	TIDS-Silverleaf-MondureWheatlands-Rese	TIDS	300,745.00	-	-	39,735.00	-	-	340,480.00	340,480.00	-	-	-	340,480.00	1,581.00	152,168.23	153,749.23
006962	Byee-Silverleaf Rd-Reseal	COUNCIL	429,120.00	-	-	-	-	-	429,120.00	429,120.00	-	-	-	429,120.00	1,679.25	304,616.84	306,296.09
006963	TIDS-Haly Creek-Stuart Valley Dr-Reseal	TIDS	169,920.00	-	-	169,920.00	-	-	339,840.00	339,840.00	-	-	-	339,840.00	-	242,766.38	242,766.38
006964	Charlestown-Trasmitter Rd-Reseal	COUNCIL	238,960.00	-	-	-	-	-	238,960.00	238,960.00	-	-	-	238,960.00	-	102,618.37	102,618.37
006965	Wooroolin-Wellers Rd-Reseal	COUNCIL	120,900.00	-	-	-	-	-	120,900.00	120,900.00	-	-	-	120,900.00	-	76,863.32	76,863.32
006966	Booie-Darcie St-Reseal	COUNCIL	80,280.00	-	-	-	-	-	80,280.00	80,280.00	-	-	-	80,280.00	-	46,113.53	46,113.53
006967	Booie-Brittany Court-Reseal	COUNCIL	30,089.00	-	-	-	-	-	30,089.00	30,089.00	-	-	-	30,089.00	-	15,128.63	15,128.63
006968	Booie-Tidar Ct-Reseal	COUNCIL	30,089.00	-	-	-	-	-	30,089.00	30,089.00	-	-	-	30,089.00	-	17,102.88	17,102.88
007029	Silverleaft-Campbells Rd-Reseal	RTR	-	-	-	-	-	-	-	-	-	-	-	-	-	79,697.48	79,697.48

Project Code	Project Description	Grant Funding Body	Depreciation	Restricted Cash	Proceeds from Sale of Fleet	Grant Funding	Loans	Developer Contribution	Total Budgeted Revenue	2023/2024 Adopted Budget	2022/2023 Continued Projects	First Quarter Budget Adjustments	Second Quarter Budget Adjustments	Total Available Budget	Commitments	2023/2024 Actual Expenditure	2023/2024 Actual Expenditure & Commitments
	Sub Activity Subtotal		**1,890,345.00**	**119,069.86**	**-**	**1,017,979.61**	**-**	**-**	**3,027,394.47**	**2,100,000.00**	**1,202,394.47**	**-**	**- 275,000.00**	**3,027,394.47**	**79,266.63**	**2,014,915.11**	**2,094,181.74**
General																	
006556	Blackspot-Glendon/MarkwellSt-SafetyUpg	COUNCIL	-	25,000.00	-	-	-	-	25,000.00	-	25,000.00	-	-	25,000.00	-	-	-
006682	Advanced Design 22/23	COUNCIL	-	113,958.79	-	-	-	-	113,958.79	-	113,958.79	-	-	113,958.79	-	6,824.53	6,824.53
006733	Kingaroy-Birt Rd-Dust Suppression Trial	COUNCIL	-	194,114.15	-	-	-	-	194,114.15	-	194,114.15	-	-	194,114.15	9,545.45	101,751.28	111,296.73
006969	Advanced Design 23/24	COUNCIL	250,000.00	-	-	-	-	-	250,000.00	250,000.00	-	-	-	250,000.00	27,258.27	58,036.38	85,294.65
006979	Unallocated Renewal Funds	COUNCIL	18,500.00	-	-	-	-	-	18,500.00	178,500.00	-	- 160,000.00	-	18,500.00	-	-	-
007001	Blackspot-Appin St/Cairns St-Intersectio	BLKSPOT	-	-	-	247,500.00	-	-	247,500.00	-	-	-	247,500.00	247,500.00	21,446.84	27,225.40	48,672.24
007011	McCauley Weir Road Reopening and Sign	COUNCIL	90,000.00	-	-	-	-	-	90,000.00	-	-	90,000.00	-	90,000.00	4,270.92	130,791.97	135,062.89
007012	Minmore Road Sealing	COUNCIL	50,000.00	-	-	-	-	-	50,000.00	-	-	50,000.00	-	50,000.00	28,450.00	-	28,450.00
	Sub Activity Subtotal		**408,500.00**	**333,072.94**	**-**	**247,500.00**	**-**	**-**	**989,072.94**	**428,500.00**	**333,072.94**	**- 20,000.00**	**247,500.00**	**989,072.94**	**90,971.48**	**324,629.56**	**415,601.04**
Urban Drainage																	
006735	Kingaroy-Leopard Court-Drainage	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	22.00	22.00
006741	Kingaroy-Moonya St-Drainage	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	1,771.62	1,771.62
006805	North Street Kerb & Channelling	COUNCIL	121,500.00	-	-	-	-	-	121,500.00	121,500.00	-	-	-	121,500.00	-	88,042.16	88,042.16
	Sub Activity Subtotal		**121,500.00**	**-**	**-**	**-**	**-**	**-**	**121,500.00**	**121,500.00**	**-**	**-**	**-**	**121,500.00**	**-**	**89,835.78**	**89,835.78**
FD & Complimentary																	
006736	Flood Damage - Council Betterment	COUNCIL	-	1,773,283.09	-	-	-	-	1,773,283.09	2,000,000.00	-	- 26,716.91	- 200,000.00	1,773,283.09	-	-	-
006813	EV03 Betterment Mondure Crossing Road	QRA	-	-	-	-	-	-	-	-	-	-	-	-	31,450.00	4,855.64	36,305.64
006843	EV04 Betterment Mercer Springate Road	QRA	-	-	-	-	-	-	-	-	-	-	-	-	13,602.75	18,833.75	32,436.50
006844	EV01 Betterment Dip Road	QRA	-	-	-	-	-	-	-	-	-	-	-	-	26,099.50	36,503.31	62,602.81
006984	EV03 Betterment Williams Road	QRA	-	-	-	-	-	-	-	-	-	-	-	-	8,743.00	23,867.06	32,610.06
006986	Couchmans Road Comp Pavement repair	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	18,763.34	18,763.34
006997	River Road Pavement repair Comp works	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	16,300.00	14,400.00	30,700.00
007000	Ryan Reagon Rd Comp Works gravel resl	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	5,161.53	5,161.53
007002	Maidenwell Glencliffe Rd-Comp Grav Resl	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	67,300.11	67,300.11
007013	Freemans Lane Kingaroy Concrete Paverr	COUNCIL	-	200,000.00	-	-	-	-	200,000.00	-	-	-	200,000.00	200,000.00	140.00	-	140.00
007016	EV01 Betterment Flagstone Creek Road	QRA	-	-	-	-	-	-	-	-	-	-	-	-	3,432.10	11,168.09	14,600.19
007018	East Nanango Road Comp Works seal wc	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	14,150.40	14,150.40
007034	O'Dea Road Comp drainage works	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	2,338.76	2,338.76
	Sub Activity Subtotal		**-**	**1,973,283.09**	**-**	**-**	**-**	**-**	**1,973,283.09**	**2,000,000.00**	**-**	**- 26,716.91**	**-**	**1,973,283.09**	**99,767.35**	**217,341.99**	**317,109.34**
	Activity Total		**5,629,214.00**	**4,131,580.92**	**-**	**5,737,614.64**	**-**	**90,000.00**	**15,588,409.56**	**12,562,892.00**	**1,841,170.47**	**- 26,716.91**	**1,211,064.00**	**15,588,409.56**	**1,530,886.10**	**5,303,149.28**	**6,834,035.38**
Water Services																	
W4Q - Round 4																	
006906	W4Q4-Kingaroy Water Security MtWoorol	W4Q4	-	580,000.00	-	1,500,000.00	-	-	2,080,000.00	1,750,000.00	-	-	330,000.00	2,080,000.00	1,914,480.84	17,318.72	1,931,799.56
	Sub Activity Subtotal		**-**	**580,000.00**	**-**	**1,500,000.00**	**-**	**-**	**2,080,000.00**	**1,750,000.00**	**-**	**-**	**330,000.00**	**2,080,000.00**	**1,914,480.84**	**17,318.72**	**1,931,799.56**
Water - General Oper																	
006503	S1 & S2 - PC, SCADA &Telemetry WATE	COUNCIL	-	183,332.00	-	-	-	-	183,332.00	183,332.00	-	-	-	183,332.00	73,480.00	82,965.00	156,445.00
006640	S2- PC, SCADA &Telemetry WATER	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	162.00	-	162.00
006898	S3 - PC, SCADA & Telemetry WATER	COUNCIL	17,500.00	-	-	-	-	-	17,500.00	175,000.00	-	-	- 157,500.00	17,500.00	-	-	-
006909	Solar panels for treatment plants	COUNCIL	30,000.00	-	-	-	-	-	30,000.00	30,000.00	-	-	-	30,000.00	-	-	-
	Sub Activity Subtotal		**47,500.00**	**183,332.00**	**-**	**-**	**-**	**-**	**230,832.00**	**388,332.00**	**-**	**-**	**- 157,500.00**	**230,832.00**	**73,642.00**	**82,965.00**	**156,607.00**
Water - Blackbutt																	
006788	Blackbutt HL PS Switchboard renewal +	COUNCIL	17,500.00	-	-	-	-	-	17,500.00	175,000.00	-	-	- 157,500.00	17,500.00	-	-	-
006899	Blackbutt WTP Switchboard Renewal & P	COUNCIL	40,000.00	-	-	-	-	-	40,000.00	400,000.00	-	-	- 360,000.00	40,000.00	-	-	-
	Sub Activity Subtotal		**57,500.00**	**-**	**-**	**-**	**-**	**-**	**57,500.00**	**575,000.00**	**-**	**-**	**- 517,500.00**	**57,500.00**	**-**	**-**	**-**
Water - Kingaroy																	
005547	Gordonbrook WTP - Post Con Contract W	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	95,669.43	344,501.16	440,170.59
006516	Gordonbrook Off Stream Storage Design	BOR_6	-	278,721.00	-	290,000.00	-	-	568,721.00	278,721.00	-	290,000.00	-	568,721.00	78,029.93	268,818.24	346,848.17
006517	Water Meter Replacement Program - 21/2	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	3,989.66	3,989.66
006566	Gordonbrook Dam Emergency Repairs 20	COUNCIL	-	80,000.00	-	-	-	-	80,000.00	-	-	-	80,000.00	80,000.00	-	-	-
006596	Gordonbrook Hydrological Modelling	COUNCIL	-	88,196.20	-	-	-	-	88,196.20	-	88,196.20	-	-	88,196.20	31,371.39	36,507.53	67,878.92
006783	Gordonbrook Dam Spillway AFC D&C	COUNCIL	-	-	-	-	800,000.00	-	800,000.00	800,000.00	-	-	-	800,000.00	-	-	-
006787	Kingaroy Water Security Trunk Infra Upgr	COUNCIL	-	244,125.00	-	-	-	-	244,125.00	244,125.00	-	-	-	244,125.00	7,182.29	5,860.00	13,042.29
006882	WMR Markwell St Kingaroy	COUNCIL	98,000.00	-	-	-	-	-	98,000.00	98,000.00	-	-	-	98,000.00	1,646.93	97,319.33	98,966.26
006900	WMR Alford St Kingaroy (William-Burnett)	COUNCIL	133,000.00	-	-	-	-	-	133,000.00	133,000.00	-	-	-	133,000.00	818.18	54,977.56	55,795.74
006901	WMR Glendon St Kingaroy(Alford-Markwe	COUNCIL	78,400.00	-	-	-	-	-	78,400.00	78,400.00	-	-	-	78,400.00	337.50	46,838.56	47,176.06
006902	Drivein W/Main Bunya Hwy Joint Replacer	COUNCIL	100,000.00	-	-	-	-	-	100,000.00	100,000.00	-	-	-	100,000.00	-	-	-
006976	Jubilee St Kingaroy (End to IanSt)	COUNCIL	30,000.00	-	-	-	-	-	30,000.00	30,000.00	-	-	-	30,000.00	-	18,237.99	18,237.99
	Sub Activity Subtotal		**439,400.00**	**691,042.20**	**-**	**290,000.00**	**800,000.00**	**-**	**2,220,442.20**	**1,762,246.00**	**88,196.20**	**290,000.00**	**80,000.00**	**2,220,442.20**	**215,055.65**	**877,050.03**	**1,092,105.68**
Water - Nanango																	
006657	WMR Dalby St Nanango (Gipps-ChesterS	COUNCIL	-	-	-	-	-	-	-	-	-	-	-	-	-	2,502.93	2,502.93
006785	Nanango WTP & Bores A, B, C , etc	COUNCIL	-	38,711.33	-	-	-	-	38,711.33	340,000.00	38,711.33	-	- 340,000.00	38,711.33	-	-	-
	Sub Activity Subtotal		**-**	**38,711.33**	**-**	**-**	**-**	**-**	**38,711.33**	**340,000.00**	**38,711.33**	**-**	**- 340,000.00**	**38,711.33**	**-**	**2,502.93**	**2,502.93**
Water - Proston																	
006658	WMR Blake St, Proston (Drake-RodneySt	COUNCIL	-	99,369.22	-	-	-	-	99,369.22	-	99,369.22	-	-	99,369.22	-	90,916.64	90,916.64
	Sub Activity Subtotal		**-**	**99,369.22**	**-**	**-**	**-**	**-**	**99,369.22**	**-**	**99,369.22**	**-**	**-**	**99,369.22**	**-**	**90,916.64**	**90,916.64**
Water - Wondai																	
006659	WMR Mackenzie St, Wondai (Osborne-Er	COUNCIL	-	158,574.00	-	-	-	-	158,574.00	208,574.00	-	-	- 50,000.00	158,574.00	-	84,288.97	84,288.97
006660	WMR Mackenzie St, Wondai (Osborne-Sc	COUNCIL	-	108,116.00	-	-	-	-	108,116.00	138,116.00	-	-	- 30,000.00	108,116.00	-	105,474.58	105,474.58
006661	WMR Cadell St, Wondai (Scott - Kent St)	COUNCIL	-	234,392.67	-	-	-	-	234,392.67	-	234,392.67	-	-	234,392.67	-	103,033.18	103,033.18
006881	Media Replacement Wondai	COUNCIL	140,000.00	-	-	-	-	-	140,000.00	140,000.00	-	-	-	140,000.00	-	22,060.00	22,060.00
	Sub Activity Subtotal		**140,000.00**	**501,082.67**	**-**	**-**	**-**	**-**	**641,082.67**	**486,690.00**	**234,392.67**	**-**	**- 80,000.00**	**641,082.67**	**-**	**314,856.73**	**314,856.73**

Project Code	Project Description	Grant Funding Body	Depreciation	Restricted Cash	Proceeds from Sale of Fleet	Grant Funding	Loans	Developer Contribution	Total Budgeted Revenue	2023/2024 Adopted Budget	2022/2023 Continued Projects	First Quarter Budget Adjustments	Second Quarter Budget Adjustments	Total Available Budget	Commitments	2023/2024 Actual Expenditure	2023/2024 Actual Expenditure & Commitments
	Activity Total		**684,400.00**	**2,093,537.42**	**-**	**1,790,000.00**	**800,000.00**	**-**	**5,367,937.42**	**5,302,268.00**	**460,669.42**	**290,000.00**	**- 685,000.00**	**5,367,937.42**	**2,203,178.49**	**1,385,610.05**	**3,588,788.54**
Wastewater Services																	
Wastewater - General																	
006641	S2- PC, SCADA &Telemetry WASTEWA1	COUNCIL	-	166,747.00	-	-	-	-	166,747.00	166,747.00	-	-	-	166,747.00	4,360.00	131,650.00	136,010.00
006903	S3- PC, SCADA &Telemetry WASTEWA1	COUNCIL	17,500.00	-	-	-	-	-	17,500.00	175,000.00	-	-	- 157,500.00	17,500.00	-	-	-
006904	Regional Sewer Relining	COUNCIL	1,600,000.00	-	-	-	-	-	1,600,000.00	1,600,000.00	-	-	-	1,600,000.00	96,795.13	61,338.21	158,133.34
	Sub Activity Subtotal		**1,617,500.00**	**166,747.00**	**-**	**-**	**-**	**-**	**1,784,247.00**	**1,941,747.00**	**-**	**-**	**- 157,500.00**	**1,784,247.00**	**101,155.13**	**192,988.21**	**294,143.34**
Wastewater - Kingaro																	
006905	Kingaroy SPS2 Tessmanns Rd Switchboa	COUNCIL	17,500.00	-	-	-	-	-	17,500.00	175,000.00	-	-	- 157,500.00	17,500.00	3,143.07	1,376.92	4,519.99
	Sub Activity Subtotal		**17,500.00**	**-**	**-**	**-**	**-**	**-**	**17,500.00**	**175,000.00**	**-**	**-**	**- 157,500.00**	**17,500.00**	**3,143.07**	**1,376.92**	**4,519.99**
Wastewater - Nanango																	
006793	Nanango SPS2 Switchboard renewal, etc.	COUNCIL	21,000.00	-	-	-	-	-	21,000.00	210,000.00	-	-	- 189,000.00	21,000.00	3,143.07	1,376.93	4,520.00
006794	Nanango SPS3 Switchboard renewal, etc.	COUNCIL	14,000.00	-	-	-	-	-	14,000.00	140,000.00	-	-	- 126,000.00	14,000.00	3,143.09	1,376.92	4,520.01
	Sub Activity Subtotal		**35,000.00**	**-**	**-**	**-**	**-**	**-**	**35,000.00**	**350,000.00**	**-**	**-**	**- 315,000.00**	**35,000.00**	**6,286.16**	**2,753.85**	**9,040.01**
CED - Proston																	
006510	BDWW-WWTP1 SB Renewal	COUNCIL	-	16,500.00	-	-	-	-	16,500.00	-	-	-	16,500.00	16,500.00	-	16,381.97	16,381.97
006796	Proston CED Pump Station Replace & Re	COUNCIL	21,000.00	-	-	-	-	-	21,000.00	210,000.00	-	-	- 189,000.00	21,000.00	3,143.06	1,376.94	4,520.00
	Sub Activity Subtotal		**21,000.00**	**16,500.00**	**-**	**-**	**-**	**-**	**37,500.00**	**210,000.00**	**-**	**-**	**- 172,500.00**	**37,500.00**	**3,143.06**	**17,758.91**	**20,901.97**
	Activity Total		**1,691,000.00**	**183,247.00**	**-**	**-**	**-**	**-**	**1,874,247.00**	**2,676,747.00**	**-**	**-**	**- 802,500.00**	**1,874,247.00**	**113,727.42**	**214,877.89**	**328,605.31**
Waste																	
Waste Management - R																	
006607	New Maidenwell Transfer Station	COUNCIL	-	634,601.07	-	-	-	-	634,601.07	250,000.00	54,601.07	330,000.00	-	634,601.07	14,899.04	87,839.68	102,738.72
006780	Nanango Weighbridge & Transfer Station	LGGSP	-	242,720.00	-	364,080.00	-	-	606,800.00	303,780.00	303,020.00	-	-	606,800.00	463,113.62	27,115.18	490,228.80
006845	Purchase of new SBRC Skip Bins	COUNCIL	-	28,350.00	-	-	-	-	28,350.00	-	-	-	28,350.00	28,350.00	-	28,350.00	28,350.00
006989	Wondai Weighbridge	DRFA	-	221,384.25	-	368,973.75	-	-	590,358.00	-	-	590,358.00	-	590,358.00	523,634.47	13,353.08	536,987.55
006990	Future Landfill Disposal - Feasibility	COUNCIL	-	100,000.00	-	-	-	-	100,000.00	-	-	100,000.00	-	100,000.00	-	54,560.00	54,560.00
	Sub Activity Subtotal		**-**	**1,227,055.32**	**-**	**733,053.75**	**-**	**-**	**1,960,109.07**	**553,780.00**	**357,621.07**	**1,020,358.00**	**28,350.00**	**1,960,109.07**	**1,001,647.13**	**211,217.94**	**1,212,865.07**
	Activity Total		**-**	**1,227,055.32**	**-**	**733,053.75**	**-**	**-**	**1,960,109.07**	**553,780.00**	**357,621.07**	**1,020,358.00**	**28,350.00**	**1,960,109.07**	**1,001,647.13**	**211,217.94**	**1,212,865.07**
	Grand Total		**13,186,763.56**	**14,775,882.95**	**415,000.00**	**12,735,496.05**	**800,000.00**	**90,000.00**	**42,003,142.56**	**33,353,819.00**	**7,703,040.40**	**1,815,912.68**	**- 869,629.52**	**42,003,142.56**	**9,521,996.88**	**13,038,422.17**	**22,560,419.05**

South Burnett Regional Council
Monthly Financial Report
as at 28 February 2024

SOUTH BURNETT
REGIONAL COUNCIL

Executive Summary

This monthly report is designed to illustrate the interim financial performance and position of South Burnett Regional Council compared to the amended budget, at an organisational level, for the period ended 28 February 2024 (not the end of month).

- This report has been compiled with information up to 28 February 2024 (before end of month). End of month journals have not been completed.
- Recurrent Revenue is currently sitting at 56% compared to the amended budget and Recurrent Expenditure is sitting at 63%.
- Revenue is impacted by timing effects of various income streams including grant revenue.
- Council's current cash holdings as at 27 February 2024 was $56.06m with $32.68m of this currently classed as restricted cash.
- The ratios at the end of February are all within their respective targets.
- Council's capital expenditure program is currently sitting at $13.03m in actual expenditure which equates to approximately 31.0% of the total amended budget.

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1.0 Interim Statement of Financial Performance (Income Statement)

Statement of Comprehensive Income

as at 28 February 2024 (not to end of month)
67% of Year Complete

	2024 $	Original Budget $	Amended Budget $	Variance %
Income				
Revenue				
Recurrent Revenue				
Rates, Levies and Charges	29,064,542	57,018,206	57,018,206	51%
Fees and Charges	3,932,099	5,276,904	5,345,086	74%
Rental Income	340,022	459,715	507,603	67%
Interest Received	2,049,912	1,975,000	2,975,000	69%
Sales Revenue	2,286,863	6,835,007	7,159,007	32%
Other Income	805,198	1,179,323	1,209,323	67%
Grants, Subsidies, Contributions and Donations	14,986,016	8,546,353	20,541,473	73%
	53,464,653	81,290,508	94,755,698	56%
Capital Revenue				
Grants, Subsidies, Contribution and Donations	3,972,858	9,471,224	13,735,496	29%
Total Income	57,437,511	90,761,732	108,491,194	53%
Expenses				
Recurrent Expenses				
Employee Benefits	16,659,183	27,612,019	28,504,078	58%
Materials and Services	30,273,217	31,759,777	43,872,222	69%
Finance Costs	1,039,727	1,734,655	1,734,654	60%
Depreciation and Amortisation	14,101,957	23,673,214	24,211,788	58%
	62,074,084	84,779,665	98,322,744	63%
Capital Expense	1,904,896	(415,000)	(415,000)	-459%
Total Expense	63,978,980	84,364,665	97,907,744	65%
Net Result	(6,541,469)	6,397,067	10,583,450	
Net Operating Result	(8,609,431)	(3,489,157)	(3,567,046)	

** Please note – this report was run as at 28 February 2024, not at end of month, and therefore the end of month journals have not yet been completed **

2.0 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 28 February 2024, depreciation expense was on target at 66%. Depreciation expense will be closely monitored as capitalisation occurs.

Work in progress balance as at 28 February 2024 is $12.53m, made up of the asset classes listed below.

Asset Class	*Opening Balance*	*Capital Expenditure*	*Capitalisation*	*Closing Balance*
Plant & Equipment	41,336	15,422	-	56,757
Land	66,069	-	-	66,069
Buildings	3,331,146	863,275	- 1,586,953	2,607,469
Roads	4,474,769	1,922,740	- 2,416,303	3,981,206
Water	3,501,289	197,274	-	3,698,562
Wastewater	1,823,420	24,003	-	1,847,423
Fleet	29,954	61,949	- 47,329	44,574
Waste	219,627	10,300	-	229,927
Office/ICT	1,689	1,454	-	3,142
	13,489,298	**3,096,417**	**- 4,050,585**	**12,535,130**

There was capitalisation for Roads of $2.41m, Buildings $1.58m and Fleet $47k during the month of February. Capitalisation for Water and Wastewater asset is underway to be processed early March.

3.0 Interim Statement of Financial Position (Balance Sheet)

Statement of Financial Position

as at 28 February 2024 (not to month end)

	2024 FEBRUARY $	Original Budget $	Amended Budget $
Current Assets			
Cash and Cash Equivalents	56,068,745	56,343,950	57,102,480
Trade and Other Receivables	4,190,063	11,936,624	12,271,544
Inventories	947,099	781,347	840,354
Investments	-	-	-
Total Current Assets	61,205,907	69,061,921	70,214,378
Non-Current Assets			
Trade and Other Receivables	543,637	389,495	389,495
Property, Plant and Equipment	1,054,273,306	1,068,147,535	1,078,200,775
Right of Use Asset	695,950	661,125	669,127
Intangible Assets	6,245,255	6,242,606	6,242,606
Total Non-Current Assets	1,061,758,148	1,075,440,760	1,085,502,003
TOTAL ASSETS	1,122,964,055	1,144,502,682	1,155,716,381
Current Liabilities			
Trade and Other Payables	11,033,083	10,423,308	15,612,900
Borrowings	3,309,663	3,460,548	3,460,548
Lease Liabilities	20,206	18,439	18,637
Provisions	3,992,865	3,931,009	3,915,600
Unearned Revenue	-	2,300,754	2,749,085
Other Liabilities	552,269	1,410,715	1,410,715
Total Current Liabilities	18,908,085	21,544,773	27,167,485
Non-Current Liabilities			
Trade and Other Payables	-	-	-
Borrowings	20,088,990	20,335,543	20,335,543
Lease Liabilities	712,723	686,457	694,284
Provisions	12,337,011	12,444,910	12,241,008
Other Liabilities	4,398,720	1,470,746	2,960,718
Total Non-Current Liabilities	37,537,444	34,937,655	36,231,553
TOTAL LIABILITIES	56,445,529	56,482,428	63,399,038
NET COMMUNITY ASSETS	1,066,518,526	1,088,020,254	1,092,317,343
Community Equity			
Retained Surplus/(Deficiency)	426,935,570	448,318,094	451,452,248
Asset Revaluation Surplus	639,582,956	639,702,160	640,865,095
TOTAL COMMUNITY EQUITY	1,066,518,526	1,088,020,254	1,092,317,343

** Please note – this report was run as at 28 February 2024, not at end of month, and therefore the end of month journals have not yet been completed **

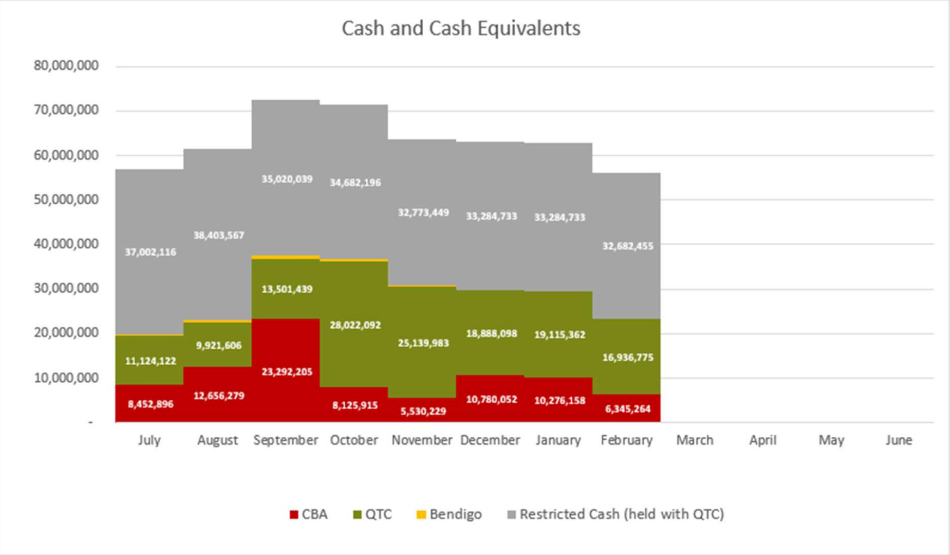
3.1 Current Assets

3.1.1 Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, all cash and cheques receipted 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 28 February 2024, Council's actual cash and cash equivalents balance was $56.06m. At February 2020 (four years prior), Council's actual cash and cash equivalents balance was $36.95m. This equates to an increase of $19.11m for the four year period.

The below table shows the breakup of this balance sheet element (excluding cash drawers) as at 28th February 2024.



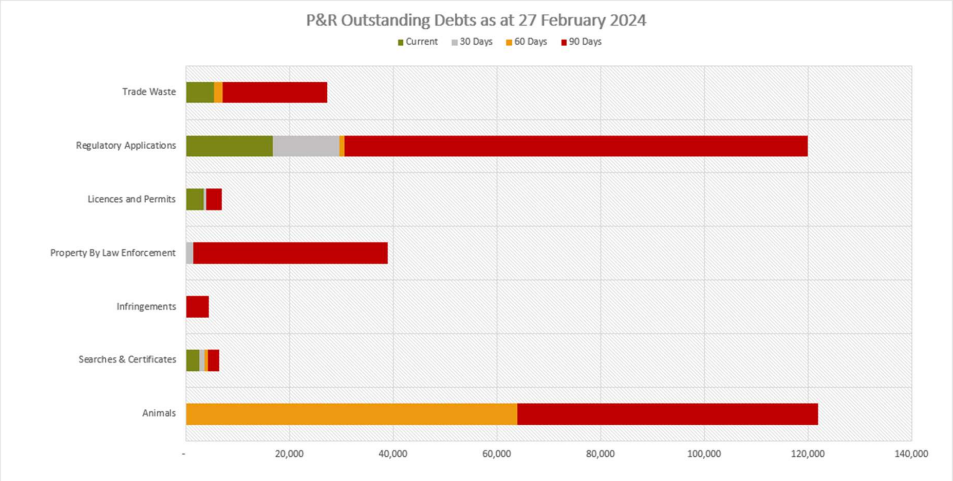
As at the 27th February 2024, the restricted cash balance was $32,682,455. In February 2020, the restricted cash balance was $24,777,934 (therefore, an increase of $7,904,521 to current).

The decrease in restricted cash of $602,278 during February is made up of Roads ($206k), Buildings ($20k), Waste ($14k), Plant & ICT ($220k), Water ($109k) and Wastewater ($33k) as the capital programs continue to progress in delivery.

RESTRICTED CASH	Jan-24	Feb-24
Recurrent Expenditure	505,164	505,164
Future Capital Works		
Roads	5,744,203	5,537,697
Buildings	3,591,484	3,571,598
Waste	6,095,663	6,081,782
Land	25,322	25,322
Plant & ICT	6,943,467	6,723,725
Water	3,553,762	3,444,971
Wastewater	4,721,582	4,688,110
Unspent - Developer Contributions	1,729,986	1,729,986
Unspent - Loan Funds	374,100	374,100
Total	**33,284,733**	**32,682,455**

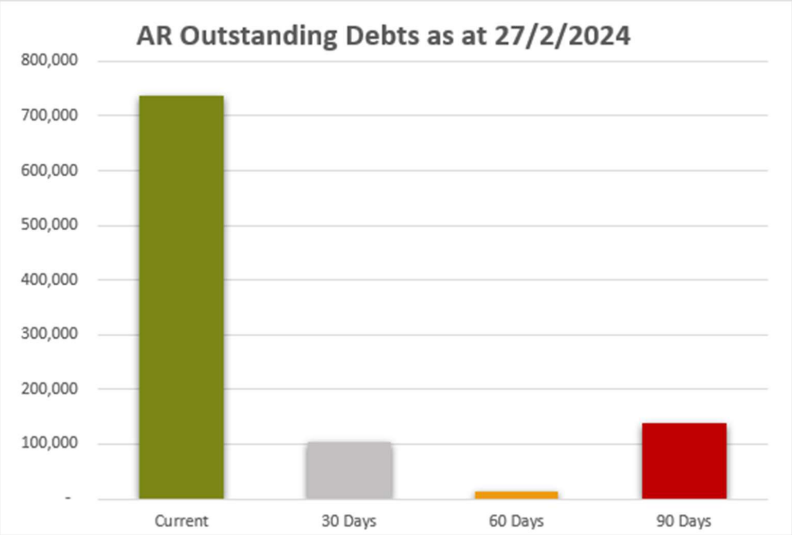
3.1.2 Trade and Other Receivables

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.



The Property and Rating (P&R) debts that are overdue by 90 days or more currently total $214k. In February 2020 this balance was $433k. This equates to a reduction of $219k).

The current 90 days or more balance is made up of $57k in overdue animal registrations, $106k being actively pursued by Council staff or determination on next steps are being investigated, $38k can be recovered when properties are sold, and $13k belong to developer contributions that will be finalised in the future.



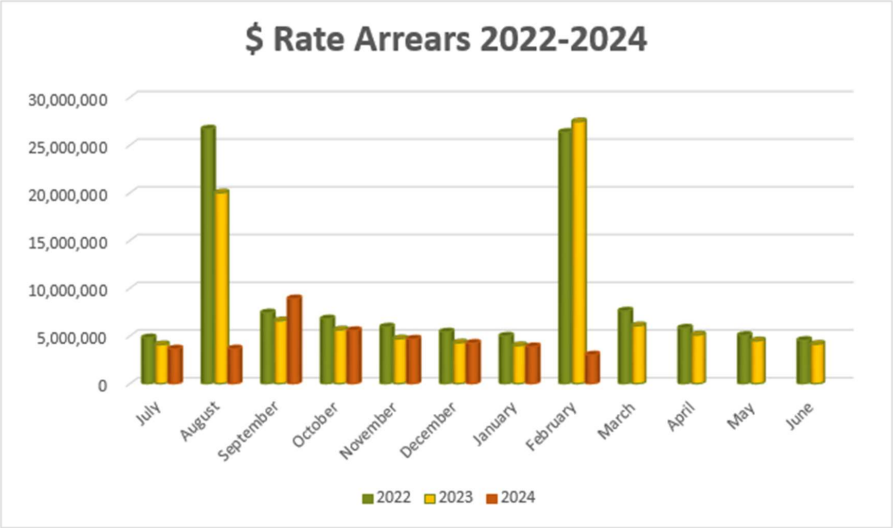
The AR outstanding debts 90+ days as at 28 February 2024 was $138k which is 14% of total AR outstanding debts. In February 2020, 90+ days outstanding was $1.10m. Disregarding $841k for one contractor for Niagara Road work, the difference to current is a reduction of $121k.

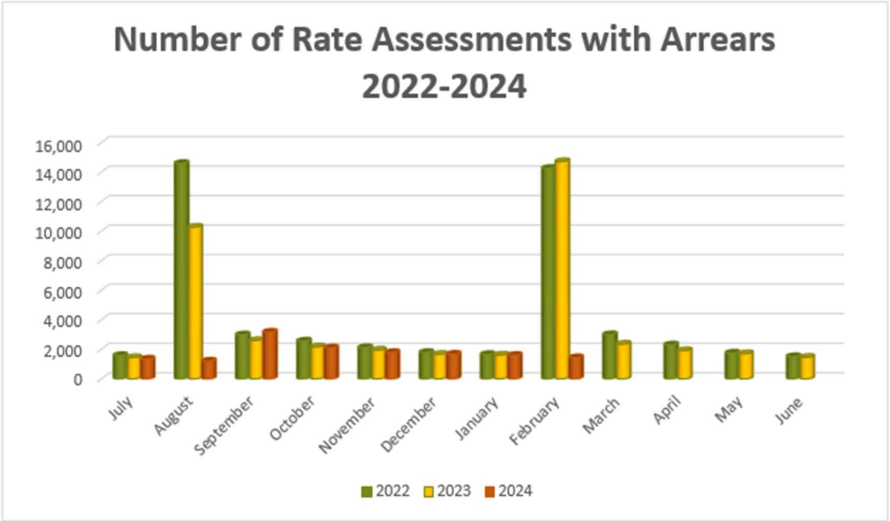
Of the current value sitting in the 90+ days, 99% remains with debt collectors or have a payment arrangement with Council. 1% is being actively pursued by Council staff.

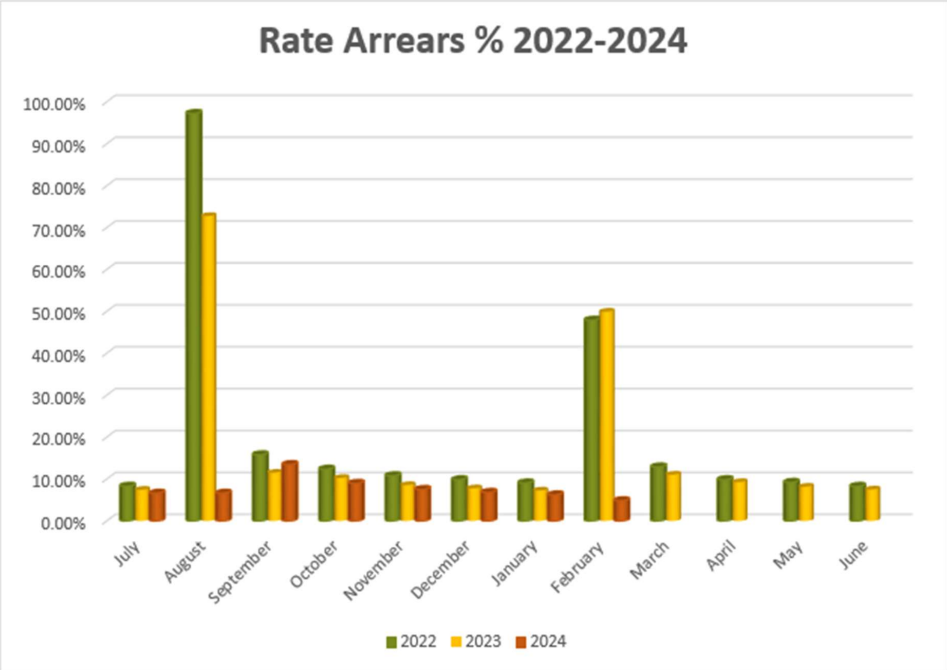
Rates in arrears as of 28 February 2024 was sitting at $3.5m or 5.64% which is below the target arrears of 7%. This is significantly down when compared to January 2020 which had rate in arrears of $5.25m or 9.20%.

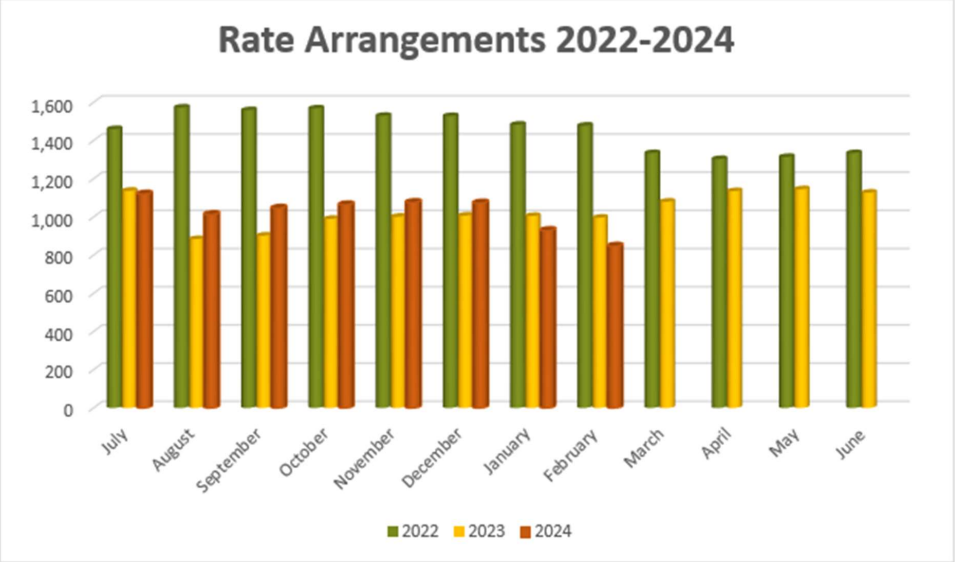
There are currently 847 assessments with rate arrangements in place which accounts for 58.78% of the properties that are in arrears.

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.









Executive Summary

3.2 Liabilities

3.2.1 Borrowings

All Council borrowings are with the Queensland Treasury Corporation (QTC). The balance as of 28 February 2024 was $23,398,652 made up of borrowings in the following departments. Please note that the interest end of month journal has not been completed yet as the data is not available until after the end of month.

Department	Borrowings	
NRM & Parks	$	307,528
Finance	$	243,436
Property	$	264,963
Economic Development	$	195,148
Environment & Waste	$	475,138
Infrastructure	$	8,261,825
Water & Wastewater	$	13,650,614
Total	**$**	**23,398,652**

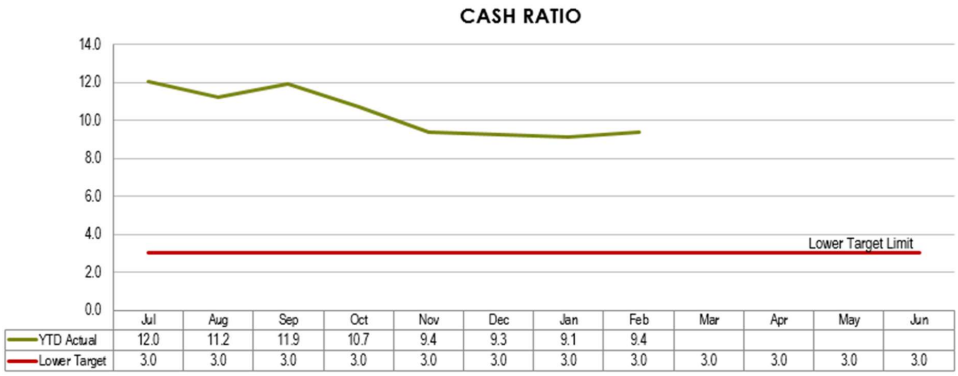
The balance as at 28 February 2024 was $23,398,652. This is a reduction of $12,587,104 compared to the total Council borrowings in February 2020 of $35,985,756.

4.0 Financial Ratios

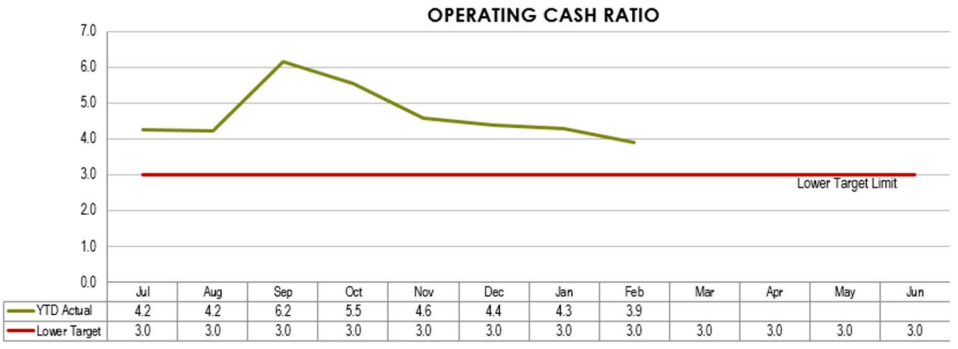
Key Performance Indicators - Monthly Reporting

Ratio	Description	Formula	SBRC's Target	Status	Feb-24
Cash Ratio	Number of months operating expenditure covered by total cash held	$\frac{Cash\ Held}{(Total\ Operating\ Expense - Depreciation)/Number\ of\ Periods}$	Target greater than or equal to 3 months	✓	9.35
Operating Cash Ratio	Number of months operating expenditure covered by working cash held	$\frac{Cash\ Held\ - Restricted\ Cash}{(Total\ Operating\ Expense - Depreciation)/Number\ of\ Periods}$	Target greater than or equal to 3 months	✓	3.90
Current Ratio (Working Capital Ratio)	This measures the extent to which Council has liquid assets available to meet short term financial obligations	$\frac{Current\ Assets}{Current\ Liabilities}$	Target between 2.0 & 4.0	✓	3.24
Funded Long-Term Liabilities	Percentage of Restricted Cash and Long Term Liabilities backed by Cash	$\frac{Cash\ Held}{Restricted\ Cash + Non - Current\ Borrowings}$	Target greater than or equal to 59%	✓	106.25%
Debt Servicing Ratio	This indicates Council's ability to meet current debt instalments with recurrent revenue	$\frac{Interest\ Expense + Loan\ Redemption}{Total\ Operating\ Revenue}$	Target less than or equal to 10%	✓	5.50%
Cash Balance -$M	Total Cash that Council held	$Cash\ Held\ at\ Period\ End$	Target greater than or equal to $24M	✓	56.07
Debt to Asset Ratio	To what exent our debt will be covered by total assets	$\frac{Current\ and\ Non - Current\ Loans}{Total\ Assets}$	Target less than or equal to 10%	✓	2.08%
Interest Coverage Ratio	This ratio demonstrates the extent which operating revenues are being used to meet the financing charges	$\frac{Net\ Interest\ Expense\ on\ Debt\ Service}{Total\ Operating\ Revenue}$	Target between 0% and 5%	✓	1.24%

All ratios as at 28 February were within their respective targets.



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
YTD Actual	12.0	11.2	11.9	10.7	9.4	9.3	9.1	9.4				
Lower Target	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0

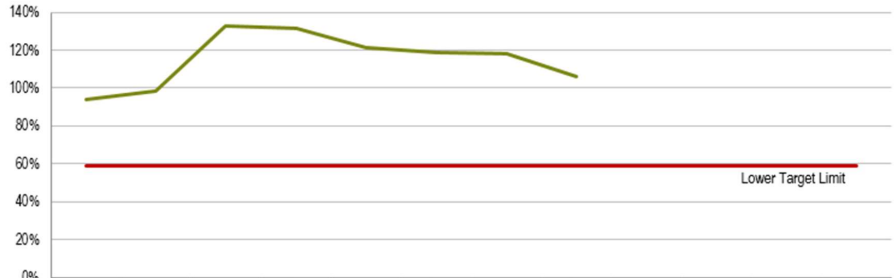


	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
YTD Actual	4.2	4.2	6.2	5.5	4.6	4.4	4.3	3.9				
Lower Target	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0

CURRENT RATIO

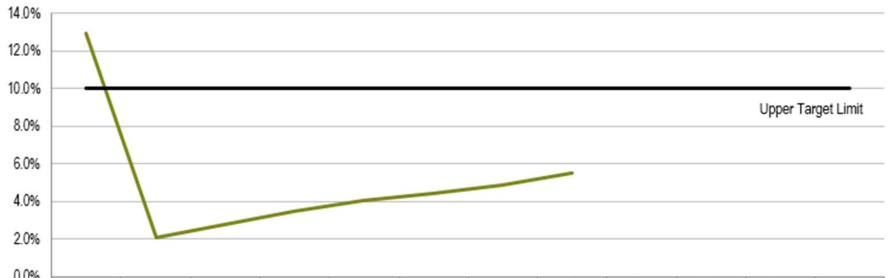
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
YTD Actual	4.4	5.2	5.1	4.5	4.5	4.5	3.4	3.2				
Upper Target	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lower Target	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0

FUNDED LONG-TERM LIABILITIES



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
YTD Actual	94%	99%	133%	132%	121%	119%	118%	106%				
Lower Target	59%	59%	59%	59%	59%	59%	59%	59%	59%	59%	59%	59%

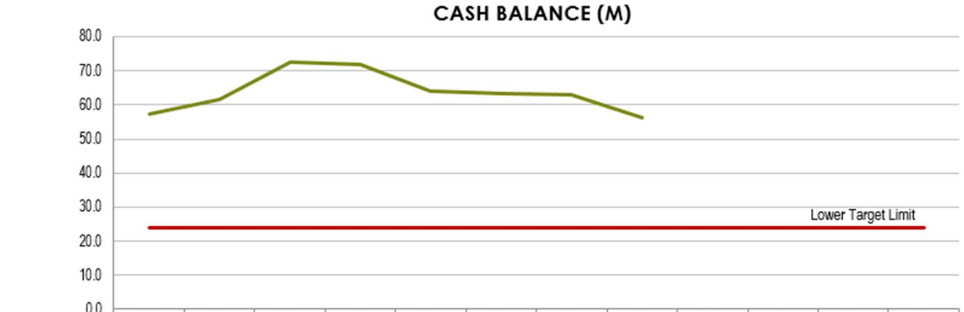
DEBT SERVICING RATIO



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
YTD Actual	12.9%	2.0%	2.8%	3.5%	4.1%	4.4%	4.8%	5.5%				
Upper Target	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%

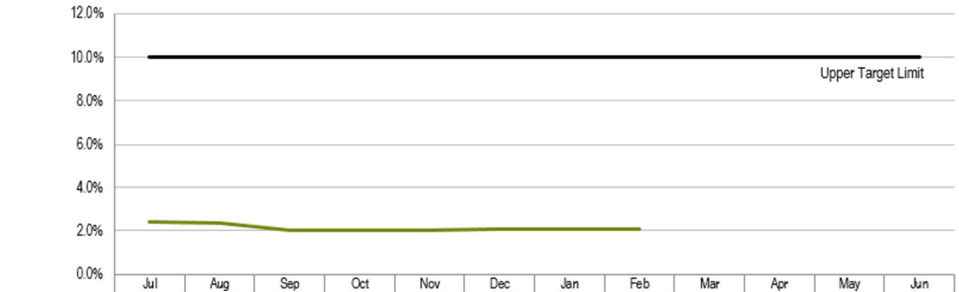
Executive Summary

CASH BALANCE (M)



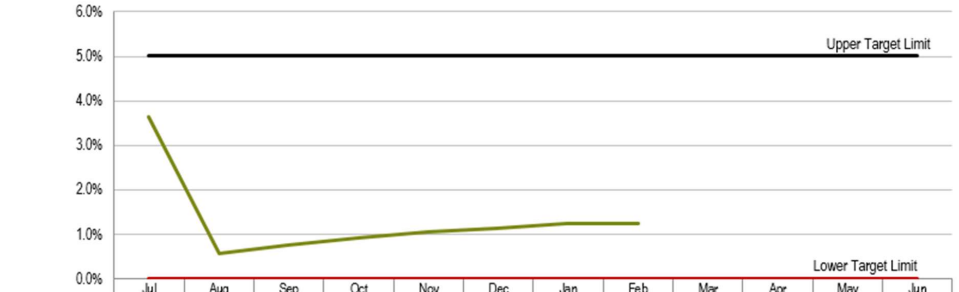
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
YTD Actual	57.2	61.6	72.7	71.7	63.9	63.3	63.0	56.1				
Lower Target	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0

DEBT TO ASSET RATIO



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
YTD Actual	2.4%	2.4%	2.0%	2.0%	2.0%	2.1%	2.1%	2.1%				
Upper Target	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%

INTEREST COVERAGE RATIO



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
YTD Actual	3.6%	0.6%	0.8%	0.9%	1.1%	1.1%	1.2%	1.2%				
Upper Target	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
Lower Target	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Executive Summary

5.0 Investments

Council had $56.85m held in bank accounts on 27 February 2024. Out of this balance, 87.3% was held with QTC, 12.5% was with Commonwealth Bank and the remaining 0.2% was sitting with Bendigo Bank with no interest rate identified at this stage.

Investment Portfolio Report

as at 27/02/2024

	Financial Institution			TOTAL
	Queensland Treasury	Bendigo Bank	Commonwealth Bank of Australia	
Opening Investment Balance 1 July 2023	47,968,495	375,308	15,917,155	**64,260,958**
Interest Rate	5.05%	0.00%	4.85%	
Deposits	14,000,000	328,477	118,651,507	**132,979,984**
Redemptions	- 14,000,000	- 604,926	- 127,761,747	- **142,366,673**
Balance	47,968,495	98,858	6,806,915	**54,874,269**
Interest Income	1,694,280	-	327,986	**2,022,266**
Admin Charge	- 43,545	- 82	-	- **43,627**
Net Interest Income	1,650,735	- 82	327,986	**1,978,639**
Ending Investment Balance as at 27/02/2024	49,619,230	98,776	7,134,902	**56,852,908**
% to Portfolio	87.28%	0.17%	12.55%	
Short Term Rating	A1+	A2	A1+	
Individual Counter - Party Limit	100%	10%	30%	
Maximum Funds Limit	No Limit	$20M	$20M	

6.0 Rates Update

The January to June 2024 rate levy is due to be issued on 18 March 2024 with the discount period ending 22 April 2024.

SOUTH BURNETT
REGIONAL COUNCIL

Executive Summary

11 PORTFOLIO - INFRASTRUCTURE PLANNING, WORKS (CONSTRUCTION & MAINTENANCE), WATER & WASTEWATER, PLANT & FLEET

11.1 MINUTES OF THE TRAFFIC ADVISORY COMMITTEE MEETING HELD TUESDAY 28 NOVEMBER 2023

File Number: **06.03.2024**

Author: **Manager Infrastructure Planning**

Authoriser: **Chief Executive Officer**

PRECIS

Minutes of the Traffic Advisory Committee meeting held Tuesday 28 November 2023

SUMMARY

The minutes of the Traffic Advisory Committee meeting held in Warren Truss Chambers, Kingaroy on Tuesday 28 November 2023 are provided to note and consider

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OFFICER'S RECOMMENDATION

That the South Burnett Regional Council receive and note the attached minutes and recommendations of the Traffic Advisory Committee meeting held on 28 November 2023.

BACKGROUND

N/A

ATTACHMENTS

1. Minutes of the Trafic Advisory Committee ⇩

SOUTH BURNETT REGIONAL COUNCIL

Traffic Advisory Committee Minutes

Infrastructure

Chair: Councillor Henschen

Minutes: Donna Brown

Date: Tuesday 28 November 2023, 12.30pm

Venue: Warren Truss Chambers, Kingaroy

Committee Attendance:

Kate Wyatt (SBRC), James D'Arcy (SBRC), Cr Scott Henschen (SBRC), Craig Whittaker (TMR Road Safety), Andrew Goatham (TMR), Patrick Stromguist (TMR), David Tierney (QPS), Donna Brown (SBRC), Brett Everest (QPS), Kevin Searle (SBRC), Todd Armstrong (QPS),Lupita, Cr Jane Erkens (SBRC),

Agenda Item	Action Summary	Responsible Officer	Due Date
Welcome and Apologies (Chair)	Cr Jones chaired the meeting. All members welcomed. Apologies recorded. Meeting opened 12.33 pm Apologies: Brendan Seymour (QPS), Jade Miller (QPS), Cr Gavin Jones, Pawan Gautam (SBRC),	N/A	N/A
Confirmation of previous minutes (Chair)	Previous minutes of meeting held on Tuesday 11 September 2023 were confirmed. Moved: James D'Arcy Seconded: Kate Whyatt Vote: All in favour	N/A	N/A
Business Arising from Minutes of Last Meeting	**Action: St John's Lutheran School bus operations** - SBRC spoke with bus company. Number of congestion issues in Ivy Street. Continued expansion of St Johns due to year 12 students driving. - Current number of buses expanding. - Signage / line marking – SBRC will continue to work on options in New Year. - TMR spoke with bus operator – issues raised were outside contract that Translink have with bus company. - Translink can assist with this further as required. - How many children arrive on buses and get dropped off? Lupita can obtain numbers of children and buses and deliver to next TAC.	SBRC	12/03/2023

SOUTH BURNETT REGIONAL COUNCIL

Traffic Advisory Committee Minutes

Infrastructure

	Status: SBRC to continue to work with school and bus operators		
	Action: SBRC - Blackbutt School Crossing – D'Aguilar Highway - TMR have not received data to report. - TMR to provide data to future meeting for further discussions. **Status: TMR to provide data to March TAC.**	TMR	12/03/2023
	Action - SBRC - Update to School zone speed signs on Mundubbera Durong Road – Durong State School - The school is on the list for flashing lights on the signs. - TMR to advise of programming and liaise with school. - Only 100 installed every year prioritised list. **Status: Craig (TMR) to chase up with Paul, Road Safety (TMR)**	TMR	12/03/2023
	Action – SBRC - Parker Road & Brooklands Road – speed, school bus & heavy vehicles - Speed assessment was carried out on Parker Road under the QRSTUV. - Recommendation to reduce speed from 100 km to 70 km (between Kumbia Road and Ellesmere Road intersections). - Kumbia Road back to east between Kumbia Road and Kingaroy Cooyar Road. Need to do review of advisory warning and speed signage (RACAS). Make necessary improvements. **Status: SBRC to reduce speed and install new signage on Parker Road / SBRC to review advisory warning and speed signage on Kumbia Road**	SBRC	12/03/2023
	Action – SBRC – Couchmans Road, Kingaroy - Further request regarding speeding and dangerous driving on Couchmans Road, Kingaroy - QPS will monitor and enforce speed zones.		

SOUTH BURNETT REGIONAL COUNCIL

Traffic Advisory Committee Minutes
Infrastructure

	Status: Completed - SBRC to send letter to customer		
Fatal Car Crashes	**Discussions held surrounding recent car crashes in the South Burnett** - Discussions around crashes. Roads have not contributed to crashes.		
General Business	Item 1 - SBRC – Murgon Gayndah Road – TMR - Referred to RMPC as this is a road maintenance issue. - Property access is individuals.		
	Item 2 - SBRC - Traffic Lights – Haly and Fisher Street intersection - Haly Street no dedicated right turn arrow at traffic lights. No turning lane. - Need traffic numbers / turn capacity and also line of sight. - All signalised lights to have designated right hand signal treatment. - Forward to DTMR for Andrew will follow up and response to customer.		
	Item 3 – SBRC – Wilsons Road, Glenrock - Speeding concerns around heavy vehicles. - Respond to customer and advise we will work with regulator and ensure these roads are selected not to travel on.		
	Item 4 – SBRC – Weeks & Kingaroy Cooyar Road intersection - South bound movements. Concern is visibility approaching intersection. If stationery vehicle turning into Weeks – no shoulder and drain is a meter lower than road. - DTMR advises 2 crashes within 2 kms of intersection. Off road into scrub. - Not enough crash history to support intersection upgrade to install turning lanes or sealed shoulder. - No QPS incidents reported. - Less than 10 houses using intersection.		

SOUTH BURNETT REGIONAL COUNCIL

Traffic Advisory Committee Minutes
Infrastructure

	Item 5 – SBRC - Boonenne Ellesmere Road & Bunya Highway - Southern side of crest – people turning in would have good visibility with a long lead time. Constraints would be for southbound would slow down and pull off road. - 2015 - 1 crash off road on a grate within 2km radius – not at intersection. - QPS nothing reported at this location.		
	Item 6 – SBRC – Waterview Drive, Moffatdale - Customer has concerns of traffic speeding when turning down from Murgon Barambah of Waterview Drive. - Implement 50 km zone at Waterview Drive, Moffatdale.		
	Item 7 – SBRC – Rail Trail, Murgon - Concerns around where the rail trail intersects highway at Murgon - requesting centre refuge in middle of highway. - TMR – this has been submitted for funding in July for build outs and shoulder protection at this crossing (Vulnerable Road Users submission)		
	Item 8 – South Nanango Rural Fire Brigade - Near miss pulling into brigade from Yarraman (turning right) on D'Aguilar Highway - Further conversation with brigade – Invite QFES Rural Fire Brigade to contact development area in DTMR. Private access (turning lane) – need to make contact with DTMR.		
Report from Agencies	**QPS** - Couple of official complaints re: speed Jarail Road. Discussions held with Wambo contractors and staff. - Nothing to report.	N/A	N/A

SOUTH BURNETT REGIONAL COUNCIL

Traffic Advisory Committee Minutes

Infrastructure

	TMR Road Safety - STIP funding update – last round closed October. Running again and closing in April. - St Josephs, Murgon – need some hold points - Gore Stret, Murgon – missing barber poles. Still need hold lines (potholes). - Kingaroy State High School – line marking / tree removal / kerb and channel / might be just signage to finalise - St Mary's – footpath finished at Kent Street, Wondai. Pedestrian crossing – need to take bracket off poles (need barber poles). If school crossing, need barber poles and more supervisors - House-keeping – Paul (Manager moving on – secured position in Translink) – Craig to e-mail Donna with Kristy's details. - Advising Christmas campaign – fatal 5 / drink driving.	N/A	N/A
	TMR - No reports to discuss. - Trying to get a senior engineer on board – who will look after SB and Gympie. - High risk roads project starting to get wheels on D'Aguilar highway Kingaroy to Nanango (safety improvements).	N/A	N/A
	QAS - No representation.	N/A	N/A
Further items for discussion			
Next Meeting	Date: 12 March 2024 at 12.30 pm Location: Warren Truss Chambers, Kingaroy	N/A	N/A
Meeting Closed	Meeting Closed: 2:08pm		

12 PORTFOLIO - COMMUNITY DEVELOPMENT, ARTS & HERITAGE AND LIBRARY SERVICES

12.1 GRANT APPLICATIONS - REGIONAL ARTS FUND AND FRRR

File Number: **23/02/2024**

Author: **Community Grants Officer**

Authoriser: **Acting General Manager Liveability**

PRECIS

1. Regional Arts Fund
2. FRRR – Future Drought fund

SUMMARY

1. The Regional Arts Fund is an Australian Government program that supports sustainable cultural development in regional and remote communities in Australia.

2. The FRRR Prepare for Drought Initiative is designed to enable agriculture-dependent communities to identify and act on their drought preparedness priorities at a grassroots level and in ways that best suit their communities. The Small Network Grants will fund networks, community events, training initiatives, community infrastructure, development and learning initiatives that assist local people and communities to strengthen social capital and capability to prepare for future droughts.

OFFICER'S RECOMMENDATION

1. That South Burnett Regional Council delegate to the Chief Executive Officer for grant applications to be submitted for funding to the Regional Arts Fund.
2. That South Burnett Regional Council delegate to the Chief Executive Officer for grant applications to be submitted for funding to the FRRR Prepare for Drought Initiative.

FINANCIAL AND RESOURCE IMPLICATIONS

Regional Arts Fund has funding of up to $30,000 and there is no matched funding required for this grant application.

FRRR – Future Drought Fund has funding of up to $20,000 available and there is no matched funding required for this grant application.

LINK TO CORPORATE/OPERATIONAL PLAN

GR5 Continue to provide and investigate options to improve our arts, heritage, museums, visitor information centres and tourism infrastructure.

EC4 Develop and implement a regionally themed Arts, Culture and Heritage Strategic Plan incorporating all of our communities.

EC7 Development and implementation, in consultation with local communities, of realistically achievable rural resilience programmes.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Portfolio Councillor

Coordinator Community Development

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Not applicable

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

Not applicable

ASSET MANAGEMENT IMPLICATIONS

Not Applicable

REPORT

1. The Regional Arts Fund is part of the Australian Government's Arts and Cultural Development Program that supports participation in, and access to, Australia's arts and culture through developing and supporting cultural expression.

   Funding is available of up to $30,000 with no matched funding required and closes on the 10 March 2024.

   The Regional Arts Fund supports artists and communities in regional and remote areas. Funds can be used to:

   - encourage and support sustainable economic, social and cultural development in regional communities;
   - develop partnerships and networks which leverage support for projects and encourage ongoing collaboration;
   - develop audiences and broaden community engagement with the arts; and
   - increase employment, professional development opportunities and profile of regional and remote artists.

   The Arts, Culture, and Heritage Committee has been diligently drafting a Strategic Plan tailored for the sector. This plan is nearing completion and is in its final stages of development prior to Council approval.

   Programs will be developed to support the Arts Culture and Heritage Strategic Plan outcomes.

2. The FRRR Prepare for Drought Initiative with the support of the Australian Government, will provide funding opportunities by enabling agriculture-dependent communities to identify and act on their drought preparedness priorities at a grassroots level and in ways that best suit their communities.

   Funding of up to $20,000 is available and there is no matched funding required for this grant application.

   The Drought Initiative will fund networks, community events, training initiatives, development and learning initiatives that assist local people and communities to strengthen social capital and capability to prepare for future droughts.

   The Arts, Culture, and Heritage Committee has been diligently crafting a Strategic Plan tailored for the sector. This plan is nearing completion and is in its final stages of development prior to Council approval.

   Programs will be developed to support the Arts Culture and Heritage Strategic Plan outcomes.

ATTACHMENTS

1. Regional-Arts-Fund-–-Project-Grants-and-Quick-Response-Grants-Guidelines.pdf ⇩
2. FRRR Drought Initiative Funding Guidelines ⇩

Australian Government

Department of Infrastructure, Transport, Regional Development, Communications and the Arts

Regional Arts Fund Project Grants and Quick Response Grants Guidelines

Opening date: **See Regional Program Administrator[1] website for Project Grants and Quick Response Grants**

Closing date and time: **See Regional Program Administrator website for Project Grants and Quick Response Grants**

Commonwealth policy entity: **Department of Infrastructure, Transport, Regional Development, Communications and the Arts**

Administering entity: **Department of Infrastructure, Transport, Regional Development, Communications and the Arts**

Enquiries: **If you have any questions, contact the Regional Program Administrator[1] in your state or territory:**

Regional Arts NSW www.regionalartsnsw.com.au admin@regionalartsnsw.com.au 02 9270 2500 Level 1, 10 Hickson Road The Rocks NSW 2000	Regional Arts Victoria www.rav.net.au grants@rav.net.au 1300 882 531 Ground Floor, 470 St Kilda Road Melbourne VIC 3004	RANT Arts www.rantarts.com info@rantarts.com 03 6331 8232 45-47 Stewart Street Devonport TAS 7310
Regional Arts WA www.regionalartswa.org.au info@regionalartswa.org.au 08 9200 6200 Level 1, King Street Arts Centre 357 Murray Street Perth WA 6000	Flying Arts Alliance www.flyingarts.org.au info@flyingarts.org.au 07 3216 1322 Judith Wright Centre of Contemporary Arts Level 2F, 420 Brunswick Street Fortitude Valley QLD 4006	Country Arts SA www.countryarts.org.au email@countryarts.org.au 08 8444 0400 2 McLaren Parade Port Adelaide SA 5015
Darwin Community Arts www.darwincommunityarts.org.au raf@darwincommunityarts.org.au 08 8945 7347 2-3, 1 Travers Street Coconut Grove NT 0810	artsACT www.arts.act.gov.au artsACT@act.gov.au 02 6207 2384 Level 4, 1 Constitution Avenue Canberra ACT 2601	

Date guidelines released: **September 2023**

Type of grant opportunity: **Open competitive**

[1] Please refer to Glossary on p.22 for definition of Regional Program Administrator

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1. Regional Arts Fund: Project Grants and Quick Response Grants processes

The Regional Arts Fund is designed to achieve Australian Government objectives for arts and cultural development

The program contributes to the Department of Infrastructure, Transport, Regional Development, Communications and the Arts (the Department) Outcome 6 to support and promote participation in, and access to, Australia's arts and culture through developing and supporting cultural expression.

↓

The grant opportunity opens

Regional Arts Fund guidelines are available on GrantConnect and the Regional Program Administrators' websites along with opening and closing dates for Project Grants and Quick Response Grants.

↓

You contact the Regional Program Administrator

You contact the Regional Program Administrator in your state and territory to discuss your activity. The Regional Program Administrator will be able to advise on activity eligibility and specific grant round information.

↓

You complete and submit a grant application

Regional Arts Fund Project Grant and Quick Response Grant applications are submitted online through SmartyGrants. You follow the application link provided by the Regional Program Administrator in your state or territory and fill out the online application form.

↓

The Regional Program Administrator assesses the eligibility of applications

The Regional Program Administrator assesses your application against the eligibility criteria and notifies you if you are not eligible.

↓

All eligible grants are assessed against assessment criteria

All eligible applications are assessed by the assessors against the assessment criteria, including an overall consideration of value with money.

↓

Grant decisions are made

The assessors make the final decision regarding which applications will receive funding.

↓

The Regional Program Administrator will notify you of the outcome

The Regional Program Administrator will advise you in writing of the outcome of your application.

↓

The Regional Program Administrator will enter into a grant agreement

The Regional Program Administrator will enter into a grant agreement with successful applicants.

↓

Delivery of grant

You undertake the grant activity as set out in your grant agreement. The Regional Program Administrator will manage the grant by monitoring progress and making payments where applicable.

↓

Evaluation of Regional Arts Fund

The Regional Program Administrator, Regional Arts Australia and the Department will evaluate the specific grant activity and the Regional Arts Fund as a whole. This will primarily be based on information provided through acquittal reports.

1.1 Introduction

These guidelines contain information about Regional Arts Fund Project Grants and Quick Response Grants.

You must read these guidelines before filling out an application.

This document sets out:

- the purpose of the grant opportunity
- the eligibility and assessment criteria
- how grant applications are considered and selected
- how grant activities will be monitored and evaluated
- responsibilities and expectations in relation to the grant opportunity.

2. About the Regional Arts Fund

The Regional Arts Fund is an ongoing program that provides approximately $6 million per year to support artists and communities in regional and remote areas. The Regional Arts Fund is part of the Australian Government's Arts and Cultural Development Program that supports participation in, and access to, Australia's arts and culture through developing and supporting cultural expression.

The Regional Arts Fund aligns with *Revive*: a place for every story, a story for every place, the Australian Government's five-year plan to renew Australia's arts, entertainment and cultural sector. *Revive* is structured around five key pillars: First Nations First; A Place for Every Story; Centrality of the Artist; Strong Cultural Infrastructure; and Engaging the Audience. It delivers new momentum to regional, rural and remote communities across Australia, so that Australia's creative workers, organisations and audiences thrive and grow, and so that our arts, culture and heritage are re-positioned as central to Australia's future.

Revive recognises that regional and remote arts practice is critical to a vibrant national arts sector that reflects Australia's depth and diversity. A thriving cultural and creative sector is also crucial to supporting Australia's regional audiences, communities and local economies. A key initiative in Revive is increased support of $8.5 million over four years from 2023-24 for the Regional Arts Fund. To learn more about what the Australian Government is doing to support Australian Regional Arts, download *Revive*: a place for every story, a story for every place.

The Regional Arts Fund is managed by Regional Arts Australia on behalf of the Australian Government. The Commonwealth grant agreement with Regional Arts Australia states how the Fund is to be delivered on behalf of the Government, including how and for what purpose funds are to be used. Regional Arts Australia contracts regional arts organisations (Regional Program Administrators) [2] in each state and territory to deliver the program and award grants to artists, arts workers and organisations.

Regional Program Administrators deliver Project Grants and Quick Response Grants under these Guidelines on an open, competitive basis. Overall, the total amount of funding available to Regional Program Administrators for Project Grants and Quick Response Grants is at least $2.7 million per year, subject to indexation applied to the total Regional Arts Fund program funding.

Regional Arts Australia and Regional Program Administrators also deliver projects of a strategic

[2] Please refer to the contact table on p.1 for details of the Regional Program Administrator in your state or territory

nature, which operate under the requirements of the grant agreement with Regional Arts Australia, and under separate guidelines in relation to the Regional Program Administrators on a closed, non-competitive basis. Regional Arts Australia and Regional Program Administrators can also allocate a percentage of their Regional Art Fund allocation (as outlined in the funding agreement) to ensure the effective delivery of the Regional Arts Fund across Australia.

2.1 Regional Arts Fund program objectives

The objectives of the Regional Arts Fund are to support and promote participation in, and access to, Australia's arts and culture in regional and remote Australia, and through doing so:

1. encourage and support sustainable economic, social and cultural outcomes in regional communities;
2. develop partnerships and networks which leverage financial and/or in–kind support for regional arts activities and encourage ongoing collaboration;
3. develop audiences and broaden community engagement with the arts;
4. increase employment and professional development opportunities for, and raise the profile of, regional and remote artists; and
5. support quality and viability of artistic and cultural activity.

To achieve these objectives, the Regional Arts Fund will award grants for projects and programs benefiting regional and remote areas.

The program is undertaken according to the *Commonwealth Grants Rules and Guidelines* (CGRGs).

2.2 About the Project Grants and Quick Response Grant opportunities

These guidelines cover funding for grants through two funding streams:

- Project Grants, for arts projects, professional development for artists and arts workers, and community capacity building projects
- Quick Response Grants, for small arts activities, professional development for artists and arts workers, and community capacity building activities

Grant activities will support the objectives of the program and will contribute to making the arts accessible to communities across Australia regardless of location, whether as participant or consumer.

These guidelines apply to all states and territories. Arrangements for the ACT are included at item 18 of these guidelines.

From time to time, Project Grants and Quick Response Grants may be targeted towards particular strategic goals, such as responding to national emergencies or significant events. The Australian Government Minister with responsibility for the arts (the Minister) may issue a ‘Program Strategy Statement’ to Regional Arts Australia indicating the Government’s strategic focus for regional arts in achieving the program’s objectives, to apply until the statement is updated. The ‘Program Strategy Statement’ may indicate that the program should focus on a particular area, such as youth arts, to further the objectives of the program. Any ‘Program Strategy Statement’ will be available on the Regional Program Administrator’s website in your state or territory.

3. Grant amount and grant period

3.1 Grants available

Through *Revive*: a place for every story, a story for every place, the Australian Government committed to an ongoing uplift to the Regional Arts Fund of $8.5 million over four years from 2023-24. As a result of this uplift, the Regional Arts Fund provides approximately $6 million per year to support artists and communities in regional and remote areas. This support is essential to the Government's commitment to ensure Australian stories are created, heard, seen and experienced in regional and remote locations across Australia. All Australians, regardless of geography, should have the opportunity to access and participate in arts and culture. The Department provides this funding to Regional Arts Australia under a grant agreement.

Project Grants

You can apply for Project Grants of up to $30,000. There is no minimum grant amount. Assessors will make decisions around funding allocated to successful applicants, taking into consideration the quantum of funds available in the individual state/territory. You are strongly encouraged to speak with a Regional Program Administrator Program Officer, especially if you are applying for grants greater than $20,000 as a large funding request may be unrealistic where the available funds are limited.

In exceptional circumstances, you may be permitted to apply for larger grants. You should keep in mind that the Regional Arts Fund supports a diverse range of high-quality projects that deliver outcomes in regional areas. To remain competitive, all applications for funding must include realistic budgets and represent value with money. Funding applications are assessed against other applications on a competitive basis.

Funding is available through annual or multi-year agreements, subject to available funds. Multi-year funding is only available to support the development and delivery of a single project across financial years (to a maximum of $30,000 per year). Applicants seeking multi-year funding will be required to provide a strongly argued business case demonstrating the need for, and benefits of, multi-year support and additional budget information.

Quick Response Grant

You can apply for Quick Response Grants up to $3,000 for individuals and $5,000 for organisations. There is no minimum grant amount. Assessors will make decisions around funding allocated to successful applicants, taking into consideration the quantum of funds available in the individual state/territory. In exceptional circumstances, applicants located in very remote areas may be permitted to apply for larger grants. Funding applications are assessed against other applications on a competitive basis. To remain competitive, all applications for funding must include realistic budgets and represent value with money.

3.2 Grant period

The maximum grant period for Project Grants is two years and for Quick Response Grants is one year.

You must complete your activity by the date specified in your grant agreement.

4. Eligibility criteria

Your application can only be considered if you satisfy all the eligibility criteria.

4.1 Who is eligible to apply for a grant?

To be eligible you must:

- be an individual or Australian incorporated organisation or local government organisation[3]
- have an active Australian Business Number (ABN) that is registered to your name and location
- if required by the Australian Tax Office, be registered for the purposes of GST
- not have any outstanding reports, acquittals or serious breaches relating to any Australian Government funding or funding from a state or territory Regional Program Administrator. A serious breach is one that has resulted in, or warrants, the termination of a grant agreement.

Unincorporated groups are eligible for funding if auspiced by an organisation that meets the above criteria. See Section 7.1 for details on applying through an auspicing body.

If you are under 18, you must be auspiced by a person over 18 with an active ABN.

Schools are only eligible to apply if they are located in a very remote area (MM 7) as defined using the Modified Monash Model available at www.health.gov.au/health-workforce/health-workforce-classifications/modified-monash-model.

If you are uncertain whether your organisation or grant activity is eligible please contact the Regional Program Administrator prior to submitting your application.

4.2 Who is not eligible to apply for a grant?

You are not eligible to apply if you are:

- an unincorporated organisation not auspiced by an organisation that meets the eligibility criteria
- a for profit company
- an organisation or individual based outside of regional or remote Australia (see below 5.2 Eligible Locations)
- an Australian Government or state government entity (except for schools in very remote areas (MM 7))
- a Regional Program Administrator[4] or a Regional Program Administrator employee directly involved in the delivery of the Regional Arts Fund
- for Quick Response Grants, an individual or organisation who has already received a Regional Arts Fund Quick Response Grant in the same financial year
- for Project Grants, an individual or organisation who has already received a Regional Arts Fund Project Grant in the same financial year
- for Project Grants, an individual or organisation who has already received multi-year funding for a Regional Arts Fund Project Grant taking place in the same financial year.

These eligibility criteria are subject to change, based on Australian Government policy. Should the eligibility criteria change the grant guidelines will be re-published.

[3] Applicants from the Australian external territories, such as Norfolk Island, are eligible to apply
[4] As per the Regional Program Administrator list on page 1 of these Guidelines

5. What the grant money can be used for

5.1 Eligible grant activities

Project Grants

Project Grants will fund high-quality arts projects benefitting regional or remote artists, arts workers, audiences and communities.

The focus of the project could include any area of creative practice, multiple artforms or cross-disciplinary practice.

Quick Response Grants

Quick Response Grants will fund professional development opportunities for artists and arts workers or small activity opportunities. The program supports immediate need that arises where the activity is unable to be planned for or supported in other funding rounds, for example taking up professional development, skills development or small activity opportunities at short notice.

5.2 Eligible locations

Organisations or individuals based in metropolitan locations are not eligible. However metropolitan organisations or individuals can partner with a regional organisation/community. In these circumstances, the regional organisation/community should submit the application. Activities principally benefitting metropolitan locations are not eligible for funding.

To determine eligible locations the program uses the Modified Monash Model. Under the Modified Monash Model, Regional Arts Fund funding cannot principally benefit a location classified as MM 1 (major cities). To check if your project is taking place in an eligible location, visit the Health Workforce Locator at www.health.gov.au/resources/apps-and-tools/health-workforce-locator and follow the directions below:

- Enter your address into the ‘Address’ box at the left-hand side of the page
- Tick the box beside ‘Modified Monash Model’, selecting the most recent year
- Press ‘Search location’
- All locations with Codes from MM 2 to MM 7 are eligible under the Regional Arts Fund.

5.3 Eligible expenditure

Regional Arts Fund grant funds may be used toward the cost of producing the activity, including but not limited to:

- artist fees (artists should be appropriately paid)
- travel costs (including international)
- materials
- venue hire
- equipment hire
- insurance
- project administrative costs
- disability access costs

Purchase of assets up to $5,000 will only be considered where it is demonstrated to be more cost effective than hire. You can only spend grant funds on eligible grant activities as defined in the grant details in your grant agreement.

5.4 What the grant money cannot be used for

The Regional Arts Fund will not fund the following activities:

- grant activity principally benefitting a major city or metropolitan location (MM 1)
- grant activity that will commence before funding is approved
- components of activities that are also funded by other programs administered by the Australian Government or other state and local government agencies
- activities which do not substantially align with and further the objectives of the Regional Arts Fund. See Section 2
- touring activities from major cities (MM 1), such as tours of performances and exhibitions
- curriculum based activities, including for primary, secondary or tertiary courses
- competitions, prizes or awards
- ongoing activities of collecting institutions

Expenditure items that are not eligible include:

- ongoing core administration costs of the applicant organisation
- infrastructure costs including building or fitting out permanent structures

6. The assessment criteria

The Regional Arts Fund aligns strongly with the pillars of *Revive*. The Fund demonstrates the Australian Government's commitment to supporting strategic arts activities that reflect the breadth of Australian stories including First Nations stories, supporting artists as workers, encouraging partnerships to strengthen cultural infrastructures and networks, and engaging the audience.

6.1 Addressing the assessment criteria

Providing quality information in your application that is clear and concise within the available word limits is essential. Templates for budgets, work plans and addressing assessment criteria will be provided in the application form.

You will need to address all of the following five assessment criteria in your application. All assessment criteria are given equal weighting.

The amount of detail and supporting evidence you provide in your application should be relative to the size, complexity and grant amount requested. All applications for funding must include realistic budgets and represent value with money.[5]

Criterion 1 – Impact

Encourage and support sustainable economic, social and cultural outcomes in regional communities.

Where applicable, you should demonstrate this through identifying:

- long term outcomes
- demonstrated need for the activity in community
- creation of opportunities for future arts and cultural activity

[5] See glossary for an explanation of 'value with money'

- sustainable economic benefits (eg tourism, employment of artists)
- sustainable social benefits (eg health, social cohesion, access, health and wellbeing)

Criterion 2 - Support and Partnerships

Develop partnerships and networks which leverage financial and/or in–kind support for regional arts activities and encourage ongoing collaboration.

Where applicable, you should demonstrate this through identifying:

- community support and engagement
- financial and other partners
- level of co-contribution (cash and/or in-kind)
- development of networks, collaborations and partnerships

Criterion 3 - Reach

Develop audiences and broaden community engagement with the arts.

Where applicable, you should demonstrate this through identifying:

- access to social and cultural development opportunities for diverse communities, practitioners, participants and/or audiences
- opportunities for community members or groups to participate in the arts
- development of audiences by attracting new attendees/participants
- development of audiences by extending their experience of the arts
- geographical spread of the activity

Criterion 4 – Opportunity

Increase employment and professional development opportunities for, and raise the profile of, regional and remote artists.

Where applicable, you should demonstrate this through identifying:

- employment opportunities for regional artists or arts workers
- profile raising of regional artists or arts workers
- opportunity for an artist to access an exceptional or rare opportunity
- skills development

Criterion 5 – Quality & Viability

Support quality and viability of artistic and cultural activity.

Where applicable, you should demonstrate this through identifying:

- experience/calibre of the applicant organisation/individual in the relevant field
- strength of outcomes relevant to scope of activity
- skills, expertise/calibre of the key personnel including participating artists
- benefits to activity participants
- benefits to audiences, the arts and cultural sector and the Australian community

- need for funding support
- quality and viability of activity plan, timeline and budget
- all personnel are appropriately paid and these details are outlined in the activity budget

7. How to apply

You must read these guidelines before you submit an application.

You are responsible for ensuring that your application is complete and accurate. Giving false or misleading information will exclude your application from further consideration. Incomplete applications will be considered ineligible.

To apply for funding under the Project Grants or Quick Response Grants streams, you are required to apply to the Regional Program Administrator located in the state or territory where the applicant resides. For activities that benefit multiple states or territories or for applicants located in the Australian external territories, please contact Regional Arts Australia.

You must submit your grant application on the application form, which is available online through SmartyGrants at a link on the Regional Program Administrator's website. You will receive an email from SmartyGrants acknowledging receipt of your application once it has been submitted.

You must address all of the eligibility and five assessment criteria to be considered for a grant. Please complete each section of the application form and make sure you provide the requested information. The application form has been designed to assist you to demonstrate how your proposal meets the program's objectives and address the assessment criteria.

As part of the application, you will be required to complete a work plan and detailed budget.

You may be asked for clarification or additional information if an error is found or information is found to be missing. The Regional Program Administrator can refuse to accept any additional information from you that would change your submission after you have submitted your application.

7.1 Applications through auspice bodies

If you are an unincorporated organisation then you must arrange for a legal entity that meets the eligibility criteria in section 4 to auspice your application. All activities undertaken must have the support and approval of the auspice body.

You and your auspice body should be aware that the auspice body will need to enter into a legally binding grant agreement with the Regional Program Administrator.

The auspice body will be responsible for meeting the obligations set out in the agreement as well as managing, reporting on and acquitting the funding.

If you are applying as an individual and are under 18, you will be required to get an individual over 18, with an active ABN, to auspice your application. The individual auspicing your application should be aware that they will need to enter into a legally binding grant agreement with the Regional Program Administrator. The individual auspicing your application will be responsible for meeting the obligations set out in the agreement as well as managing, reporting on and acquitting the funding.

7.2 Attachments to the application

Any supporting documentation for Quick Response Grants and Project Grants must be uploaded to the online SmartyGrants application form. There are instructions in the application form to help you.

7.3 Timing of grant opportunity processes

Quick Response Grants

Quick Response Grants are offered in competitive monthly rounds held each year from February to November. Applications are assessed at the end of each round, so that funding can be delivered efficiently to activities that are time sensitive. Activities must commence between 2 and 12 weeks from the closing date of the round you are applying in.

Project Grants

Regional Program Administrators decide on the timing and number of funding rounds offered each year (minimum one Project Grant round per annum), following agreement from Regional Arts Australia in consultation with the Department. Further information on the timing of funding rounds is available on the Regional Program Administrator's website.

Timing of applications for Quick Response Grants and Project Grants

Applications can only be submitted between the published opening and closing dates.

Please note that late applications for Quick Response Grants and Project Grants will only be accepted where there are exceptional circumstances. You cannot change your application after the grant opportunity has closed. If you are unsuccessful in a particular round, you will need to apply again in another round for your application to be considered.

7.4 Questions during the application process

If you have any questions during the application period, please contact the Regional Program Administrator in your state or territory[6].

8. The grant selection process

8.1 Assessment of grant applications

Each application is assessed against the eligibility criteria listed in Section 4.

Eligible applications are then assessed on their merits against the assessment criteria (see Section 6) and against other applications, through an open competitive grant process. An application is assessed on its merits, based on:

- how well it meets the criteria
- how it compares to other applications
- whether it provides value with relevant money.

When assessing the extent to which the application represents value with relevant money, the panel will have regard to:

- the overall objective/s to be achieved in providing the grant
- the relative value of the grant sought

[6] Please refer to the contact table on p.1 for details of the Regional Program Administrator in your state or territory

- the alignment of the geographic location of the application with the identified priorities
- the demonstration of the evidence in the application contributing to the outcomes/objectives of the grant opportunity
- how the grant activities will target groups or individuals.

8.2 Who will assess applications?

Regional Program Administrators will assess the applications against the eligibility criteria. Assessors appointed by the Regional Program Administrators will then assess the eligible applications for Quick Response Grants and Project Grants against the assessment criteria and in the context of the program objectives. The assessors are expected to perform their duties in accordance with the Commonwealth Grant Rules and Guidelines.

8.3 Who will approve grants?

The Regional Program Administrators appoint assessors to decide which grants to approve. Regional Arts Australia will publish on their website the national pool of assessors which is drawn from by the Regional Program Administrators. To protect the integrity of the assessment process, it will not be possible to request the names of individual assessors who assessed your application.

The assessors decide on all matters, including:

- the approval of the grant
- the amount of funding to be awarded
- the terms and conditions of the grant.

Regional Arts Australia and/or the Department can refer an application back to the assessment panel for further consideration if either considers it inconsistent with these guidelines.

9. Notification of application outcomes

You will be advised in writing of the outcome of your application no later than 5 business days from the date the round closes for Quick Response Grants (end of each month from February to November) and generally within three months of the date the round closes for Project Grants.

If successful, you will also be advised of any specific terms and conditions attached to the grant and you will be invited to enter into a grant agreement. If you are unsuccessful, the Regional Program Administrator will notify you in writing and provide feedback on request.

10. Successful grant applications

10.1 The grant agreement

Successful applicants will be required to enter into a legally binding grant agreement with the Regional Program Administrator in your state/territory. A copy of the standard grant agreement can be found on the Regional Program Administrator’s website.

Standard terms and conditions for the grant agreement will apply and cannot be changed.

A schedule may be used to outline the specific grant requirements. Any additional conditions attached to the grant will be negotiated with the successful applicant and outlined in the schedule to the grant agreement.

The Regional Program Administrator in your state/territory will negotiate agreements with

successful applicants as soon as possible after informing you of the success of your application. If there are unreasonable delays in finalising the grant agreement, the grant offer may be withdrawn and the grant may be awarded to a different applicant.

The grant activities should not commence until the grant agreement has been signed by you and the Regional Program Administrator and funding has been received by you.

10.2 How the grant will be paid

The grant agreement will state the grant amount to be paid and the manner of payment. The amount is final. You will be required to meet additional costs, should they be incurred.

The grant agreement will include an agreed payment schedule. Payments will be made against this schedule following execution of the grant agreement by the Regional Program Administrator and on provision of a correctly rendered tax invoice.

10.3 Grant payments and GST

Payments will be made as set out in the agreement. Payments will be GST inclusive, where applicable. Payments to state, territory and local government agencies do not attract GST.

Additional information regarding GST can be found on the Australian Taxation Office website at www.ato.gov.au.

10.4 Grant agreement variations

It is recognised that unexpected events may affect the progress of an activity. If you experience any delays or are unable to spend your funds in accordance with your grant agreement for any reason, you must notify the Regional Program Administrator as early as possible to request a variation.

You can request a grant agreement variation to:

- adjust activity milestones
- extend the timeframe for a reasonable period of time to allow completion of the activity
- make minor changes to grant activities (only for unforeseeable events)
- make changes to activity personnel
- change allocations across approved budget line items (if over 10% of the total grant – budget reallocations to approved budget lines under 10% of the total grant do not require formal approval).

If you wish to propose changes to the grant agreement, you must complete a Request for Variation form via SmartyGrants. Contact the Regional Program Administrator for further information.

You should not assume that a variation request will be successful. Your request will be considered based on factors such as:

- how it affects the activity outcome
- whether it is consistent with the Regional Arts Fund objectives and any relevant Australian Government policies.

11. Announcement of grants

If your application for a Quick Response Grant or Project Grant is successful, your grant will be listed on the Regional Program Administrator's website and may be listed on Regional Arts

Australia's website and in media materials announcing the grants.

The Australian Government Minister responsible for the arts has the option to announce Project Grants.

12. How your grant activity is monitored

12.1 Your responsibilities

You are responsible for meeting the terms and conditions of the grant agreement and managing the activity efficiently and effectively. You are also required to comply with record keeping, reporting and acquittal requirements as set out in the grant agreement.

12.2 Responsibilities of the Regional Program Administrator

The Regional Program Administrator will:

- meet its responsibilities in relation to the terms and conditions set out in your grant agreement
- provide timely administration of the grant
- evaluate the grantee's performance.

The progress of your grant activity will be monitored by assessing the acquittal reports you submit. Occasionally the Regional Program Administrator may need to re-examine claims or seek further information.

12.3 Reporting

You are required to submit your reports through SmartyGrants.

12.4 Progress Reports

Progress reports will be applicable to any multi-year funding. Your progress report must be submitted by the due date set out in your grant agreement. The progress report is expected to:

- include evidence of progress towards completion of agreed activities
- show the total eligible expenditure against the budget incurred to date.

Grant payments will only be made when satisfactory progress reports are received.

12.5 Final Reports

Your final report (acquittal report) must be submitted within 40 business days of completion of the grant activity, unless otherwise stated in your grant agreement. You are expected to report on your grant activity's achievements against agreed objectives including:

- progress against agreed key deliverables
- outcomes of the activity
- outcomes of partnerships and collaborations
- expenditure of grant funding against agreed budget
- evidence of acknowledgement of funding
- at least two high quality photos and/or some video of the activity.

12.6 Evaluation

The Department, Regional Arts Australia and the Regional Program Administrator in your state/territory will evaluate the Regional Arts Fund program from time to time to measure how well the outcomes and objectives are being achieved. The evaluation will identify and document the impact of activities and may also include a survey of organisations/individuals which have received funding.

12.7 Acknowledgement

You will be required to identify and maximise opportunities to promote the Australian Government contribution to the activity, including through print media, social media and other forms of electronic media.

The Regional Arts Fund logo, Regional Arts Australia logo and relevant Regional Program Administrator logo must be used on published materials related to grant activities under the grant opportunity.

13. Funding for the Australian Capital Territory

A small amount of funding is available to the ACT Government (artsACT) to run a modified version of the Regional Arts Fund in the ACT. ArtsACT will submit a proposal outlining the operation of the Regional Arts Fund in the ACT to Regional Arts Australia for approval. Regional Arts Australia will consult with the Department when considering the proposal.

14. Probity

The Regional Program Administrator in your state/territory will make sure that the grant opportunity process is fair, according to the published guidelines, incorporates appropriate safeguards against fraud, unlawful activities and other inappropriate conduct and is consistent with the Commonwealth Grant Rules and Guidelines.

Note: These guidelines may be changed from time-to-time. When this happens, the revised guidelines will be published on GrantConnect.

14.1 National Principles for Child Safe Organisations

The Royal Commission into Institutional Responses to Child Sexual Abuse highlighted the need for organisations to adopt child safe practices including appropriate screening of staff, mandatory reporting and adoption of the National Principles for Child Safe Organisations. The Australian Government committed to a new Commonwealth-wide framework to protect children and young people it is responsible for – the Commonwealth Child Safe Framework (CCSF).

The Australian Government is considering appropriate ways to apply the requirements of the CCSF to grant recipients. A child safety clause is likely to be included in a grant agreement where the Commonwealth considers the grant is for:

- services directly to children; or
- activities that involve contact with children that is a usual part of, and more than incidental to, the grant activity.

A child safety clause may also be included in the grant agreement if the Commonwealth considers the grant activity involves children more broadly.

The successful applicant will be required to comply with all child safety obligations included in the grant agreement published with this grant opportunity or notified to the successful applicant

prior to execution of the grant agreement. Irrespective of the child safety obligations in the grant agreement you must always comply with your state and territory legislative requirements for working with children and mandatory reporting.

The grant agreement will also include a provision regarding complying with applicable state, territory and Commonwealth laws before any personnel commence an activity that involves vulnerable people.

14.2 Protocols for working with Indigenous artists

Applicants funded under the Regional Arts Fund who are working with Indigenous Australian artists, need to comply with the Australia Council's Protocols for Using First Nations Cultural and Intellectual Property in the Arts: https://australiacouncil.gov.au/investment-and-development/protocols-and-resources/protocols-for-using-first-nations-cultural-and-intellectual-property-in-the-arts/ .

14.3 Enquiries and feedback

Complaints regarding the grant process can be made in writing to the Regional Program Administrator in your state/territory or Regional Arts Australia.

The Department also has a complaints procedure. If you have a complaint, please follow the steps outlined at this link: www.infrastructure.gov.au/about-us/corporate-reporting/client-service-charter

It is expected that all communications between applicants, potential applicants, Regional Program Administrators, Regional Arts Australia and the Department are professional. Where this is not the case from any party, this may result in the termination of communications.

14.4 Conflicts of interest

Any conflicts of interest could affect the performance of the grant. There may be a conflict of interest, or perceived conflict of interest, if Regional Program Administrator staff involved in the Regional Arts Fund, external assessors, Regional Arts Australia staff, Department staff, any advisor and/or you or any of your personnel:

- has a professional, commercial or personal relationship with a party who is able to influence the application selection process, such as one of the Regional Program Administrator's staff or an assessment panel member involved in the Regional Arts Fund;
- has a relationship with, or interest in, an organisation or individual which is likely to interfere with or restrict the applicants from carrying out the proposed activities fairly and independently; or
- has a relationship with, or interest in, an organisation or individual from which they will receive personal gain because the organisation or individual receives a grant under the grant program.

You will be asked to declare, as part of your application, any perceived or existing conflicts of interests or that, to the best of your knowledge, there is no conflict of interest.

If there is the possibility of a perceived conflict of interest, applicants should include a statement addressing this and demonstrate why a conflict of interest would not result from the funding of an activity, or how the conflict will be managed.

If you later identify an actual, apparent or potential conflict of interest, or one that may arise in relation to your grant application, you must immediately inform the Program Officer in writing.

If the Regional Program Administrator establishes that a conflict of interest exists, it may decide

not to consider the application. Assessors and other officials, including the decision maker must also declare any conflicts of interest.

Conflicts of interest for Australian Government staff will be handled as set out in the Australian Public Service Code of Conduct (Subsection 13(7)) of the *Public Service Act 1999*.)

14.5 Privacy

Your personal information is treated according to the *Privacy Act 1988* and the Australian Privacy Principles. This includes letting you know:

- what personal information the Regional Program Administrator, Regional Arts Australia or Department collects
- why the Regional Program Administrator, Regional Arts Australia or Department collects your personal information
- who the Regional Program Administrator, Regional Arts Australia or Department gives your personal information to

Your personal information can only be disclosed to someone else for the primary purpose for which it was collected, unless an exemption applies.

The Australian Government may also use and disclose information about grant applicants and grant recipients under this grant opportunity in any other Australian Government business or function. This includes disclosing grant information on GrantConnect as required for reporting purposes and giving information to the Australian Taxation Office for compliance purposes.

We may share the information you give us with other Commonwealth entities for purposes including government administration, research or service delivery, according to Australian laws.

As part of your application, you declare your ability to comply with the *Privacy Act 1988* and the Australian Privacy Principles and impose the same privacy obligations on officers, employees, agents and subcontractors that you engage to assist with the activity, in respect of personal information you collect, use, store, or disclose in connection with the activity. Accordingly, you must not do anything, which if done by the Department would breach an Australian Privacy Principle as defined in the Act.

14.6 Confidential Information

Other than information available in the public domain, you agree not to disclose to any person, other than us, any confidential information relating to the grant application and/or agreement, without our prior written approval. The obligation will not be breached where you are required by law, Parliament or a stock exchange to disclose the relevant information or where the relevant information is publicly available (other than through breach of a confidentiality or non-disclosure obligation).

We may at any time, require you to arrange for you; or your employees, agents or subcontractors to give a written undertaking relating to nondisclosure of our confidential information in a form we consider acceptable.

We will keep any information in connection with the grant agreement confidential to the extent that it meets all of the three conditions below:

1. you clearly identify the information as confidential and explain why we should treat it as confidential
2. the information is commercially sensitive

3. revealing the information would cause unreasonable harm to you or someone else.

We will not be in breach of any confidentiality agreement if the information is disclosed to:

- Regional Arts Australia and the Department of Infrastructure, Transport, Regional Development, Communications and the Arts
- Commonwealth employees and contractors to help us manage the program effectively
- employees and contractors of our department so we can research, assess, monitor and analyse our programs and activities
- employees and contractors of other Commonwealth agencies for any purposes, including government administration, research or service delivery
- other Commonwealth, State, Territory or local government agencies in program reports and consultations
- the Auditor-General, Ombudsman or Privacy Commissioner
- the responsible Minister or Parliamentary Secretary, and
- a House or a Committee of the Australian Parliament.

The grant agreement may also include any specific requirements about special categories of information collected, created or held under the grant agreement.

14.7 Freedom of information

All documents in the possession of the Australian Government, including those about this grant opportunity, are subject to the *Freedom of Information Act 1982* (FOI Act).

The purpose of the FOI Act is to give members of the public rights of access to information held by the Australian Government and its entities. Under the FOI Act, members of the public can seek access to documents held by the Australian Government. This right of access is limited only by the exceptions and exemptions necessary to protect essential public interests and private and business affairs of persons in respect of whom the information relates.

All Freedom of Information requests must be referred to the Freedom of Information Coordinator in writing.

By mail: Freedom of Information Coordinator
Department of Infrastructure, Transport, Regional Development, Communications and the Arts
GPO Box 594
CANBERRA ACT 2601

By email: foi@infrastructure.gov.au

15. Glossary

Term	Definition
administering entity	when an entity that is not responsible for the policy, is responsible for the administration of part or all of the grant administration processes
assessment criteria	are the specified principles or standards, against which applications will be judged. These criteria are also used to assess the merits of proposals and, in the case of a competitive grant opportunity, to determine application rankings
Commonwealth entity	a Department of State, a Parliamentary Department, or a listed entity or a body corporate established by a law of the Commonwealth. See subsections 10(1) and (2) of the PGPA Act
Commonwealth Grants Rules and Guidelines (CGRGs)	establish the overarching Commonwealth grants policy framework and articulate the expectations for all non-corporate Commonwealth entities in relation to grants administration. Under this overarching framework, non-corporate Commonwealth entities undertake grants administration based on the mandatory requirements and key principles of grants administration.
decision maker	the person who makes a decision to award a grant
eligibility criteria	refer to the mandatory criteria which must be met to qualify for a grant. Assessment criteria may apply in addition to eligibility criteria
grant	for the purposes of the CGRGs, a 'grant' is an arrangement for the provision of financial assistance by the Commonwealth or on behalf of the Commonwealth: a) under which relevant money[7] or other Consolidated Revenue Fund (CRF) money[8] is to be paid to a grantee other than the Commonwealth; and b) which is intended to help address one or more of the Australian Government's policy outcomes while assisting the grantee achieve its objectives
grant activity/activities	refers to the project/tasks/services that the grantee is required to undertake
grant agreement	sets out the relationship between the parties to the agreement, and specifies the details of the grant

[7] Relevant money is defined in the PGPA Act. See section 8, Dictionary.
[8] Other CRF money is defined in the PGPA Act. See section 105, Rules in relation to other CRF money

Term	Definition
grant opportunity	refers to the specific grant round or process where a Commonwealth grant is made available to potential grantees. Grant opportunities may be open or targeted, and will reflect the relevant grant selection process
grant program	a 'program' carries its natural meaning and is intended to cover a potentially wide range of related activities aimed at achieving government policy outcomes. A grant program is a group of one or more grant opportunities under a single Portfolio Budget Statement Program
grantee	the individual/organisation which has been selected to receive a grant
Regional Arts Australia	the national peak regional arts organisation which delivers the Regional Arts Fund on behalf of the Australian Government
Regional Program Administrator	organisations based in each state and territory which work with Regional Arts Australia to deliver the Regional Arts Fund. A list of Regional Program Administrators is on the first page of this document. The Department reserves the right to change the list of Regional Program Administrators should the need arise
selection process	the method used to select potential grantees. This process may involve comparative assessment of applications or the assessment of applications against the eligibility criteria and/or the assessment criteria
value with money	value with money in this document refers to 'value with relevant money' which is a judgement based on the grant proposal representing an efficient, effective, economical and ethical use of public resources and determined from a variety of considerations. When administering a grant opportunity, an official should consider the relevant financial and non-financial costs and benefits of each proposal including, but not limited to: • the quality of the proposal and the activities; • fitness for purpose of the proposal in contributing to government objectives; • that the absence of a grant is likely to prevent the grantee and government's outcomes being achieved; and • the potential grantee's relevant experience and performance history.

Future Drought Fund (Drought Resilience Funding Plan 2024-2028) Determination 2024

I, Murray Watt, Minister for Agriculture, Fisheries and Forestry, make the following determination.

Dated 7 February 2024

Murray Watt
Murray Watt
Minister for Agriculture, Fisheries and Forestry

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1 Name

This instrument is the *Future Drought Fund (Drought Resilience Funding Plan 2024-2028) Determination 2024*.

2 Commencement

This instrument commences on the day after it is registered.

Note: Subsection 31(4) of the *Future Drought Fund Act 2019* provides that the Drought Resilience Funding Plan comes into force at the start of the day after the Plan is registered under the *Legislation Act 2003*. The Plan is repealed at the end of the 4-year period that began when the Plan came into force, unless it is repealed earlier.

3 Authority

This instrument is made under subsection 31(1) of the *Future Drought Fund Act 2019*.

4 Definitions

Note: A number of expressions used in this instrument are defined in section 5 of the Act, including the following:

(a) Drought Resilience Funding Plan;

(b) Future Drought Fund.

In this instrument:

Act means the *Future Drought Fund Act 2019*.

5 Details of the Drought Resilience Funding Plan

Schedule 1 sets out the details of the Drought Resilience Funding Plan.

6 Replacement of existing Drought Resilience Funding Plan

This instrument replaces the *Future Drought Fund (Drought Resilience Funding Plan 2020 to 2024) Determination 2020*.

Note: The *Future Drought Fund (Drought Resilience Funding Plan 2020 to 2024) Determination 2020* is repealed when this instrument commences because this instrument is expressed to replace an existing Drought Resilience Funding Plan: see subsection 31(5) of the Act.

Schedule 1—Details of the Drought Resilience Funding Plan

Note: See section 5.

1 Preliminary

(1) Climate change disproportionally impacts the agriculture sector, landscape and communities. There is already a noticeable increase in the frequency and severity of droughts and the compounding impacts of consecutive natural disasters. Farmers, agricultural landscapes, and communities must continue to reorganise, adapt, and potentially transform in response to these impacts now and into the future, to enable a thriving, sustainable sector. It is acknowledged that drought is one of a number of risks, which calls for active preparation and adaption.

(2) Australia's First Nations people and communities have been managing land and sea Country for over 65,000 years, including the preparation for and management of drought. First Nations people are the Traditional Owners of Country throughout Australia and have continuing connection to land, sea and community. First Nations people's experiences of, and responses to, drought conditions can be different from those of the broader Australian community. The Australian Government recognises the benefit of working closely with First Nations people to address the challenges of drought and our changing climate.

(3) The Future Drought Fund is a $5 billion investment, established under the Act. To achieve the objective of building drought resilience, $100 million in returns is made available each year.

(4) The Future Drought Fund builds drought resilience alongside, and in partnership with farmers and a range of stakeholder groups including government, industry representatives, farming systems groups, First Nations people, Natural Resource Management organisations, professional advisers, universities and other research organisations, the private and not-for profit sectors and rural, regional and remote communities. The Future Drought Fund has been established and will be delivered in accordance with the agreed role of the Commonwealth under the National Drought Agreement and is aligned with the forthcoming Australian Government Drought Plan.

(5) Every four years, the Drought Resilience Funding Plan is reviewed, and replaced with another plan as required by the Act. This regular process of review, informed by robust consultation, ensures the Plan continues to reflect the needs and lived experience of farmers and their communities in building drought and climate resilience over time.

2 Purpose

(1) This Plan ensures a coherent and consistent approach for making arrangements with, or grants to, a person or body under section 21 of the Act and entering into agreements under section 22 of the Act setting out the terms and conditions of such grants.

(2) This Plan provides a high-level, principles-based framework to guide relevant spending under the Future Drought Fund. It does not specify programs or activities to be delivered or delivery partners.

(3) The Future Drought Fund Investment Strategy 2024 to 2028 is a supporting policy document that will provide detailed information about the delivery of programs and activities from 2024 to 2028, consistent with the vision, aim and strategic objectives in this Plan. It identifies the priorities for the Future Drought Fund across the 4-year funding period and will facilitate better planning, sequencing, and coordination of programs. It will also demonstrate links to the broader landscape of drought and climate resilience initiatives.

(4) The object of the Act is to enhance the public good by building drought resilience. Consistent with this, the benefits generated from the funding under the Future Drought Fund should be able to be accessed and or shared by many (i.e. provide public benefits), rather than be captured solely by individual businesses or industries for private commercial gain (i.e. private benefits). The benefits achievable from the funding should also outweigh the costs. Public good may be established where there are significant spill over benefits for society and the economy, well beyond those derived by private beneficiaries. Wherever activities could deliver both public and private benefits, relevant decisions should seek to leverage private or industry co-contributions (financial or in kind) to offset private gains, where appropriate, and maximise outcomes.

(5) A key aspect of drought resilience is the ability to adapt, reorganise or transform in response to changing temperature, increasing variability and scarcity of rainfall and or changed seasonality of rainfall, for improved economic, environmental and social resilience.

Note: This recognises that more frequent and severe droughts are one of the many impacts of climate change. This Plan supports broader climate resilience outcomes, where they are consistent with the funding principles outlined in this Plan.

(6) The Act is an enduring commitment to support drought resilience in the short, medium, and long-term. The following vision, aim and strategic objectives are intended to facilitate funding decisions which produce enduring outcomes, including beyond the 4-year funding plan period.

3 Vision

An innovative and profitable agriculture sector, a sustainable natural environment, and adaptable rural, regional, and remote communities– all with increased resilience to the impacts of drought and climate change.

4 Aim

To build drought resilience, including climate resilience for the public good of the Australian agriculture sector, landscapes, and communities.

5 Strategic objectives

(1) There are three inter-connected strategic objectives to achieve the vision and aim of the Plan. The strategic objectives are to build economic, environmental, and social resilience. The purpose and intention of these objectives is to ensure grants and arrangements made under section 21 and 22 of the Act are done using a holistic, systems approach, which reflect the diversity of opportunities and challenges facing farmers, businesses, landscapes and communities.

(2) The objectives are:
  (a) to build economic resilience – growing the productivity and self-reliance of the agricultural sector; and
  (b) to build environmental resilience – improving the function of agricultural landscapes through effective management of the natural resource base; and
  (c) to build social resilience – strengthening the social capital, wellbeing, and connectedness of rural, regional and remote agricultural communities.

(3) The three strategic objectives do not imply or require an equal funding allocation across the three areas. Instead, activities under the fund will, where possible, work together to simultaneously build the three elements.

6 Funding principles

(1) There are two categories of funding principles.

Fund wide principles

(2) Fund wide principles guide decision-making about the mix of programs to provide the greatest benefit for the community. The following principles relate to the proposed design of programs of arrangements or grants to be made under sections 21 and 22 of the Act. As a whole, programs of arrangements and grants should:
  (a) support a range of activities across Australia at different scales, including farm, community, regional and national levels and consider the unique place-based circumstances and needs of each; and
  (b) prioritise activities which achieve multiple outcomes across the three strategic objectives to build drought and climate resilience; and
  (c) consider the opportunities for incremental, transitional and transformational change needed to strengthen drought resilience and foster innovation, and to promote transformational change where appropriate; and
  (d) support activities that are designed to deliver enduring outcomes, including through longer term programs; and
  (e) support activities that ensure robust governance practises and monitoring, evaluation and learning; and
  (f) improve engagement and foster partnerships with First Nations people and communities; and
  (g) collaborate and partner with diverse stakeholders to design and deliver programs, through a user-based lens and leverage opportunities to enact community-led, co-design, and / or end-user approaches; and

(h) ensure eligibility for programs is streamlined and, where possible, minimises compliance costs on farmers, businesses and community organisations; and

(i) use transparent, structured and, where appropriate, contestable processes to identify the best value and evidence-based proposals, considering qualitative and quantitative evidence; and

(j) require co-investment to maximise program outcomes, where appropriate; and

(k) ensure there are no unnecessary ongoing operational or maintenance dependencies.

Principles relating to decisions about arrangements and grants

(3) The following principles apply to making a decision about arrangements and grants to a person or body under sections 21 and 22 of the Act (and any relevant further arrangements and grants made by that person or body). Arrangements and grants are to:

(a) be consistent with the vision, aim and strategic objectives (to build economic, environmental and social resilience) outlined in this Plan; and

(b) ensure activities deliver a public good; and

(c) not provide in-drought assistance to directly address hardship; and

(d) actively encourage participation of a diverse range of people, businesses and landscapes involved in the agricultural sector and rural, regional and remote communities, including First Nations people; and

(e) foster collaboration to improve integration, coordination, communication, planning and implementation of drought resilience activities, and avoid unnecessary duplication; and

(f) be designed to deliver efficient and effective outcomes for stakeholders; and

(g) ensure data and knowledge obtained from activities under the fund is shared and freely made available in the public domain; and

(h) ensure planned monitoring, evaluation, and learning activities are efficient, robust and in alignment with fund level monitoring, evaluation and learning expectations.

(4) The principles in subclause (3) may be considered by the Regional Investment Corporation Board when providing advice to the Drought Minister under section 28 of the Act.

12.2 COUNCIL APPOINTEES FOR 2024 ANZAC DAY CEREMONIES

File Number: **06-03-2024**

Author: **Manager Community & Lifestyle**

Authoriser: **Chief Executive Officer**

PRECIS

The appointment of Council representatives for regional Anzac Day ceremonies for 2024 and distribution of funds to RSL clubs.

SUMMARY

Historically, Council is represented at the Anzac Day ceremonies across the South Burnett region. Council is seeking confirmation of attendance by Council representatives at regional ceremonies for 2024. Council also provides funds to RSL clubs to assist with catering on the day.

OFFICER'S RECOMMENDATION

1. That the Council representatives will be advised after the Local Government Elections on 16 March 2024 of their attendance at the respective Anzac Day ceremonies as required on behalf of Council.

Town	Location	Time	Council Representative	Responsibility
Blackbutt Dawn Service	Memorial at Hart & Coulson Streets	4.27am	Division 2	Attendance Lay wreath
Memorial Service	Cenotaph	11.00am	Division 2	Attendance Lay wreath/Book
Bunya Mountains Memorial Service	Lone Pine Office, National Park Campground, Dandabah	8.00am	Division 2	Attendance Lay wreath
Cherbourg Commemorative Service	Cenotaph	8.00am	Division 5	Attendance Lay wreath
Hivesville Dawn Service	Main Street	5.30am	Division 5	Attendance Participate in Ceremony Lay wreath
Kingaroy Dawn Service	Memorial Park	4.28am	Division 3 Division 4	Attendance
War Graves	Taabinga Cemetery	8.00am	Division 3	Attendance
Commemorative Service	Memorial Park	11.00am	Mayor Division 3	Participate in march. Participate in ceremony Lay wreath

Town	Location	Time	Council Representative	Responsibility
Kumbia Commemorative Service	Flower bed next to Kumbia Hall	8.45am	Division 6	Participate in march Lay wreath
Maidenwell Memorial Service	Main Street Monument	10.30am	Division 2	Attendance Lay wreath
Murgon Fellowship	Services Club	4.45am	Mayor	Attendance
Dawn Service	Gore Street Opposite Services Club	5.30am	Mayor	Attendance Lay wreath
Commemorative Service	Services Club	10.00am	Division 5	Participate in march Participate in Ceremony Lay wreath
Nanango Dawn Service	Memorial in front of Chambers	5.30am	Division 1	Lay wreath
Public Pilgrimage	Nanango Cemetery	7.00am	Division 1	Attendance
Memorial Service	Memorial in front of Chambers	9.00am	Mayor Division 1	Lay wreath/Book
Proston Dawn Service		5.30am	ELT Member	Attendance Lay Wreath
School Service	Proston State School		Division 5	Attendance Lay wreath
Wondai Dawn Service	In front of Council Chambers	5.00am	Division 6	Attendance
Memorial Service	Cemetery	8.00am	Division 6	Attendance
Commemorative Service	Wondai Town Hall	10.00am	Division 4	Attendance Participate in Ceremony Lay wreath
Wooroolin Commemorative Service	Wooroolin Hall	11.00am	Division 6	Organisation of service Lay wreath

2. That Council approve a budget increase to each region to be $1500 each for Kingaroy, Murgon, Nanango and $600 each for Blackbutt and Wondai.

FINANCIAL AND RESOURCE IMPLICATIONS

Council currently has an Anzac Day 2023-24 budget allocation.

LINK TO CORPORATE/OPERATIONAL PLAN

EC1 - An informed and engaged community

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Anzac Day preparations have commenced, internally with identified officers and externally with partnership organisations. Communication and consultation will be ongoing with key stakeholders through to the end of April 2024.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Council and event holders are to follow necessary Queensland government directives.

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

Council and event holders are to follow necessary Queensland government directives.

ASSET MANAGEMENT IMPLICATIONS

Council is working with various departments to progress Anzac Day activities in the region. Traffic Management Plans are being progressed.

REPORT

With Anzac Day ceremony preparations in hand, Council representation are required to be appointed to various ceremonies across the region. The current table of Councillor locations on the day and involvement has been prepared from previous years. Councillors will be informed of their respective attendance, involvement on the day and calendar notices sent out once they have been appointed to their respective Divisions.

Historically, South Burnett Regional Council has donated to local RSL Sub-Branches to assist with Anzac Day activities. The Kingaroy RSL Sub-Branch have requested an increase in the support to assist with rising costs. Below is a breakdown of donations given to each Sub-Branch in 2021, 2022 and 2023, including in-kind, and there has been no increase since 2022.
The Budget allocation is $5,000.00, excluding in-kind.

Council also provides significant in-kind support to assist in running the events. Shown below is the level of donation and support given in previous years to all Sub-Branches.

RSL Sub-Branch	***2021***		***2022***		***2023***	
	Donation	***In Kind***	***Donation***	***In Kind***	***Donation***	***In Kind***
Blackbutt	400	2,686.23	500	2,770.95	500	4,628.74
Kingaroy	1,000	7,421.15	1,300	9,744.44	1,300	13,894.49
Murgon	1,000	3,216.70	1,300	6,005.30	1,300	6,376.73
Nanango	1,000	9,141.32	1,300	6,566.76	1,300	12,953.12
Wondai	400	1,571.39	500	2,247.96	500	4,255.76
Wooroolin		937.88		1,261.94		2,291.46
Hivesville				272.73		262.42
Kumbia				740.98		3,606.80
Regional		2,208.74		0		4,976.74
TOTAL	***3,800***	***$27,183***	***4,900***	***29,611.06***	***4,900***	***53,246.26***

 # In-Kind assistance with administration, correspondence, mailing, printing, P&G assistance, traffic management and traffic control (Please note, in-kind assistance with administration, correspondence, mailing and printing has not been captured)

The increase to the budget will be an additional $700 for the 2023 -2024 financial year to a value of $5,700. The increase to each region will be $1500 for Kingaroy, Murgon, Nanango and $600.00 for Blackbutt and Wondai.

An issue has arisen over the past year with one community group not wishing to sign the police permit.

The Police Permits are required to be filled out by the event coordinator. Council staff are often not in attendance at the Event and therefore the Police permit needs to be held by the person holding the event. Dot point 9 of the Police permit says, *"A copy of this permit (and all associated permits) shall be held by the Applicant or nominated person during the event and shall be produced to police if required"*.

All other subbranches are completing their own police permits and take responsibility for their organised event. Last year a meeting was offered to be hosted by council with relevant police and RSL representatives. This offer will be extended again to meet with the group to find a path forward. The issue that council will have on an ongoing basis is that it may not be possible to have a staff member attend the event who is the signatory on the permit and complies therefore with the permit. Community support and assistance in this area is greatly appreciated and required.

ATTACHMENTS

Nil

13 PORTFOLIO - NATURAL RESOURCE MANAGEMENT, RURAL SERVICES, AGRICULTURAL INNOVATION, COMPLIANCE AND ENVIRONMENTAL HEALTH

Nil

14 PORTFOLIO - DISASTER MANAGEMENT, WASTE AND RECYCLING MANAGEMENT

Nil

15 PORTFOLIO - RURAL RESILENCE & DISASTER RECOVERY, PARKS & GARDENS, PROPERTY & FACILITY MANAGEMENT, FIRST NATIONS AFFAIRS

15.1 APPLICATION FOR FUNDING UNDER THE COMMUNITY HERITAGE OF THE COMMUNITY SUSTAINABILITY ACTION GRANTS PROGRAM - ROUND 8

File Number: **06/03/2024**

Author: **Acting General Manager Liveability**

Authoriser: **Chief Executive Officer**

PRECIS

Application for funding under the Round 8 – Community Heritage of the Community Sustainability Action Grants Program.

SUMMARY

That 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.

OFFICER'S RECOMMENDATION

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.

FINANCIAL AND RESOURCE IMPLICATIONS

Boondooma Homestead requires significant restoration work to ensure its ongoing viability as a heritage listed tourist attraction. The roof requires replacement as it is in poor condition reflective of its age and leaks which will potentially damage the interior fabric.

Grant funding will reduce Councils' financial exposure to these works.

In the 2023/24 Capital Works Program an allocation of $50,000 has been made for Boondooma Homestead restoration works. Council could apply for a $50,000 grant, providing a total of $100,000. A quote has been obtained from a suitably qualified heritage builder to replace the roof at a cost of approximately $175000.00 (adjusted for cost escalation). The $50,000 in the 23/24 budget could be restricted for the purpose of supporting this grant application in 24/25.

Council would need to consider contributing a further $75,000 if the project is successful in 24/25.

LINK TO CORPORATE/OPERATIONAL PLAN

GR5 Continue to provide and investigate options to improve our arts, heritage, museums, visitor information centre and tourism infrastructure.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Informal discussions involving the Boondooma Museum & Heritage Association members have occurred on several occasions. These discussions have highlighted the location and extent of the leaks and the potential for damage and deterioration to the building fabric.

An approach has been made to the committee to consider a co-contribution, but a response cannot be provided until after the next committee meeting in March 2024.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Works of this nature on a Queensland Heritage Listed Premise require application for an "Exemption Certificate" from the Queensland Department of Environment and Science. On review of the application, it may be determined that a Development Application is required.

The *Building Act 1975* requires that works of the proposed extent are carried out under a building approval issued by a licenced Building Certifier.

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

No direct link

ASSET MANAGEMENT IMPLICATIONS

Boondooma Homestead is approximately 170 years old and is within a Heritage Envelope which imposes conditions and restrictions on works within that envelope.

The building requires significant maintenance and restoration works and this has been identified in both the Conservation management plan dated June 2022 and the Heritage impact Statement dated April 2021. The Heritage Impact Statement (H.I.S.) is attached for reference.

Paragraph 8.1 of the H.I.S. states (in part):

8.1 Repair and restoration works.

The proposed conservation, repair, and restoration works are critical to the conservation of the homestead building. The roof is dilapidated, and the replacement of the roof sheet has become an urgent matter to prevent further damage to significant fabric.

REPORT

The Community Sustainability Action Grants – Round 8: Community Heritage will provide up to $50000.00 to eligible applicants. A co-contribution of at least 25% of the project cost is required.

The 23/24 FY budget includes $50000.00 for restoration works at Boondooma Homestead which may serve as the co-contribution to provide available funding of $100000.00.

An additional $75000.00 funding will be required to undertake the works noting that no allowance has been included for structural repairs to the roof frame as this cannot be assessed until the existing roof is removed

The proposed project is eligible to be considered as a priority project as it satisfies the following criteria:

- It is for re-roofing.
- It can be demonstrated that the project is for urgent conservation works on a heritage listed place.
- The heritage listed place is accessible to the community and visiting tourists.
- The project will engage and support specialist contractors.

The aim of this project is to provide funding assistance to support council's allowing delivery of priority infrastructure and essential services that meet the identified needs of their communities. The objective of this grant program is to support eligible recipients using best practice to conserve places entered on the Queensland Government's Heritage Register that are, or will be, accessible to the public and which:

• promote the heritage conservation values of the heritage-listed place; and

• demonstrate engagement with the local community or tourists visiting the area. Projects funded will be those that:

• facilitate or improve community access to the heritage-listed place, including through the use of digital technologies that provide immersive experiences; and

• demonstrate how the heritage-listed place will engage with the local community and/or tourists

Grants for conservation and interpretive works must have a co-contribution of at least 25% of the total project cost. Co-contributions can be either financial or in-kind.

Applications close 5pm on Monday 25 March 2024.

ATTACHMENTS

1. **Boondooma Homestead Restoration Services - Heritage Impact Statement** ⇩
2. **Boondooma Homestead Prioritised Maintenance** ⇩

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Boondooma Homestead Restoration Services

Heritage Impact Statement

Prepared for South Burnett Regional Council

April 2021 FINAL

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Document information

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1. Introduction

1.1 Background

Extent Heritage Pty Ltd has been engaged by South Burnett Regional Council (SBRC) to prepare a heritage impact statement (HIS) for proposed minor repairs and restoration works to the main homestead building of the Boondooma Homestead complex, which is located at 8262 Mundubbera-Durong Rd, Boondooma, Queensland.

The Boondooma Homestead complex is identified as a place of state cultural heritage significance, and is entered in the Queensland Heritage Register (QHR) (ID 600967). The QHR boundary corresponds to the extent of the former Lot 1 on SP 156286, and captures the principal surviving buildings dating c.1850–70s (including the main timber homestead), as well as various ancillary structures. The single-storey timber homestead is one of the principal surviving buildings (c.1850s–70s) and is situated in the north-eastern aspect of the complex.

To address the requirements of the *Queensland Heritage Act 1992*, this report:

- investigates the context and setting of the main homestead building, and its contribution to the heritage significance of the Boondooma Homestead complex; and
- describes the proposed conservation, restoration, and repair works to the main homestead building, and demonstrates that these works are of little, if any, detrimental impact to the cultural heritage significance of the place.

1.2 Methodology

This HIS will review the relevant statutory heritage controls, assess the impact of the proposal on the subject property, and make recommendations as to the level of impact.

The main homestead building was inspected and photographed by the author(s) of this report in February 2021. The inspection was undertaken as a visual study only, and did not include an inspection of the building's roof spaces, wall cavities, and underfloor areas.

The methodology used in the preparation of this HIS accords with the principals and definitions set out in *The Australian ICOMOS Charter for Conservation of Places of Cultural Significance (Burra Charter)* (Australian ICOMOS 2013) and the principles and definitions set out in 'Preparing a Heritage Impact Statement' in Guideline: *State Development Assessment Provisions State Code 14: Queensland Heritage*, prepared by the former Department of Environment and Heritage Protection (DEHP 2017) (now the Department of Environment and Science).

This report also addresses the relevant statutory planning controls and requirements for heritage places as outlined in the Queensland Heritage Act and the *South Burnett Regional Council Planning Scheme 2017*.

1.3 Limitations

This report relies on the historical research contained in the following documents, supplemented with additional research where necessary:

- a measured drawing set prepared by Gibson Architects (2021) (see Appendix B);
- a conservation works drawing set prepared by Gibson Architects (2021) (see Appendix C);
- Buchanan, B. 1982. 'Restoration Strategy for Boondooma Homestead, Wondai Shire Queensland.' Unpublished report prepared in consultation with the National Trust of Australia (Queensland) for Wondai Shire Council;
- Converge. 2016. 'South Burnett Heritage Study. Final Report.' Report prepared for South Burnett Regional Council. https://www.southburnett.qld.gov.au/downloads/file/3063/south-burnett-heritage-study-final-report-september-2016-revision-1pdf; and
- SBRC (South Burnett Regional Council). 2016. *South Burnett Regional Council Register of Local Heritage Places—Place Cards*. South Burnett Regional Council (website). https://www.southburnett.qld.gov.au/downloads/file/3064/local-heritage-placecards;

No Conservation Management Plan currently exists for Boondooma Homestead, only the *Restoration Strategy for Boondooma Homestead* (Buchanan 1982), which is now outdated.

Extent Heritage has not been engaged to assess Indigenous cultural heritage places and values.

No community consultation was undertaken for this report. Therefore, observations made concerning the possible social significance of places are based on publicly accessible, published materials.

The historical overview below provides sufficient historical background to provide an understanding of the place in order to assess the significance and provide relevant recommendations; however, it is not intended as an exhaustive history of the site.

1.4 Authorship

The following staff members at Extent Heritage have prepared this report:

- Jacqueline Pearce, architect and senior associate,
- Jessica Heidrich, heritage advisor, and
- Patrick Thomas, research assistant.

This report has been reviewed by Will Cox, copyeditor, for quality assurance purposes.

1.5 Ownership

The Boondooma Homestead complex, including the main homestead building addressed in this report, is owned and managed by SBRC. The Boondooma Museum and Heritage Association Inc. assist with the day-to-day administration and maintenance of the site.

1.6 Terminology

The terminology in this CMP follows definitions presented in the *Burra Charter* (Australia ICOMOS 2013). Article 1 provides the following definitions:

Adaptation means changing a *place* to suit the existing *use* or a proposed use.

Compatible use means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

Conservation means all the processes of looking after a *place* so as to retain its *cultural significance*.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the *place* itself, its *fabric*, setting, *use*, *associations*, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.

Fabric means all the physical material of the place including elements, fixtures, contents, and objects.

Maintenance means the continuous protective care of a *place* and its *setting*. Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.

Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

Preservation means maintaining a *place* in its existing state and retarding deterioration.

Reconstruction means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.

Related place means a *place* that contributes to the *cultural significance* of another place.

Restoration means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

Setting means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.

Use means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

2. Site

2.1 Location

The Boondooma Homestead complex is located at 8262 Mundubbera-Durong Road in the Parish of Boondooma, Queensland. It is legally defined as Lot 3 SP186442; however, as noted above, the QHR boundary corresponds to the extent of the former Lot 1 (SP156286).

The Boondooma Homestead complex is approximately 90 km west of the town of Wondai, and approximately 100 km north-west of the town of Kingaroy, and is situated wholly within the South Burnett Regional Council Local Government Area (LGA) (see Figure 1).

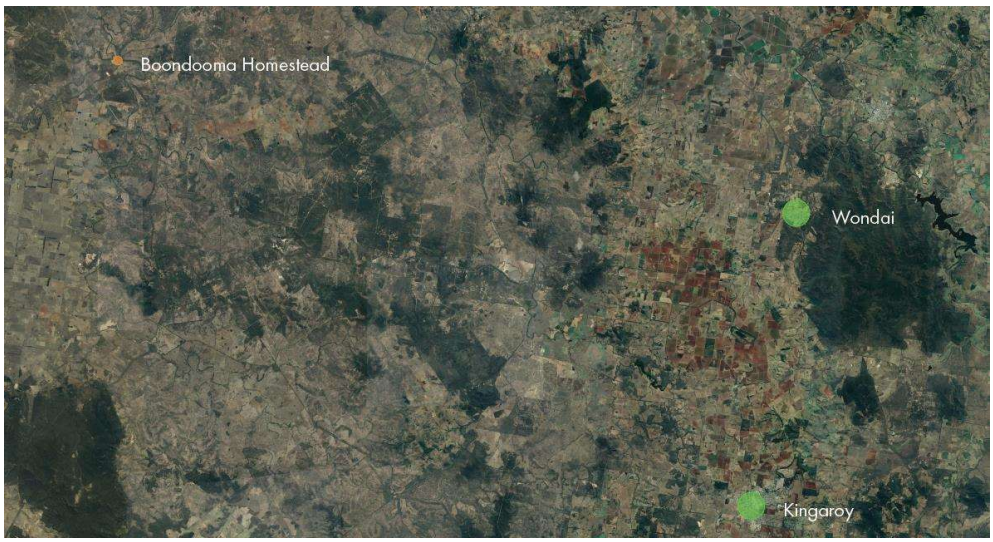

Figure 1. Aerial map indicating the approximate location of the Boondooma Homestead complex in relation to the townships of Wondai and Kingaroy. *Source:* Google Earth (2021).

2.2 Description

Figure 2 and Figure 3, below, illustrate the current configuration of the Boondooma Homestead complex and the relative location of the main homestead building.

The Boondooma Homestead complex is located near the junction of Boondooma Creek and the Boyne River, situated in a corridor of land between the two waterways. Its eastern boundary is situated on the Mundubbera-Durong Road. The surrounding area is distinctly rural, characterised by low undulating hills and flat plains, usually cleared of trees but with occasional clusters of shade trees retained for grazing cattle.

The subject of this report, the main timber homestead, is the main feature within the Boondooma Homestead complex, and is situated in the site's north-eastern aspect in a formally laid-out garden. The building is well set back from Mundubbera-Durong Road and is not readily visible

from the road due to the intervening vegetation and topography. The homestead comprises the main house, a detached kitchen, a skillion-roofed structure appended to its south-eastern face, and a covered walkway attached at the western corner between another skillion-roofed extension.

Beyond its immediate garden setting, the homestead is surrounded by various ancillary buildings associated with the historical operation of the Boondooma pastoral station, such as the meat and cool sheds, a postal receiving office, and cow bails (formerly used as stables), which collectively form a heritage precinct within the site. The other principal surviving historic building is a stone store erected in the 1850s, located at the southern-most end of the property.

Several recent buildings and structures have also been constructed on or relocated to the Boondooma property to support its public events, and are arranged according to their functional relationship to one another. This includes the 'Big Top' entertainment area and extension; an ablution block, the archives, museum, and administration buildings; toilets; a camp kitchen; the caretaker's cottage; and a machinery shed. These structures are located within the QHR boundary but are not considered to be of heritage significance.

Figure 2. Aerial view of the Boondooma Homestead complex with the QHR boundary shaded in red

Note the location of the main homestead building (circled in white) relative to the rest of the complex. Source: Queensland Globe (2020) with Extent Heritage overlay.

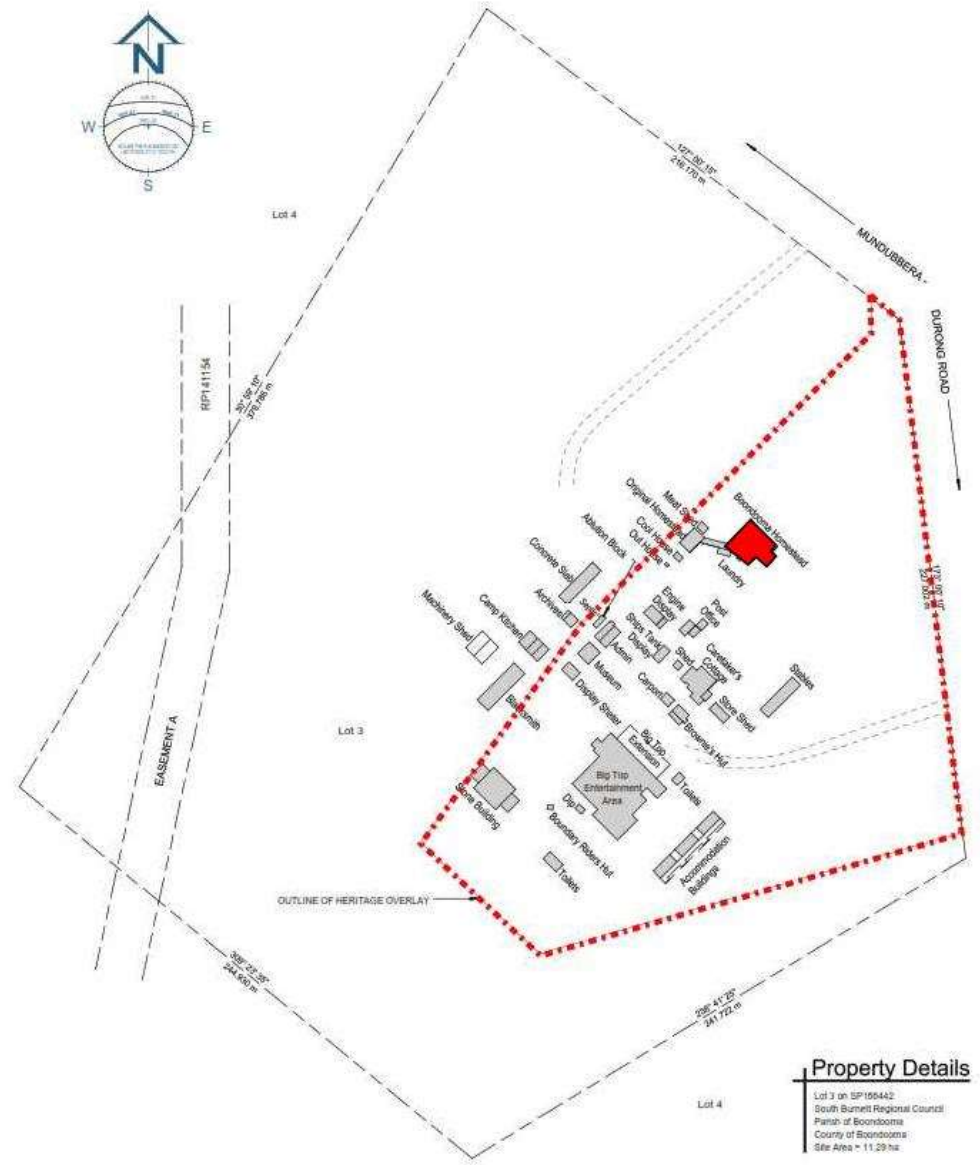

Figure 3. Site plan of the Boondooma Homestead complex, illustrating the relationship between the real property description (being Lot 3 SP16442) and the QHR boundary (being the former Lot 1 [SP 156286]) (dashed red line)

Note the location of the main homestead in the north-eastern aspect of the complex (red polygon). Source: Extract from Boondooma Homestead Site Plan, prepared by Blueprint Drafting Services (2016).

3. Historical context

This Part presents a summary history of the main homestead within the context of the development of the Boondooma Homestead Complex. It draws heavily on historical information presented as part of the entry of the Boondooma Homestead on the QHR (600967), augmented by historical information presented in the *Restoration Strategy for Boondooma Homestead, Wondai Shire Queensland* (Buchanan 1982).

3.1 Summary history

In the early 1840s, after the Moreton Bay region was opened for selection, searches for new pastoral land in rural Queensland extended north, beyond the Darling Downs and Brisbane Valley regions. By the early 1840s, explorations such as those led by Henry Stuart Russell reached further north, including the South Burnett region (Buchanan 1982). In conjunction with others, Russell undertook exploratory expeditions to the Wide Bay area, and in 1842, he was the first European to pass through what would later become known as Boondooma (Queensland Government 2016). Russell subsequently established his own run on the Borne River and other squatters soon followed suit.

In 1846, the Boondooma station was originally taken up as a sheep run by the brothers Alexander and Robert Lawson, along with Robert Alexander (Queensland Government 2016). Temporary huts and sheds were erected on the site, and by 1851, their tenure comprised the runs of Boondooma, Jua, Waringa, and Waagineraganya. In 1863, the Boondooma lease remained in the Lawson family but was transferred to Alexander Lawson (Queensland Government 2016). Between 1867 and 1888, the Boondooma lease was transferred several times between William Oswald Gilchrist, John Young, and John Brown Watt. However, the property continued to be managed by the Lawsons until they were succeeded by George Munro in 1870 (Buchanan 1982; Queensland Government 2016).

Despite a severe outbreak of scab in 1853 that caused the loss of some 17,000 sheep, the property prospered as a successful sheep run during this early period until the early 1890s when, due to the spread of spear grass, the owners reverted to cattle (Buchanan 1982). This period from the 1850s to the 1870s was an era of expansion for Boondooma, which is reflected in its physical development at the time. The main timber homestead with its detached dining room, the postal receiving office, cooling shed, stone store, and meat house were erected during this period.

In 1885, the consolidated Boondooma holding was brough under the provisions of the *Crown Lands Act 1884* and divided into 259 square miles of leased land in the name of Gilchrist, Watt, and Company (Queensland Government 2016). In 1895, the serving manager George Munro passed away, and was succeeded by his son, Peter Munro. George Munro's grave and tombstone remain on the Boondooma property.

In 1898, the Boondooma lease transferred to Mr EJ McConnel of the Cressbrook Pastoral Company; however, none of the McConnel family resided at Boondooma and the run was used as collateral for a stock mortgage (Buchanan 1982; Queensland Government 2016). In 1905, another 60 square miles of the run were resumed, and three years later, another 42 square

miles. In 1913, the Boondooma lease expired and the holding was thrown open for selection. The McConnel family retained a large portion, including the homestead block; however, the lease was again open for selection by 1922. Fred Palethorpe, who became Deputy Commissioner of Police, obtained the homestead block (Buchanan 1982). The property then transferred to Jane Ann Thomson and subsequently to her son, Mr Edward Thomson. During the Thomsons' tenure, Boondooma was used as a dairy farm, and for growing cotton and rearing cattle. An auction held at the property c.1919 led to the sale and dismantling of several structures, including the jackeroo's quarters, buggy house, and a blacksmith's shop.

In 1975, the Wondai Shire Council received a Federal Government grant to acquire the Boondooma site. Typical of early and large pastoral runs, Boondooma has over the years been subject to various processes affecting the integrity of the site's original layout, such as multiple land resumptions and changes in ownership. From its original expanse of some 67,055 hectares, the Boondooma run has been reduced to its present size of 1.79 hectares (Buchanan 1982).

Today, the extant structures at Boondooma are in varying states of preservation, ranging from complete surviving buildings and reconstructed buildings in various stages of completion to slight depressions indicating the location of former structures. The grounds, especially adjacent to the main timber homestead, present as a formally laid-out garden comprising of various mature plantings, trellises, and garden beds.

As it stands today, the Boondooma Homestead complex retains a suite of buildings and associated features that document an important period in Queensland's early pastoral development. It is open to the public most days, with the option for guided tours from the resident caretaker. Catering and overnight accommodation are also available by prior arrangement, as the site maintains camping, toilet, and cooking facilities. The Boondooma Homestead complex also hosts several large public and/or fundraising events, which attract large followings and play an integral role in supporting its maintenance and the tourism of the South Burnett region. This includes the Heritage Weekend and Bush Ballad Muster, Spirit of the Bush, Scots in the Bush, and Anzac Day commemorative services.

3.2 The main homestead

In 1852, a German stonemason named Wilhelm Brill was engaged to construct a stone building on the Boondooma run. It was constructed from roughly-coursed local rock obtained from a nearby quarry joined with mortar made from termite mounds (ant bed) and framing of sawn timbers and logs. By August 1855, Brill had made his way to Boondooma and was employed there from May 1956 to July 1857 (Queensland Government 2016).

It is understood that the stone building was originally intended to be a permanent residence; however, it was ultimately utilised as a store (Buchanan 1982, 8).

Around a similar time, Alexander Lawson married Emily Mountford Bell in November 1855 and the following year they had a son. As a result, plans appear to have been made to build a larger residence to accommodate their growing family (Queensland Government 2016). Correspondence from Boondooma station indicates orders for building supplies and furniture

were being made in September 1855, and by late 1856, two carpenters and a team of five other tradesmen under the carpenters' supervision were employed at Boondooma, and worked there until mid-1857 (Queensland Government 2016). It is most likely that the main timber homestead was constructed during this period.

During the Thomsons' tenure (i. e., from the mid-1920s through the mid-1970s), a range of restoration projects were undertaken at the Boondooma property, including at the main homestead building.

In 1982, Bruce Buchanan undertook the preparation of a restoration strategy for Boondooma, resulting in a number of recommendations for repairs and restoration works to the main homestead building (see Buchanan 1982, 14–18). Floor plan and elevation drawings of the timber homestead, as it was in the early 1980s were also prepared as part of this restoration strategy (see Figures 4–6, below).

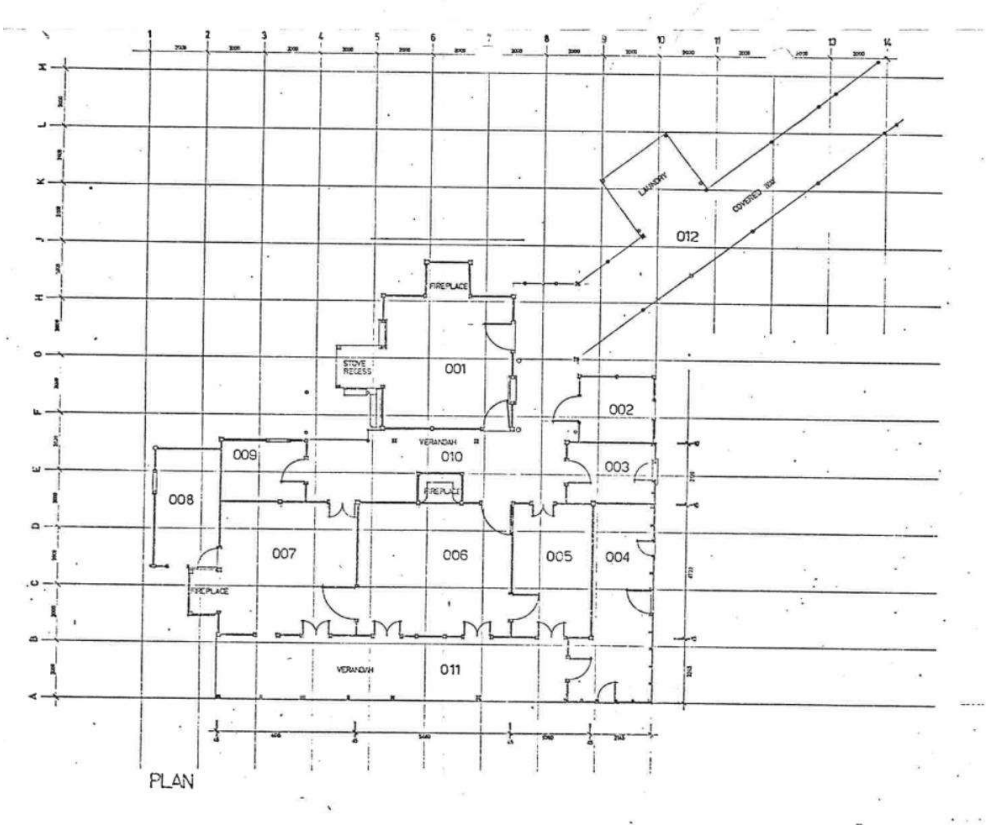

Figure 4. A floorplan of the timber homestead at Boondooma, prepared by Bruce Buchanan as part of his 1982 restoration strategy. *Source*: Buchanan (1982).

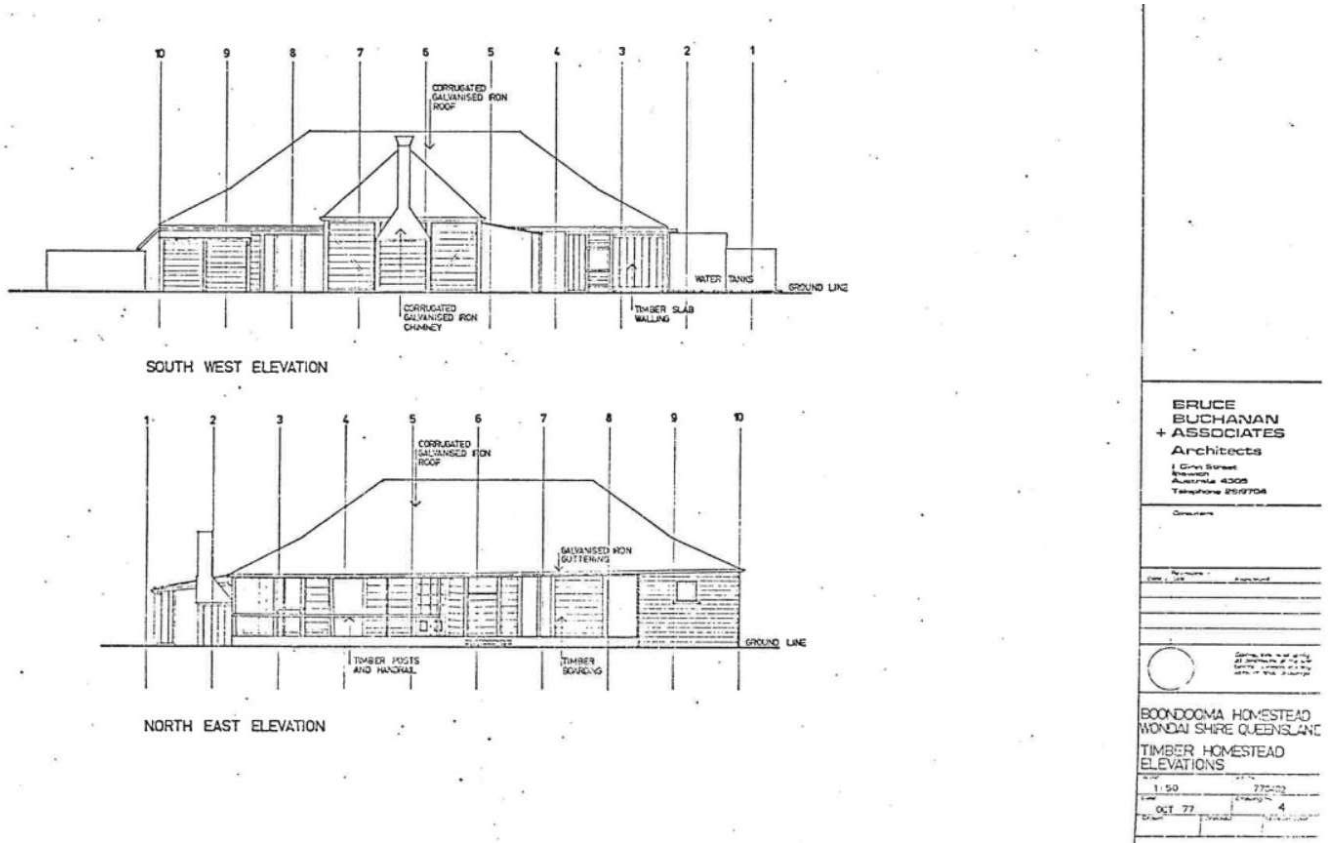

Figure 5. Drawings of the south-west and north-east elevations of the timber homestead building at Boondooma, prepared by Bruce Buchanan as part of his 1982 restoration strategy. *Source*: Buchanan (1982).

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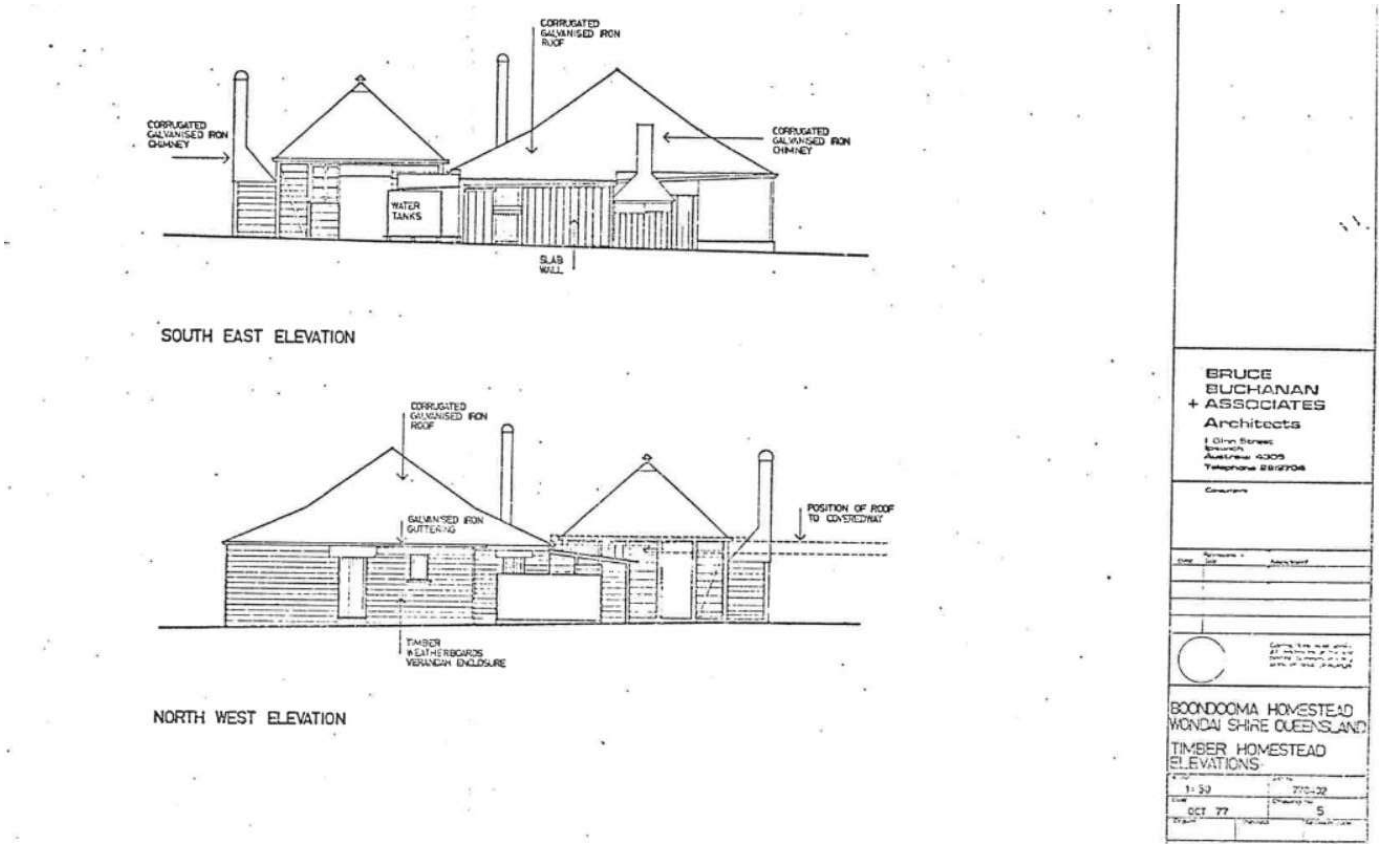

Figure 6. Drawings of the south-east and north-west elevations of the timber homestead building at Boondooma, prepared by Bruce Buchanan as part of his 1982 restoration strategy. *Source*: Buchanan (1982).

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sion: 1, Version Date: 16/06/2021

4. Heritage status

Register/Listing	Item listed (Y/N)	Item name	Item number
Statutory Registers			
National Heritage List	N	-	-
Commonwealth Heritage List	N	-	-
Queensland Heritage Register (QHR)	Y	Boondooma Homestead	600967
South Burnett Regional Council Local Heritage Register	Y	Boondooma Homestead	-
Non-Statutory Registers			
The National Trust of Australia (Queensland) Heritage Register	Y	Boondooma Homestead	WON 3/0
Register of Significant Buildings in QLD (Australian Institute of Architects)	N	-	-

4.1 Queensland Heritage Register

Boondooma Homestead is identified as a place of state heritage significance (ID 600967) and is entered in the QHR.

The QHR boundary for Boondooma Homestead (see Figure 7, below) corresponds to the extent of the former Lot 1 (SP156286), and captures the principal surviving buildings dating c.1850–70s, including the main timber homestead, as well as various ancillary structures.

The statutory implications of this are discussed in Part 7 of this report.

4.2 SBRC Planning Scheme 2017

Boondooma Homestead is also identified as a place of local cultural heritage significance and entered in the SBRC Local Heritage Register (see SBRC 2016).

It is therefore subject to the provisions of the Local Heritage Place Code, as set out in Part 8.4.3 of the Scheme. The Local Heritage Place Code deals with the protection and enhancement of the cultural heritage significance of local heritage places, townscapes, and streetscapes.

The statutory implications of this are discussed in Part 7 of this report.

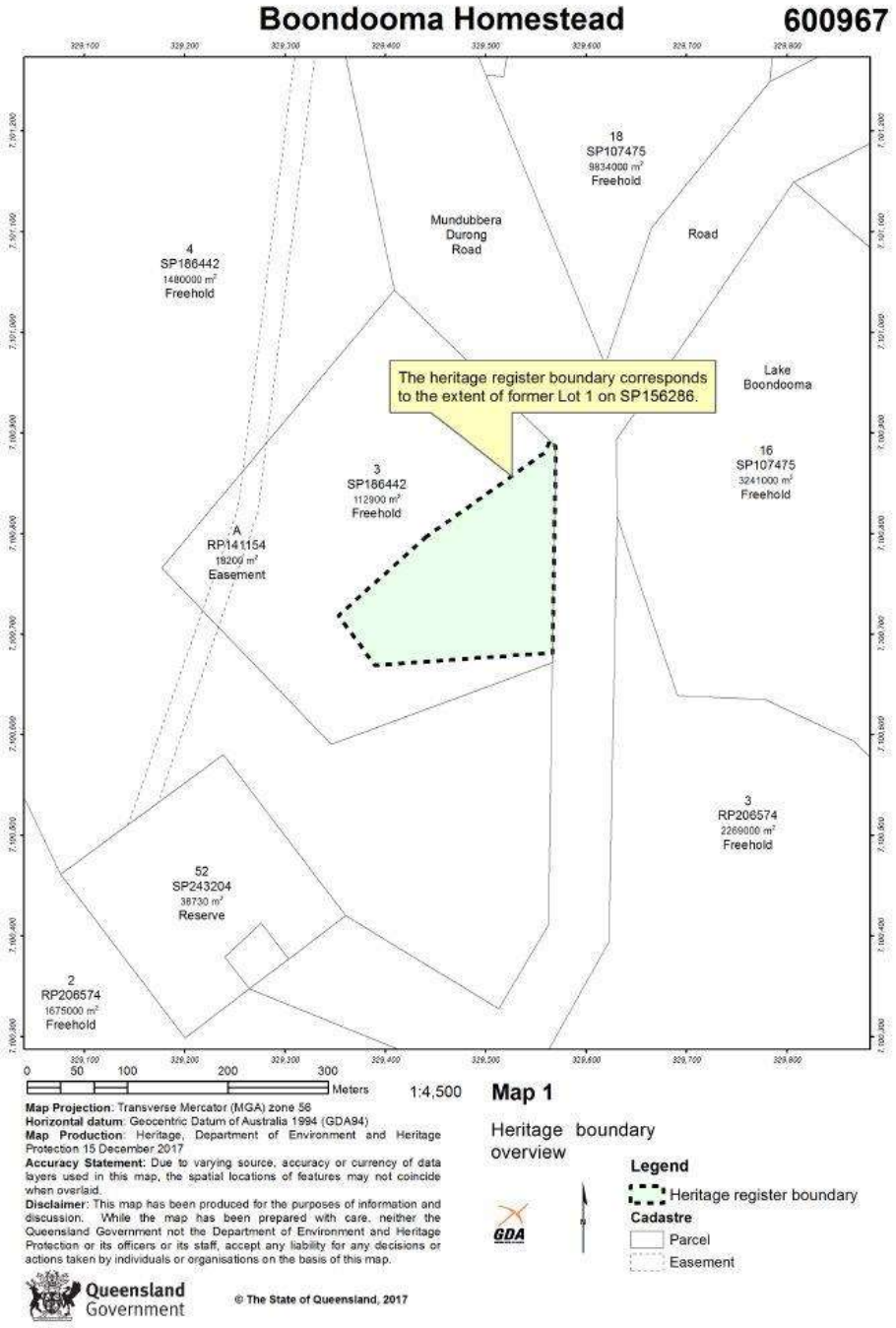

Figure 7. Map illustrating the QHR boundary for Boondooma Homestead (ID 600967), which corresponds to the extent of former Lot 1 (SP156286). *Source*: Queensland Government (2016).

4.3 Significance

As noted above, Boondooma Homestead is identified as a place of state heritage significance, and is entered on the QHR (ID 600967). This report therefore refers to the following statement of significance prepared for the QHR citation (Queensland Government 2016):

Criterion (a) The place is important in demonstrating the evolution or pattern of Queensland's history

Boondooma station was established in 1846 by the Lawson brothers and Robert Alexander in the wake of Henry Stuart Russell's exploration of the Burnett River district in 1842. The Boondooma Homestead site stands as important surviving evidence of the early exploration and settlement of the Upper Burnett region, and its buildings are indicative of early pastoral life in Queensland. The physical growth of the site reflects periods of economic prosperity in Queensland, whilst periods of rural hardship can be reflected in the abandonment and sale of structures.

Criterion (b) The place demonstrates rare, uncommon or endangered aspects of Queensland's cultural heritage

Boondooma comprises built elements that are now uncommon examples of construction methods and techniques. The principal historic buildings include an 1850s stone storehouse, which is both rare in its method of construction and an early example of the use of the metric standard in Queensland. The main house and the post office are also important surviving structures. The survival of interior finishes in the main timber house, including wallpapers and linoleums, contributes to its rarity.

Criterion (c) The place has potential to yield information that will contribute to an understanding of Queensland's history

The site remains a good example of the early vernacular homestead and contains a range of ancillary buildings in varying states of preservation. It provides present generations the opportunity to observe and understand the operation of early pastoral stations, and through further historical and archaeological research the site also has the potential to yield information that will contribute to an understanding of early European settlement in the Burnett region.

Criterion (d) The place is important in demonstrating the principal characteristics of a particular class of cultural places

The Boondooma site is an example of a homestead setting, with remnants of other structures including various outbuildings, graves, fences and mature trees. The relationship between these elements contributes to an understanding of early station life and as such, it is important in demonstrating the principal characteristics of a particular class of cultural places.

Criterion (e) The place is important because of its aesthetic significance

The Homestead site provides a relatively well-preserved and vivid example of vernacular architecture of the Queensland pastoral frontier and its aesthetic significance is enhanced by the ongoing preservation of the site. The individual buildings that remain reveal a high degree of workmanship and design. The use of local resources for building, as evidenced most notably in the stone building on the site in which rubble obtained from a nearby quarry and ant bed are

used for construction, demonstrates a high degree of skill and highlights the adaptive lifestyle of Queensland's pastoral pioneers.

Criterion (g) The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons

Boondooma remains valued by the local community for its strong and very important links with early pioneers of the Burnett district, including the Lawson family.

(Queensland Government 2016)

4.4 Relative significance

As noted above, the site known as Boondooma Homestead is identified as a place of state heritage significance. However, not all elements of the complex are representative at this level. The QHR boundary corresponds to the extent of the former Lot 1 (SP156286), and captures the principal surviving buildings dating c.1850s–70s, including the main timber homestead, as well as various ancillary structures, which contribute at various levels to the cultural heritage significance of Boondooma Homestead.

The subject of this report, the main timber homestead, is the main feature within the Boondooma Homestead complex, and is one of the earliest surviving buildings associated with the establishment and early pastoral development of the Boondooma station. In addition to the main house, the homestead comprises a detached kitchen, a skillion-roofed structure appended to its south-eastern face, and a covered walkway attached at the western corner between another skillion-roofed extension.

The homestead is situated in the site's north-eastern aspect, set back from Mundubbera–Durong Road, and set within a formally laid-out garden comprising of various mature plantings, trellises, and garden beds. Beyond its immediate garden setting, the homestead is surrounded by various ancillary buildings associated with the historical operation of the Boondooma pastoral station, such as the meat and cool sheds, a postal receiving office, and cow bails (formerly used as stables). Collectively, these buildings and the homestead form a heritage precinct within the site that are distinctively separate from the buildings and structures of more recent construction located further to the south.

The other principal surviving building, the stone store, was erected at a similar time to the main homestead; however, it is located some distance away at the southern-most end of the property, furthermost from the Mundubbera-Durong Road.

The main timber homestead is located at some distance from the series of buildings and structures of more recent construction that have been progressively built or relocated to Boondooma to support its public events.

5. Physical description

Extent Heritage, in conjunction with Gibson Architects, carried out a physical assessment of the main homestead building in February 2021. The analysis involved a visual inspection of the exterior and interior of the building, excluding roof spaces, underfloor areas, and wall cavities. It did not involve a detailed investigation of all fabric, but an overview of the elements of the place to assist in determining significance.

The following physical descriptions draw upon that provided in the QHR citation for Boondooma Homestead (Queensland Government 2016), which includes a description of the property and information on the Homestead's significance. All photographs in this part are courtesy of Extent Heritage, unless otherwise cited.

5.1 General context

The main homestead building is situated in the north-east aspect of the complex, and is well set back from Mundubbera–Durong Road. The homestead is set within a formally laid-out garden comprising of various mature plantings, trellises, and garden beds.

Beyond its immediate garden setting, the homestead is surrounded by various ancillary buildings associated with the historical operation of the Boondooma pastoral station, such as the meat and cool sheds, a postal receiving office, and cow bails (formerly used as stables). Collectively, these buildings and the homestead form a heritage precinct within the complex that are distinctively separate from those buildings and structures of more recent construction located further to the south.

Figure 8. View of the south-east elevation of the homestead, illustrating its immediate setting within a maintained garden

Figure 9. View of south-west elevation of the homestead. Note the maintained trellises and water tank.

Figure 10. View of the front (north-east) elevation of the homestead. Note the established garden beds and its garden setting.

Figure 11. Exterior view of the homestead's north-west elevation. Note the hipped roof profile, the trellises adjacent to the building, and the current placement of the rainwater goods.

5.2 Homestead: exterior

The single-storey homestead has a long-ridge hipped roof with 'broken back' profile, clad in corrugated galvanised iron. The lower pitch of the roof extends over verandah areas that encircle the building. The roof of the living wing is in a weathered and dilapidated condition, and contains a large number of surviving timber shingles that are fixed under the roof sheet, which provide evidence of the early roof finish. Three rooms form the inner core of the timber-framed and timber-clad building, which is elevated a small distance above the ground and is rectangular in plan.

The verandah area that extends across the shorter, north-east elevation has been enclosed through various timber construction methods: weatherboards at the front corner enclosing a sleeping area, then rough-hewn boards between widely spaced studs, fitted horizontally and vertically to form a wall extending through to the western corner where an additional room, protected by a skillion roof, projects past the line of the rear verandah. The rear verandah is open through to the southern corner that is partly enclosed, and French doors provide access to living room and main bedroom.

The remaining front verandah is open through to the eastern corner, and is accessed by timber steps which are constructed of three roughly-sawn timber logs. The front verandah provides access via French doors to the three core rooms of the dwelling, which include a bedroom at the north, a central living area, and main bedroom at the south. The main bedroom, at the south of the dwelling, extends through to include the area under the low-pitched roof and a steel-clad fireplace with chimney at the south. A small skillion roofed addition provides for another sleeping

area, which is covered with a low skillion roof set under the eaves of the main roof at the south, and connects with an internal door to the main bedroom, beyond the fireplace.

A detached single-storey kitchen, covered by a corrugated galvanised sheeted, pyramid roof abuts the rear verandah of the living area at the south-east. The kitchen roof includes a simple vent at its ridge and is lined with wide timber boards internally. A combination of ogee gutters, half round gutters, and quad gutters are fitted to the eaves of both kitchen and living area structures. The surviving half-round gutter at the kitchen is supported on customised brackets and appears to be early fabric. A small, skillion-roofed, open awning structure is fixed to the south-eastern elevation of the kitchen.

The kitchen room is constructed with roughly sawn timber with horizontally fixed slabs connected to columns, as a single skin. The room contains a fireplace projecting to the north-west, with the chimney clad in flat galvanised iron sheet, and another projecting space to the south-east. Otherwise, the room is square in plan. Two casement windows are fitted to the kitchen, and the northern window contains fixed blade timber shutters. The kitchen also features a separately supported skillion roof verandah to the north-east elevation; the underside is lined with wide timber boards and links to the rear verandah of the living wing.

At the western corner of the homestead, between the kitchen and the skillion-roofed verandah, a covered walkway constructed of a post-and-sapling frame with a barrel-vaulted sprung roof leads off to the west, linking the homestead to a reconstructed timber structure to its north-west. A short section of the walkway roof is no longer in place.

The underside of the homestead's front verandah roof is unlined, and the early timber shingles are evident (see Figure 17). The verandah floors are lined with shot-edge timber boards fixed to sawn hardwood floor joists and the timber verandah posts bear on an outer line of logs, now supported on low, round timber stumps with ant caps, all of more recent reconstruction.

The exterior is largely unpainted; however, the exterior walls facing the verandahs at the rear verandah and kitchen area are painted, possibly in a lime-based paint. Some window and door joinery has been painted, or refinished clear. The verandahs have been enclosed by modern, powder-coat steel, grid-mesh screening and gates for security purposes.

Figure 12. *Left*: The timber steps providing access to the front verandah of the homestead. *Right*: View of the front elevation showing the hipped roof clad in corrugated galvanised iron.

Figure 13. *Left*: The broken-back, hipped roof clad in corrugated galvanised iron of the main homestead building, with the roof of a small skillion structure also visible. *Right*: The covered walkway constructed of a post-and-sapling frame with a corrugated iron roof, with access to the galvanised iron-clad utilities area attached.

Figure 14. *Left*: The French doors from the main bedroom onto the rear verandah, noting the infilled fanlight. *Right*: View along the rear enclosed verandah area to the south-west.

Figure 15. *Left*: The French doors on front verandah showing the reconstructed timber walls. *Centre*: View from front verandah to the north to the enclosed verandah sleeping area. *Right*: View along rear verandah to back of the fireplace.

Figure 16. *Left*: Detail of the half round gutters surviving at the north wall of the kitchen. *Right*: Detail of a surviving bespoke metal gutter support at the junction of the kitchen and rear verandah.

Figure 17. The underside of a section of the front verandah roof, showing the early timber shingles.

Figure 18. *Left*: Detail of reconstructed timber window awnings fitted to window openings on the north-west elevation. *Right*: View of the rear of the detached kitchen showing the roof, fireplace, and galvanised metal-clad chimney.

5.3 Homestead: interior

The homestead has a core of three rooms aligning north-west to south-east, which include Bedroom 2, the Dining Room, and Bedroom 1. The core of the living structure is encircled by verandahs with most of the front and rear verandahs remaining open.

Enclosed verandah rooms include Bedroom 3 and the Study, with an extended area providing a work room. A nursery is also constructed as an addition. The kitchen is a separate structure that abuts the rear verandah and contains a separate linked verandah to the north. A partly-completed covered walkway leads to the north west and this is flanked by a partly enclosed utilities area.

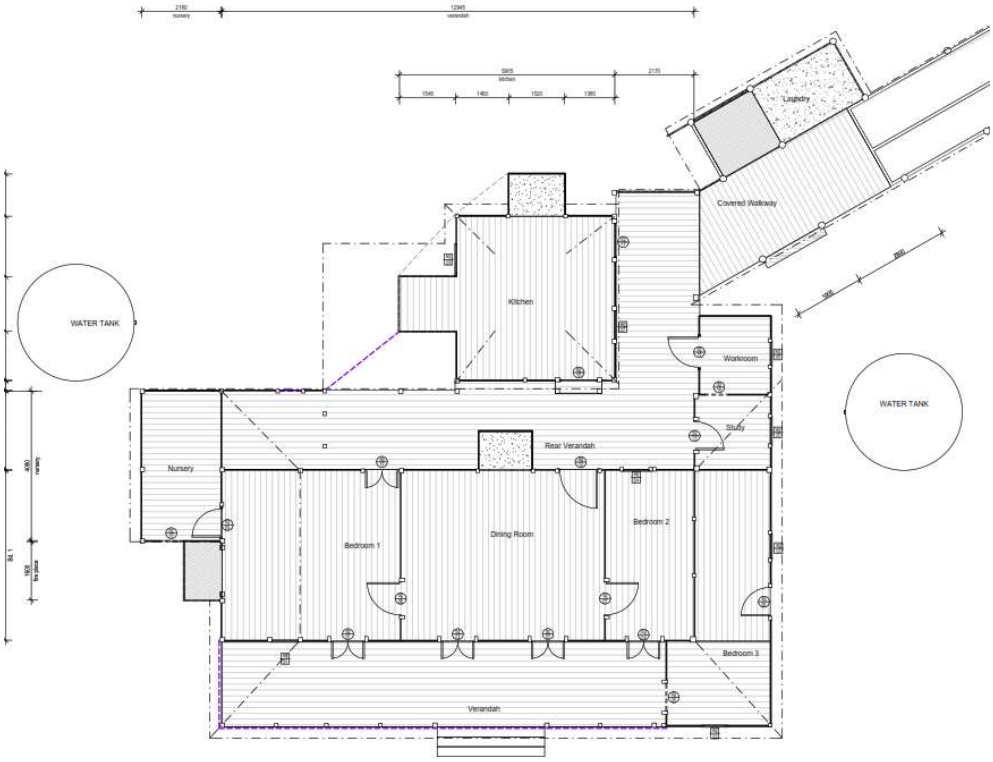

Figure 19. A floor plan of the main homestead building. *Source:* Extract from drawing 21602EX A200, Issue P1, prepared by Gibson Architects (2021).

The dining room features skilled timber joinery details and has a higher level of finish, with skirtings, trims, and architraves. The fireplace and mantlepiece along with the cedar doors are a feature of the room. The dark hardwood walls are constructed in vertically fitted, rough-hewn slabs and lighter milled timber boards line the ceiling, approximately 3 m high, which has faceted sides. The timbers are in a natural finish, and were perhaps oiled in the past. The floor is unfinished, milled shot edge boards.

Electricity is connected and a single pendant light is fitted to the room. A range of furniture, period display items, and framed images from different eras, some relating to Boondooma and some with no relationship to the place, are located in the room.

Figure 20. *Top Left, Top Right, and Bottom*: The dining room interior, illustrating the timber joinery.

Note that early finishes such as shellack and wax at the mantlepiece and paint/lime wash at the ceilings have been removed.

Bedroom 1 may have been extended at some point, and opens through to include a section of verandah area. This is evident in the low-pitched ceiling, partly painted, falling from the beam that may once have contained a wall. The wall under the low side of the ceiling has a doorway that accesses the small additional room, which is considered to have been used as a nursery. A reconstruction clad in galvanised iron sheet replicates a fireplace adjacent to the nursery door. Some framing elements are painted and remnants of wall paper are found above the doorway leading to the dining room. The room is fitted with period furniture.

The nursery adjoining Bedroom 1 is in a partly-repaired condition, with a reconstructed floor. However, the roof, framing, and surviving shingles are dilapidated and in danger of collapsing. The small room may have once been painted; however, little evidence of finishes survive. The small door leading to Bedroom 1 is constructed with beaded boards in a rough ledged and braced panel.

Figure 21. *Left and Right*: Interior views of the nursery area.

Figure 22. An interior view of Bedroom 1 showing some of the painted elements

Bedroom 2 is constructed and finished in a similar manner to the dining room: a sash window opens to the rear verandah, and a French door opens to the front verandah. The four-panel door through to the dining room is restored; however, significant water damage is evident, with canvas ceiling-linings becoming dilapidated. Substantial movement at the north-west corner is also evident.

Figure 23. *Left and Right*: Interior views of Bedroom 2, noting water penetration affecting the ceiling, canvas linings are falling away, and movement at wall and ceiling junction.

In Bedroom 3, evidence of wallpaper survives above the door, and the single-skin construction framing is exposed. The early roof shingles are visible in this room.

Areas of backing material are also evident in some other rooms, and the walls of the Study contain some evidence of being papered-over with newspapers.

In the detached kitchen, the walls are unlined and the single-skin construction framing is exposed. The boards are painted, and simple mouldings are fixed at the joints with the framing. The stove recess is lined with corrugated iron. Its pyramid-roof ceiling is lined on the rake with unpainted, horizontal timber boards.

Figure 24. An example of the exposed single skin construction in the northern Bedroom 3 located at the enclosed verandah.

Note the early roof shingles, also visible here.

Figure 25. The ceiling of the detached kitchen, lined with unpainted, horizontally fixed beaded boards. *Note the latter show evidence of being smoke or fire affected.*

6. Proposed works

6.1 Outline

Having obtained funding, SBRC proposes to undertake a series of minor repairs and restoration works to the main homestead building at Boondooma Homestead. The Boondooma Museum & Heritage Association Inc. have a stockpiled supply of red cedar timber to contribute to this project.

A measured drawing set prepared by Gibson Architects (2021) (see Appendix B) shows the current status of the homestead building. A second conservation works drawing set, also prepared by Gibson Architects (2021) (see Appendix C), provides technical specifications for the proposed repair and restoration works to the building. The latter are suitable as preliminary tender issue drawings.

A prioritised list of suitable Queensland-based building firms that specialise in carpentry, and could provide a quotation for the timber repair and restoration services, is provided at Appendix A.

6.2 Building repair and restoration works

A series of minor repair and restoration works are proposed to the main homestead building, which are summarised below. Please refer to specification notes detailed on the drawings in Appendix B.

Repair and restoration works

- Refix loose timbers, floorboards, weatherboards, timber shingles, and roof sheeting.
- Replace main and kitchen roof sheet and ridge capping like-for-like with matching profile CGI sheet, make good roof framing, and refix surviving timber shingles in place under new roof sheet.
- Reconstruct roof sheet and framing at nursery room in like-for-like material and profile.
- Reinstate missing cover strips, skirting boards, trims, cornice, floorboards, architraves, and wall cladding (in like-for-like material to match existing profiles using salvaged original sections or cut from stored cedar stockpiled on site).
- Complete floor boards to cover bearers and make sound the covered walkway pathway.
- Reinstate canvas ceiling lining in Bedroom 3.
- Reinstate kitchen verandah timber linings.
- Patch and repair wall boards, fireplace chimneys, and flashing to walls like-for-like.
- Make good the doors and reinstate missing hardware.

- Make good the gutters, retain metal gutter brackets, and replace missing gutters with half round profile.
- Make sound and watertight galvanised sheet chimney, replacing dilapidated sheets and repairing flashings.
- Replacement of beam at rear verandah (see Part 6.3, below).
- Brace/secure fixing of north-west wall of Bedroom 2 (see Part 6.3).
- Reconstruct timber awning window shutters at north in cedar to replace inappropriate (non-original) pine construction.
- Address structural issues associated with the front verandah roof framing, southern interior wall of Bedroom 1, and the main roof framing (see Part 6.3) (retaining any salvageable shingles in situ).
- Modify ground levels to construct drainage swale falling to pit or away from building.
- Remove non-significant garden beds adjacent to building.
- Treat external structural steel plates and brackets for rust and paint finish.
- Repaint existing white limewash areas in same white limewash paint.
- Finish all unpainted walls, ceilings, and floors with pure tung oil.
- Modify down-pipe drainage to tanks, and generally make good the gutter drainage system.
- Replace cracked render in dining room fireplace with patching render mix and repaint the fireplace interior with limewash paint.
- Repair dilapidated window jambs and studs.
- Re-wax polished trims, joinery, including door panels, with traditional bees wax polish.
- Protect surviving paint finishes and undertake light preparation to remove flaking paint.
- Remove debris and loose timbers from under the building, and store salvageable timbers.
- Remove metal verandah grilles and replace with timber batten screen.

In the aforementioned list of works, ‘reinstate’ means to patch with like-for-like material, repair, refix in place, make sound, or secure.

6.3 Structural engineering works

In addition, we propose a structural inspection and specific response from a RPEQ engineer be provided in relation to each of the following items, *prior to commencing any works*:

- A beam at the rear verandah near the entrance to the detached kitchen requires replacement (matching like-for-like).
- The north-west wall of Bedroom 2 requires bracing/secure fixing.
- The condition and structural integrity of the front verandah roof framing at the western corner requires inspection, and needs to be addressed, noting that the retention of sound surviving timber shingles is to be accommodated.
- The sagging on the southern interior wall of Bedroom 1 requires inspection and needs to be addressed.
- The main roof framing requires inspection, and any additional fixings, bracings, and/or structural improvements need to be provided in conjunction with advice from a heritage architect.

6.4 Rationale

The homestead suffered many years of neglect that was eventually followed by the reconstruction of footings, joinery repairs, and replacement of various structural timbers around the 1980s. On-site caretakers over the past few decades have also carried out some ad-hoc repairs to the homestand; however, they have also needed to maintain and manage adaptive changes to the wider complex site over time.

This work has not focused on finishing repairs or other conservation works to the homestead, and as a result, a number of repairs are now becoming urgent. In particular, the roof is becoming dilapidated, which is leading to damage of significant fabric. Repair of this damage, along with the completion of other conservation tasks, is a high priority.

The proposed conservation works have been carefully studied and planned in a manner in accordance with *Burra Charter* principles and protocols, and the preparation of a Conservation Management Plan for the Boondooma Homestead complex is also proposed in the near future.

The proposed conservation works would conserve the highly significant building fabric and ensure the homestead is appropriately maintained.

7. Statutory controls

7.1 Queensland Heritage Act 1992

Section 2 of the Queensland Heritage Act states (among other things) that is an object of the Act 'to provide for the conservation of Queensland's cultural heritage for the benefit of the community and future generations.' The Act establishes the Queensland Heritage Council and the Queensland Heritage Register (QHR) as important mechanisms for achieving these objectives. The QHR is a list of places of cultural heritage significance to Queensland to be protected for present and future generations.

The site known as Boondooma Homestead is entered on the QHR, identified as a place of state heritage significance (ID 600967). The *State Development Assessment Provisions State Code 14: Queensland Heritage* (SDAP14) (DEHP 2017) regulates development on and adjoining a state heritage place, and development proposals are required to demonstrate compliance with the relevant provisions. For places entered in the QHR, development refers to all types of work on a place including reconfiguring a lot, material change of use, operational work, and building work.

7.2 SDAP14

SDAP14 regulates development on and adjoining a state heritage place to:

> Conserve **cultural heritage significance** for the benefit of the community and future generations;
>
> Minimise or mitigate unavoidable impacts on **cultural heritage significance**; and
>
> Maintain or enhance the setting and streetscape **adjoining the state heritage place**, and views to and from the **state heritage place**, where these aspects form part of its **cultural heritage significance**.
>
> (DEHP 2017)

Developing on (and adjoining) a state heritage place is required to meet the performance outcomes described in Table 14.2.2 of SDAP14. The proposal is for conservation, restoration, and repair works to the main homestead building, which is captured in the QHR boundary for Boondooma Homestead.

The proposal is therefore required to meet the relevant performance outcomes of the SDAP14, which are reproduced in Table 1, below, along with the proposal responses to each performance outcome.

Table 1. Proposal response to Table 14.2.2 from *Guideline: State Development Assessment Provisions State Code 14: Queensland Heritage* , prepared by the former DEHP (2017) (now the Department of Environment and Science)

Performance outcomes	Acceptable outcomes	Proposal response(s)
PO1 Development of a state heritage place: 1. does not have a detrimental impact on the cultural heritage significance of the state heritage place; or 2. where it is demonstrated that 1 is not reasonably achievable: a. Minimises and mitigates unavoidable detrimental impacts on its **cultural heritage significance** b. Provides opportunities for public appreciation of its **cultural heritage significance** c. Where adaptive reuse is proposed, is compatible with its ongoing **conservation** management.	No acceptable outcome is prescribed.	The proposed repairs and restoration works are beneficial, would contribute to the homestead building's ongoing conservation, and would not have any adverse impacts of its cultural heritage significance. The proposed repairs would have a positive effect on the opportunities for public appreciation of the significance of the place. The work would not be considered adaptive reuse, and is proposed as **critical conservation work.**
PO2 Where open space, or the relationship between built and open spaces at a **state heritage place**, is identified as forming part of its **cultural heritage significance development**: 1. maintains or enhances the significance of the setting, including significant views, circulation, access, spatial patterns and layout; 2. maintains a lot size and layout which permits viable adaptive reuse or conservation of significant heritage buildings and open spaces.	No acceptable outcome is prescribed.	The proposed repairs and restoration works would maintain the significance of the building's setting, and would not adversely affect the existing setting of this significant building. The proposed repairs and restoration works would not prevent viable adaptive re-use and is proposed as critical conservation work for the protection of this significant heritage building in the future.
PO3 Development on a state heritage place with identified archaeological potential avoids or appropriately manages detrimental impacts on artefacts.	No acceptable outcome is prescribed.	The areas proposed for repairs and restoration works are not identified with potential to contain archaeological artefacts.

Performance outcomes	Acceptable outcomes	Proposal response(s)
PO4 Development destroying or substantially reducing the **cultural heritage significance** of a **state heritage place** must: 1. demonstrate that there is no prudent and feasible alternative to carrying out the **development** due to: a. an extraordinary economic cost to the state, all or part of a community, or an individual; or b. an extraordinary environmental or social disadvantage; or c. a risk to public health or safety; or d. another extraordinary or unique circumstance and 2. Interpret and incorporate the place's history and significance into any **development** of the site. Statutory note: In accordance with the *Planning Act 2016* (Qld), the State Assessment and Referral Agency (SARA) will seek advice from the Queensland Heritage Council (via the Department of Environment and Heritage Protection) on any application that will potentially **destroy or substantially** reduce the **cultural heritage significance** of a **state heritage place**.	No acceptable outcome is prescribed.	Not applicable. The proposed repair and restoration works would not destroy or reduce aspects of the cultural heritage significance of Boondooma Homestead. No significant material is proposed for removal.
PO5 Development on land adjoining a **state heritage place**; 1. is located, designed, and scaled so that its form, bulk and proximity does not have a detrimental impact on the **cultural heritage significance** of the **state heritage place**; or 2. where it is demonstrated that 1 is not reasonably achievable, the **development** minimises unavoidable detrimental impacts on **cultural heritage significance**.	No acceptable outcome is prescribed.	Not applicable. The proposal is for works to the main homestead building, which is wholly contained within the QHR boundary for Boondooma Homestead.

7.3 SBRC Planning Scheme 2017

The SBRC Planning Scheme regulates development planning, and was developed in relation to heritage items, within the South Burnett LGA. It also provides for the conservation of heritage places through the establishment of a register of places of local heritage significance (see SBRC 2016).

Developing on (and adjoining) a local heritage place within the South Burnett region is required to meet the performance outcomes described in Table 8.4.6 of Part 8.4.3 of the Scheme.

The Boondooma Homestead is recognised as a place of local heritage significance and is therefore required to meet the relevant performance outcomes (PO1-PO4) of the Scheme, which are reproduced in Table 2, below, along with the proposal responses to each outcome.

Table 2. Proposal response to the relevant performance outcomes set out in Part 8.4.3 of the SBRC Planning Scheme

Performance outcomes	Acceptable outcomes	Proposal response(s)
PO1 Development conserves the features and values of the local heritage place that contribute to its cultural heritage significance.	**AO1.1** Significant features of the place remain unaltered, intact, and visible.	The proposed conservation, repair, and restoration works are critical to conserve the features and values of this heritage place and its cultural heritage significance.
PO2 Local heritage places are retained in their setting unless there is no feasible alternative to the demolition.	**AO2.1** Engineering documentary evidence is provided to substantiate demolition need. **AO2.2** Recording of buildings or structures is undertaken by a suitably qualified person.	The proposed conservation, repair, and restoration works would protect and retain the heritage building in its setting.
PO3 Changes to a local heritage place occur appropriately and sensitively.	**AO3.1** Development is compatible with a conservation management plan prepared in accordance with the Australia ICOMOS Charter for Places of Cultural Heritage Significance.	The proposed conservation, repair, and restoration works aim to retain, restore, and conserve the heritage values of the homestead building.
PO4 Filling of excavation does not have a detrimental impact on sites of local heritage significance	**AO4.1** The impact of excavation is minor and limited to parts of the local heritage place disturbed by previous excavation. **AO4.2** If involving a high level of surface or subsurface disturbance an investigation precedes the commencement of work to confirm that the local heritage values of the site are undiminished.	Some excavation is proposed to create a drainage swale along the south-west elevation, which is limited to previously disturbed areas and is required to enable the conservation of the building.

8. Assessment of heritage impact

8.1 Repair and restoration works

This proposed conservation, repair, and restoration works are critical to the conservation of the homestead building. The roof is dilapidated, and replacement of the roof sheet has become an urgent matter to prevent further damage to significant fabric. The work also includes finishing repairs and other more minor conservation works to the homestead. Repair of this damage, along with the completion of other conservation tasks, is a high priority.

The proposed conservation works have been carefully considered and proposed in a manner in accordance with principles and protocols established in the *Burra Charter* (Australia ICOMOS 2013). The replacement of the roof sheeting would retain and refix the surviving timber shingles in situ as evidence of the homestead's early roof fabric.

The proposed conservation works would conserve the highly significant building fabric and ensure the homestead is appropriately maintained, and would not impose any adverse impact on the cultural heritage significance.

8.2 Structural engineering inspections

The proposed structural inspections are required following the removal of the roof sheeting.

The detail of any additional structural fixings to improve the adequacy of the framing is not yet known. Any fixings are proposed to be minimal, concealed, and provided in conjunction with advice from an experience heritage architect. Should any proposed structural adaptations be considered to make major changes, the work would be subject to an additional Heritage Exemption Certificate application and assessment.

8.3 Views and setting

The proposed conservation, repair and restoration works would not impinge on access to existing views to the homestead building from its surrounds. The proposed works would also not adversely affect existing views looking out from the homestead to the rest of the Boondooma Homestead complex, nor to Mundubbera-Durong Road.

8.4 Adjacent heritage items

The proposed works to the main homestead do not involve change to the property's curtilage, nor any subdivision or works proposed on an adjoining lot.

The proposed repair and restoration works are confined to the main homestead building, and would not have a detrimental impact on other places of heritage significance identified within the QHR boundary for Boondooma Homestead.

9. Statement of heritage impact

This HIS addresses the proposed conservation, repair, and restoration works to the main homestead building at Boondooma Homestead, and demonstrates that these works would be beneficial in conserving the building's aspects of heritage significance.

The proposed conservation works are critical, and would reinstate and protect highly significant building fabric, and ensure the homestead is appropriately maintained. The proposed works would not impose any adverse impact on the cultural heritage significance of Boondooma Homestead.

10. References

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SBRC (South Burnett Regional Council). 2016. 'South Burnett Regional Council Register of Local Heritage Places—Place Cards.' South Burnett Regional Council (website). Last modified September 2016. https://www.southburnett.qld.gov.au/planning-building-plumbing/planning-development/local-heritage-register.

Appendix A. Recommended tradespersons

The following list identifies suitably Queensland-based building firms that specialise in carpentry. A quotation for the timber repair and restoration services could be provided from the following firms:

- **H & G Contractors Pty Ltd**

  Contact: Myles Harm

  Phone: 07 3288 8609

  Email: Myles@handgcontractors.com.au; Shenae@handgcontractors.com.au

- **Chapman Builders**

  Contact: Andrew Chapman

  Phone: 07 3353 3600

  Email: andrew@chapmanbuilders.com.au

Appendix B. Boondooma Homestead Measured Drawing Set (Gibson Architects 2021)

Boondooma Homestead Restoration Works 8262

Mundubbera Road, Boondooma, QLD, 4613

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E info@gibsonarchitects.com.au
ABN 41 010 784 466

SHEET NAME	Cover Sheet/ Site Plan
PROJECT	Boondooma Homestead Restoration Works
FOR	Extent Heritage Pty Ltd
AT	8262 Mundubbera Road, Boondooma, QLD, 4613
DRAWING No.	21602EX A000
SCALE	1: 500 @ A1
DATE	Jan 2021
DRAWN	CU
ISSUE	P1

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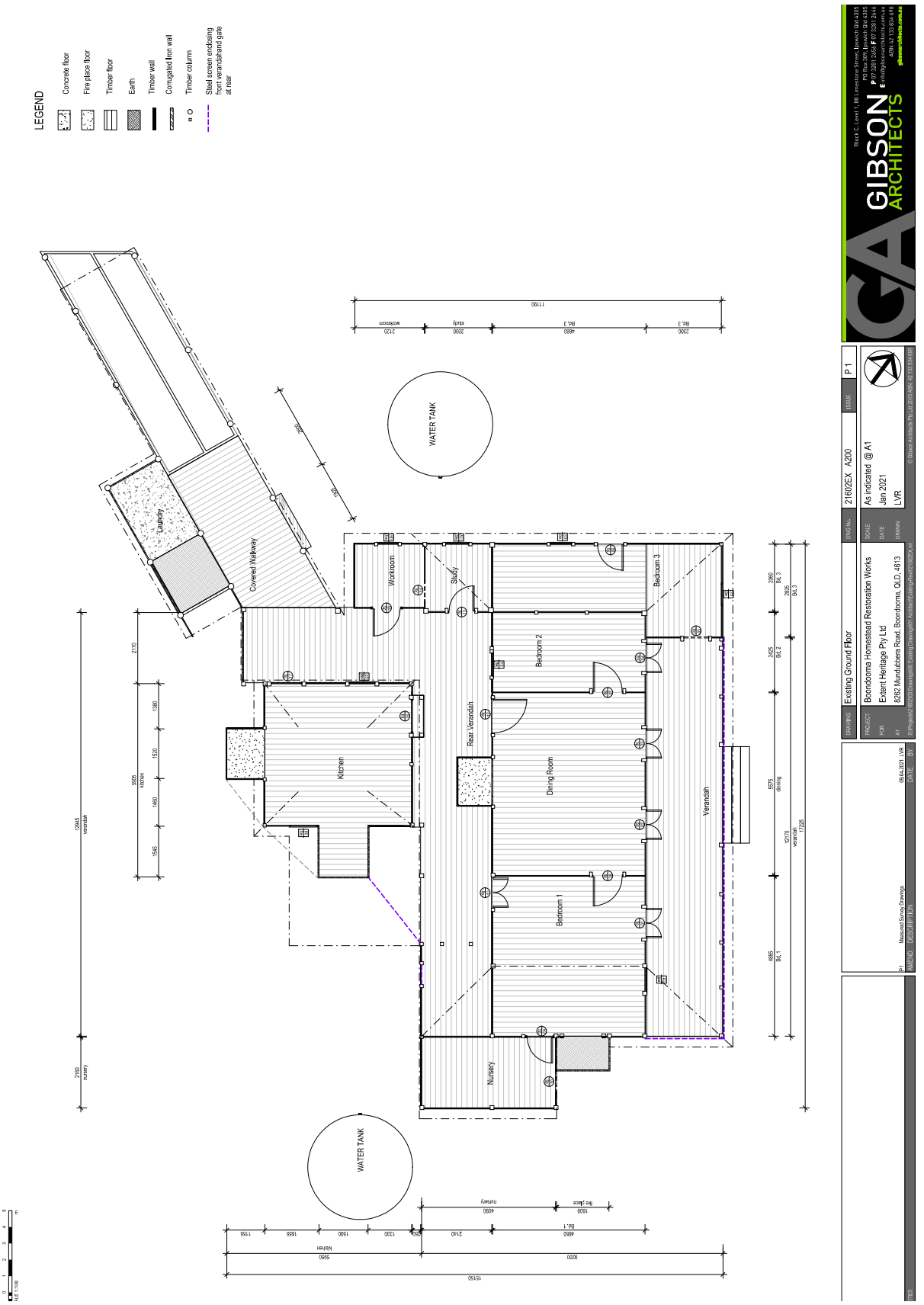
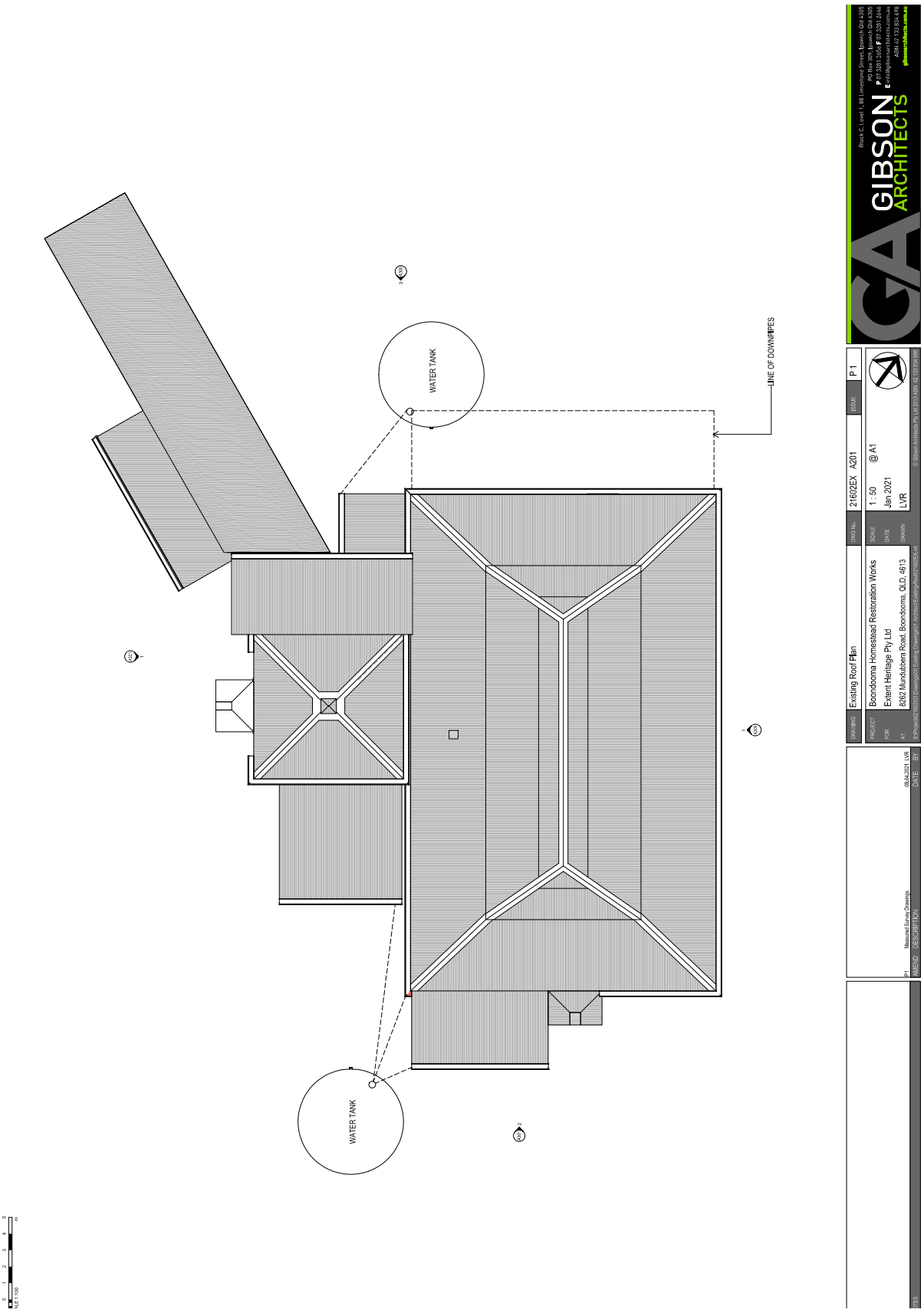
P1	Measured Survey Drawings	06.04.2021 LVR
ISS	AMENDMENT	DATE


LEGEND
Concrete floor
Fire place floor
Timber floor
Earth
Timber wall
Corrugated Iron wall
Timber column
Steel screen enclosing front verandah and gate at rear
WATER TANK
Laundry
Covered Walkway
Workroom
Study
Bedroom 3
Bedroom 2
Kitchen
Rear Verandah
Dining Room
Verandah
Bedroom 1
Nursery
WATER TANK
GIBSON ARCHITECTS
Existing Ground Floor
Boondooma Homestead Restoration Works
Extent Heritage Pty Ltd
8262 Mundubbera Road, Boondooma, QLD, 4613
21602EX A200
P 1
As indicated @ A1
Jan 2021
LVR


WATER TANK
LINE OF DOWNPIPES
WATER TANK
GIBSON ARCHITECTS
Existing Roof Plan
21602EX A201
P 1
Boondooma Homestead Restoration Works
Extent Heritage Pty Ltd
8262 Mundubbera Road, Boondooma, QLD, 4613
1 : 50 @ A1
Jan 2021
LVR
Measured Survey Drawings
06.04.2021 LVR

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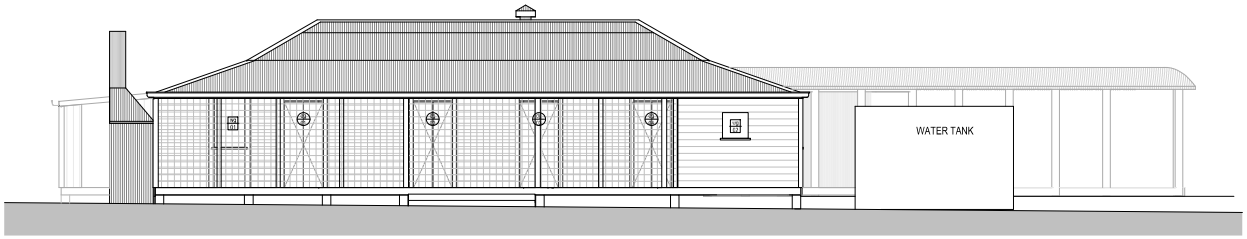
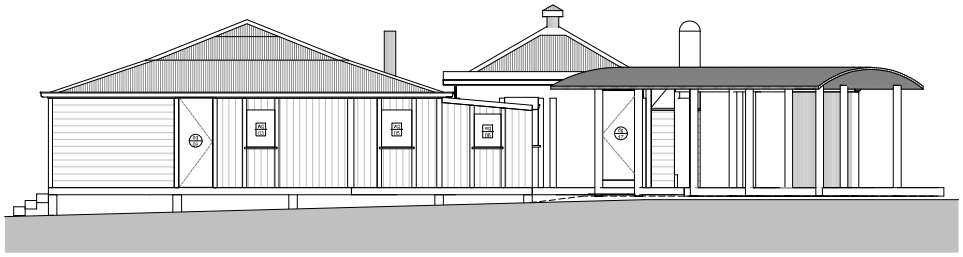


1 / A300 East (Front) Elevation
1 : 50



3 / A300 North Elevation
1 : 50

DRAWING	Existing Elevations Sheet 1	DWG No.	21602EX A300
PROJECT	Boondooma Homestead Restoration Works	SCALE	1 : 50 @ A1
FOR	Extent Heritage Pty Ltd	DATE	Jan 2021
AT	8262 Mundubbera Road, Boondooma, QLD, 4613	DRAWN	CU

ISSUE: P 1

P1 Measured Survey Drawings 06.04.2021 LVR
AMEND DESCRIPTION DATE BY

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: 28066523
on Date: 16/06/2021

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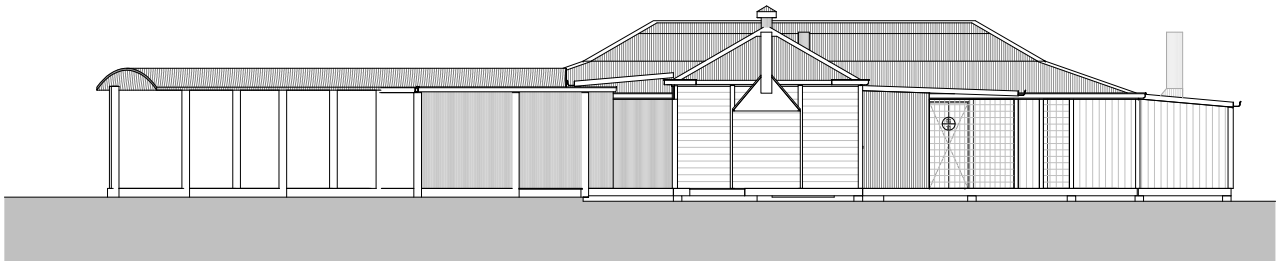

1 / A301 West (Rear) Elevation
1 : 50

2 / A301 South Elevation
1 : 50

NOTES

AMEND	DESCRIPTION	DATE	BY
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DRAWING	Existing Elevations Sheet 2	DWG No.	21602EX A301	ISSUE	P 1
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FOR	Extent Heritage Pty Ltd	DATE	Jan 2021		
AT	8262 Mundubbera Road, Boondooma, QLD, 4613	DRAWN	LVR		

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r: 28066523
on Date: 16/06/2021

Appendix C. Boondooma Homestead Conservation Works Drawing Set (Gibson Architects 2021)

Boondooma Homestead Restoration Works 8262

Mundubbera Road, Boondooma, QLD, 4613

SITE NOTES:
DIRECT STORM WATER DRAINAGE AWAY FROM BUILDING VIA STORM WATER SWALE AT REAR AS INDICATED. STORM WATER TO BE DIRECTED AWAY FROM ALL EXISTING BUILDINGS AS STORMWATER PIT.
ENSURE FINISHED GROUND LEVELS FALL AWAY FROM THE BUILDING ON ALL SIDES.

DRAWING	Cover Sheet/ Site Plan	DWG No.	21602CD A000
PROJECT	Boondooma Homestead Restoration Works	SCALE	1: 500 @ A1
FOR	Extent Heritage Pty Ltd	DATE	Jan 2021
AT	8262 Mundubbera Road, Boondooma, QLD, 4613	DRAWN	CU

ISSUE: P 1

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ISS	Description / Note	BY	DATE	ISS
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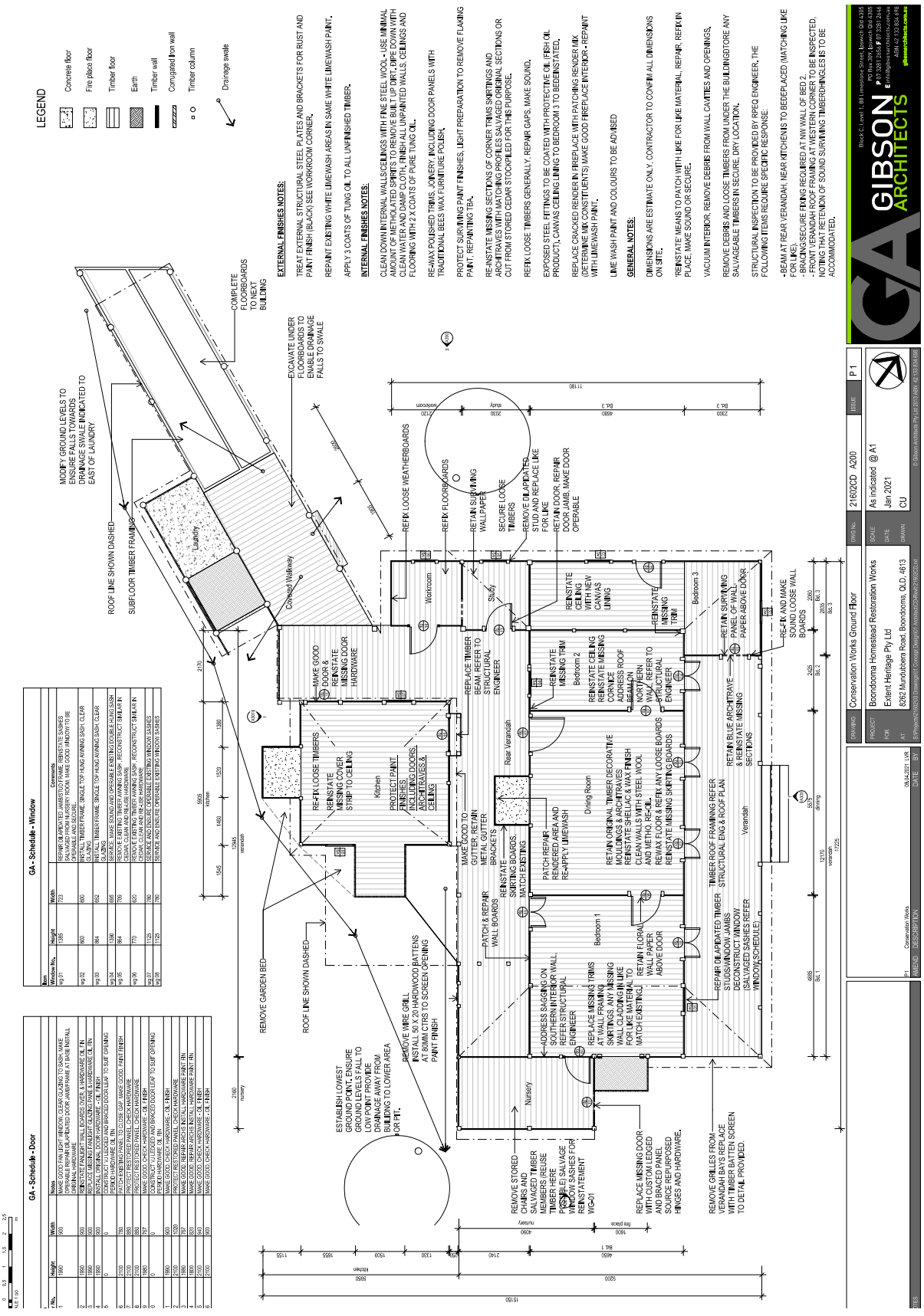
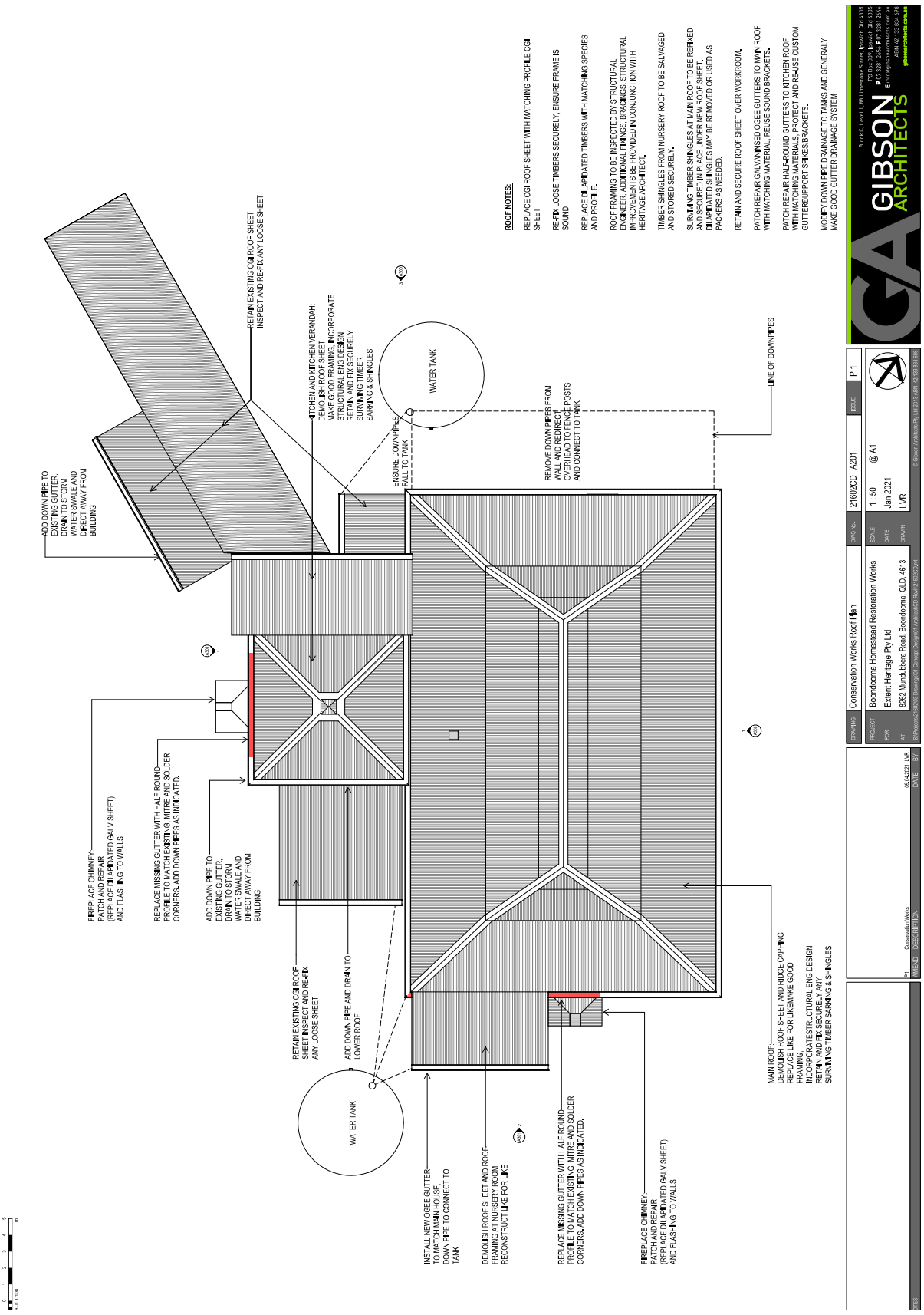

LEGEND
Concrete floor
Fire place floor
Timber floor
Earth
Timber wall
Corrugated iron wall
Timber column
Drainage swale
GA - Schedule - Door
GA - Schedule - Window
EXTERNAL FINISHES NOTES:
INTERNAL FINISHES NOTES:
GENERAL NOTES:
GIBSON ARCHITECTS
Boondoma Homestead Restoration Works
Extent Heritage Pty Ltd
8262 Mundubbera Road, Boondoma, QLD, 4613
Conservation Works Ground Floor
As indicated @ A1
Jan 2021
CU
P1


ROOF NOTES:
REPLACE CGI ROOF SHEET WITH MATCHING PROFILE CGI SHEET
RE-FIX LOOSE TIMBERS SECURELY; ENSURE FRAME IS SOUND
REPLACE DILAPIDATED TIMBERS WITH MATCHING SPECIES AND PROFILE.
ROOF FRAMING TO BE INSPECTED BY STRUCTURAL ENGINEER; ADDITIONAL FIXINGS, BRACINGS, STRUCTURAL IMPROVEMENTS BE PROVIDED IN CONJUNCTION WITH HERITAGE ARCHITECT.
TIMBER SHINGLES FROM NURSERY ROOF TO BE SALVAGED AND STORED SECURELY.
SURVIVING TIMBER SHINGLES AT MAIN ROOF TO BE RETAINED AND SECURED IN PLACE UNDER NEW ROOF SHEET. DILAPIDATED SHINGLES MAY BE REMOVED OR USED AS PACKERS AS NEEDED.
RETAIN AND SECURE ROOF SHEET OVER WORKROOM.
PATCH REPAIR GALVANISED OGEE GUTTERS TO MAIN ROOF WITH MATCHING MATERIAL, REUSE SOUND BRACKETS.
PATCH REPAIR HALF-ROUND GUTTERS TO KITCHEN ROOF WITH MATCHING MATERIALS, PROTECT AND RE-USE CUSTOM GUTTERBUPPORT SPIKES/BRACKETS.
MODIFY DOWN PIPE DRAINAGE TO TANKS AND GENERALLY MAKE GOOD GUTTER DRAINAGE SYSTEM
RETAIN EXISTING CGI ROOF SHEET. INSPECT AND RE-FIX ANY LOOSE SHEET
KITCHEN AND KITCHEN VERANDAH: DEMOLISH ROOF SHEET MAKE GOOD FRAMING, INCORPORATE STRUCTURAL ENG DESIGN RETAIN AND FIX SECURELY SURVIVING TIMBER SARKING & SHINGLES
WATER TANK
ENSURE DOWNPIPES FALL TO TANK
REMOVE DOWN PIPES FROM WALL AND REDIRECT OVERHEAD TO FENCE POSTS AND CONNECT TO TANK
LINE OF DOWNPIPES
ADD DOWN PIPE TO EXISTING GUTTER; DRAIN TO STORM WATER SWALE AND DIRECT AWAY FROM BUILDING
REPLACE CHIMNEY: PATCH AND REPAIR (REPLACE DILAPIDATED GALV SHEET) AND FLASHING TO WALLS
REPLACE MISSING GUTTER WITH HALF ROUND PROFILE TO MATCH EXISTING, MITRE AND SOLDER CORNERS. ADD DOWN PIPES AS INDICATED.
ADD DOWN PIPE TO EXISTING GUTTER; DRAIN TO STORM WATER SWALE AND DIRECT AWAY FROM BUILDING
RETAIN EXISTING CGI ROOF SHEET. INSPECT AND RE-FIX ANY LOOSE SHEET
ADD DOWN PIPE AND DRAIN TO LOWER ROOF
WATER TANK
INSTALL NEW OGEE GUTTER TO MATCH MAIN HOUSE. DOWN PIPE TO CONNECT TO TANK
DEMOLISH ROOF SHEET AND ROOF FRAMING AT NURSERY ROOM. RECONSTRUCT LIKE FOR LIKE
REPLACE MISSING GUTTER WITH HALF ROUND PROFILE TO MATCH EXISTING, MITRE AND SOLDER CORNERS. ADD DOWN PIPES AS INDICATED.
REPLACE CHIMNEY: PATCH AND REPAIR (REPLACE DILAPIDATED GALV SHEET) AND FLASHING TO WALLS
MAIN ROOF: DEMOLISH ROOF SHEET AND RIDGE CAPPING REPLACE LIKE FOR LIKE/MAKE GOOD FRAMING INCORPORATE STRUCTURAL ENG DESIGN RETAIN AND FIX SECURELY ANY SURVIVING TIMBER SARKING & SHINGLES
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FOR Extent Heritage Pty Ltd
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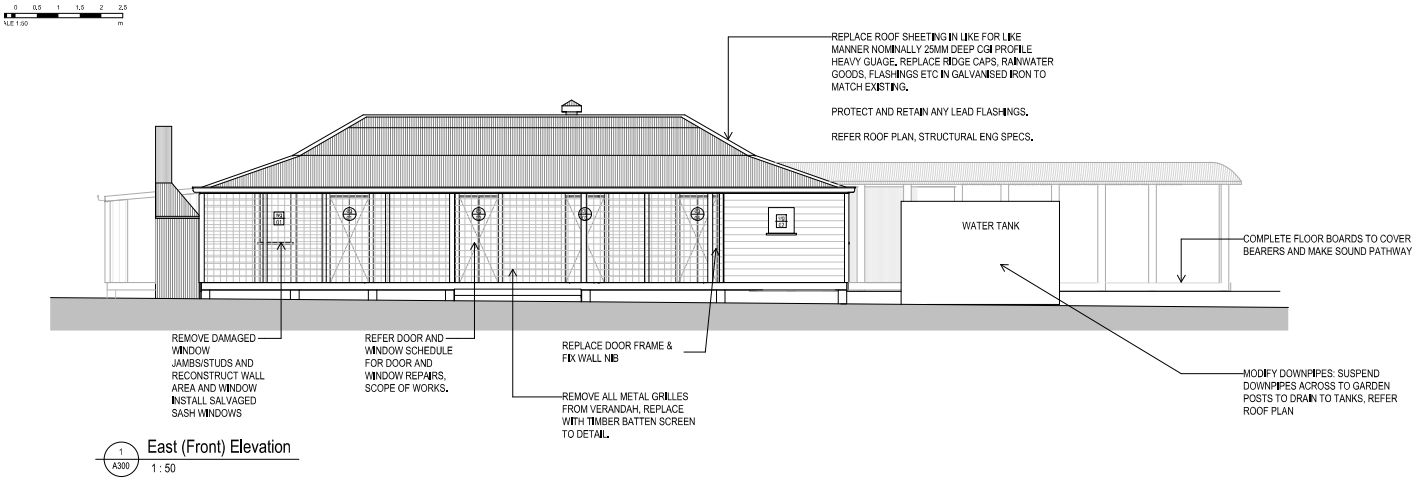
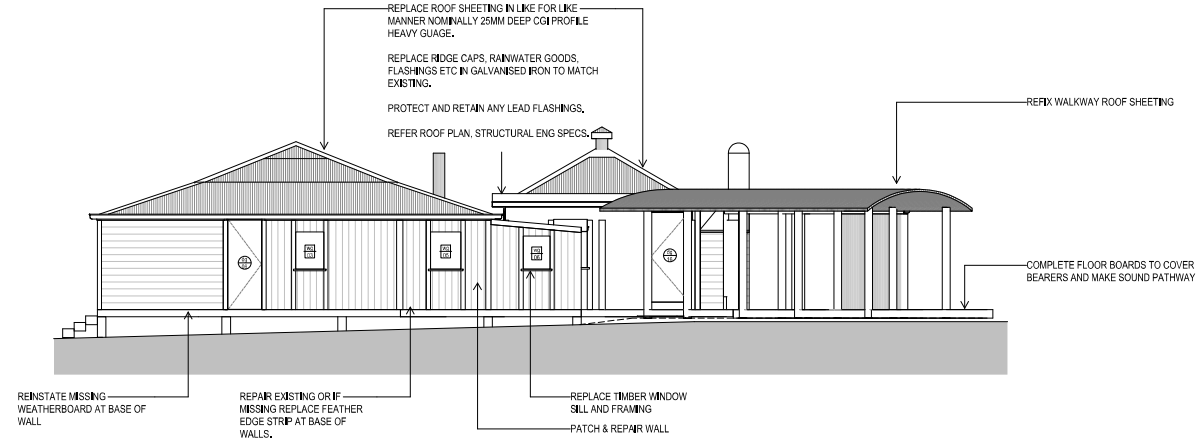


1 A300 East (Front) Elevation
1 : 50



3 A300 North Elevation
1 : 50

EXTERNAL FINISHES NOTES:

TREAT EXTERNAL STRUCTURAL STEEL PLATES AND BRACKETS FOR RUST AND PAINT FINISH (BLACK) SEE WORKROOM CORNER.

REPAINT EXISTING WHITE LIMEWASH AREAS IN SAME WHITE LIMEWASH PAINT.

APPLY 3 COATS OF TUNG OIL TO ALL UNFINISHED TIMBER.

TIMBER BATTEN SCREEN TO FRONT VERANDAH TBA

NOTES	P1 Conservation Works 08.04.2021 LVR AMEND DESCRIPTION DATE BY		

DRAWING	Conservation Elevations Sheet 1	DWG No.	21602CD A300	ISSUE	P 1
PROJECT	Boondooma Homestead Restoration Works	SCALE	1 : 50 @ A1		
FOR	Extent Heritage Pty Ltd	DATE	Jan 2021		
AT	8262 Mundubbera Road, Boondooma, QLD, 4613	DRAWN	CU		

S:\Projects\21602\03 Drawings\01 Concept Design\01 Architect\CD4\rvt\21602CD.rvt

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GIBSON ARCHITECTS
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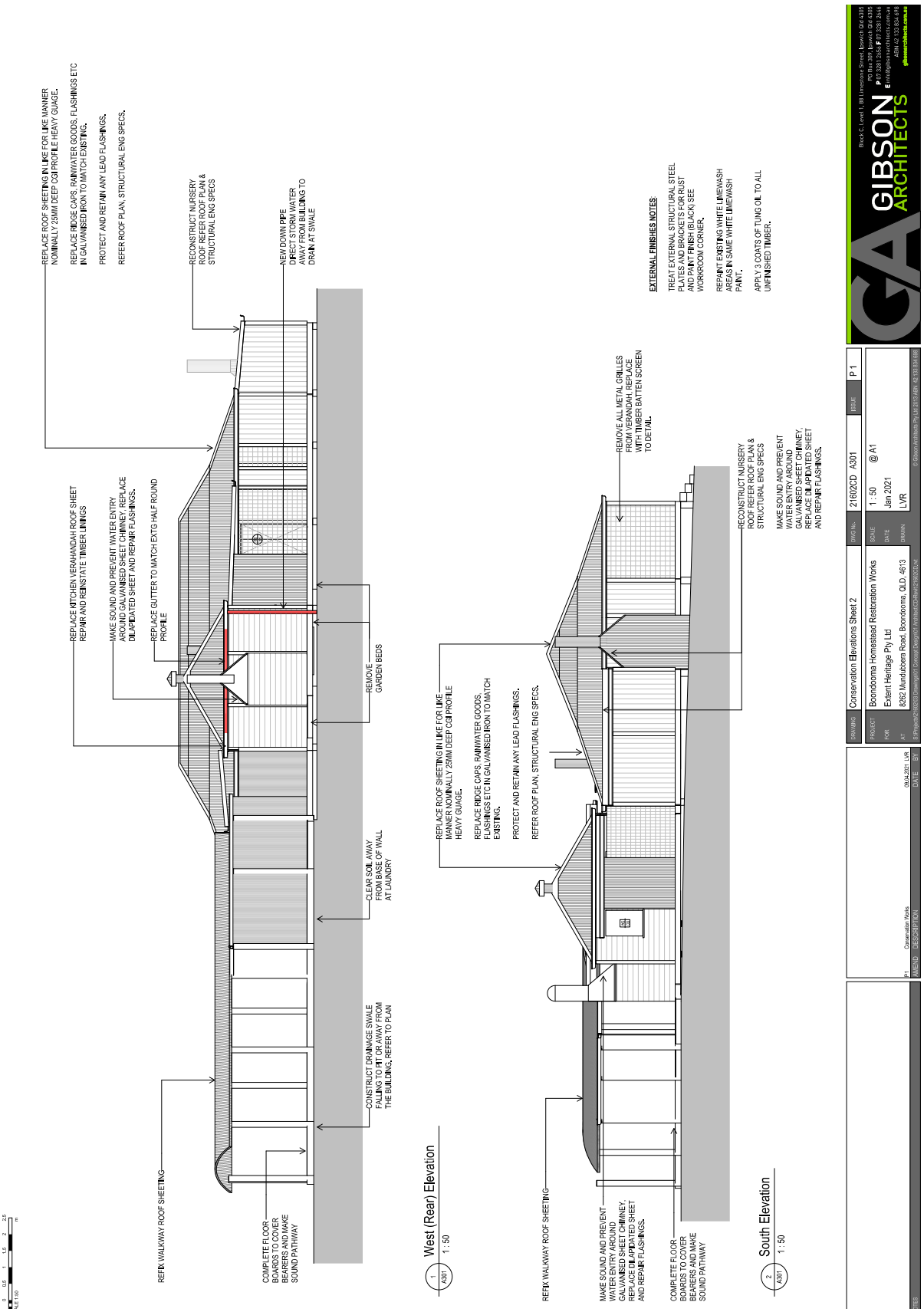
r 28066523
on Date: 16/06/2021


REPLACE ROOF SHEETING IN LIKE FOR LIKE MANNER NOMINALLY 25MM DEEP CGI PROFILE HEAVY GUAGE.
REPLACE RIDGE CAPS, RAINWATER GOODS, FLASHINGS ETC IN GALVANISED IRON TO MATCH EXISTING.
PROTECT AND RETAIN ANY LEAD FLASHINGS.
REFER ROOF PLAN, STRUCTURAL ENG SPECS.
RECONSTRUCT NURSERY ROOF REFER ROOF PLAN & STRUCTURAL ENG SPECS
NEW DOWN PIPE DIRECT STORM WATER AWAY FROM BUILDING TO DRAIN AT SWALE
REPLACE KITCHEN VERANDAH ROOF SHEET REPAIR AND REINSTATE TIMBER LININGS
MAKE SOUND AND PREVENT WATER ENTRY AROUND GALVANISED SHEET CHIMNEY. REPLACE DILAPIDATED SHEET AND REPAIR FLASHINGS.
REPLACE GUTTER TO MATCH EXTG HALF ROUND PROFILE
REMOVE GARDEN BEDS
CLEAR SOIL AWAY FROM BASE OF WALL AT LAUNDRY
CONSTRUCT DRAINAGE SWALE FALLING TO PIT OR AWAY FROM THE BUILDING, REFER TO PLAN
REFIX WALKWAY ROOF SHEETING
COMPLETE FLOOR BOARDS TO COVER BEARERS AND MAKE SOUND PATHWAY
West (Rear) Elevation
1 A301 1 : 50
REMOVE ALL METAL GRILLES FROM VERANDAH, REPLACE WITH TIMBER BATTEN SCREEN TO DETAIL.
EXTERNAL FINISHES NOTES:
TREAT EXTERNAL STRUCTURAL STEEL PLATES AND BRACKETS FOR RUST AND PAINT FINISH (BLACK), SEE WORKROOM CORNER.
REPAINT EXISTING WHITE LIMEWASH AREAS IN SAME WHITE LIMEWASH PAINT.
APPLY 3 COATS OF TUNG OIL TO ALL UNFINISHED TIMBER.
South Elevation
2 A301 1 : 50
GIBSON ARCHITECTS
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ABN 43 133 933 696
DRAWING Conservation Elevations Sheet 2
PROJECT Boondooma Homestead Restoration Works
FOR Extent Heritage Pty Ltd
AT 8262 Mundubbera Road, Boondooma, QLD, 4613
S:\Projects\21602CD\Drawings\Current\Drawings\Architect\GA\Rev1\21602CD.pln
PROJECT No. 21602CD
SCALE 1 : 50 @ A1
DATE Jan 2021
DRAWN LVR
A301
ISSUE P 1
© Gibson Architects Pty Ltd 2013 ABN 43 133 933 696
REV DESCRIPTION BY DATE CHK
P1 Conservation Works LVR 04.10.2021 DES
AMENDED
DRAWING NUMBER 21602CD
JOB NUMBER 21602
0 0.5 1 1.5 2 2.5 m
SCALE 1:50

Quote: 1096 / Date: 4/7/2023
Project Number: P23011

Customer

H & G Contractors Pty Ltd
2/12 Sonia Court
Raceview, QLD
4305, AU
+61 7 3288 8609

South Burnett Regional Council

Project: **Boondooma Homestead – Prioritised Maintenance.**

Scope of Work

Please note the intent of this tender is to provide maintenance and upkeep to the existing homestead building.

Our tender is based on Plans by Gibson Architects – 21602CD P1 – A000; A200; A201; A300; A301.

Appendix A – Extent Heritage Pty Ltd.

Appendix B – Extent Heritage Pty Ltd.

1. Roofing and Roof Plumbing.

Roofing Products to be supplied in Heritage Z600 GAL.

Supply and replace corrugated roof sheeting.

Supply and replace roll top ridge cap.

Supply and install MM OGEE Gutters 150mm.

Supply and install spike gutter brackets to suit.

Supply and install half round gutter to match existing as close as possible.

Supply and install flashings, chimney flashings, and specialty products.

Supply and install downpipes in 100mm Galvanised.

No allowance has been made to replace structural members, ceilings linings, cladding, etc.

Work in accordance with marked up Plan 21602CD A200. P1; A300 P1; A301 P1.

Refer Roof Plan 21602CD A201 P1.

2. External Work

Refer marked up Plan 21602CD A200 P1. Items 2.

H&G Contractors PtyLtd Builders

Quote: 1096 / Date: 4/7/2023
Project Number: P23011

3. Timber Windows and Doors.

Refer Door and Window Schedule Plan 21602CD A200 P1. Items 3.

4. **Internal Works.**

Refer marked up plan 21602CD A200 P1. Items 4.

Item 4e. - We have made an allowance of 40hours labour to re-fix timbers generally. We have not allowed to supply new timbers.

Item 4i. - We have allowed to generally clean and vacuum on completion of works. Cleaning inside of wall cavities has not been allowed due to the excessive cost of having to remove linings to access.

Our tender does not allow for a structural inspection by RPEQ Engineer.

Our tender does not allow to loose timbers from under building.

It is assumed accommodation in dongers on site will be provided free of charge.

Stage 1 - Approx. 5 weeks for 3 men.

Stage 2 - Approx. 8 weeks for 2 men.

Stage 3 - Approx. 4 weeks for 2 men.

Stage 4 - Approx. 8 weeks for 2 men.

1. Roofing and Roof Plumbing

	Total Cost
	$ 162,458.25

2. External Works

	Total Cost
	$ 95,471.25

3. Windows and Doors

	Total Cost
	$ 90,200.00

4. Internal Works

	Total Cost
	$ 102,312.50

H&G Contractors PtyLtd Builders

Quote: 1096 / Date: 4/7/2023
Project Number: P23011

Included (+)

1. Cleaning of Floors and Apply Tung Oil x 2 coats. No Industrial Sanding and or polishing allowed.

Excluded (-)

1. Allowance to upgrade new and or existing building to current NCC and BCA standards.
2. Electrical & Plumbing
3. Accommodation Allowance
4. Allowance for Design, Certification, Planning, Inspections and/or Approvals.
5. Relocate, divert, cap and/or raise/lower existing services not clearly marked on plans.
6. Any statuary fees, electricity diversions, water metering, building or development approvals.
7. Connection fees for water, gas, communications, fire services or electricity.
8. DA & BA conditions, fees, bonds, headwork's charges or deposits.
9. Latent ground conditions to include dewatering/contamination/fire ants, etc.
10. Q-leave payments.
11. Removal of asbestos.

Notes

Summary

Subtotal	$ 450,442.00
Taxes	$ 45,044.20

$ 495,486.20

....

15.2 APPLICATION FOR FUNDING UNDER THE HEART FOUNDATION ACTIVE AUSTRALIA INNOVATION CHALLENGE

File Number: **6/03/2024**

Author: **Acting General Manager Liveability**

Authoriser: **Chief Executive Officer**

PRECIS

Application for funding under the Heart Foundation Active Australia Innovation Challenge

SUMMARY

That Council apply for funding under the Heart Foundation Active Australia Innovation Challenge to purchase and install a Mouse House in the Youth Precinct at Memorial Park, Kingaroy.

OFFICER'S RECOMMENDATION

That South Burnett Regional Council endorse an application for funding under the Heart Foundation Active Australia Innovation Challenge.

FINANCIAL AND RESOURCE IMPLICATIONS

Landscape architects are currently preparing the detailed design for the youth precinct have sought quotes from relevant suppliers for the Mouse House. A breakdown of costs is as follows:

Mouse House Supply	$50,000
Mouse House Installation	$10,000
Softfall (10m2)	$4,000
Total:	$64,000

Council is seeking funding of $50,000 and will fund the remaining $14,000 from its current capital budget for 23/24. Council is also contributing some $250,000 towards the broader youth precinct development.

LINK TO CORPORATE/OPERATIONAL PLAN

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.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

The Draft Master Plan was released for community feedback in November 2022.
The community engagement process included:

- Information about the project, including links to the draft report and master plan designs posted on Council's "Have Your Say" page.
- A community survey – facilitated online and with hard copy options.
- Signage at Memorial Park and other key locations providing a link to the Have Your Say page and the community survey.
- Meetings with key stakeholder groups. All stakeholder groups who were consulted during the first round of consultation was invited to attend a follow-up meeting.
- School visits and facilitated sessions with students to get input into the youth needs.
- Shopfront display located adjacent to the Kingaroy Library. This was opened and staffed by members of the project team at six advertised times over a three-week period and was opened as required by Council staff during the engagement period.

- One staffed consultation display at the WJ Lang Memorial Pool during the first week of the school holidays.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

No legal implications

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

No policy/Local Law delegation implications

ASSET MANAGEMENT IMPLICATIONS

The Youth Recreation Precinct would be a new capital asset in Councils Parks. The asset would contribute depreciation costs to the Parks program.

REPORT

Installing a Mouse House as part of the youth play precinct aims to provide a unique and engaging recreational experience for young people in the region, addressing the identified need for more inclusive and appealing youth play opportunities that are currently not available in our region. This project will contribute to increasing the level of physical activity among our target demographic by offering a dynamic way for youth to be active, promoting cardiovascular health, coordination, and balance. By including the Mouse House alongside the accompanying features of the multipurpose court, ninja warrior course, hangout spaces and future parkour course, the aim is to attract youth to the precinct and inspire a culture of active living, encouraging them to embrace physical activity as part of their daily lives.
It is hoped that the Mouse House will become a key attractor for the precinct, enhancing the space for youth to have fun and be active, thereby fostering social connections and community cohesiveness. The flow-on benefits of this for young people will be numerous including community pride, crime deterrence, teamwork and positive peer influence.

Applications close Friday 1 March 2024. Then there is a period of short listings. The finalists and applicants will be informed early April of the short listings. If an applicant has been successful they will be invited to ‘pitch’ their idea via video link in front of the National Judging panel. If Council was successful it would be mid-year that we would be notified.

ATTACHMENTS

1. **Active Australia Innovation Challenge - Application Guide** ⇩
2. **Mouse House - Information Flyer from Urban Play** ⇩

Australian Government | Heart Foundation | ACTIVE AUSTRALIA INNOVATION CHALLENGE

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Who can apply
What projects will be funded

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What we cannot fund

Page 5
How applications will be scored

Page 6
What we consider an innovative idea

Key Dates

Page 7
Timings for your consideration

Question Guide

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INTRODUCTION TO AAIC

What is the Active Australia Innovation Challenge?

The Heart Foundation is offering multiple grants up to the value of $50,000 for new, innovative projects that get more people moving in schools, universities or local community groups.

This guide will help give you, and your project idea, the best chance.

We are encouraging community groups, councils, schools (preschools, primary and secondary), tertiary institutions (universities, TAFEs, colleges), and other organisations to come up with an innovative idea to encourage physical activity in a chosen group or community.

Community members/individuals will need to either hold a current Australian Business Number (ABN) or partner with an eligible entity (one that holds a current ABN) for the project to be considered eligible, and to enable a funding agreement to be executed.

If you are working with another organisation, the organisation holding the ABN must submit the application. They will be responsible for receiving and managing the grant and be accountable for the delivery of the project.

Application process

Who can apply?

- Community groups e.g. residents' groups, parents' groups, environmental groups, sporting organisations, Scouts and Girl Guides, community centres, councils, schools (preschools, primary and secondary), tertiary institutions (universities, TAFEs and colleges), and other organisations
- Community members/individuals (see requirements below)
- Previous winners of the Active Australia Innovation Challenge will need to demonstrate an enhancement or expansion of the previously awarded project, or a new innovative idea, to be eligible to enter in 2024.
- Those with a previously submitted project who were not awarded a grant, who have updated or enhanced their original idea

What projects will we fund?

This grant is intended to provide funding to kick-start a project or to provide seed funding in support of a larger project. Should the project be for the latter, supporting documentation will need to be provided to confirm funding has already been sought to fulfil the project implementation.

The Heart Foundation strongly encourages innovative projects that support people:

- identifying as Aboriginal or Torres Strait Islander
- with culturally and linguistically diverse backgrounds
- living with a disability
- living in rural and remote regions.

APPLICATION PROCESS

What we cannot fund

We may have to decline applications that do not meet the eligibility criteria, or where we are unable to see a clear alignment to the primary goals of the initiative. The following is a list of projects and applications that are ineligible. Please take the time to read through this list to ensure your project matches what we are looking for.

Projects that have been implemented or completed prior to the application being submitted.

Projects that are not low cost. Projects that charge a small fee will be eligible if they are:

- Accessible for the intended group or community; and
- Can demonstrate that a fee is required for the sustainability of the project.

Projects that don't have the primary objective of 'increasing physical activity' for the chosen group or community.

Projects that cannot be completed within 12 months of receiving the grant.

Projects that are deemed to be 'business as usual' for the organisation applying.

APPLICATION PROCESS

What we cannot fund

Projects that are outside of Australia.

Projects seen to primarily benefit an applicant or business, for example increasing profits, increasing revenue sources and/or covering existing employee salary costs for the duration of the funded project.

Where the applicant is unable to enter into a Funding Agreement with the Heart Foundation. Community members/individuals will need to either hold a current Australian Business Number (ABN) or collaborate with an eligible entity (one that holds a current ABN) to enable a funding agreement to be executed.
In a 'collaboration scenario', the organisation holding the ABN must submit the application. They will be responsible for receiving and managing the grant and be accountable for the delivery of the project.

The Heart Foundation reserves the right to declare an application ineligible if, in the reasonable opinion of the Heart Foundation, the applicant is unable to represent, promote or initiate the idea in a satisfactory manner.

APPLICATION PROCESS

How applications will be scored

Community need

Is there an identified need in the target group or community for the project?

Have the barriers to being physically active in the chosen group or community been identified?

Will the community and other stakeholders be effectively utilised to help develop and implement the project?

Does the applicant describe a creative or new idea for a project, partnership, product and/or process to increase physical activity within the specific group or community?

Capacity and Sustainability

Has planning for the future of the project occurred?

Is the project sustainable in similar groups or communities?

Alignment to grant outcomes

Is the project reaching or meeting the needs of those not meeting the national physical activity guidelines, people at risk of chronic disease and people living in communities with high levels of physical inactivity?

Is a comprehensive process planned to develop and implement the project?

Timeframes and Budget

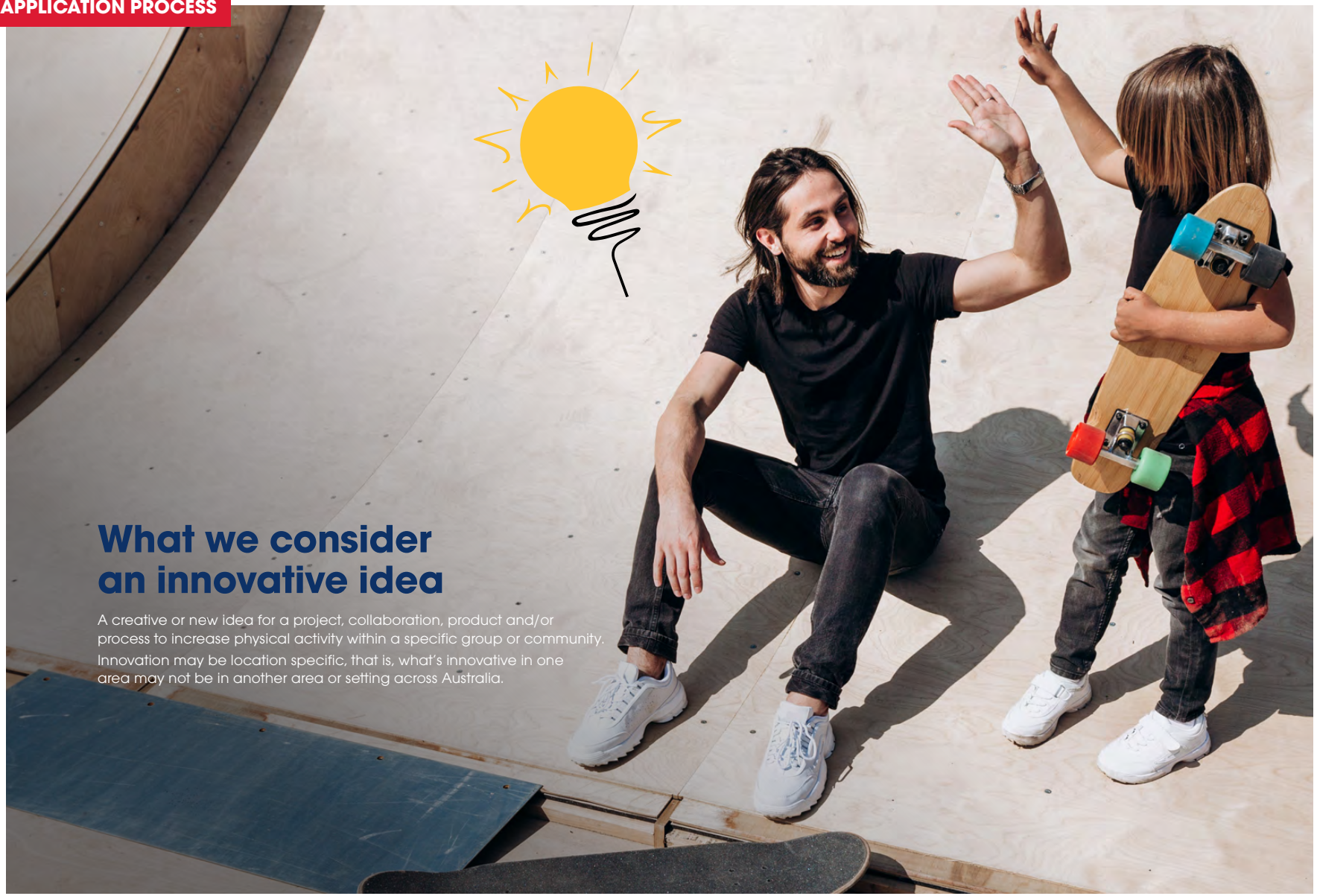
Have timeframes and budgets been identified?

Consider:

- time constraints
- legislative or regulatory constraints
- technical constraints
- safety concerns (or similar)

5

APPLICATION PROCESS



What we consider an innovative idea

A creative or new idea for a project, collaboration, product and/or process to increase physical activity within a specific group or community.

Innovation may be location specific, that is, what's innovative in one area may not be in another area or setting across Australia.

KEY DATES

Timings for your consideration

5 Feb

APPLICATIONS OPEN

Applications open 9am AEST Monday 5 February 2024.

1 March

APPLICATIONS CLOSE

Late submissions will not be accepted so please make sure you submit your application on time.

Applications close midnight AEST Friday 1 March 2024.

8–29 March

ROUND 1 SHORTLISTING

Eligible entries will be assessed by the judging panels against the criteria.

3-5 April

FINALISTS AND APPLICANTS INFORMED

All applicants will be contacted via email to confirm the outcome of the shortlisting process. If the application has been selected as a finalist, the applicant will be invited to 'pitch' the idea via video link in front of a National Judging panel.

29 Apr - 1 May

FINAL PITCH JUDGING

Finalists will have 10 minutes to present their proposal and 5 minutes for questions. The pitch will be run via video link, in front of a judging panel of experts.

6 May

WINNERS ADVISED

The winners will be contacted via email within 7 business days of judging.

Jun/Jul TBC

WINNERS WORKSHOP

Successful applicants will be required to participate in a workshop to support the implementation of their project. Successful applicants will receive further communication in regards to the details of the workshop.

QUESTION GUIDE

Application question guide

Below are the application questions, and tips on what the judges will be looking for. We suggest keeping this guide on hand and drafting your responses before you commence your online application form. Once you start your online application, you won't be able to save and come back to it.

Q1. What is the name of your project?

Q2. Please provide a brief summary of your project

This summary may be used in media, case studies and for promotional purposes.

200 words maximum

Q3. Who is this project for? Who is your target group or community?

Q4. Why was this group or community chosen?

Consider including in your response

- Levels of activity for this group or community, if known
- Reasons why this group or community are not active enough

150 words maximum

Q3–Q4. The judges will assess:

- If the target group or community has been clearly articulated. i.e. who, where, how many
- If there is an identified need (sufficient evidence/rationale) in the target group or community for the project
- If the barriers to being physically active in this group or community have been described

Q5. What do you hope to achieve with this project?

Importantly, include how your project will make a difference to the level of physical activity in your chosen group or community.

200 words maximum

Q5. The judges will assess:

- How well the objectives of this project have been clearly articulated
- How this project will make a difference to the sustainable levels of physical activity in a chosen group or community

Q6. What is the name of the organisation supporting your idea?

This is the organisation that will enter into a funding agreement with the Heart Foundation and must have a valid ABN.

Q7. Please provide (Organisation name) ABN

The ABN should be 11 numbers in length (numbers only), with no spaces.

Q8. Describe how your idea is innovative in encouraging people to be more physically active.

Make sure you describe how your project is different or new for your chosen group/community and/or region.

150 words maximum

Q8. The judges will assess:

How innovative/new/creative is this project in encouraging the target group or community to be more physically active.

Note: The applications may describe an innovative project idea, collaboration, product and/or process.

What's innovative in one area may not be in another area or setting across Australia.

QUESTION GUIDE

Q9. How are you going to measure the outcomes of the project?

What evaluation methods will be used? e.g. participant feedback, pre and post survey, attendance rates.

200 words maximum

Q9. The judges will assess:

- How well the project outcomes have been described
- Are evaluation methods described
- Are they suitable with regards to measuring the main outcomes or achievements of the project

Q10. Are there any participant costs associated with your project? If so, what are they?

Please describe how they have been determined and what they will be used for. Please include any participant costs in your budget breakdown (next question).
NB: Please double check the 'We cannot fund' section on page 3 of these guidelines in relation to costs, to ensure your project is eligible.

50 words maximum

Q11. Please provide a detailed breakdown of how you intend to spend the grant over the course of the project.

Q10–Q11. The judges will assess:

- Are the timeframes for the project realistic?
- Is the budget for the project realistic and appropriate?
- If there are participant costs, are they reasonable/sustainable

Q12. Describe how the project can be maintained or progressed past the conclusion of the funding period.

100 words maximum

Q12. The judges will assess:

- Has consideration been given to the continuation of this project post AAIC funding?
- Can the project idea be replicated in similar groups or communities?
- Does this project have potential to be implemented on a larger scale, i.e. nation-wide or sector-wide?

We look forward to receiving your application.
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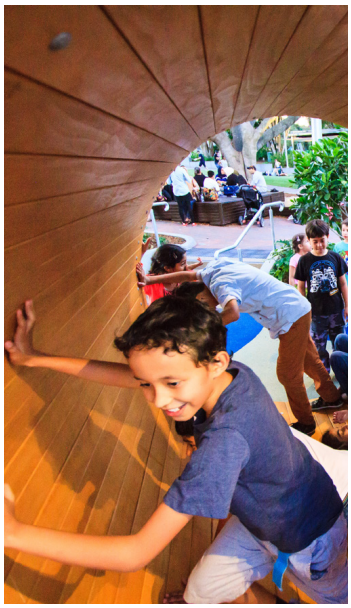
Heart Foundation

INSPIRING MINDS, EMPOWERING BODIES, IGNITING ADVENTU

OUR PLAYGROUNDS ARE THOSE PLAC



MOUSE HOUSE

The Mouse House by Rocktopus is an exciting new approach to all inclusive play. Run, sit or slide inside the giant timber roller for carnival style thrills time and time again. Customisable to any colour and 2m x 2.4m in size, this piece of ergonomic engineering challenges user coordination and stability for hours of fun for everyone.

- 60x5mm Neoprene rubber safety guard
- Steel galvanised or zinc sprayed framework
- Radiata pine internal slats
- Steel roofing prepainted to various colours
- 4x Urethane running wheels with 6304 RS bearings

16 PORTFOLIO - TOURISM & VISITOR INFORMATION CENTRES, SPORT & RECREATION AND COMMERCIAL ENTERPRISES

Nil

17 PORTFOLIO - REGIONAL DEVELOPMENT, DEVELOPMENT SERVICES, COMMUNITY & SOCIAL HOUSING

17.1 RECONFIGURING A LOT – 1 LOT INTO 2 LOTS AT 2 WATERVIEW DRIVE, MOFFATDALE (AND DESCRIBED AS LOT 1 ON SP207409) APPLICANT N C FRENCH C/- ONF SURVEYORS

File Number: **RAL23/0039**

Author: **Planning Consultant**

Authoriser: **Chief Executive Officer**

PRECIS

Development Application for Reconfiguring a Lot – Development Permit (Subdivision 1 Lot into 2 Lots) at 2 Waterview Drive MOFFATDALE (and described as Lot 1 on SP207409).

SUMMARY

- Application for Reconfiguring a Lot – development permit (Subdivision 1 Lot into 2 Lots) at 2 Waterview Drive MOFFATDALE (and described as Lot 1 on SP207409).
- The proposed development will result in two (2) lots with access to Waterview Drive, one of which is a rear lot which is to be accessed via a 7-metre-wide access handle.
- The subject site is located in the Rural Residential Zone under the South Burnett Regional Council Planning Scheme.
- The proposal triggered Impact Assessment as the proposed lots do not meet the minimum lot size of two hectares as prescribed for the Rural Residential Zone.
- The subject site has an area of 9,075m^2.
- The development application is assessed against the entirety of the South Burnett Regional Council Planning Scheme, including:
  - Strategic Framework
  - Rural Residential Zone Code
  - Reconfiguring a Lot Code
  - Services and Works Code
- The application triggered referral to SARA as the site is adjacent to a State-controlled Road (Murgon Barambah Road). SARA provided a referral agency response dated 1 February 2024 approving the development subject to conditions.
- Council did not issue an information request.
- 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).
- Two public submissions were received in objection to the application.
- Refer Attachment B – Infrastructure Charges Notice;
- Refer Attachment C – Approved Plans;
- Refer Attachment D – Referral Agency Response; and
- Application recommended for approval subject to reasonable and relevant conditions.

OFFICER'S RECOMMENDATION

That Council approve the Reconfiguring a Lot – development permit (Subdivision 1 Lot into 2 Lots) at 2 Waterview Drive MOFFATDALE (and described as Lot 1 on SP207409).

GENERAL

GEN1. The approved development must be completed and maintained generally in accordance with the approved plans and documents, except where amended by the conditions of this permit:

Drawing Title	Prepared by	Ref No.	Rev.	Date

Proposed Subdivision	ONF Surveyors	11827P/1	B	26/10/2023

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.

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 structure, dams and sewerage treatment facilities including transpiration and irrigation areas are to be relocated so as not to cross the proposed property boundary.

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. 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

ENG3. 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.

ENG4. 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

ENG5. 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.

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. Provide a water supply in compliance with Australian Drinking Water Guidelines - current edition 2011 and enHealth Guidance of use of Rainwater standards for potable water.

ON-SITE WASTEWATER DISPOSAL

ENG9. Future Dwellings must be connected to an on-site effluent disposal system, in accordance with AS 1547 and the Queensland Plumbing and Waste Water Code.

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

VEHICLE ACCESS

ENG10. Design and construct a vehicle crossover to each lot having a minimum width of 4 metres in accordance with Council's Standard Drawing No. 00049.

Comment: A single wider crossover is permitted to service both properties, provided the minimum 4m width is provided for each lot.

ENG11. The driveway for proposed Lot 34, for the length of the access handle, shall comprise 100mm of compacted gravel 4m wide.

ENG12. 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).

TELECOMMUNICATION

ENG13. Provide telecommunications to all lots within the development.

ELECTRICITY

ENG14. Provide electricity supply to all lots within the development to comply with Ergon Energy's requirements.

ENG15. Submit to Council, written confirmation from an electricity provider (Certificate of Supply) that an agreement has been made for the supply of electricity.

SERVICES – EXISTING CONNECTIONS

ENG16. Ensure that all services provided to each lot are wholly located within the lot(s) it serves.

EROSION AND SEDIMENT CONTROL – GENERAL

ENG17. 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.

ENG18. 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.

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.

INFRASTRUCTURE CHARGES

ADV4. Infrastructure charges are now levied by way of an infrastructure charges notice, issued pursuant to section 119 of the *Planning Act 2016*.

DEVELOPER INCENTIVE

ADV5. 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.

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	2 Waterview Drive MOFFATDALE			
Real property description	Lot 1 on SP207409			
Easements or encumbrances on title	Nil			
Area of Site	9,075sqm			
Current Use	Dwelling House			
Environmental Management Register or Contaminated Land Register	No known listing			
Applicant's name	N & C French C/- ONF Surveyors			
Zone	Rural Residential Zone			
Applicable Overlays	OM6 – Water Catchments Overlay Water Resource Catchment Area OM8 – Agricultural Land Overlay Class B Land			
Details of proposal	Reconfiguring a Lot (RALs)			
	Number of existing lots	One (1)		
	Easements or leases proposed	Nil		
	Number of proposed lots	Two (2)		
	Lot areas	Proposed Lot 33 – 4,038sqm Proposed Lot 34 – 5,037sqm		
	Access	Via Waterview Drive		
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	N/A			
Key planning issues e.g. vegetation, waterway corridors, overland flow	Lot size and existing covenant			
Referral agencies	Agency	Concurrence/ Advice		
	NA	NA		
Public notification	Yes – 15 business days			

Planning Regulation 2017	N/A

2. THE SITE

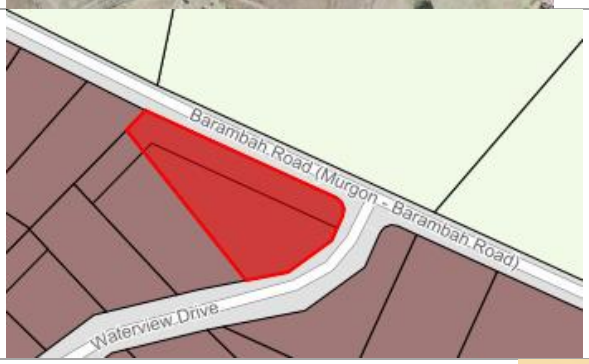
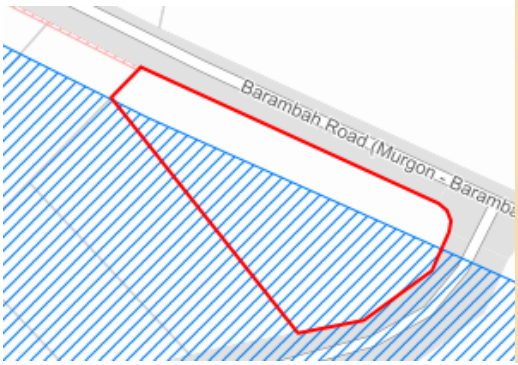
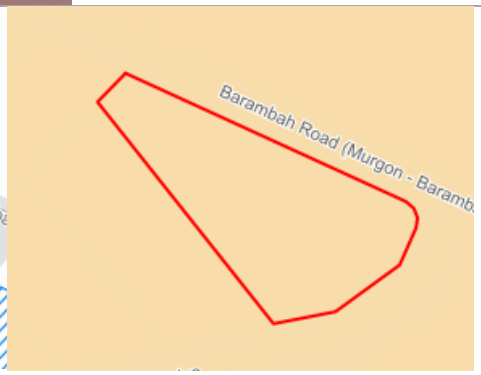
This section of the report provides a description of the site, details about the existing use and notable characteristics of the site, the standard of servicing, and the form of development in the immediately locality.

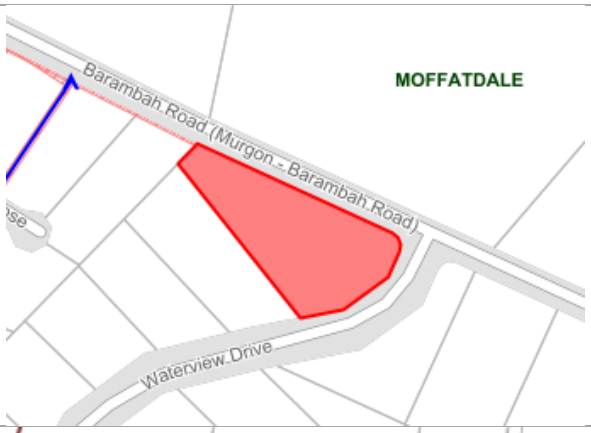
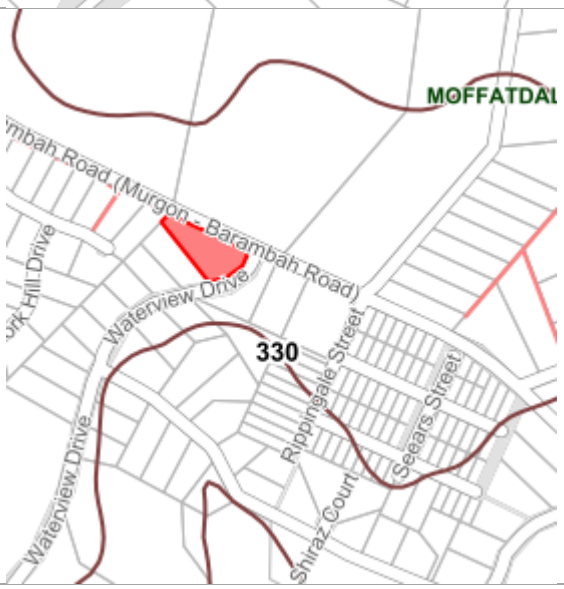
2.1. SITE DESCRIPTION & EXISTING USE

The subject site is located at 2 Waterview Drive MOFFATDALE and is formally described as Lot 1 on SP207409. The subject site is improved by an existing shed structure and a dwelling house, which is currently under construction. The site has frontage to Waterview Drive and Murgon Barambah Road of approximately 95 meters and 160 meters, respectively.

The site contains a covenant, which comprises land along the northern and western boundaries of the site, along the Barambah Road frontage (Covenant A on SP207409). The Covenant restricts habitable buildings in the identified covenant area.

Table 1 – Maps & Descriptions (Source: Intramaps)

Site	
Zoning	
Overlays	 OM6 Water Catchment  OM8 Agricultural Land Classification

Services	
Topography	

2.2. DEVELOPMENT HISTORY OF THE SITE

There are no known recent development applications recorded over the site.

3. PROPOSAL DETAILS

The Applicant seeks a Development Permit for Reconfiguring a Lot (1 Lot into 2 Lots). The proposed lot reconfiguration will result in two (2) lots which will gain access from Waterview Drive. The proposed lot sizes are as follows:

- Proposed Lot 33 – 4,038m^2
- Proposed Lot 34 – 5,037m^2 (4,761m^2 excluding access strip)

Refer Attachment C for the Approved Subdivision plan.

3.1. APPLICATION HISTORY

- The application triggered referral to SARA as the site is adjacent to a State-controlled Road (Murgon Barambah Road). SARA provided a referral agency response dated 1 February 2024 approving the development subject to conditions.
- Council did not issue an information request.
- The application underwent public notification between 18 January 2024 and 9 February 2024, with a notice of compliance issued on 12 February 2024. Two (2) properly made submissions were made during the public notification period.
- The decision period ends on or about 17 April 2024

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
- 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:	Wide Bay Burnett Regional Plan 2011 – Regional Landscape and Rural Production Area The RLRPA identifies 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 includes land with one or more of these values: • Significant biodiversity • Regional ecosystems that are endangered or of concern • National parks, conservation parks, resources reserves or other conservation areas • Significant fauna habitats • Good quality agricultural land and other productive rural areas • Cultural and landscape heritage values (traditional and non-Indigenous) • Natural economic resources, including extractive resources and forestry plantations • Water catchments, water storages and groundwater resources • Native forests • Coastal wetlands • Land that forms strategic and regionally significant inter-urban breaks • Unsuitable for, or not required for, urban and rural residential purposes • Rural towns and associated activities. The RLRPA does not impede existing land use rights. This ensures that existing commitments and significant activities, such as agricultural production, access to natural resources, water storage, tourism, outdoor recreation and nature conservation, can continue. As described later in this report, the land has limited rural potential for productive agricultural pursuits due to the size of the existing allotment. As such, the proposed development is considered consistent with the Regional Plan. In late 2023, the Wide Bay Burnett Regional Plan 2023 was released. Given the nature of the proposed development and the context of the site, it is unlikely to conflict with the goals of the new Regional Plan, noting it is not applicable to the assessment of the proposed development.

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 require referral to any referral agencies prescribed under Schedule 10, as demonstrated in Table 3.

Note: Grey shading indicates no provisions.

Table 3 – Matters Prescribed in Schedule 10 of the Planning Regulation

Part	Matter	Applicability to this Development Application	Prohibited Development	Assessable Development	Referral Agency	Assessment Benchmarks / Matters to be Assessed Against
1	Airport Land	N/A		N/A	N/A	N/A
2	Brothels	N/A	N/A	N/A		N/A
3	Clearing Native Vegetation	N/A	N/A	N/A	N/A	N/A
4	Contaminated Land	N/A		N/A	N/A	N/A
5	Environmentally Relevant Activity	N/A	N/A	N/A	N/A	N/A
6	Fisheries: - Aquaculture - Declared Fish Habitat - Marine Plants - Waterway Barrier works	 N/A N/A N/A N/A		N/A	N/A	N/A
7	Hazardous Chemical Facilities	N/A		N/A	N/A	N/A
8	Heritage Place: - Local Heritage Place - Queensland Heritage Place	N/A		N/A	N/A	N/A
9	Infrastructure Related: - Designated Premises - Electricity - Oil and Gas - State Transport Generally - State Transport Corridors and Future State Transport Corridors - State-controlled transport tunnels and future state-controlled transport tunnels	**Applicable.** Schedule 10, Part 9, Division 4, Subdivision 2 **-** Reconfiguring a Lot near a State transport corridor.			SARA (Department of Transport and Main Roads)	N/A
10	Koala Habitat in SEQ region	N/A	N/A	N/A	N/A	N/A
11	Noise Sensitive Place on Noise Attenuation land	N/A	N/A			
12	Operational Work for Reconfiguring a Lot	N/A		N/A		N/A
13	Ports: - Brisbane Core Port Land - Within the port limits of the Port of Brisbane	 N/A N/A		N/A		N/A

Table 3 – Matters Prescribed in Schedule 10 of the Planning Regulation						
Part	Matter	Applicability to this Development Application	Prohibited Development	Assessable Development	Referral Agency	Assessment Benchmarks / Matters to be Assessed Against
	- Within the limits of another port - Priority Ports - Strategic Port Land	N/A N/A N/A				
14	Reconfiguring a Lot under the Land Title Act	N/A		N/A		N/A
15	SEQ Development Area	N/A		N/A	N/A	N/A
16	SEQ Regional Landscape and Rural Production Area and Rural Living Area: - Reconfiguring a Lot - Tourist or sport and recreation activity - Community Activity - Indoor Recreation - Residential Development - Urban Activity - Combined Uses	 N/A N/A N/A N/A N/A N/A	N/A	N/A	N/A	N/A
16A	Southport Spit	N/A	N/A			
17	Tidal Works or Work in a Coastal Management District	N/A		N/A	N/A	N/A
18	Urban Design	N/A			N/A	N/A
19	Water Related Development: - Taking or interfering with water - Removing quarry material - Referral dams - Levees	 N/A N/A N/A N/A		N/A	N/A	N/A
20	Wetland Protection Area	N/A	N/A	N/A	N/A	N/A
21	Wind Farms	N/A		N/A		N/A

Based on the findings of Table 2 it has been concluded that the application requires referral to a Referral Agency in accordance with Schedule 10, Part 9, Division 4, Subdivision 2, Table 1 of the Planning Regulation 2017. The referral was made and referral agency response was issued by SARA on 1 February 2024 advising approval of the development application, subject to conditions.

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	No applicable assessment benchmarks
Economic growth • Agriculture. • Development and construction. • Mining and extractive resources. • Tourism.	The site is within an Important Agricultural Area and contains Class B agricultural land. The existing lot is less than one hectare and zoned rural residential so has limited agricultural potential. On this basis the proposed development should not significantly impact upon the productive capacity of the land, creating two rural-residential lots over 4,000m^2, suitable for low-density residential development.
Planning for the environment and heritage. • Biodiversity. • Coastal environment. • Cultural heritage. • Water quality	No applicable assessment benchmarks.
Safety and resilience to hazards • Emissions and hazardous activities. • Natural hazards, risk, and resilience.	No applicable assessment benchmarks.
Infrastructure • Energy and water supply. • Infrastructure integration. • Transport infrastructure. • Strategic airports and aviation facilities. • Strategic ports.	The proposed development will not have a significant impact upon State infrastructure.

4.4. DEVELOPMENT CODE ASSESSMENTS

Pursuant to Section 5.6, Table 5.6.1 – Level of Assessment in the Rural Residential Zone, an application for Reconfiguring a Lot is subject to Impact Assessment as the proposed lots do not meet the prescribed minimum lot size. The relevant assessment benchmarks are:

- Strategic Framework
- Rural Residential Zone Code
- Reconfiguring a Lot Code
- Services and Works Code

Strategic Framework

An assessment of the proposed development against the relevant themes included under the Strategic Framework is included below.

a. Section 3.2 – Settlement Pattern

3.2.1 Strategic outcomes

(1) Forecasts suggest moderate growth throughout the Region, prompting incremental increases in urban growth areas around most towns. However, possible growth influences, such as that associated with the Bowen Basin, may occasion larger growth areas.

(4) Increases in population densities are facilitated where suitable access to services is available.

3.2.1.1 Specific outcomes

(8) Opportunity to subdivide allotments in existing urban areas is facilitated on serviced lots close to the town centres, with design to minimize impacts on the amenity and character of areas predominantly occupied by houses.

(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.

(14) New rural residential development is consolidated in areas nominated on the Strategic Framework map – which are generally close to Kingaroy and other towns – to maintain good access to services, employment and existing infrastructure. Additional areas may be considered only where there is a legitimate, demonstrated planning need for additional allotments and they retain the fundamentals of good access to urban services via good quality roads, no loss of good quality agricultural land or remnant regional ecosystem vegetation, minimal erosion and flood-free, fire resistant and moderately sloped house sites.

Response:
The proposed lot reconfiguration complies with the strategic outcomes set out in Section 3.2 as the proposed development achieves additional land (on a small scale) for the purposes of future rural residential development in an area with adequate access to services, infrastructure, and the Moffatdale town centre. While the proposal results in smaller lot sizes than prescribed in the Planning Scheme, there are other lots in the immediate proximity to the site which are similarly sized, including some in Waterview Drive.

b. Section 3.3 – Rural Futures

3.3.1 Strategic outcomes

(1) The capacity of important agricultural areas, as shown on Strategic Framework map and rural activities that contribute to the Region's economy is protected from incompatible land uses to optimise agricultural development opportunities.

Response:
The existing site is less than 1 hectare and located in the Rural Residential Zone. On that basis it has little realistic agricultural potential and so the proposed reconfiguration is not considered to have any impact on that potential. Given the location of the allotment, the additional lot will not impact on the potential for rural activities on surrounding rural land.

c. Section 3.6 – Strong Communities

3.6.1 Strategic outcomes

(1) The towns and villages retain the country look and feel that has created their individual social character and contributed to their desirability as places to live. The role of Kingaroy as the major regional centre is not compromised.

(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.

(3) A range of dwelling types in keeping with desired neighbourhood character enables residents to remain in the same community when their housing needs change, maintaining their existing lifestyle and social contacts.

3.6.1.1 Specific outcomes

(8) New development does not result in isolated or poorly serviced communities.

(9) Existing communities have enhanced access to community services that is commensurate with anticipated demand.

(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.

(13) Residential neighbourhoods comprise a variety of lot sizes that support a diverse range of housing options in keeping with desired neighbourhood character.

(14) Housing choice that includes traditional detached houses, small-lot houses, townhouses, duplexes, residential care facilities and community residences is facilitated provided the character resulting from the dominance of traditional detached houses is not compromised.

Response:
The proposed lot reconfiguration complies with the strategic outcomes set out in Section 3.6 as the proposed development results in additional land (on a small scale) for the purposes of future rural residential development in an area with adequate access to services, infrastructure, and the Moffatdale town centre. While the proposal results in smaller lot sizes than prescribed in the Planning Scheme, the site is surrounded by similarly sized lots in the Rural Residential zone.

d. Section 3.7 – Infrastructure & Servicing

3.7.1 Strategic outcomes

(1) New development occurs in a manner that allows for the efficient and affordable provision and on-going maintenance of utility infrastructure.

3.7.1.1 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.

Response:
The proposed lot reconfiguration complies with the strategic outcomes set out in Section 3.7 as the proposed development results in additional land (on a small scale) for the purposes of future rural residential development in an area with adequate access to services, infrastructure, and the Moffatdale town centre.

Rural Residential Zone Code

The subject site is situated in the Rural Residential Zone of the Planning Scheme. The purpose of the Rural Residential Zone is to provide for residential uses and activities on large lots, including

lots for which the local government has not provided infrastructure and services. The proposal for the lot reconfiguration is appropriate for the zone as it is not changing the physical use of the site and will result in two lots that facilitate future rural residential development.

The following table sets out an assessment of the proposal against the performance outcomes for the Rural Residential Zone Code.

Table 6.2.14.3 Criteria for Assessment

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of proposed development
General		
PO1 Buildings and structures must complement the semi-rural character of nearby development and protects residential amenity.	AO1.1 Site cover does not exceed 10%. AND AO1.2 Buildings and structures are not higher than 8.5m above ground level. AND AO1.3 Buildings have a minimum set back of: (a) 10m to the road frontage; (b) 6m to a side or rear boundary. AND AO1.4 The maximum length of any façade without articulation or change of materials is 15m. AND AO1.5 On-site storage areas visible from outside the site are screened by a 1.8m high fence along intervening boundaries. AND AO1.6 Outdoor lighting is designed, installed and maintained in accordance with AS4282 – Control of the Obtrusive Effects of Outdoor Lighting.	Not Applicable. The proposal is for a lot reconfiguration only.
PO2 Development minimises the potential for reverse amenity impacts for adjoining existing non-residential activities.	AO2.1 A well-maintained vegetative buffer is provided on the residential land between the residential development and adjacent existing non-residential use.	Not Applicable. There are no adjacent non-residential uses.
PO3 Dwellings are to be adequately serviced.	AO3.1 Where in a reticulated water supply area, development is to be connected to the supply network.	Not Applicable. The subject site is not located within a water supply area.

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of proposed development
	AND 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. AND AO3.3 The provision of on-site sewerage treatment conforms to the requirements of the Queensland Plumbing and Wastewater Code. AND AO3.4 Each dwelling is provided with a service line connection to the electricity supply and telecommunications networks. AND 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. AND AO3.6 Development has direct access to a sealed road.	 Complies. A condition has been recommended which requires a 45kl water tank be provided at the time of construction of a new dwelling house on the proposed lot. Complies. On site wastewater treatment plants can be wholly contained with the proposed lots they serve. Complies. Future dwellings can be connected to electricity and telecommunications. Complies. The lots are of sufficient size that stormwater from future houses can be managed so not to cause a nuisance on adjoining properties. Appropriate conditions have been recommended. Complies. The site fronts Waterview Drive which is a bitumen sealed road providing access to both proposed lots.
PO4 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.	AO4.1 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. OR AO4.2 Areas that pose a health risk from pervious activities and	Complies There are no known or listed contamination on the subject sites that could pose a health risk due to contaminated soils.

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of proposed development
	contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit.	
Where in the vicinity of an existing intensive animal industry	Not Applicable. The subject site is not located within the vicinity of any existing intensive animal industry.	
Home based business	Not Applicable. The proposed development is for reconfiguring a lot.	
Secondary dwelling	Not Applicable. The proposed development is for reconfiguring a lot.	
For development affected by one or more overlays		
Airport environs overlay	Not Applicable. The site is not identified on the Airport environs overlay	
Biodiversity overlay	Not Applicable. The site is not identified on the Biodiversity overlay.	
Bushfire hazard overlay	Not Applicable. The site is not identified on the Bushfire hazard overlay.	
Flood hazard overlay	Not Applicable. The site is not identified on the Flood hazard overlay.	
Landslide hazard overlay	Not Applicable. The site is not identified on the Landslide hazard overlay.	
Regional infrastructure overlay	Not Applicable. The site is not identified on the Regional infrastructure overlay.	
Water catchments overlay		
PO27 There are no significant adverse effects on the water quality of the Region's drinking water supply.	AO27.1 Development within the Bjelke-Petersen Dam Water Resource Catchment Area and the 800m buffer to Boondooma and Gordonbrook Dams shown on Overlay Map 06 has no significant adverse effect on the quantity and availability of raw water for consumption, as determined by a suitably qualified water quality expert.	Not Applicable. The proposal is for a lot reconfiguration only.

Summary of Compliance with Rural Residential Zone Code

The proposed development complies with, the relevant acceptable outcomes of the Rural Residential Zone Code.

Reconfiguring a Lot Code

Table 8.4.1—Assessable development

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of Proposed Development
Section 1 Boundary Realignment PO1 – PO2	Not Applicable. The proposed development is not for a boundary realignment.	
Section 2 Reconfiguration under a Community Title Scheme PO3 – PO6	Not Applicable. The proposed reconfiguration is not under a Community Title Scheme.	
Section 3 All other reconfiguration		
PO7 Allotments are of sufficient size and dimensions to meet the requirements of the users and provide for servicing of the intended use.	AO7.1 Development provides that allotment area, dimension and shape are in accordance with the standards in Table 8.4.2. AND	Complies with Performance Outcome 7 The proposed development will result in two (2) lots under the prescribed minimum lot size of 2 hectares where located within the Rural Residential Zone. Despite the lots being smaller than intended in the Rural residential zone, the two proposed allotments are consistent with the size and configuration of lots within the surrounding locality also located within the Rural Residential Zone, including some on Waterview Drive and the adjacent Fork Hill Drive. It is considered that they are of a sufficient size and dimension to accommodate future rural residential uses and are appropriately serviced. As noted later, there are no opportunities for smaller rural residential lots in Moffatdale having regard to the existing zoning pattern.
	AO7.2 The minimum allotment size for any rear allotment shall be calculated exclusive of the area of the access corridor of the allotment. AND	Complies with Performance Outcome 7. As above.
	AO7.3 Irregularly shaped allotments are designed to allow a building area of 15m by 10m to be	Complies The lots are of sufficient dimensions to achieve the minimum setback and rectangle requirements

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of Proposed Development
	setback 6m from the site frontage.	
PO8 Lots have lawful, safe and practical access.	AO8.1 Access is provided via either: (a) Direct road frontage; (b) Access strip with a minimum width of 3.5m (for rear lots only); or (c) Access easement with a minimum width of 6m (where lots only have legal road frontage that does not provide, safe or practical access to the existing street network). AND AO8.2 Newly created lots do not have direct access to sub-arterial or higher order roads. AND AO8.3 Except in the Rural Zone, new lots, are provided with access to a sealed road.	Complies. Access to both allotments is provided via Waterview Drive. Proposed Lot 34 will be provided access via a 7 metre wide access strip along the south-western boundary. Complies. The proposed lots gain access from Waterview Drive. Complies. Access to both allotments will be provided via Waterview Drive which is a sealed road.
PO9 The number of rear lots is minimised having regard to the outlook, topography of the site, intended land use and general amenity of the area.	AO9.1 Only one rear lot is provided behind each full street frontage regular lot. AND AO9.2 No more than two rear lot access strips directly adjoin each other. AND AO9.3 No more than two rear lots gain access from the head of a cul-de-sac. AND AO9.4 Rear lots are only created where the site gradient is greater than 5%.	Complies. The proposed development includes one (1) rear allotment. Complies. The proposed development seeks to achieve one (1) rear allotment. Not Applicable. No lot gains access from the head of a cul-de-sac. Complies with Performance Outcome 9. The site appears to be relatively flat however it is noted that the site is surrounded by similar rural residential development therefore the use of the lots for future residential development is considered consistent with the character and amenity of the surrounding locality.

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of Proposed Development
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.	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.	Not Applicable. The proposed development does not include any new roads.
PO11 The provision of services is resistant to inclement weather and does not degrade the character of the area.	AO11.1 Where the reconfiguration involves the opening of a new road, all electricity and telecommunications services are located underground.	Not Applicable. The proposed development does not include any new roads.
PO12 Reconfiguration facilities 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.	AO12.1 No outcome specified.	Not Applicable. Integration of walking and cycling networks are not relevant to this proposal in the Rural Residential Zone.
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 does not require the provision of public open space.
PO14 Reconfiguration into allotments less than 400m2 in the Medium Density Residential zone is facilitated where design outcomes are consistent with expectations for the zone.	AO14.1 Reconfiguration in the Medium Density Residential zone involving allotments less than 400m2 where creating allotments for individual units in an approved and completed multiple dwelling or dual occupancy.	Not Applicable. The subject site is located within the Rural Residential Zone.

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of Proposed Development
PO15 Reconfiguration into allotments less than 400m2 in the Medium Density Residential zone is to provide for suitable living environments.	For allotments less than 400m^2 – AO15.1 All lots are orientated to within 20^0 of north. AO15.2 All lots are to be sized and shaped to accommodate a 10m x 20m rectangle.	Not Applicable. The subject site is located within the Rural Residential Zone.
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 site is within the Rural Residential Zone.

Summary of Compliance with the Reconfiguring a Lot Code:

The proposed development seeks to reconfigure an existing allotment to create two (2) lots. There is a Performance Outcome with respect to the proposed lot dimensions (which is also a trigger for impact assessment). As outlined above, the two proposed lots do not meet the prescribed minimum lot sizes however, are considered consistent with surrounding lot sizes and configurations in the immediate locality and in the Rural Residential Zone (including some in Waterview Drive and the adjoining Fork Hill Drive. On this basis, the proposed lots are considered to be of an appropriate size and dimension and do not compromise the existing or future use of the lots. The development will not have any adverse impacts on surrounding rural residential allotments. The proposal is considered to comply with the Reconfiguring a Lot Code.

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.	Complies with Performance Outcome 1. Both lots are of sufficient size to avoid the concentration of stormwater from future buildings.

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of proposed development
		The application is for reconfiguration of a lot only and in any case, future uses are likely to be residential in nature which typically do not have an adverse impact on stormwater quality. No changes to ground levels are proposed.
PO2 Development does not discharge wastewater to a waterway or off-site unless demonstrated to be best practice environmental management for that site.	AO2.1 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 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	Complies with AO2.2. Wastewater system designs will be prepared as part of the permit approval for the wastewater systems of each new dwellings on the proposed lots. Given the size of the lots, these systems can be safely setback from any sensitive features.
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	Not Applicable. There are no extensive construction activities proposed as part of the development. Basic erosion and sediment control measures can be conditioned for construction of the new driveway.
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.	Not Applicable. Limited ground disturbance is proposed which would alter water flow paths across the land.
Section 2 Infrastructure		
PO5	AO5.1	Complies with AO5.1.

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of proposed development
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.	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.	The subject site fronts to Waterview Drive which is bitumen sealed. Complies with AO5.2. Limited infrastructure is proposed however the driveways and crossovers can be conditioned to meet the relevant standards.
Section 3 Vehicle Parking		
PO6 Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.	AO6.1 Vehicle parking spaces are provided on-site in accordance with Table 9.4.5. AND AO6.2 A service bay is provided on-site for the service vehicle nominated in Table 9.4.5. AND AO6.3 Driveway crossings are provided to the standard contained in PSP1 – Design and Construction Standards. AND AO6.4 Vehicle parking and manoeuvring areas are provided in accordance with the standards contained in PSP1 – Design and Construction Standards.	Complies with AO6.1. The proposal is for reconfiguring a lot only so no formal parking is warranted. The lots are sufficiently large to accommodate future parking demands. Not Applicable. A service bay is not required as part of the proposed development. Complies with AO6.3. Driveways will be conditioned to comply with the standard. Complies with AO6.4. Vehicle manoeuvring areas (including the new driveway for the proposed rear allotments) will be conditioned to comply with the standard.
Section 4 Landscaping		
PO7 Landscaping is appropriate to the setting and enhances local character and amenity.	AO7.1 Landscaping is provided in accordance with the relevant zone code provisions. AND AO7.2 Where shade tree planting is required in vehicle parking areas each planting bed has a	Not Applicable. The proposed development is for reconfiguring a lot and will not involve any landscaping works as part of the proposal.

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of proposed development
	minimum area of $2m^2$ and is unsealed and permeable. AND 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.	
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. AND AO8.2 Species selection avoids non-invasive plants. Editor's Note. Guidance on plant selection is provided in Branching Out - Your Handy Guide to tree Planting in the South Burnett available from Council.	Not Applicable. The proposed development is for reconfiguring a lot and will not involve any landscaping works as part of the proposal.
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 AO9.2 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	Not Applicable. No significant cut/fill is proposed. Any cut or fill to provide vehicle crossovers and building pads will comply with these requirements or be subject to approval as part of the building approval process for new dwellings on the proposed lots.

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of proposed development
	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.	
PO10 Filling or excavation does not cause damage to public utilities.	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.	Not Applicable. No filling or excavation works are proposed as part of this development application.
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	Not Applicable. No filling or excavation works are proposed as part of this development application.

Summary of Compliance with the Services and Works Code:

The proposed development generally complies with the Services and Works Code. There is a performance outcome in relation to stormwater as a stormwater plan was not submitted with the application. The proposed lots are considered to be of a sufficient size that stormwater is unlikely to be concentrated or impact on stormwater quality as a result of future development such that would cause an actionable nuisance on adjoining land. There are no substantial earthworks proposed.

Other Relevant Matters

The consideration of other relevant matters applies to the assessment and decision-making process for this impact assessable development application. The below summarises the matters considered by the planning assessment.

Applicant submitted reports	Town Planning Report
Assessment considerations of merits	Impact assessment under the Planning Act 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.' The below outlines the planning assessment of the merits of the application presented.
Planning discussion	The application did not present any relevant matters as part of the application material. The planning assessment considers that there is compliance with the relevant assessment benchmarks however it is noted that despite the prevalence of smaller lots in the immediate vicinity of the site, there are no opportunities under the current zoning to create lots under 2ha in size within Moffatdale. It is therefore considered that there is a planning need for the proposed development. The lots are also close to the other smaller rural-residential lots so there will be no impact on rural character or amenity of the immediate area.

5. CONSULTATION

Referral Agencies

State Assessment and Referral Agency	Yes
Other	N/A

Council Referrals

INTERNAL REFERRAL SPECIALIST	*REFERRAL / RESPONSE*
Development Engineer	Council's Development Engineer provided standard engineering conditions and has calculated the Infrastructure Charges.
Infrastructure Charges Unit	Council adopted the LGIP on 24 June 2019 which commenced on 1 July 2019. The types of development that may trigger the issuing of an infrastructure charges notice are: (a) Reconfiguring a lot; (b) Making a material change of use; (c) Carrying out building work. See Attachment B for Infrastructure Charges Notice.

Public Notification

Date Notification Commenced	18 January 2024
Date Notification Completed	9 February 2024
Date notice of compliance received	12 February 2024
Submissions received	Two (2)

Submission Summary

Submitter Issue	Response
There are currently smaller blocks undeveloped in the core Moffatdale township and larger blocks on the outskirts undeveloped and available for sale. As there appears to be a downturn of property demand in the area this type of subdivision of splitting an already established block is not necessary.	It is acknowledged that there are various vacant parcels of land identified within Moffatdale, particularly land along Bond Street and Barambah Road (based on aerial photography). These vacant allotments range from around 750m^2 to 1,000m^2, which would expectantly accommodate a detached dwelling and small scale ancillary structures, as opposed to development that would otherwise be sought on larger 'rural residential' allotments. As outlined in Table 8.4.1, despite the lots being of a smaller size intended within the Rural residential zone, the two allotments are consistent with the size and configuration of lots within the surrounding locality also located within the Rural residential zoning. The proposed allotments are of a sufficient size and dimension to accommodate future rural residential uses without compromising the existing rural residential amenity of the surrounding locality south-west of Barambah Road. There is a clear delineation between established rural areas north of Barambah Road and rural residential development to the south, and will not have any detrimental impact on the amenity and aesthetic of these rural areas.
May depreciate the value of properties established in the area.	
Aesthetically it will not look good from the turn into Waterview Drive and lead into Dusty Hill Vineyard.	
Does not adhere to the rural aesthetic as outlined within the Planning Scheme.	
The existing structure on the property is massive and visually unappealing. Any future structure built within the vicinity of the current structure will be dwarfed by the existing and will not lend to the rural aesthetic of the area. All structures currently on that side of Waterview drive are far back from the road, a structure built on the subdivision block will need to be close to both road frontages and look out of place on the street.	The existing shed structure does not form a relevant planning consideration as part of this assessment. Any future buildings and/or structures developed on proposed Lot 33 will be situated within the identified building envelope, which has a minimum rectangle of 25m x 40m. Development is required to be setback at least 20 metres from Barambah Road as a result of the covenant which constraints the entirety of this road frontage, thereby ensuring development is setback appropriately from this particular road frontage. Where located within the Rural Residential Zone, development is required to adhere to the prescribed setback requirements outlined within Table 6.2.14, including a minimum setback of 10 metres from the road frontage and 6 metres from side or rear boundaries.

6. RECOMMENDATION

That Council approve Reconfiguring a Lot – development permit (Subdivision 1 Lot into 2 Lots) at 2 Waterview Drive MOFFATDALE (and described as Lot 1 on SP207409). Applicant: N& C French C/- ONF Surveyors.

Grounds to support the approval of the development application –

- The subdivision is appropriate for the subject site.
- Services are able to be managed by way of condition.
- The subdivision will result in lot sizes that are consistent with the surrounding rural residential setting and other rural residential properties nearby.
- There is limited opportunity under the current zoning to create lots under 2ha in size within Moffatdale.

On balance, the proposed development and its impacts can be managed through compliance with conditions. On this basis, we recommend that Council approve the proposed development, subject to conditions.

ATTACHMENTS

1. **Attachment A - Statement of Reasons** ⇩
2. **Attachment B - Infrastructure Charges Notice** ⇩
3. **Attachment C - Approved Plans** ⇩
4. **Attachment D - Referral Agency Response** ⇩

NOTICE ABOUT DECISION – STATEMENT OF REASONS

The following information is provided in accordance with Section 63(4) & (5) of the Planning Act 2016

Applicant:	N & C French C/- ONF Surveyors
Application No:	RAL23/0039
Proposal:	Reconfiguring a Lot – Subdivision (1 Lot into 2 Lots)
Street Address:	2 Waterview Drive MOFFATDALE
RP Description:	Lot 1 on SP207409
Assessment Type:	Impact Assessable
Number of Submissions:	Two (2)

On [DATE DECIDED] the above development was recommended for:

☒ Approval
☐ Refusal

1. Reasons for the Decision

The reasons for this decision are:

- The subdivision is appropriate for the subject site;
- Services are able to be managed by way of condition;
- The subdivision will result in lot sizes that are consistent with the surrounding rural residential setting and other rural residential properties nearby; and
- There is limited opportunity under the current zoning to create lots under 2ha in size within Moffatdale.

2. Assessment Benchmarks

The following are the benchmarks apply to this development:

- Strategic Framework;
- Rural Residential Zone Code;
- Reconfiguring a Lot Code; and
- Services and Works Code.

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:	N & C French C/- ONF Surveyors PO Box 896 KINGAROY QLD 4610
APPLICATION:	Reconfiguring a Lot – 1 Lot into 2 Lots - Impact assessment
DATE:	[DN date or later]
FILE REFERENCE:	RAL23/0039

AMOUNT OF THE LEVIED CHARGE: **$4,419.00** **Total**

(Details of how these charges were calculated are shown overleaf)

$0.00	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 9 SP207409
SITE ADDRESS:	2 Waterview Dr, Moffatdale
PAYABLE TO:	**South Burnett Regional Council**
WHEN PAYABLE: *(In accordance with the timing stated in Section 122 of the Planning Act 2016)*	Reconfiguring a Lot – When South Burnett Regional Council approves the Plan of Subdivision.
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	-	-	$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
Reconfiguring a Lot	2	allotments	$2,410.00	Table 2.3	$4,820.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Reconfiguring a Lot	1	allotments	$2,410.00	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	Table 2.3	$4,018.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Reconfiguring a Lot	1	allotments	$2,009.00	Table 2.3	$2,009.00

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 (1 into 2)	$0.00	$0.00	$2,410.00	$2,009.00	$0.00	$4,419.00
Total	**$0.00**	**$0.00**	**$2,410.00**	**$2,009.00**	**$0.00**	**$4,419.00**

** 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 average[1]. 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

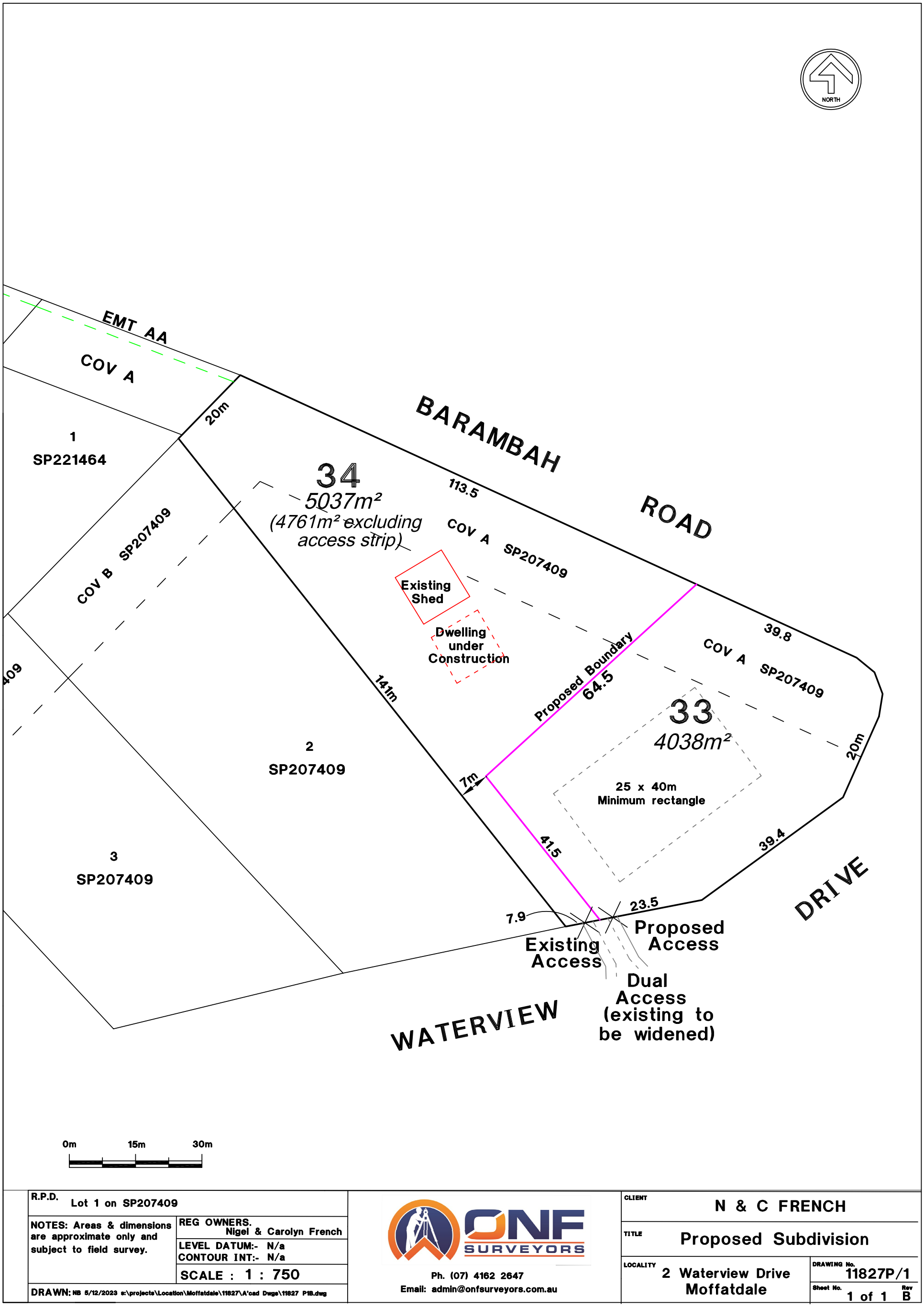
[1] 3-yearly PPI average is defined in section 114 of the *Planning Act 2016* and means the PPI adjusted according to the 3-year moving average quarterly percentage change between financial quarters. PPI Index is the producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and 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:

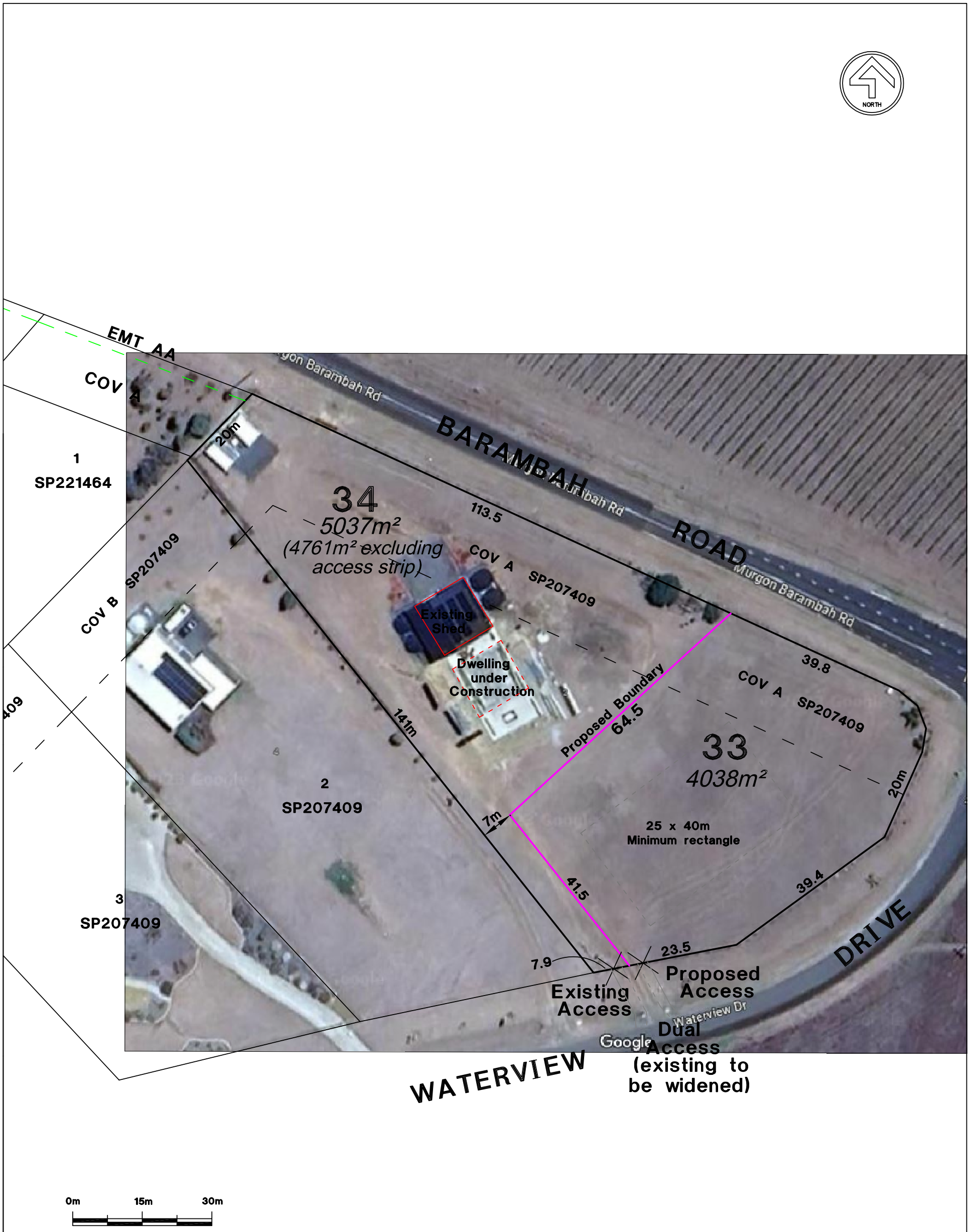
- 69 Hart Street, Blackbutt, 4314;
- 45 Glendon Street, Kingaroy, 4610;
- 42 Stephens Street West, Murgon, 4605;
- 48 Drayton Street, Nanango, 4615;
- McKenzie Street, Wondai, 4606; or
- via other methods identified on the Itemised Breakdown.

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



R.P.D. Lot 1 on SP207409			CLIENT N & C FRENCH
NOTES: Areas & dimensions are approximate only and subject to field survey.	REG OWNERS. Nigel & Carolyn French	ONF SURVEYORS	TITLE Proposed Subdivision
	LEVEL DATUM:- N/a CONTOUR INT:- N/a	Ph. (07) 4162 2647 Email: admin@onfsurveyors.com.au	LOCALITY 2 Waterview Drive Moffatdale
	SCALE : 1 : 750		DRAWING No. 11827P/1
DRAWN: NB 5/12/2023 s:\projects\Location\Moffatdale\11827\A'cad Dwgs\11827 P1B.dwg			Sheet No. 1 of 1 Rev B



R.P.D. Lot 1 on SP207409		
NOTES: Areas & dimensions are approximate only and subject to field survey.	REG OWNERS. Nigel & Carolyn French	CLIENT N & C FRENCH
	LEVEL DATUM:- N/a CONTOUR INT:- N/a	TITLE Proposed Subdivision
	SCALE : 1 : 750	LOCALITY 2 Waterview Drive Moffatdale
DRAWN: NB 5/12/2023 s:\projects\Location\Moffatdale\11827\A'cad Dwgs\11827 P1B.dwg		DRAWING No. 11827P/1 Sheet No. 1 of 1 Rev B

ONF SURVEYORS
Ph. (07) 4162 2647
Email: admin@onfsurveyors.com.au

RA6-N

Queensland Government

SARA reference: 2312-38094 SRA
Council reference: RAL23/0039
Applicant reference: 11827K

1 February 2024

Chief Executive Officer
South Burnett Regional Council
PO Box 336
Kingaroy QLD 4610
info@sbrc.qld.gov.au

Dear Sir/Madam

SARA referral agency response—2 Waterview Drive, Moffatdale

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

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 11 January 2024.

Response

Outcome:	Referral agency response – with conditions
Date of response:	1 February 2024
Conditions:	The conditions in **Attachment 1** must be attached to any development approval
Advice:	Advice to the applicant is in **Attachment 2**
Reasons:	The reasons for the referral agency response are in **Attachment 3**

Development details

Description:	Development Permit for Reconfiguring a lot – 1 Lot into 2 Lots
SARA role:	Referral agency
SARA trigger(s):	Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 (10.9.4.2.1.1)—Reconfiguring a lot near a state transport corridor (Planning Regulation 2017) Schedule 10, Part 9, Division 4, Subdivision 2, Table 3, Item 1 (10.9.4.2.3.1)—Reconfiguring a lot within 100m of a state-controlled road intersection (Planning Regulation 2017)

Wide Bay Burnett regional office
Level 1, 7 Takalvan Street, Bundaberg
PO Box 979, Bundaberg QLD 4670

SARA reference:	2312-38094 SRA
Assessment manager:	South Burnett Regional Council
Street address:	2 Waterview Drive, Moffatdale
Real property description:	Lot 1 on SP207409
Applicant name:	N & C French c/- ONF Surveyors
Applicant contact details:	PO Box 896 KINGAROY QLD 4610 admin@onfsurveyors.com.au
Human Rights Act 2019 considerations:	A consideration of the 23 fundamental human rights protected under the *Human Rights Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights

Representations

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

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

For further information please contact Solomon Johnstone, Planning Officer, on (07) 3882 8491 or via email WBBSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely,

David Hooper
Manager, Planning and Development Services

cc N & C French c/- ONF Surveyors, admin@onfsurveyors.com.au

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

2312-38094 SRA

Attachment 1—Referral agency conditions

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

No.	Conditions	Condition timing
Development Permit for Reconfiguring a lot		
10.9.4.2.1.1—Reconfiguring a lot near a state transport corridor and 10.9.4.2.3.1—Reconfiguring a lot within 100m of a state-controlled road intersection —The chief executive administering the *Planning Act 2016* nominates the Director-General of Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition:		
1.	Stormwater management of the development must not cause worsening to the operating performance of the state-controlled road, such that any works on the land must not: (a) create any new discharge points for stormwater runoff onto the state-controlled road; or (b) concentrate or increase the velocity of flows to the state-controlled road.	At all times.

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the *Planning Act 2016*, its regulation or the State Development Assessment Provisions (SDAP) (version 3.0). If a word remains undefined it has its ordinary meaning.
2.	Given the site is partly located within the voluntary transport noise corridor area, when undertaking building work to construct the development subject to this Referral agency response the building owner can choose to include the relevant noise category measures under the Mandatory Part (MP) MP4.4 of the Queensland Development Code (QDC). The MP4.4 seeks to ensure that the habitable rooms of Class 1 ,2, 3 and 4 buildings located in the transport noise corridor (as defined in the *Building Act 1975*) are designed and constructed to reduce transport noise. A copy of MP4.4 is available at: https://www.business.qld.gov.au/industries/building-property-development/building-construction/laws-codes-standards/queensland-development-code. More information regarding transport noise corridors areas is available at: https://www.business.qld.gov.au/industries/building-property-development/building-construction/laws-codes-standards/queensland-development-code/transport-noise-corridors.

Attachment 3—Reasons for referral agency response

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

The reasons for the SARA's decision are:

The development complies with State code 1: Development in a state-controlled road environment of the SDAP. Specifically, the development:

- does not increase the likelihood or frequency of accidents, fatalities or serious injury for users of the state-controlled road
- does not adversely impact the structural integrity or physical condition of the state-controlled road, road transport infrastructure, public passenger transport infrastructure or active transport infrastructure
- does not adversely impact the function and efficiency of the state-controlled road
- does not limit the protection of community amenity from significant adverse impacts of environmental emissions generated by road transport infrastructure or vehicles using state-controlled roads
- has been conditioned to ensure the stormwater management does not adversely impact the operating performance of the state-controlled road.

Material used in the assessment of the application:

- The development application material and submitted plans.
- *Planning Act 2016.*
- Planning Regulation 2017.
- SDAP (version 3.0), as published by SARA.
- Development Assessment Rules.
- SARA DA Mapping system.
- SPP Mapping
- Section 58 of the *Human Rights Act 2019.*

Attachment 4—Representations about a referral agency response provisions

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Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules[1] regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.

28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—

(a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or

(b) the Minister has given the concurrence agency a direction under section 99 of the Act; or

(c) the applicant has given written agreement to the change to the referral agency response.[2]

28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.

28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—

(a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and

(b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

1 Pursuant to Section 68 of the *Planning Act 2016*

2 In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.[3]

[3] An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

17.2 NEGOTIATED REPORT FOR MATERIAL CHANGE OF USE - RESIDENTIAL CARE FACILITY (GENERAL CARE UNITS, NDIS UNITS, PALLIATIVE CARE UNITS AND DEMENTIA CARE UNITS), HEALTH CARE SERVICES, HOSPITAL (PLUS 42 X ANCILLARY SHORT-TERM STAFF ACCOMMODATION, CAFE AND FLORIST) AND CHILD CARE CENTRE (50 ENROLMENTS) AT 25 & 31 MARKWELL STREET & 7 GLENDON STREET, KINGAROY (AND DESCRIBED AS LOT 1 ON RP42037, LOT 1 ON RP57027, LOTS 2 & 3 ON RP7925 & LOTS 4 & 5 ON SP146001). APPLICANT: ETHOS HEALTH CARE PTY LTD & C 59 PTY LTD C/- ISAAC CONSULTING PTY LTD

File Number: **MCU23/0024**

Author: **Chief Executive Officer**

Authoriser: **Chief Executive Officer**

PRECIS

Change Representations have been lodged under Section 75 of the *Planning Act 2016* for application MCU23/0024 – Material Change of Use – Development Permit for a Staged Mixed-Use Development – Residential care facility, Health care service, Hospital, Child care centre and Food & Drink Outlets/Shop at 25 & 31 Markwell Street & 7 Glendon Street, Kingaroy (and described as Lot 1 on RP42037, Lot 1 on RP57027, Lots 2 & 3 on RP7625 & Lots 4 & 5 on SP146001).

SUMMARY

- A request for a Negotiated Decision Notice dated 9 February 2024 was lodged by the applicant in relation to an approval for a Material Change of Use – Development Permit for a Staged Mixed-Use Development – Residential care facility, Health care service, Hospital, Child care centre and Food & Drink Outlets/Shop at 25 & 31 Markwell Street & 7 Glendon Street, Kingaroy.
- Pursuant to s75(1) of the *Planning Act 2016* the applicant has requested the following:
  - Change to Ground Floor plans for stage 1, stage 2, & stage 3;
  - Change to Ground Floor Landscape plans for stage 1, stage 2, & stage 3;
  - Change to level 2 Landscape plan for stage 2 & Stage 3;
  - Change to level 6 Landscape plan for stage 1, stage 2, & stage 3;
  - Change to an approved document referred to in the approval;
  - Change to conditions in stage 1;
  - Change to conditions in stage 2; and
  - Change to conditions in stage 3.
- Changes to Ground Floor Plans (all 3 stages) is supported on the basis that amendments were necessary to facilitate requirements imposed by the State Assessment & Referral Agency's decision reference 2310-37472 SRA dated 12 January 2024.
- The approved document referred to in the approval (CRG Acoustic Report) was updated to reflect the current revision (rev 4).
- Assessment of proposed changes to conditions are itemised in section 3 of this Negotiated Decision Report.
- The proposed change to condition ENG44(b) was not supported (condition ENG44(b) wording to remain as is), but all remaining changes to Conditions are supported.
- Condition ENG44(b) relates to the replacement of the kerb and channel along the Glendon Street frontage of the site. This condition was included as the existing kerb and channel is generally in poor condition, and likely to be further damaged during construction due to the footpath and pavement works. The applicant thought that this condition would impact the design for the on-grade transition between the new parallel parks and the footpath. However, the condition ENG44(b) only relates to kerb and channel outside of the parking/set down

areas identified on approved plans. Council's officers explained the condition ENG44(b)'s intent to the applicant, hence the reason for the condition is clearly understood by all.
- Council's officers consider that approval is suitable conditioned to comply as necessary.
- Refer Attachment A – Statement of Reasons.
- Refer Attachment B – Infrastructure Charges Notice.
- Refer Attachment C – Approved Plans.
- Refer to Attachment D – Referral Agency Response.
- The application is recommended for approval, subject to reasonable and relevant conditions.

OFFICER'S RECOMMENDATION

That Council approve the Negotiated Decision request for Material Change of Use for a Staged Mixed-Use Development – Residential Care Facility, Health Care Services, Hospital, Child Care Centre and Food & Drink Outlets/Shop on land at 25 & 31 Markwell Street & 7 Glendon Street, Kingaroy (formally described as Lot 1 on RP42037, Lot 1 on RP57027, Lots 2 & 3 on RP7925 and Lots 4 & 5 on SP146001) – Applicant: Ethos Health Care Pty Ltd & C 59 Pty Ltd C/- Isaac Consulting Pty Ltd, subject to the following 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:

AMENDED APPROVED PLANS

Drawing Title	Prepared by	Drawing no.	Issue	Date
Stage 1 – Approved Plans				
Ground Floor – Stage 1	BLACK INK	SK-06	Issue 11	15 Feb 2024 (print date 27 Feb 2024)
Level 1 Plan – Stage 1	BLACK INK	SK-07	Issue 10	30 Nov 2023
Level 2 Plan – Stage 1	BLACK INK	SK-08	Issue 10	30 Nov 2023
Level 3 Plan – Stage 1	BLACK INK	SK-09	Issue 10	30 Nov 2023
Level 4 Plan – Stage 1	BLACK INK	SK-10	Issue 10	30 Nov 2023
Level 5 Plan – Stage 1	BLACK INK	SK-11	Issue 10	30 Nov 2023
Roof Plan – Stage 1	BLACK INK	SK-12	Issue 10	30 Nov 2023
Ground Floor Landscape Concept Plan		Sheet 2		Feb 2024
Level 6 Landscape Concept Plan (with Shaded Devices)		Sheet 12		Feb 2024
Level 6 Landscape Concept Plan		Sheet 13		Feb 2024
Stage 2 – Approved Plans				
Ground Floor – Stage 2	BLACK INK	SK-13	Issue 11	15 Feb 2024 (print date 27 Feb 2024)
Level 1 Plan – Stage 2	BLACK INK	SK-14	Issue 10	30 Nov 2023
Level 2 Plan – Stage 2	BLACK INK	SK-15	Issue 10	30 Nov 2023
Level 3 Plan – Stage 2	BLACK INK	SK-16	Issue 10	30 Nov 2023
Level 4 Plan – Stage 2	BLACK INK	SK-17	Issue 10	30 Nov 2023
Level 5 Plan – Stage 2	BLACK INK	SK-18	Issue 10	30 Nov 2023
Roof Plan – Stage 2	BLACK INK	SK-19	Issue 10	30 Nov 2023
Ground Floor Landscape Concept Plan		Sheet 2		Feb 2024
Level 2 Landscape Concept Plan		Sheet 4		Feb 2024

Level 6 Landscape Concept Plan (with Shaded Devices)		Sheet 12		Feb 2024
Level 6 Landscape Concept Plan		Sheet 13		Feb 2024
Stage 3 – Approved Plans				
Ground Floor – Stage 3	BLACK INK	SK-20	Issue 11	15 Feb 2024 (print date 27 Feb 2024)
Level 1 Plan – Stage 3	BLACK INK	SK-21	Issue 10	30 Nov 2023
Level 2 Plan – Stage 3	BLACK INK	SK-22	Issue 10	30 Nov 2023
Level 3 Plan – Stage 3	BLACK INK	SK-23	Issue 10	30 Nov 2023
Level 4 Plan – Stage 3	BLACK INK	SK-24	Issue 10	30 Nov 2023
Level 5 Plan – Stage 3	BLACK INK	SK-25	Issue 10	30 Nov 2023
Roof Plan – Stage 3	BLACK INK	SK-26	Issue 10	30 Nov 2023
Ground Floor Landscape Concept Plan		Sheet 2		Feb 2024
Level 2 Landscape Concept Plan		Sheet 4		Feb 2024
Level 5 Landscape Concept Plan		Sheet 7		Feb 2024
Level 6 Landscape Concept Plan (with Shaded Devices)		Sheet 12		Feb 2024
Level 6 Landscape Concept Plan		Sheet 13		Feb 2024
Section S01	BLACK INK	SK-29	Issue 09	05 Oct 2023
(Elevations 1) North Elevation	BLACK INK	SK-30	Issue 09	05 Oct 2023
(Elevations 1) East Elevation	BLACK INK	SK-30	Issue 09	05 Oct 2023
(Elevations 2) South Elevation	BLACK INK	SK-31	Issue 09	05 Oct 2023
(Elevations 2) West Elevation	BLACK INK	SK-31	Issue 09	05 Oct 2023
Landscaping Elevation Plans				
Landscape Section (Section – A)		Sheet 20		Feb 2024
Landscape Elevations and Blow Ups		Sheet 21		Feb 2024
Landscape Elevations and Blow Ups		Sheet 22		Feb 2024
Landscape Planting Schedule (Stage 1, Stage 2, Stage 3)				
Planting Schedule		Sheet 23		Feb 2024
Planting Schedule		Sheet 24		Feb 2024

Where there is a conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval prevail.

DOCUMENTS REFERRED TO IN THIS APPROVAL (ALL STAGES)

- CRG ACOUSTICS Environmental Noise Impact Assessment_23062_Revision 4_ Dated 27 November 2023.
- Lambert & Rehbein (SEQ) Pty Ltd Traffic Impact Assessment (Letter) ref_B23192TL001.
- Lambert & Rehbein (SEQ) Pty Ltd - Waste Management – Proposed Health Precinct – Revision 1, Dated 14 September 2023.
- Statement of Landscape Intent, Dated February 2024

STAGE 1 CONDITIONS

GENERAL

Unless otherwise amended by the following conditions.

GEN2. All works including the repair or relocation of services (Telstra/lighting) are to be completed at no cost to council.

GEN3. The applicant is required to maintain the site in a clean and orderly state at all times.

~~GEN4. All existing lots are to be amalgamated into a single lot prior to the commencement of Stage 1's site works.~~

ADDITIONAL DRAWINGS (STAGE 1)

GEN5. Prior to the commencement of Stage 1 works, provide detailed elevations of the intended Stage 1 building inclusive of the following:

- Confirm extent of façade treatments to be presented to Glendon Street frontage (east), & façade treatments closest to the adjoining property boundary (west).
- Interim façade treatments to all blank walls exposed prior to enactment of subsequent Stages 2 & 3.

COMPLIANCE ASSESSMENT

GEN6. All conditions of this approval are to be satisfied prior to Council issuing a compliance certificate for the commencement of the use and it's and it is the applicant's responsibility to notify Council to inspect compliance with conditions.

Compliance certificate fee will be charged with payment required prior to council approval of the associated documentation requiring compliance assessment.

CONDITION TIMING

GEN7. Unless stated otherwise, all conditions are to be complied with prior to commencement of the use and compliance maintained at all times while the use continues.

BUILDING MANAGEMENT STATEMENT

GEN8. Ensure a Building Management Statement is registered on the title

The Building Management Statement must cover common building management items including but not limited to any shared:

- support, services and utilities;
- pedestrian and vehicle access;
- car parking including visitor and disabled spaces;
- vehicle servicing areas including loading docks;
- refuse storage and collection areas;
- storage areas;
- recreation areas

Timing: Prior to the occupancy of the building or issue of Certificate of Classification whichever occurs first.

GEN9. The building management statement must be submitted to, and the content accepted by South Burnett Regional Council's 'Development Services'.

GEN10. Lodge the accepted building Management Statement with the Registrar of Titles for the relevant Queensland State Government Authority.

GEN11. Submit to South Burnett Regional Council's 'Development Services' evidence of the registration of the accepted Building Management Statement.

PLANNING

NATURE & EXTENT OF THE APPROVED USE

MCU1. Stage 1 uses are limited to those identified on the approved plans (Ground Level through to Level 6).

MCU2. Multi-Purpose Roofed Area (280m^2) & Chapel (100m^2), located on roof top must remain ancillary to the approved Residential care facility and Hospital only.

MCU3. Existing buildings and ancillary components identified on 'Ground Floor – Stage 1' are to be suitably maintained in a lawful manner where required for interim use.

MCU4. Landscape areas associated with existing buildings identified on 'Ground Floor – Stage 1' are to be maintained during interim use.

DEMOLITION

MCU5. In the event existing buildings identified on 'Ground Floor – Stage 1' are demolished (in preparation of Stage 2 works) and site remains vacant for more than 3 months, all exposed areas are to appropriately treated for erosion and sediment control eg. turfed as agreed to by Council.

BUILDING HEIGHT

MCU6. The maximum building height (Stage 1) must be in accordance with the following:

- Maximum overall vertical height of 33.5m (from existing ground level) to the peak roof height shown in approved drawing SK-29_Section S01_ (issue 09) _date 5 October 2023; and
- Total number of storeys is 7 with arrangement (of storeys) to be in accordance with that shown in approved drawing SK-29_Section S01_ (issue 09) _date 5 October 2023.

MCU7. Submit to Council certification from a registered surveyor confirming that the 'as constructed' overall height are in accordance with the requirements of condition MCU6.

Timing: Prior to issue of certificate of classification/Final Inspection Certificate, or prior to commencement of use (whichever comes first).

EXTERNAL ARCHITECTURAL DETAILS

MCU8. External details of the building façade treatment and external materials, colours and finishes must be consistent with approved drawings and documents.

AWNING IN THE ROAD RESERVE

MCU9. Provide a pedestrian awning along Glendon Street to the extent of the building façade (fronting Glendon Street) in accordance with the Approved Plans.

SECURITY LIGHTING

MCU10. Install a lighting system to the underside of the proposed awning over the footpath in accordance with the relevant Australian Standards and in accordance with the following:

- Suitably qualified professional is to submit a detailed lighting plan demonstrating that under awning lighting complies with applicable Australian Standards (for Pedestrian Areas).
- Implement in accordance with the detailed lighting plan and provide Council with certification of completed works (from a licensed electrical contractor).
- Maintain the awning lighting system at all times.

MCU11. Install and maintain a suitable system of security lighting to operate from dusk till dawn within all areas where the public may gain access, including carparking areas, building entrances, and vegetated areas.

MCU12. Design of all external lighting in accordance with AS 4282-1997 *'Control of obtrusive effects of outdoor lighting',* ensuring that light spillage does not cause nuisance to nearby sensitive uses.

MCU13. Provide certification from a suitably qualified professional that all security lighting installed complies with applicable Australian Standards and retains acceptable impacts on adjoining (or nearby) sensitive uses.

FENCING AND ACOUSTIC TREATMENTS

MCU14. All fencing and acoustic treatments to be in accordance with the CRG Acoustics - Environmental Noise Impact Assessment, Reference 23062, Revision 4, Dated 27 November 2023.

Nb. The combined height of the retaining wall, fencing and/or acoustic barrier must not exceed the adopted height as referred to in the Environmental Noise Impact Assessment.

LANDSCAPING

MCU15. Construct landscaping in accordance with the prepared landscape concept plan, the relevant council standards, best trade practise, and the following conditions.

- If the extent or configuration of landscaped areas has been marginally amended from the plan, then adjust plant numbers to ensure full coverage.
- Provide a 3-tier landscape structure to all landscape areas IE trees shrubs and ground covers.
- Maximise opportunities for stormwater infiltration into landscaped areas (where available).
- Maintain the landscape works generally in accordance with the detailed plans and to industry standards.

SCREEN MECHANICAL PLANT

MCU16. Install and maintain suitable screening to all air conditioning, lift motor rooms, plant and service facilities located at the top of or on the external face of the building. The screening structures must be constructed from materials that are consistent with materials used elsewhere on the façade of the building.

ELECTRICITY/TELECOMMUNICATIONS

MCU17. The development is to be supplied with reticulated electricity and telecommunications services.

VISUAL AMENITY & REFLECTIVITY

MCU18. Façade treatments must not cause nuisance from glare and/or inappropriate reflectivity.

~~MCU19. Provide written confirmation from an appropriately qualified professional that façade treatments do not generate unreasonable glare, or reflectivity.~~

NOISE

MCU20. Carry out the development in accordance with the CRG Acoustics report reference_23062_REV4 recommendations as they relate to works associated with Stage 1 of this approval.

MCU21. A suitably qualified Acoustic Consultant shall provide written confirmation that all CRG Acoustics report reference_23062_REV4 recommendations (relevant to **Stage 1**) are in place.

Timing: Prior to issue of certificate of classification/Final Inspection Certificate, or prior to commencement of use (whichever comes first).

MCU22. Operation of trucks and commercial vehicles (excluding waste collection vehicles and emergency vehicles) must only occur between 7am & 7pm Monday to Saturday.

MCU23. All metal grilles, metal plates or similar subject to vehicular traffic must be acoustically damped to prevent environmental nuisance.

MCU24. Following the installation of all mechanical plant and equipment (e.g. air conditioning, mechanical ventilation, and refrigeration equipment and heat pump hot water systems), submit to South Burnett Regional Council's 'Development Services' certification that the plant and equipment is adequately noise-attenuated and in accordance with applicable Planning Scheme Codes/policies (and other applicable laws)

CAR PARKING

MCU25. Car parking within the premises must be maintained exclusively for the ancillary use of the development. The parking must be retained for purposes associated with the approved development.

MCU26. Bin Storage area identified on Ground Floor – Stage 1 (SK06) is to include appropriate washdown facilities and drainage connections.

ENGINEERING WORKS

ENG1. Submit to Council, an Operational Work application for all civil works including earthworks, stormwater, water supply, sewer, roadworks, access and parking, erosion and sediment control.

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. 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.

ENG4. Submit to Council, certification from a suitably qualified Engineer (RPEQ) that the works have been undertaken in accordance with the Approved Plans and specifications and to Council's requirements, prior to commencement of the use.

MAINTENANCE

ENG5. Maintain all works that will become Council infrastructure for a period of 12 months (maintenance period) from the date of on-maintenance. Any defective works must be rectified within the maintenance period.

ENG6. Provide Council with a maintenance bond in an acceptable form equal to 5% of the value of Council's infrastructure prior to commencement of the maintenance period.

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

ENG7. 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.

ENG8. 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.

ENG9. Repair any and all damage to Councils road network resulting from the construction of the development. In particular, Glendon Street is unlikely to be able to support the types of vehicles and associated loadings that will be required for construction of the development (e.g. construction equipment, materials delivery etc), and failure of the pavement and surface is expected.

Comment: Council is open to discussing a suitable approach to the ongoing maintenance of roads, to ensure that failures and repairs are rectified in a timely manner, so that Council roads are safe for all road users at all times.

CONSTRUCTION TRAFFIC ROUTES

ENG10. All construction traffic associated with the development (excluding light vehicles) shall enter and exit the site via Glendon Street, between Avoca Street and the concrete median south of the roundabout at the intersection of Glendon Street and Markwell Street. All construction traffic shall enter and exit Glendon Street from the Avoca Street end. No other transport route to or from the site shall be used without the written consent of Council.

CONSTRUCTION AND NUISANCE MANAGEMENT PLAN

ENG11. Submit to Council for endorsement, a Construction and Nuisance Management Plan for approved development works for the site. The Plan is to cover where applicable, the following:

a) air quality management;
b) noise and vibration management;
c) storm water quality management;
d) erosion and sediment management;
e) vegetation management;
f) waste management;
g) complaint management;
h) community awareness;
i) preparation of site work plans;
j) workers' car parking arrangements;
k) traffic control during works; and
l) delivery of materials.

Timing: Prior to commencement of works.

ENG12. Implement the approved Construction Management Plan at all times during construction of the development.

ENG13. Ensure a legible copy of the approved Construction Management Plan is available on-site at all times during construction and earthworks.

STORMWATER MANAGEMENT

ENG14. Provide stormwater management generally in accordance with the Conceptual Site Based Stormwater Management Plan prepared by RMA Engineers, Revision 1, dated 30 August 2023, subject to detailed design and except as altered by conditions of this development approval.

ENG15. 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.

ENG16. Design and construct stormwater drainage incorporating measures to prevent any solid matter and floatable oils being carried into existing stormwater system.

ENG17. Stormwater from sealed areas and overflow pipes from stormwater detention structures and/or tanks installed for the stormwater system is required to be piped to the kerb and channel.

ENG18. Design and construct all internal stormwater drainage works to comply with the relevant Section/s of AS/NZS 3500.3.2.

ENG19. 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.

ENG20. 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

ENG21. Connect the development to Council's reticulated water supply system via a single connection, designed to Council and WWBROC requirements.

SEWERAGE

ENG22. Connect the development to Council's reticulated sewerage system via a single connection. The connection must be designed in accordance with Council and WBBROC standards and be approved by Council's Utility Services Section.

ENG23. Actual connection to Council's live sewerage infrastructure must be undertaken by or under the supervision of Council.

ENG24. Any works within the vicinity of an existing or proposed sewer shall meet the requirements of QDC *MP1.4 Building over or near relevant infrastructure.*

ENG25. The existing sewer main SM0714 (Council Asset No. W00739), and end of line manhole 2125/3 (Council Asset No. W00276) within the site shall be removed or filled with flowable concrete with the connection to manhole 2125/2 made good.

Timing: Prior to commencement of Stage 1 of the development.

Comment: The existing sewer connection can used until the new sewer extension is complete.

SEWER EXTENSION

ENG26. Design and construct a 150mm diameter sewer main from the site to manhole 2129A/1 (located on the southern side of Avoca Street), with a suitable alignment along Glendon Street, to service the whole of the proposed development.

Timing: Prior to commencement of Stage 1 of the development.

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

TRADE WASTE DISPOSAL (COMMERCIAL KITCHEN)

ENG27. Connect any commercial kitchen to Council's sewer reticulation. Obtain a Plumbing Approval from Council with the relevant inspections undertaken prior to connection to the sewer.

PARKING AND ACCESS - GENERAL

ENG28. 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.

ENG29. Design all on-street parking in accordance with *AS2890.5:2020 Parking facilities On-street parking,* and Austroads Guide to Road Design.

ENG30. Design and construct all access, parking and manoeuvring areas with concrete, asphalt or a two-coat bitumen seal.

ENG31. Provide a minimum of 42 off street car parking spaces, including a minimum of 1 person with disability (PWD) car parking space, and 2 continuous set down zones generally in accordance with Black Ink Architecture Dwg SK-06 Issue 11 dated 27/02/2024, and which reflect requirements in the SARA decision reference 2310-37472 SRA on 12 January 2024.

ENG32. Design & construct all off street PWD car parking spaces in accordance with AS2890.6.

ENG33. Provide a concrete pedestrian footpath from the carpark to the Stage 1 buildings that meets the Disability Discrimination Act requirements.

ENG34. Provide vehicle bollards or tyre stops to control vehicular access and to protect landscaping or pedestrian areas where appropriate.

ENG35. 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.

ENG36. 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.

ENG37. Install all necessary signage for traffic flow e.g. No Entry, One-Way, Left Out Only.

PARKING AND ACCESS - SERVICING

ENG38. Provide loading bay/drop off facilities for Small Rigid Vehicle, Waste Collection Vehicle, mini bus, and ambulance in the locations generally shown on the approved plan(s) of development.

ENG39. Design along the route to and from all loading bay facilities and the external road network, all access driveways, circulation driveways, parking aisles and the like with a layout that accommodates the turning movements of all service vehicles, and ensure that all vehicles are able to enter and exit the site in a forward direction.

ENG40. Ensure loading and unloading operations are conducted wholly within the site and vehicles enter and exit the site in a forward direction.

VEHICLE ACCESS

ENG41. Accesses to the site between the property boundary and the edge of the Markwell Street/Glendon Street road pavement, shall be constructed in accordance with Council's Standard Drawing IPWEAQ Std Dwg RS-051, Rev F. Ensure that crossovers splay is designed to accommodate turning movements of the longest expected service vehicle.

Timing: Prior to commencement of Stage 1 of the development.

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

ENG42. 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).

REDUNDANT CROSSOVERS

ENG43. Remove all redundant crossovers and reinstate the kerb and channel, road pavement, services, verge and any footpath to the standard immediately adjacent along the frontage of the site.

ROADWORKS – FRONTAGE WORKS

ENG44. Design and construct the Glendon Street frontage of the proposed development in accordance with Council Standards, relevant Austroads' Standards, and Council's Planning Scheme. More specifically, include the following:

a) Widening of Glendon Street to accommodate the proposed parallel parking. This includes any reconstruction of Glendon Street to achieve the design levels required for kerb and channel;
b) Replacement of the kerb and channel for the full Glendon Street frontage;
c) Full width concrete footpath between the kerb and property boundary;
d) provision for stormwater drainage (including adjusting manhole levels), line marking, signage (including parking restrictions) and kerb ramps.

Comment: Roadworks shall be carried out under an Operational Work application.

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

ROADWORKS AND PEDESTRIAN SAFETY

ENG45. Install signage for all works on or near roadways in accordance with the Manual for Uniform Traffic Control Devices – Part 3, Works on Roads.

ENG46. Submit to Council, an application for any footpath, road or lane closures, and ensure all conditions of that approval are complied with during construction of the works.

ENG47. Maintain safe pedestrian access along Council's footpaths at all times.

ELECTRICITY AND TELECOMMUNICATION

ENG48. Connect the development to electricity and telecommunication services.

EARTHWORKS – GENERAL

ENG49. Earthworks per site involving cut or fill with a quantity of material greater than $50m^3$, requires an Operational Work application.

ENG50. Undertake earthworks in accordance with the provisions of AS3798 Guidelines on Earthworks for Commercial and Residential Developments.

EROSION AND SEDIMENT CONTROL – GENERAL

ENG51. 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.

ENG52. 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.

STAGE 2 CONDITIONS

GENERAL

Unless otherwise amended by the following conditions.

GEN2. 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 (refer to the **approved plans** cited under condition GEN1.).

GEN3. All works including the repair or relocation of services (Telstra/lighting) are to be completed at no cost to council.

GEN4. The applicant is required to maintain the site in a clean and orderly state at all times.

ADDITIONAL DRAWINGS (STAGE 2)

GEN5. Prior to the commencement of Stage 2 works, provide, detailed elevations of the intended Stage 2 building inclusive of the following:

- Show all proposed façade treatments to property boundaries and road frontages.
- The interim façade treatment to blank walls prior to enactment of subsequent Stage 3.

COMPLIANCE ASSESSMENT

GEN6. All conditions of this approval are to be satisfied prior to Council issuing a compliance certificate for the commencement of the use and it's and it is the applicant's responsibility to notify Council to inspect compliance with conditions.

Compliance certificate fee will be charged with payment required prior to council approval of the associated documentation requiring compliance assessment.

CONDITION TIMING

GEN7. Unless stated otherwise, all conditions are to be complied with prior to commencement of the use and compliance maintained at all times while the use continues.

BUILDING MANAGEMENT STATEMENT

GEN8. Ensure a Building Management Statement is registered on the title.

The Building Management Statement must cover common building management items including but not limited to any shared:

- Support, services and utilities;
- Pedestrian and vehicle access;
- Car parking including visitor and disabled spaces;
- Vehicle servicing areas including loading docks;
- Refuse storage and collection areas;
- Storage areas; and
- Recreation areas.

Timing: As part of the registration of the plan of subdivision notated by Council and then to be maintained.

GEN9. The building management statement must be submitted to, and the content accepted by South Burnett Regional Council's 'Development Services'.

GEN10. Lodge the accepted building Management Statement with the Registrar of Titles for the relevant Queensland State Government Authority.

GEN11. Submit to South Burnett Regional Council's 'Development Services' evidence of the registration of the accepted Building Management Statement.

PLANNING

NATURE & EXTENT OF THE APPROVED USE

MCU1. Stage 1 & 2 uses are limited to those identified on the approved plans (Ground Level through to Level 6).

MCU2. Short-Term staff accommodation must remain ancillary to the approved Hospital, Health care services, and Residential care facility only. Short-Term staff accommodation is to be maintained exclusively for the purpose of accommodating staff and/or other service providers associated with the approved Hospital, Health care services, and Residential care facility only.

MCU3. Roof top is to be limited to garden areas only unless otherwise stated on the approved drawings.

MCU4. Multi-Purpose Space (165m^2 located on Roof Top) must remain ancillary to the approved Hospital, and Residential care facility only.

MCU5. In the event that an appropriate liquor licence is obtained from the relevant authority, this development approval for Food and Drink Outlet (at ground level) does not permit the service of alcohol to patrons who are not consuming food.

DEMOLITION

MCU6. Demolish buildings/structures on the site in accordance with the approved drawings and where applicable the approved Construction Management Plan.

MCU7. If construction for Stage 2 does not commence within 3 months of the demolition of the existing buildings (on site), the site must be turfed and appropriately treated for erosion and sediment control.

BUILDING HEIGHT

MCU8. The maximum building height (Stage 2) must be in accordance with the following:

- Maximum overall vertical height of 33.5m (from existing ground level) to the peak roof height shown in approved drawing SK-29_Section S01_ (issue 09) _date 5 October 2023; and
- Total number of storeys is 7 with arrangement (of storeys) to be in accordance with that shown in approved drawing SK-29_Section S01_ (issue 09) _date 5 October 2023.

MCU9. Submit to Council certification from a registered surveyor confirming that the 'as constructed' overall height are in accordance with the requirements of condition MCU8.

EXTERNAL ARCHITECTURAL DETAILS

MCU10. All Stage 2 building façade treatments, external materials, colours and finishes must be in accordance with the approved drawings and documents.

AWNING IN THE ROAD RESERVE

MCU11. Provide a pedestrian awning along Markwell Street & Glendon Street to the extent shown in Stage 2 drawings (fronting Markwell Street & Glendon Street).

SECURITY LIGHTING

MCU12. Install a lighting system to the underside of the proposed awning over the footpath in accordance with the relevant Australian Standards and in accordance with the following:

- Suitably qualified professional is to submit a detailed lighting plan demonstrating that under awning lighting complies with applicable Australian Standards (for Pedestrian Areas).
- Implement in accordance with the detailed lighting plan and provide Council with certification of completed works (from a licensed electrical contractor).
- Maintain the awning lighting system at all times.

MCU13. Install and maintain a suitable system of security lighting to operate from dusk till dawn within all areas where the public may gain access, including carparking areas, building entrances, and vegetated areas.

MCU14. Design of all external lighting in accordance with AS 4282-1997 *'Control of obtrusive effects of outdoor lighting',* ensuring that light spillage does not cause nuisance to nearby sensitive uses.

MCU15. Provide certification from a suitably qualified professional that all security lighting installed complies with applicable Australian Standards and retains acceptable impacts on adjoining (or nearby) sensitive uses.

Timing: Prior to issue of certificate of classification/Final Inspection Certificate, or prior to commencement of use (whichever comes first).

LANDSCAPING

MCU16. Construct landscaping in accordance with the prepared landscape concept plan, the relevant council standards, best trade practise, and the following conditions.

- If the extent or configuration of landscaped areas has been marginally amended from the plan, then adjust plant numbers to ensure full coverage.
- Provide a 3-tier landscape structure to all landscape areas IE trees shrubs and ground covers.
- Maximise opportunities for stormwater infiltration into landscaped areas (where available).
- Maintain the landscape works generally in accordance with the detailed plans and to industry standards.

SCREEN MECHANICAL PLANT

MCU17. Install and maintain suitable screening to all air conditioning, lift motor rooms, plant and service facilities located at the top of or on the external face of the building. The screening structures must be constructed from materials that are consistent with materials used elsewhere on the façade of the building.

ELECTRICITY/TELECOMMUNICATIONS

MCU18. The development is to be supplied with reticulated electricity and telecommunications services.

VISUAL AMENITY & REFLECTIVITY

MCU19. Façade treatments must not cause nuisance from glare and/or inappropriate reflectivity.

~~MCU20. Provide written confirmation from an appropriately qualified professional that façade treatments do not generate unreasonable glare, or reflectivity.~~

NOISE

MCU21. Carry out the development in accordance with the CRG Acoustics report reference 23062_REV4 recommendations as they relate to works associated with Stage 2 of this approval.

MCU22. A suitably qualified Acoustic Consultant shall provide written confirmation that all CRG Acoustics report reference_23062_REV4 recommendations (relevant to **Stage 2**) are in place.

Timing: Prior to issue of certificate of classification/Final Inspection Certificate, or prior to commencement of use (whichever comes first).

MCU23. Operation of trucks and commercial vehicles (excluding waste collection vehicles and emergency vehicles) must only occur between 7am & 7pm Monday to Saturday.

MCU24. All metal grilles, metal plates or similar subject to vehicular traffic must be acoustically damped to prevent environmental nuisance.

MCU25. Following the installation of all mechanical plant and equipment (e.g. air conditioning, mechanical ventilation, and refrigeration equipment and heat pump hot water systems), submit to South Burnett Regional Council's 'Development Services' certification that the plant and equipment is adequately noise-attenuated and in in accordance with applicable Planning Scheme Codes/policies (and other applicable laws).

CAR PARKING

MCU26. Car parking within the premises must be maintained exclusively for the ancillary use of the development. The parking must be retained for purposes associated with the approved development.

MCU27. Bin Storage area identified on Ground Floor – Stage 2 (SK13) is to include appropriate washdown facilities and drainage connections.

ENGINEERING WORKS

ENG1. Submit to Council, an Operational Work application for all civil works including earthworks, stormwater, water supply, sewer, roadworks, access and parking, erosion and sediment control.

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. 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.

ENG4. Submit to Council, certification from a suitably qualified Engineer (RPEQ) that the works have been undertaken in accordance with the Approved Plans and specifications and to Council's requirements, prior to commencement of the use.

MAINTENANCE

ENG5. Maintain all works that will become Council infrastructure for a period of 12 months (maintenance period) from the date of on-maintenance. Any defective works must be rectified within the maintenance period.

ENG6. Provide Council with a maintenance bond in an acceptable form equal to 5% of the value of Council's infrastructure prior to commencement of the maintenance period.

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

ENG7. 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.

ENG8. 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.

ENG9. Repair any and all damage to Councils road network resulting from the construction of the development. In particular, Glendon Street is unlikely to be able to support the types of vehicles and associated loadings that will be required for construction of the development (e.g. construction equipment, materials delivery etc), and failure of the pavement and surface is expected.

Comment: Council is open to discussing a suitable approach to the ongoing maintenance of roads, to ensure that failures and repairs are rectified in a timely manner, so that Council roads are safe for all road users at all times.

CONSTRUCTION TRAFFIC ROUTES

ENG10. All construction traffic associated with the development (excluding light vehicles) shall enter and exit the site via Glendon Street, between Avoca Street and the concrete median south of the roundabout at the intersection of Glendon Street and Markwell Street. All construction traffic shall enter and exit Glendon Street from the Avoca Street end. No other transport route to or from the site shall be used without the written consent of Council.

CONSTRUCTION AND NUISANCE MANAGEMENT PLAN

ENG11. Submit to Council for endorsement, a Construction and Nuisance Management Plan for approved development works for the site. The Plan is to cover where applicable, the following:

a) air quality management;
b) noise and vibration management;
c) storm water quality management;
d) erosion and sediment management;
e) vegetation management;
f) waste management;
g) complaint management;
h) community awareness;
i) preparation of site work plans;
j) workers' car parking arrangements;
k) traffic control during works; and
l) delivery of materials.

Timing: Prior to commencement of works.

ENG12. Implement the approved Construction Management Plan at all times during construction of the development.

ENG13. Ensure a legible copy of the approved Construction Management Plan is available on-site at all times during construction and earthworks.

STORMWATER MANAGEMENT

ENG14. Provide stormwater management generally in accordance with the Conceptual Site Based Stormwater Management Plan prepared by RMA Engineers, Revision 1, dated 30 August 2023, subject to detailed design and except as altered by conditions of this development approval.

ENG15. 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.

ENG16. Design and construct stormwater drainage incorporating measures to prevent any solid matter and floatable oils being carried into existing stormwater system.

ENG17. Stormwater from sealed areas and overflow pipes from stormwater detention structures and/or tanks installed for the stormwater system is required to be piped to the kerb and channel.

ENG18. Design and construct all internal stormwater drainage works to comply with the relevant Section/s of AS/NZS 3500.3.2.

ENG19. 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.

ENG20. 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

ENG21. Connect the development to Council's reticulated water supply system via a single connection, designed to Council and WWBROC requirements.

SEWERAGE

ENG22. Connect the development to Council's reticulated sewerage system via a single connection. The connection must be designed in accordance with Council and WBBROC standards and be approved by Council's Utility Services Section.

ENG23. Actual connection to Council's live sewerage infrastructure must be undertaken by or under the supervision of Council.

ENG24. Any works within the vicinity of an existing or proposed sewer shall meet the requirements of QDC *MP1.4 Building over or near relevant infrastructure.*

TRADE WASTE DISPOSAL (COMMERCIAL KITCHEN)

ENG25. Connect any commercial kitchen to Council's sewer reticulation. Obtain a Plumbing Approval from Council with the relevant inspections undertaken prior to connection to the sewer.

PARKING AND ACCESS - GENERAL

ENG26. 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.

ENG27. Design all on-street parking in accordance with *AS2890.5:2020 Parking facilities On-street parking,* and Austroads Guide to Road Design.

ENG28. Design and construct all access, parking and manoeuvring areas with concrete, asphalt or a two-coat bitumen seal.

ENG29. Provide a minimum of 131 Off Street Car Parking spaces (47 temporary), including a minimum of 3 person with disability (PWD) car parking space and 2 continuous set down zones, generally in accordance with Black Ink Architecture Dwg SK-13 Issue 11 dated 27/02/2024, and which reflect requirements in the SARA decision reference 2310-37472 SRA on 12 January 2024.

ENG30. Design & construct all off street PWD car parking spaces in accordance with AS2890.6.

ENG31. Provide vehicle bollards or tyre stops to control vehicular access and to protect landscaping or pedestrian areas where appropriate.

ENG32. 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.

ENG33. 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.

ENG34. Install all necessary signage for traffic flow e.g. No Entry, One-Way, Left Out Only.

PARKING AND ACCESS - SERVICING

ENG35. Provide loading bay/drop off facilities for Small Rigid Vehicle, Waste Collection Vehicle, mini bus, and ambulance in the locations generally shown on the approved plan(s) of development.

ENG36. Design along the route to and from all loading bay facilities and the external road network, all access driveways, circulation driveways, parking aisles and the like with a layout that accommodates the turning movements of all service vehicles, and ensure that all vehicles are able to enter and exit the site in a forward direction.

ENG37. Ensure loading and unloading operations are conducted wholly within the site and vehicles enter and exit the site in a forward direction.

VEHICLE ACCESS

ENG38. Accesses to the site between the property boundary and the edge of the Markwell Street/Glendon Street road pavement, shall be constructed in accordance with Council's Standard Drawing IPWEAQ Std Dwg RS-051, Rev F. Ensure that crossovers splay is designed to accommodate turning movements of the longest expected service vehicle.

Timing: Prior to commencement of Stage 2 of the development.

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

ENG39. 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).

REDUNDANT CROSSOVERS

ENG40. Remove all redundant crossovers and reinstate the kerb and channel, road pavement, services, verge and any footpath to the standard immediately adjacent along the frontage of the site.

ROADWORKS – FRONTAGE WORKS

ENG41. Design and construct the Markwell Street and Glendon Street frontage of the proposed development in accordance with Council Standards, relevant Austroads' Standards, and Council's Planning Scheme. More specifically, include the following:

a) Widening of Markwell St pavement and Glendon St pavement to accommodate the proposed parallel parking. This includes any reconstruction of Markwell St and Glendon St to achieve the design levels required for an on-grade transition from the parking spaces to the footpath;
b) Removal of the existing PWD carpark on Markwell St and Glendon St frontage;
c) Replacement of the kerb and channel or the construction of Stormwater drainage culvert feature along the carpark edge. The Carpark spaces are to be on Grade with the footpath, for the full Glendon Street frontage;

d) Full width concrete footpath between the kerb and channel, the car park spaces, and property boundary for Markwell Street and Glendon Street frontages;
e) Provision for stormwater drainage (including adjusting manhole levels), line marking, signage (including parking restrictions) and kerb ramps.

Comment: Roadworks (including footpath works) shall be carried out under an Operational Work application.

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

ROADWORKS AND PEDESTRIAN SAFETY

ENG42. Install signage for all works on or near roadways in accordance with the Manual for Uniform Traffic Control Devices – Part 3, Works on Roads.

ENG43. Submit to Council, an application for any footpath, road or lane closures, and ensure all conditions of that approval are complied with during construction of the works.

ENG44. Maintain safe pedestrian access along Council's footpaths at all times.

ELECTRICITY AND TELECOMMUNICATION

ENG45. Connect the development to electricity and telecommunication services.

EARTHWORKS – GENERAL

ENG46. Earthworks per site involving cut or fill with a quantity of material greater than $50m^3$, requires an Operational Work application.

ENG47. Undertake earthworks in accordance with the provisions of AS3798 Guidelines on Earthworks for Commercial and Residential Developments.

EROSION AND SEDIMENT CONTROL – GENERAL

ENG48. 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.

ENG49. 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.

STAGE 3 CONDITIONS

GENERAL

Unless otherwise amended by the following conditions.

GEN2. 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 (refer to the **approved plans** cited under condition GEN1.).

GEN3. All works including the repair or relocation of services (Telstra/lighting) are to be completed at no cost to council.

GEN4. The applicant is required to maintain the site in a clean and orderly state at all times.

COMPLIANCE ASSESSMENT

GEN5. All conditions of this approval are to be satisfied prior to Council issuing a compliance certificate for the commencement of the use and it's and it is the applicant's responsibility to notify Council to inspect compliance with conditions.

Compliance certificate fee will be charged with payment required prior to council approval of the associated documentation requiring compliance assessment.

CONDITION TIMING

GEN6. Unless stated otherwise, all conditions are to be complied with prior to commencement of the use and compliance maintained at all times while the use continues.

BUILDING MANAGEMENT STATEMENT

GEN7. Ensure a Building Management Statement is registered on the title for each proposed lot.

The Building Management Statement must cover common building management items including but not limited to any shared:

- Support, services and utilities;
- Pedestrian and vehicle access;
- Car parking including visitor and disabled spaces;
- Vehicle servicing areas including loading docks;
- Refuse storage and collection areas;
- Storage areas; and
- Recreation areas.

Timing: As part of the registration of the plan of subdivision notated by Council and then to be maintained.

GEN8. The building management statement must be submitted to, and the content accepted by South Burnett Regional Council's 'Development Services'.

GEN9. Lodge the accepted building Management Statement with the Registrar of Titles for the relevant Queensland State Government Authority.

GEN10. Submit to South Burnett Regional Council's 'Development Services' evidence of the registration of the accepted Building Management Statement.

PLANNING

NATURE & EXTENT OF THE APPROVED USE

MCU1. Stage 3 uses are limited to those identified on the approved plans (Ground Level through to Level 6).

MCU2. Roof top is to be limited to garden areas only unless otherwise stated on the approved drawings.

DEMOLITION

MCU3. Demolish buildings/structures on the site in accordance with the approved drawings and where applicable the approved Construction Management Plan.

MCU4. If construction for Stage 3 does not commence within 3 months of the demolition of the existing buildings (on site), the site must be turfed and appropriately treated for erosion and sediment control.

BUILDING HEIGHT

MCU5. The maximum building height (Stage 3) must be in accordance with the following:

- Maximum overall vertical height is to be consistent with finished levels shown (and scaled) on the approved drawing SK-29_Section S01_ (issue 09) _date 5 October 2023; and

- Total number of storeys is 7 with arrangement (of storeys) to be in accordance with that shown in approved drawing SK-29_Section S01_ (issue 09) _date 5 October 2023.

EXTERNAL ARCHITECTURAL DETAILS

MCU6. External details of the building façade treatment, external materials, colours and finishes must be consistent with approved drawings and documents.

LIGHTING

MCU7. Install and maintain a suitable system of security lighting to operate from dusk till dawn within all areas where the public may gain access, including carparking areas, building entrances, and vegetated areas.

MCU8. Design of all external lighting in accordance with AS 4282-1997 *'Control of obtrusive effects of outdoor lighting',* ensuring that light spillage does not cause nuisance to nearby sensitive uses.

MCU9. Provide certification from a suitably qualified professional that all security lighting installed complies with applicable Australian Standards and retains acceptable impacts on adjoining (or nearby) sensitive uses.

FENCING AND ACOUSTIC TREATMENTS

MCU10. All fencing and acoustic treatments to be in accordance with the CRG Acoustics - Environmental Noise Impact Assessment, Reference 23062, Revision 4, Dated 27 November 2023.

Nb. The combined height of the retaining wall, fencing and/or acoustic barrier must not exceed the adopted height as referred to in the Environmental Noise Impact Assessment.

LANDSCAPING

MCU11. Construct landscaping in accordance with the prepared landscape concept plan, the relevant council standards, best trade practise, and the following conditions.

- If the extent or configuration of landscaped areas has been marginally amended from the plan, then adjust plant numbers to ensure full coverage.
- Provide a 3-tier landscape structure to all landscape areas IE trees shrubs and ground covers.
- Maximise opportunities for stormwater infiltration into landscaped areas (where available).
- Maintain the landscape works generally in accordance with the detailed plans and to industry standards.

SCREEN MECHANICAL PLANT

MCU12. Install and maintain suitable screening to all air conditioning, lift motor rooms, plant and service facilities located at the top of or on the external face of the building. The screening structures must be constructed from materials that are consistent with materials used elsewhere on the façade of the building.

ELECTRICITY/TELECOMMUNICATIONS

MCU13. The development is to be supplied with reticulated electricity and telecommunications services.

VISUAL AMENITY & REFLECTIVITY

MCU14. Façade treatments must not cause nuisance from glare and/or inappropriate reflectivity.

~~MCU15. Provide written confirmation from an appropriately qualified professional that façade treatments do not generate unreasonable glare, or reflectivity.~~

NOISE

MCU16. Carry out the development in accordance with the CRG Acoustics report reference_23062_REV4 recommendations as they relate to works associated with Stage 3 of this approval.

MCU17. A suitably qualified Acoustic Consultant shall provide written confirmation that all CRG Acoustics report reference_23062_REV4 recommendations (relevant to **Stage 3**) are in place.

Timing: Prior to issue of certificate of classification/Final Inspection Certificate, or prior to commencement of use (whichever comes first).

MCU18. Operation of trucks and commercial vehicles (excluding waste collection vehicles and emergency vehicles) must only occur between 7am & 7pm Monday to Saturday.

MCU19. All metal grilles, metal plates or similar subject to vehicular traffic must be acoustically damped to prevent environmental nuisance.

MCU20. Following the installation of all mechanical plant and equipment (e.g. air conditioning, mechanical ventilation, and refrigeration equipment and heat pump hot water systems), submit to South Burnett Regional Council's 'Development Services' certification that the plant and equipment is adequately noise-attenuated and in accordance with applicable Planning Scheme Codes/policies (and other applicable laws).

CAR PARKING

MCU21. Car parking within the premises must be maintained exclusively for the ancillary use of the development. The parking must be retained for purposes associated with the approved development.

ENGINEERING WORKS

ENG1. Submit to Council, an Operational Work application for all civil works including earthworks, stormwater, water supply, sewer, roadworks, access and parking, erosion and sediment control.

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. 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.

ENG4. Submit to Council, certification from a suitably qualified Engineer (RPEQ) that the works have been undertaken in accordance with the Approved Plans and specifications and to Council's requirements, prior to commencement of the use.

MAINTENANCE

ENG5. Maintain all works that will become Council infrastructure for a period of 12 months (maintenance period) from the date of on-maintenance. Any defective works must be rectified within the maintenance period.

ENG6. Provide Council with a maintenance bond in an acceptable form equal to 5% of the value of Council's infrastructure prior to commencement of the maintenance period.

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

ENG7. 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.

ENG8. 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.

ENG9. Repair any and all damage to Councils road network resulting from the construction of the development. In particular, Glendon Street is unlikely to be able to support the types of vehicles and associated loadings that will be required for construction of the development (e.g. construction equipment, materials delivery etc), and failure of the pavement and surface is expected.

Comment: Council is open to discussing a suitable approach to the ongoing maintenance of roads, to ensure that failures and repairs are rectified in a timely manner, so that Council roads are safe for all road users at all times.

CONSTRUCTION TRAFFIC ROUTES

ENG10. All construction traffic associated with the development (excluding light vehicles) shall enter and exit the site via Glendon Street, between Avoca Street and the concrete median south of the roundabout at the intersection of Glendon Street and Markwell Street. All construction traffic shall enter and exit Glendon Street from the Avoca Street end. No other transport route to or from the site shall be used without the written consent of Council.

CONSTRUCTION AND NUISANCE MANAGEMENT PLAN

ENG11. Submit to Council for endorsement, a Construction and Nuisance Management Plan for approved development works for the site. The Plan is to cover where applicable, the following:

a) air quality management;
b) noise and vibration management;
c) storm water quality management;
d) erosion and sediment management;
e) vegetation management;
f) waste management;
g) complaint management;
h) community awareness;
i) preparation of site work plans;
j) workers' car parking arrangements;
k) traffic control during works; and
l) delivery of materials.

Timing: Prior to commencement of works.

ENG12. Implement the approved Construction Management Plan at all times during construction of the development.

ENG13. Ensure a legible copy of the approved Construction Management Plan is available on-site at all times during construction and earthworks.

STORMWATER MANAGEMENT

ENG14. Provide stormwater management generally in accordance with the Conceptual Site Based Stormwater Management Plan prepared by RMA Engineers, Revision 1, dated 30 August 2023, subject to detailed design and except as altered by conditions of this development approval.

ENG15. 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.

ENG16. Design and construct stormwater drainage incorporating measures to prevent any solid matter and floatable oils being carried into existing stormwater system.

ENG17. Stormwater from sealed areas and overflow pipes from stormwater detention structures and/or tanks installed for the stormwater system is required to be piped to the kerb and channel.

ENG18. Design and construct all internal stormwater drainage works to comply with the relevant Section/s of AS/NZS 3500.3.2.

ENG19. 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.

ENG20. 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

ENG21. Connect the development to Council's reticulated water supply system via a single connection, designed to Council and WWBROC requirements.

SEWERAGE

ENG22. Connect the development to Council's reticulated sewerage system via a single connection. The connection must be designed in accordance with Council and WBBROC standards and be approved by Council's Utility Services Section.

ENG23. Actual connection to Council's live sewerage infrastructure must be undertaken by or under the supervision of Council.

ENG24. Any works within the vicinity of an existing or proposed sewer shall meet the requirements of QDC *MP1.4 Building over or near relevant infrastructure.*

TRADE WASTE DISPOSAL (COMMERCIAL KITCHEN)

ENG25. Connect any commercial kitchen to Council's sewer reticulation. Obtain a Plumbing Approval from Council with the relevant inspections undertaken prior to connection to the sewer.

PARKING AND ACCESS - GENERAL

ENG26. 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.

ENG27. Design all on-street parking in accordance with AS2890.5:2020 Parking facilities On-street parking, and Austroads Guide to Road Design.

ENG28. Design and construct all access, parking and manoeuvring areas with concrete, asphalt or a two-coat bitumen seal.

ENG29. Provide a minimum of 167 Off Street Car Parking spaces, including a minimum of 6 person with disability (PWD) car parking space and 2 continuous set down zones generally in accordance with Black Ink Architecture Dwg SK-20 Issue 11 dated 27/02/2024, and which reflect requirements in the SARA decision reference 2310-37472 SRA on 12 January 2024.

ENG30. Design & construct all off street PWD car parking spaces in accordance with AS2890.6.

ENG31. Provide vehicle bollards or tyre stops to control vehicular access and to protect landscaping or pedestrian areas where appropriate.

ENG32. 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.

ENG33. 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.

ENG34. Install all necessary signage for traffic flow e.g. No Entry, One-Way, Left Out Only.

PARKING AND ACCESS - SERVICING

ENG35. Provide loading bay/drop off facilities for Small Rigid Vehicle, Waste Collection Vehicle, mini bus, and ambulance in the locations generally shown on the approved plan(s) of development.

ENG36. Design along the route to and from all loading bay facilities and the external road network, all access driveways, circulation driveways, parking aisles and the like with a layout that accommodates the turning movements of all service vehicles, and ensure that all vehicles are able to enter and exit the site in a forward direction.

ENG37. Ensure loading and unloading operations are conducted wholly within the site and vehicles enter and exit the site in a forward direction.

VEHICLE ACCESS

ENG38. Accesses to the site between the property boundary and the edge of the Markwell Street/Glendon Street road pavement, shall be constructed in accordance with Council's Standard Drawing IPWEAQ Std Dwg RS-051, Rev F. Ensure that crossovers splay is designed to accommodate turning movements of the longest expected service vehicle.

Timing: Prior to commencement of Stage 3 of the development.

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

ENG39. 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).

REDUNDANT CROSSOVERS

ENG40. Remove all redundant crossovers and reinstate the kerb and channel, road pavement, services, verge and any footpath to the standard immediately adjacent along the frontage of the site.

ROADWORKS AND PEDESTRIAN SAFETY

ENG41. Install signage for all works on or near roadways in accordance with the Manual for Uniform Traffic Control Devices – Part 3, Works on Roads.

ENG42. Submit to Council, an application for any footpath, road or lane closures, and ensure all conditions of that approval are complied with during construction of the works.

ENG43. Maintain safe pedestrian access along Council's footpaths at all times.

ELECTRICITY AND TELECOMMUNICATION

ENG44. Connect the development to electricity and telecommunication services.

EARTHWORKS - GENERAL

ENG45. Earthworks per site involving cut or fill with a quantity of material greater than $50m^3$, requires an Operational Work application.

ENG46. Undertake earthworks in accordance with the provisions of AS3798 Guidelines on Earthworks for Commercial and Residential Developments.

EROSION AND SEDIMENT CONTROL - GENERAL

ENG47. 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.

ENG48. 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 APPLICABLE TO ALL STAGES

ADV1. Infrastructure charges are now levied by way of an infrastructure charges notice, issued pursuant to section 119 of the *Planning Act 2016*.

ADV2. 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.

ADV3. Section 85 (1)(a) of the Planning Act 2016 provides that, if this approval is not acted upon within the period of six (6) years the approval will lapse.

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.

ADV5. Attached for your information is a copy of Chapter 6 of the Planning Act 2016 as regards Appeal Rights.

ADV6. SARA has imposed conditions on the development permit as attached as Attachment D.

ADV7. Landscape planting to be carried out in accordance with South Burnett Regional Council Planting Guidelines/Branching Out Guide.

ADV8. Odours or airborne contaminants which are noxious or offensive to public amenity or safety, likely to cause environmental harm or environmental nuisance or exceed the Air Quality Objectives listed in the Environmental Protection (Air) Policy 2019 as measured at any sensitive place or commercial place must not be released to the atmosphere during building work and throughout the life of this development.

ADV9. Noise from activity associated with the use of the subject land must not exceed the Acoustic Quality Objectives listed in the Environment Protection (Noise) Policy 2019 when measured at any sensitive receptor.

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. NEGOTIATED REPORT

Council on 24 January 2024, decided to issue the following type of approval:

- Development Permit for Material Change of Use for a Staged Mixed-Use Development – Residential Care Facility, Health Care Service, Hospital, Child Care Centre and Food & Drink Outlets/Shop at 25 & 31 Markwell Street & 7 Glendon Street, Kingaroy (and described as Lot 1 on RP42037, Lot 1 on RP57027, Lots 2 & 3 on RP7625 & Lots 4 & 5 on SP146001).

Representations are made with regards to changing condition/s –

APPLICATION SUMMARY	
Applicant:	Isaac Consulting
Owner:	Ethos Health Care Pty Ltd & C 59 Pty Ltd
Type of Application:	Material Change of Use
Street Address:	• 25 and 31 Markwell Street, Kingaroy QLD 4610 • 7 Glendon Street, Kingaroy QLD 4610
RP Description:	Lot 1 on RP57027 Lot 1 on RP42037 Lots 2 & 3 on RP7925 Lots 4 & 5 on SP146001
State Referral Agencies:	Department of Transport & Main Roads
Referred Internal Specialists:	Engineering

The following table outlines the proposed development:

PROPOSED DEVELOPMENT	
Proposed Development:	Hospital Medical Facilities Residential Care Facility NDIS Accommodation Childcare Centre
Variations Sought:	Height of 7 storeys
Level of Assessment:	Impact
Decision Making Period Ends:	N/A

The following table describes the key development parameters for the proposal:

Material Change of Use	***DEVELOPMENT PARAMETERS***
Gross Floor Area	36,712.3m^2
Building Height	33.5m above ground level – 7 Storeys
Storeys (Height)	7
Site Cover	84%
Landscape	Streetscape works at ground. Containerised planting above ground.
Number of parking spaces	167 on-site parking spaces 2 on-site ambulance bays 6 PWD bays 2 continuous set down zones
Access	Markwell St
Design Vehicle	B99, Van, MRV, RCV
Setbacks	As indicated on the approved plans.

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

Table 1 – Maps & Descriptions (Source: Intramaps)

Site	 *Figure 1 - Highlighted lots that are part of the proposed Mixed Use Development* The subject site is located in the Principal Centre and Community Facilities Zone, which is made up of low set community facilities, large retail centre adjacent to the subject site, fronting Alford Street and Kingaroy Street. Several low rise retail strip shops along Alford Street and government buildings.
Zoning	 *Figure 2 – zoning of the proposed Mixed Use Development* The subject site adjoins State Emergency Services to the south, Cherbourg Regional Aboriginal and Islander Community Health Services Clinic to the south - west, Rooms Motel Short term accommodation to the west including single storey dwelling house.

Overlays

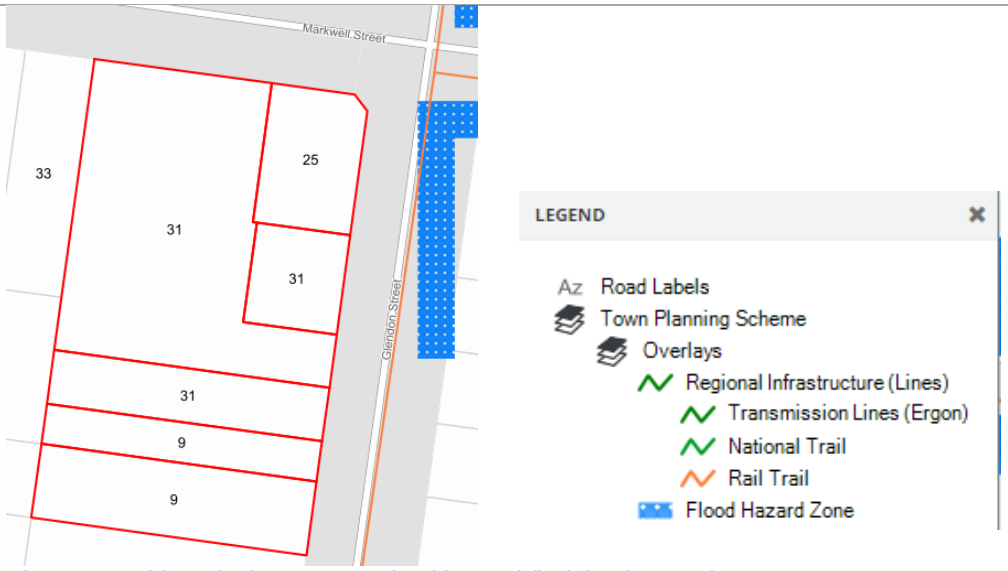

Figure 3 - Subject site is not constrained by Bushfire/Flood Hazard.

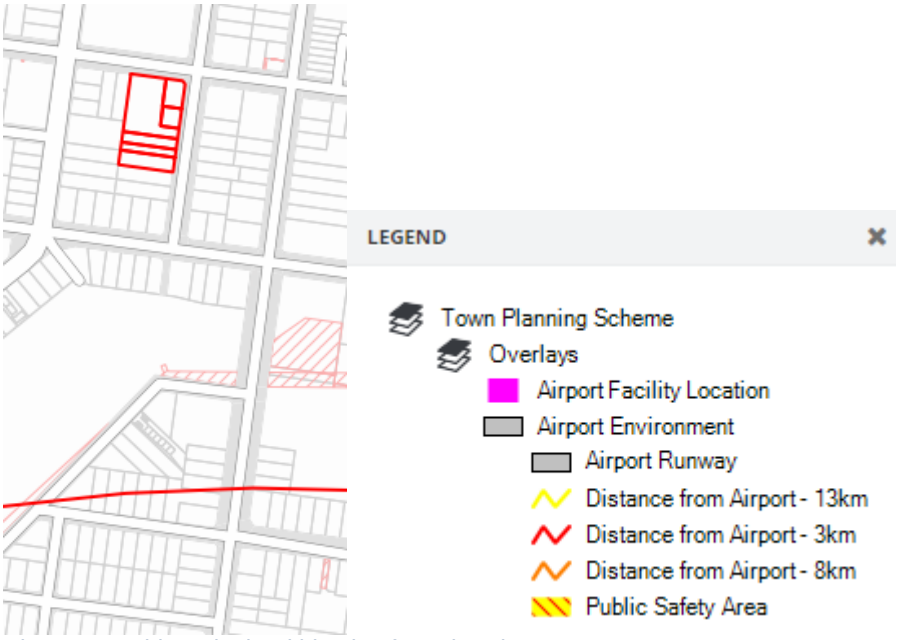

Figure 4 - Subject site is within 8km from the Airport.

Services

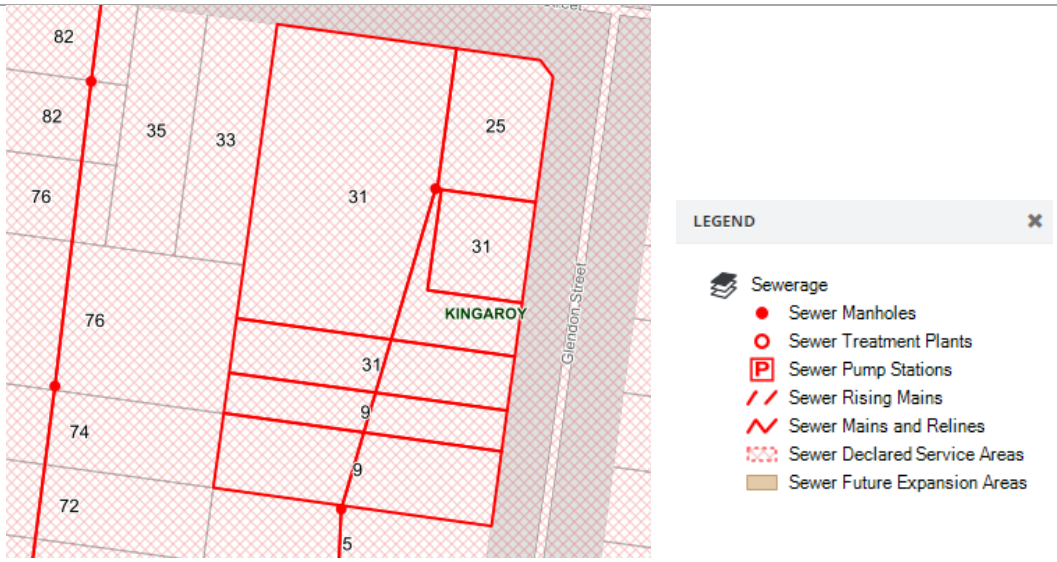

Figure 5 - Source: IntraMaps (Sewer Reticulation Network).

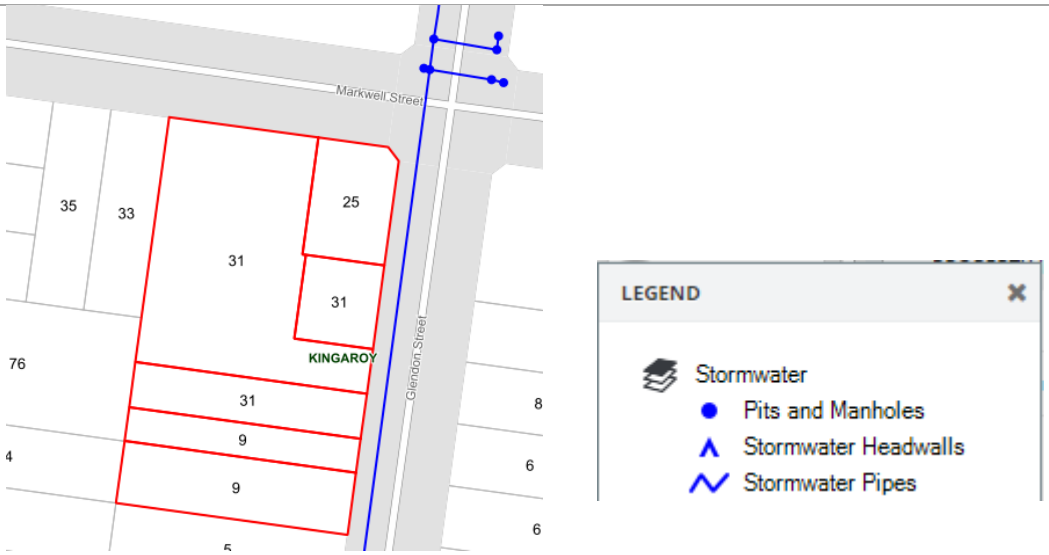

Figure 6 - Source: IntraMaps (Stormwater Network).

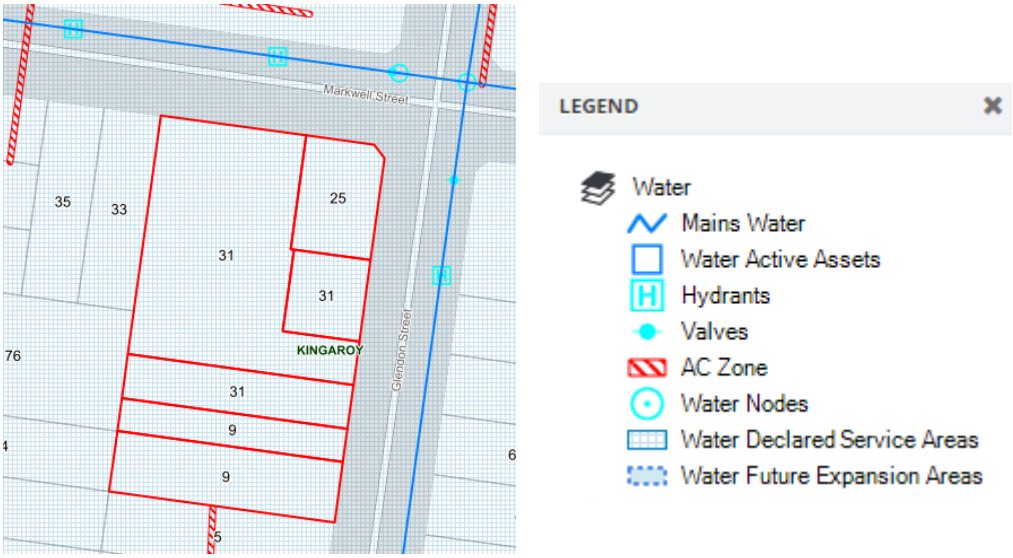

Figure 7 - Source: IntraMaps (Water Supply Network).

Topography

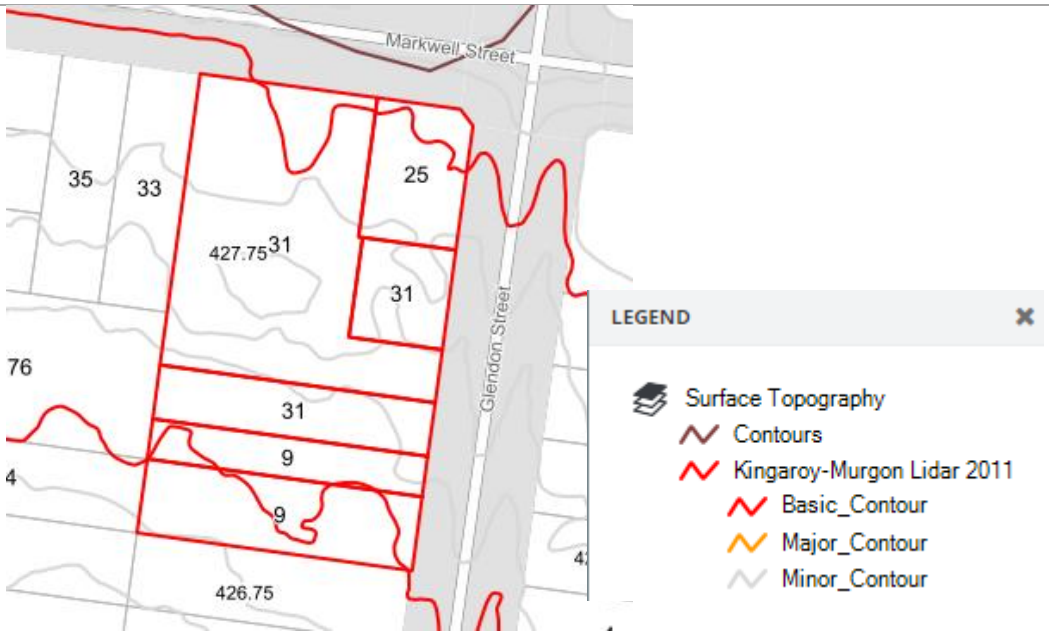

Figure 8 - The existing site falls generally south at a gradient of approximately 1.2%

SITE AND LOCALITY DESCRIPTION	
Land Area:	9,477m^2
Existing Use of Land:	Hospital Medical Facilities
Road Frontage:	200 metres
Site description:	Currently improved by several buildings involved in health care & medical use.
Topography:	Generally Flat
Surrounding Land Uses:	• Commercial/Retail/Community Use

3. APPLICATION REPRESENTATIONS ON THE DECISION

Changes to plans and conditions of approval have been proposed by the applicant. The following table identifies the relevant plans and conditions to be amended, the officer's assessment of the proposed amendments and any recommended amendments to the condition/s.

The Table below contains summary of the applicant's representations and the officer's assessment and recommendations.

1) Change to Ground Level Plans stage 1, stage 2, stage 3.
Ground level plans (for all stages) have been amended to account for: • Revised set down/drop of areas internal to the development site; • Installation of continuous set down, PWD bay, and parking bays within the Glendon Street road pavement; • Revised internal pedestrian movement paths from stage 3's formal parking area.
1) Officer's Assessment
Ground level plans for stage 1, stage 2, & stage 3 have been reviewed and appears to be consistent with the State Assessment and Referral Agencies (SARA) amendments made pursuant to SARA reference 2310-37472 SRA on 12 January 2024.
1) Recommendation
Changes to Ground Level Plans for stage 1, stage 2, and stage 3 are supported.
2) Documents Referred to in the Approval
The CRG Acoustics Environmental Noise Impact Assessment referenced in the approval is revision 2, not revision 4.
2) Officer's Assessment
Updating the document version number is supported.
2) Recommendation
Amend the Documents Referred to section of the approval to include CRG Acoustics Environmental Noise Impact Assessment_23062 Revision_4 Dated 27th November 2023.
3) Conditions Stage 1
The applicant has requested changes to specific conditions as outlined.
3) Officer's Assessment (Stage 1 Conditions)
GEN 4 – This condition required amalgamation of all existing lots into a single lot prior to commencement of site works. The applicant advised that parts of the development will undergo a volumetric subdivision for each stage and as a result cancel the balance lot. Accordingly, the staged development will be titled appropriately with existing lots removed. ***Note:*** This condition is intentionally crossed out (removed) to preserve existing numbering of all other conditions. **MCU6** – This condition required certification that finished Floor Levels be in accordance with RL's identified on approved elevations and sections. The applicant has advised that RL's on the approved elevations and sections may change (slightly) during the detailed design process. The condition for height also included a requirement that the development not exceed number of storeys identified on the approved drawings. It was determined that limitation of height to

number of storeys is sufficient as 'slight amendments' to RL's resulting from detailed design will not be easily identifiable nor noticeable and reference to finished floor levels can be removed.

MCU7 – This condition required certification of floor, roof levels and overall height in accordance with MCU6. Floor, and roof levels no longer require certification where the development's height is limited to number of storeys. Therefore, this condition can be amended to certify compliance requirements associated with MCU6 for overall height only.

MCU9 – This condition required installation of a pedestrian awning (over the verge) in Glendon Street. The extent of the pedestrian awing (in Glendon Street) was shown on the approved stage 1 ground level plan. The applicant requested additional text within the condition to ensure requirement for pedestrian awning does not span entire length of Glendon Street. This was considered a reasonable request, hence condition 9 is amended per the applicant's request.

MCU14 – This condition be amended to refer to the updated version of the CRG Acoustics Environmental Noise Impact Assessment 23062 Revision 4 Dated 27th November 2023.

MCU19 – This condition was imposed to ensure that the proposed glass façade does not generate unreasonable glare of reflectivity. The applicant requested complete removal of this condition which was considered and determined that it can be removed on the basis that condition MCU18 still requires that the development minimise glare and reflectivity. Hence, the intent to manage amenity issues remains within this approval.
***Note*:** this condition is intentionally crossed out (removed) to preserve existing numbering of all other conditions.

MCU20 – This Condition is amended to refer to the updated version of the CRG Acoustics Environmental Noise Impact Assessment 23062 Revision 4 Dated 27th November 2023.

MCU21 – This condition is amended to refer to the updated version of the CRG Acoustics Environmental Noise Impact Assessment 23062 Revision 4 Dated 27th November 2023.

ENG31 – This condition was imposed to ensure provision of required parking numbers (for Stage 1). Council's Development Engineer has reviewed the applicant's representations and supports the proposed amendment of the condition in order to reflect requirements in the State Assessment and Referral Agency (SARA) decision reference 2310-37472 SRA on 12 January 2024.

ENG44 – This condition was imposed to ensure appropriate construction of works proposed at the Glendon Street road reserve. Council's Development Engineer has reviewed the applicant's representations and:

1) Supports the proposed amendment to condition ENG44 (a) as requested.
2) Provided advice that condition ENG44 (b) should remain as originally worded in the 31 January 2024 decision.

Condition ENG44(b) was included as the existing kerb and channel is generally in poor condition, and likely to be further damaged during construction due to the footpath and pavement works. The applicant thought that this condition would impact the design for the on-grade transition between the new parallel parks and the footpath. However, the condition ENG44(b) only relates to kerb and channel outside of the parking/set down areas identified on approved plans. Council's officers explained condition ENG44(b)'s intent to the applicant, hence reason for the condition is clearly understood by all.

3) Recommendation Stage 1

With exception to Condition ENG44(b) all proposed amendments to conditions in Stage 1 (identified above) be supported.

4) Conditions Stage 2

The applicant has requested changes to specific conditions as outlined.

4) Officer's Assessment (Stage 2 Conditions)

MCU8 – This condition required certification that finished Floor Levels be in accordance with RL's identified on approved elevations and sections. The applicant has advised that RL's on the approved elevations and sections may change (slightly) during the detailed design process. The condition for height also included a requirement that the development not exceed number of storeys identified on the approved drawings. It was determined that limitation of height to number of storeys is sufficient as 'slight amendments' to RL's resulting from detailed design will not be easily identifiable nor noticeable and reference to finished floor levels can be removed.
Note: The plan referenced within the original condition was discovered to be incorrectly referenced and has been amended to the correct Drawing SK-29 Section S01 (Issue 09) Dated 5 October 2023.

MCU9 – This condition required certification of floor, roof levels and overall height in accordance with MCU8. Floor, and roof levels no longer require certification where the development's height is limited to number of storeys. Therefore, this condition can be amended to certify compliance requirements associated with MCU8 for overall height only.

MCU20 – This condition was imposed to ensure that the proposed glass façade does not generate unreasonable glare of reflectivity. The applicant requested complete removal of this condition which was considered and determined that it can be removed on the basis that condition MCU19 still requires that the development minimise glare and reflectivity. Hence, the intent to manage amenity issues remains within this approval.
***Note*:** this condition is intentionally crossed out (removed) to preserve existing numbering of all other conditions.

MCU21 – This condition is amended to refer to the updated version of the CRG Acoustics Environmental Noise Impact Assessment 23062 Revision 4 Dated 27th November 2023.

MCU22 – This condition is amended to refer to the updated version of the CRG Acoustics Environmental Noise Impact Assessment 23062 Revision 4 Dated 27th November 2023.

ENG29 – This condition was imposed to ensure provision of required parking numbers (for Stage 2). Council's Development Engineer has reviewed the applicant's representations supports the proposed amendment of the condition in order to reflect requirements in the State Assessment and Referral Agency (SARA) decision reference 2310-37472 SRA on 12 January 2024.

ENG41 – This condition was imposed to ensure appropriate construction of works proposed at the Markwell Street and Glendon Street road reserve. Council's Development Engineer has reviewed the applicant's representations and accepted all proposed changes.

4) Recommendation Stage 2

All proposed amendments to conditions in Stage 2 (identified above) be supported.

5) Conditions Stage 3

The applicant has requested changes to specific conditions as outlined.

5) Officer's Assessment (Stage 3 Conditions)

MCU5 – This condition required certification that finished Floor Levels be in accordance with RL's identified on approved elevations and sections. The applicant has advised that RL's on the approved elevations and sections may change (slightly) during the detailed design process. The condition for height also included a requirement that the development not exceed number of storeys identified on the approved drawings. It was determined that limitation of height to number of storeys is sufficient as 'slight amendments' to RL's resulting from detailed design will not be easily identifiable nor noticeable and reference to finished floor levels can be removed. MCU5 can also amended to correctly refer to 7 storeys.
Note: The plan referenced within the original condition was discovered to be incorrectly referenced and has been amended to the correct Drawing SK-29 Section S01 (Issue 09) Dated 5 October 2023.

MCU10 – Condition is amended to refer to CRG Acoustics Environmental Noise Impact Assessment 23062 Revision 4 Dated 27th November 2023.

MCU15 – This condition was imposed to ensure that the proposed glass façade does not generate unreasonable glare of reflectivity. The applicant requested complete removal of this condition which was considered and determined that it can be removed on the basis that condition MCU14 still requires that the development minimise glare and reflectivity. Hence, the intent to manage amenity issues remains within this approval.
***Note*:** this condition is intentionally crossed out (removed) to preserve existing numbering of all other conditions.

MCU16 – This condition is amended to refer to the updated version of the CRG Acoustics Environmental Noise Impact Assessment 23062 Revision 4 Dated 27th November 2023.

MCU17 – This condition is amended to refer to the updated version of the CRG Acoustics Environmental Noise Impact Assessment 23062 Revision 4 Dated 27th November 2023.

ENG29 – This condition was imposed to ensure provision of required parking numbers (for Stage 3). Council's Development Engineer has reviewed the applicant's representations supports the proposed amendment of the condition in order to reflect requirements in the State Assessment and Referral Agency (SARA) decision reference 2310-37472 SRA on 12 January 2024.

5) Recommendation Stage 3

All proposed amendments to conditions in Stage 3 (identified above) be supported.

4. CONSULTATION

The application underwent statutory notification from 8 December 2023 until 17 January 2024, there were no submissions received. Assessment of the applicant's representations seeking changes to plans, and conditions was considered minor to which potential for further submissions/objections (based on the changes sought in this negotiated decision) are unlikely.

5. RECOMMENDATION

That Council approve the Negotiated Decision for a Material Change of Use for Residential Care Facility, Health Care Service, Hospital, Child Care Centre and Food & Drink Outlets/Shop at 25 & 31 Markwell Street & 7 Glendon Street, Kingaroy (and described as Lot 1 on RP42037, Lot 1 on RP57027, Lots 2 & 3 on RP7625 & Lots 4 & 5 on SP146001). Applicant: Ethos Health Care Pty Ltd & C 59 Pty Ltd C/- James Isaac Consulting.

ATTACHMENTS

1. **Attachment A - Statement of Reasons** ⇩
2. **Attachment B - Infrastructure Charge Notice Stage 1** ⇩
3. **Attachment B - Infrastructure Charges Notice Stage 2** ⇩
4. **Attachment B - Infrastructure Charges Notice Stage 3** ⇩
5. **Attachment C - Approved Plans** ⇩
6. **Attachment D - Referral Angency Response** ⇩

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 – MCU23/0024	
Applicant:	Ethos Health Care Pty Ltd (A.C.N. 661 843 992) & C 59 Pty Ltd (A.C.N. 600 809 970) C/- Isaac Consulting Pty Ltd
Proposal:	Material Change of Use – Development Permit for a Staged Mixed-Use Development – Residential care facility, Health care service, Hospital, Child care centre and Food & Drink Outlets/Shop
Properly Made Date:	13 October 2023
Street Address:	25 & 31 Markwell Street & 7 Glendon Street Kingaroy QLD 4610
RP Description:	Lot 1 on RP42037 Lot 1 on RP57027 Lots 4 & 5 on SP146001 Lots 2 & 3 on RP7925
Assessment Type:	Impact Assessment
Number of Submissions:	No Submissions
ISSUE	Refer to item 2 below
Decision:	Approved with conditions
Decision Date:	6 March 2024

1. Assessment Benchmarks

The following are the benchmarks apply to this development:

Wide Bay Burnett Regional Plan

- Objective 1.2 *Plan for our Future* – Policies 1.2.1, 1.2.2, 1,2,3 & 1.2.11.
- Objective 1.3 *'Make place we're proud of'* – Policy 1.3.6.
- Objective 2.3 '*Create employment pathways for all'* – Policies 2.3.1 & 2.3.2

South Burnett Regional Council Planning Scheme 2017 v1.4

- Strategic Framework;
- Principal Centre Zone;
- Community Facility Zone;
- Services & Works Code.

2. Reasons for the Decision

The reasons for this decision are:

- The proposed scale of the development broadly responds to statutory requirements set out under the Wide Bay Burnett Regional Plan
- The proposal is consistent with the South Burnett Regional Planning Scheme 2017 v1.4 Strategic Framework regarding the provision of key infrastructure and services within Kingaroy (as the main South Burnett Regional Centre).
- The proposed uses are consistent with uses envisaged within the South Burnett Regional Planning Scheme's Principal Centre Zone Code & Community Facilities Zone Code.
- The proposal was assessed against and found to comply with the following broad planning criteria (considered as relevant matters in the impact assessment)
  - State Planning Policy 2017 (Liveable Communities).
  - State Planning Policy 2017 (Economic Growth).
  - State Planning Policy 2017 (Safety and Resilience to Hazards
  - State Planning Policy 2017 (Infrastructure)

- It was determined that sufficient consultation and engagement to inform the community was undertaken via media releases, and statutory notification.
- Reasonable and relevant conditions of approval can be imposed to ensure compliance with the South Burnett Planning Scheme 2017 v1.4 requirements.

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:	Ethos Health Care Pty Ltd C/- Isaac Consulting Pty Ltd 2/47 Warner Street FORTITUDE VALLEY QLD 4006
APPLICATION:	**STAGE 1** MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT - RESIDENTIAL CARE FACILITY (GENERAL CARE UNITS, NDIS UNITS, PALLATIVE CARE UNITS AND DEMENTIA CARE UNITS) - HEALTH CARE SERVICES - HOSPITAL (PLUS 42 X ANCILLARY SHORT TERM STAFF ACCOMMODATION, CAFE/FLORIST) - CHILD CARE CENTRE (50 ENROLMENTS)
DATE:	6/3/2024
FILE REFERENCE:	MCU23/0024
AMOUNT OF THE LEVIED CHARGE: *(Details of how these charges were calculated are shown overleaf)*	**$1,342,200.00** **Total** $657,678.00 Water Supply Network $362,394.00 Sewerage Network $322,128.00 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:	Lots 4 & 5 on SP146001, Lot 1 on RP57027, Lots 2 & 3 on RP7925 & Lot 1 on RP42037
SITE ADDRESS:	25 & 31 Markwell Street & 7 Glendon Street, Kingaroy
PAYABLE TO:	**South Burnett Regional Council**
WHEN PAYABLE: *(In accordance with the timing stated in Section 122 of the Planning Act 2016)*	Material Change of Use – When the change happens.
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
Essential Services (Hospital, Medical Facilities, Residential Care, NDIS Accommodation, Communal Space)	16,879	m^2 GFA	49.00	CR Table 2.2	$827,071.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing lawful use	3,457	m^2 GFA	$49.00	CR Table 2.2	$169,393.00

Sewerage

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Essential Services (Hospital, Medical Facilities, Residential Care, NDIS Accommodation, Communal Space)	16,879	m^2 GFA	27.00	CR Table 2.2	$455,733.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing lawful use	3,457	m^2 GFA	$27.00	CR Table 2.2	$93,339.00

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Essential Services (Hospital, Medical Facilities, Residential Care, NDIS Accommodation, Communal Space)	16,879	m^2 GFA	24.00	CR Table 2.2	$405,096.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing lawful use	3,457	m^2 GFA	$24.00	CR Table 2.2	$82,968.00

Parks and Land for Community Facilities

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Essential Services (Hospital, Medical Facilities, Residential Care, NDIS Accommodation, Communal Space)	16,879	m^2 GFA	0.00	CR Table 2.2	$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing lawful use	3,457	m^2 GFA	$0.00	CR Table 2.2	$0.00

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Essential Services (Hospital, Medical Facilities, Residential Care, NDIS Accommodation, Communal Space)	6,073	m^2 Impervious	2.00	CR Table 2.2	$12,146.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing lawful use	6,350	m^2 Impervious	2.00	CR Table 2.2	$12,700.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Essential Services (Hospital, Medical Facilities, Residential Care, NDIS Accommodation, Communal Space)	$657,678.00	$362,394.00	$322,128.00	$0.00	$0.00	$1,342,200.(
Total	**$657,678.00**	**$362,394.00**	**$322,128.00**	**$0.00**	**$0.00**	**$1,342,200.(**

** 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 average[1]. 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 Payment can be made at any of the following South Burnett Regional Council Offices:

[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.

- 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

INFRASTRUCTURE CHARGES NOTICE

(Section 119 of the Planning Act 2016)

APPLICANT:	Ethos Health Care Pty Ltd C/- Isaac Consulting Pty Ltd 2/47 Warner Street FORTITUDE VALLEY QLD 4006
APPLICATION:	**STAGE 2** MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT - RESIDENTIAL CARE FACILITY (GENERAL CARE UNITS, NDIS UNITS, PALLATIVE CARE UNITS AND DEMENTIA CARE UNITS) - HEALTH CARE SERVICES - HOSPITAL (PLUS 42 X ANCILLARY SHORT TERM STAFF ACCOMMODATION, CAFE/FLORIST) - CHILD CARE CENTRE (50 ENROLMENTS)
DATE:	6/3/2024
FILE REFERENCE:	MCU23/0024
AMOUNT OF THE LEVIED CHARGE: *(Details of how these charges were calculated are shown overleaf)*	**$1,430,640.00** **Total** $700,273.00 Water Supply Network $385,919.00 Sewerage Network $343,018.00 Transport Network $0.00 Parks and Land for Community Facilities Network $1,430.00 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:	Lots 4 & 5 on SP146001, Lot 1 on RP57027, Lots 2 & 3 on RP7925 & Lot 1 on RP42037
SITE ADDRESS:	25 & 31 Markwell St & 7 Glendon St, Kingaroy
PAYABLE TO:	**South Burnett Regional Council**
WHEN PAYABLE: *(In accordance with the timing stated in Section 122 of the Planning Act 2016)*	Material Change of Use – When the change happens.
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
Essential Services (Hospital, Medical Facilities, Residential Care, NDIS Accommodation, Communal Space)	13,697	m^2 GFA	49.00	CR Table 2.2	$671,153.00
Educational Facility (Childcare)	350	m^2 GFA	49.00	CR Table 2.2	$17,150.00
Retail (commercial Retail)	190	m^2 GFA	63.00	CR Table 2.2	$11,970.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing lawful use	0	m^2 GFA	$49.00	CR Table 2.2	$0.00

Sewerage

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Essential Services (Hospital, Medical Facilities, Residential Care, NDIS Accommodation, Communal Space)	13,697	m^2 GFA	27.00	CR Table 2.2	$369,819.00
Educational Facility (Childcare)	350	m^2 GFA	27.00	CR Table 2.2	$9,450.00
Retail (commercial Retail)	190	m^2 GFA	35.00	CR Table 2.2	$6,650.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing lawful use	0	m^2 GFA	$27.00	CR Table 2.2	$0.00

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Essential Services (Hospital, Medical Facilities, Residential Care, NDIS Accommodation, Communal Space)	13,697	m^2 GFA	24.00	CR Table 2.2	$328,728.00
Educational Facility (Childcare)	350	m^2 GFA	24.00	CR Table 2.2	$8,400.00
Retail (commercial Retail)	190	m^2 GFA	31.00	CR Table 2.2	$5,890.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing lawful use	0	m^2 GFA	$24.00	CR Table 2.2	$0.00

Parks and Land for Community Facilities

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Essential Services (Hospital, Medical Facilities, Residential Care, NDIS Accommodation, Communal Space)	13,697	m^2 GFA	0.00	CR Table 2.2	$0.00
Educational Facility (Childcare)	350	m^2 GFA	0.00	CR Table 2.2	$0.00
Retail (commercial Retail)	190	m^2 GFA	0.00	CR Table 2.2	$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing lawful use	0	m^2 GFA	$0.00	CR Table 2.2	$0.00

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Essential Services (Hospital, Medical Facilities, Residential Care, NDIS Accommodation, Communal Space, Educational Facility, Commercial Retail)	992	m^2 Impervious	2.00	CR Table 2.2	$1,984.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing lawful use	277	m^2 Impervious	2.00	CR Table 2.2	$554.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Essential Services (Hospital, Medical Facilities, Residential Care, NDIS Accommodation, Communal Space), & Educational Facility (Childcare), & Retail (Commercial Retail)	$700,273.00	$385,919.00	$343,018.00	$0.00	$1,430.00	$1,430,640.(
Total	**$700,273.00**	**$385,919.00**	**$343,018.00**	**$0.00**	**$1,430.00**	**$1,430,640.(**

** 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 average[1]. 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 Payment can be made at any of the following South Burnett Regional Council Offices:

[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.

- 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

INFRASTRUCTURE CHARGES NOTICE

(Section 119 of the Planning Act 2016)

APPLICANT:	Ethos Health Care Pty Ltd C/- Isaac Consulting Pty Ltd 2/47 Warner Street FORTITUDE VALLEY QLD 4006
APPLICATION:	**STAGE 3** MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT - RESIDENTIAL CARE FACILITY (GENERAL CARE UNITS, NDIS UNITS, PALLATIVE CARE UNITS AND DEMENTIA CARE UNITS) - HEALTH CARE SERVICES - HOSPITAL (PLUS 42 X ANCILLARY SHORT TERM STAFF ACCOMMODATION, CAFE/FLORIST) - CHILD CARE CENTRE (50 ENROLMENTS)
DATE:	6/3/2024
FILE REFERENCE:	MCU23/0024
AMOUNT OF THE LEVIED CHARGE: *(Details of how these charges were calculated are shown overleaf)*	**$563,154.00** **Total** $274,106.00 Water Supply Network $151,038.00 Sewerage Network $134,256.00 Transport Network $0.00 Parks and Land for Community Facilities Network $3,754.00 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:	Lots 4 & 5 on SP146001, Lot 1 on RP57027, Lots 2 & 3 on RP7925 & Lot 1 on RP42037
SITE ADDRESS:	25 & 31 Markwell St & 7 Glendon St, Kingaroy
PAYABLE TO:	**South Burnett Regional Council**
WHEN PAYABLE: *(In accordance with the timing stated in Section 122 of the Planning Act 2016)*	Material Change of Use – When the change happens.
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
Essential Services (Residential Care)	5,594	m^2 GFA	49.00	CR Table 2.2	$274,106.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing lawful use	0	m^2 GFA	$49.00	CR Table 2.2	$0.00

Sewerage

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Essential Services (Residential Care)	5,594	m^2 GFA	27.00	CR Table 2.2	$151,038.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing lawful use	0	m^2 GFA	$27.00	CR Table 2.2	$0.00

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Essential Services (Residential Care)	5,594	m^2 GFA	24.00	CR Table 2.2	$134,256.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing lawful use	0	m^2 GFA	$24.00	CR Table 2.2	$0.00

Parks and Land for Community Facilities

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Essential Services (Residential Care)	5,594	m^2 GFA	0.00	CR Table 2.2	$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing lawful use	0	m^2 GFA	$0.00	CR Table 2.2	$0.00

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Essential Services (Residential Care)	1,877	m^2 Impervious	2.00	CR Table 2.2	$3,754.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing lawful use	0	m^2 Impervious	2.00	CR Table 2.2	$0.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Essential Services (Residential Care)	$274,106.00	$151,038.00	$134,256.00	$0.00	$3,754.00	$563,154.(
Total	**$274,106.00**	**$151,038.00**	**$134,256.00**	**$0.00**	**$3,754.00**	**$563,154.(**

** 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.*

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- via other methods identified on the Itemised Breakdown.

Enquiries

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PROPOSED HEALTH PRECINCT REDEVELOPMENT

CNR MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610

FOR ETHOS HEALTH CARE

KINGAROY HEALTH PRECINCT PROJECT INFORMATION			
SITE AREA (TOTAL)		9,477 m²	
LAND PARCELS		LOT 1 RP42037 / LOT 2 RP7925 / LOT 3 RP7925 / LOT 4 SP146001 / LOT 1 RP57027 / LOT 5 SP146001	
LOCAL AUTHORITY		SOUTH BURNETT REGIONAL COUNCIL	
SBRC PLANNING OVERLAYS / REGULATIONS		- COMMUNITY FACILITIES (EXISTING LAND PARCEL) - PRINCIPAL CENTRE (ADDITIONAL LAND PARCELS) - 3 - 8KM AIRPORT ENVIRONS - REGIONAL INFRASTRUCTURE	
EXISTING USE BREAKDOWN (GFA)			3,546.48m² (37.42 %)
PROPOSED USE BREAKDOWN (GFA) - **Calculations based on SBRC town plan documents**	STAGE 1	HOSPITAL MEDICAL FACILITIES RESIDENTIAL CARE NDIS ACCOMMODATION COMMUNAL SPACE	4,366.3m² 1,236.3m² 8,147.6m² 2,750.4m² 380.0m² 16,880.6m²
	STAGE 2	HOSPITAL ANCILLIARY CHILD CARE RETAIL STAFF /SHORT TERM RESIDENTIAL CARE NDIS ACCOMMODATION COMMUNAL SPACE	1,437.0m² 350.0m² 190.0m² 4,911.5m² 5,083.8m² 2,058.2m² 206.7m² 14,237.2m²
	STAGE 3	RESIDENTIAL CARE	5,594.5m² 5,594.5m²
	TOTAL GFA		36,712.3m²
SITE COVER	TOTAL SITE COVER		8,007.45m² (84%)
OCCUPANCY	STAGE 1	RESIDENTIAL CARE PALLIATIVE CARE NDIS SHORT TERM / STAFF	106 ROOMS 11 22 (2 CARER) 3 UNITS
	STAGE 2	RESIDENTIAL CARE PALLIATIVE CARE DIMENTIA NDIS SHORT TERM / STAFF	86 ROOMS 13 10 22 (2 CARER) 39 UNITS
	STAGE 3	RESIDENTIAL CARE	89 ROOMS
TOTAL OCCUPANCY		RESIDENTIAL CARE PALLIATIVE CARE DEMENTIA CARE NDIS SHORT TERM TOTAL UNITS RESIDENTIAL CARE OTHER	291 ROOMS 13 10 44 (4 CARER) 42 UNITS 314 86
CAR PARKING PROVISIONS		SEE ATTACHED CALCULATIONS	
BUILDING HEIGHT		7 STOREYS (6 LEVELS + TRAFFICABLE ROOF)	

KINGAROY HEALTH PRECINCT - CARPARKING REQUIREMENTS

STAGE ONE

	AREA (GFA) m²
HOSPITAL	2,300m²
HEALTH SERVICES • **RADIOLOGY** • **MEDICAL CTR** • **PATHOLOGY**	 600m² 500m² 100m²
RESIDENTIAL CARE • **GENERAL ROOMS** • **PALLIATIVE ROOMS** • **NDIS ACCOMMODATION**	 106 ROOMS 11 ROOMS 22 SUITES
SHORT TERM STAFF ACCOMMODATION	3 UNITS
CARS PROVIDED (STAGE 1)	**70**
TEMPORARY CARSPACES PROVIDED ON COMPLETION OF STAGE 1	**43**
NETT CARS PROVIDED (STAGE 1)	**113**

STAGE TWO

	AREA (GFA) m²
HEALTH SERVICES • **ALLIED HEALTH** • **ONCHOLOGY**	 120m²
RESIDENTIAL CARE • **GENERAL ROOMS** • **PALLIATIVE ROOMS** • **DEMENTIA ROOMS** • **NDIS ACCOMMODATION**	 93 ROOMS 2 ROOMS 10 ROOMS 22 SUITES
SHORT TERM STAFF ACCOMMODATION	39 UNITS
CHILDCARE CENTRE 50 CHILDREN	1,000m²
CARS PROVIDED (STAGE 2)	**54**

STAGE THREE

	AREA (GFA) m²
RESIDENTIAL CARE • **GENERAL ROOMS**	 92 ROOMS
CARS PROVIDED (STAGE 3)	109
LESS TEMPORARY CARSPACES	73
NETT CARS PROVIDED (STAGE 3)	**36**

STAGES ONE TO THREE

	CARS REQ'D
TOTAL CARS PROVIDED	**203** **(183 CARSPACES ON SITE +20 KERBSIDE PARKS)** **+ 3 AMBULANCE BAYS**

ISSUE	DESCRIPTION	DATE
10	DA RFI RESPONSE TO COUNCIL SUBMISSION	30/01/2024
9.1	DA SUBMISSION	24/08/2023
9	MINOR AMENDMENTS TO SCHEME AS PER MEETING - RE-ISSUE FOR DEVELOPMENT APPROVAL	15/08/2023
8.1	MINOR AMENDMENTS TO SCHEME - RESIDENTIAL CARE & ANCILLIARY USES & CARPARKING - ISSUE FOR REVIEW	11/08/2023
8	MINOR AMENDMENTS TO SCHEME - RESIDENTIAL CARE & ANCILLIARY USES & CARPARKING - ISSUE FOR REVIEW	01/08/2023
7.4	MINOR AMENDMENTS TO SCHEME - ADD CARE & PARKING TO DENTAL - ISSUED FOR REVIEW - DO NOT ISSUE FOR REVIEW	26/06/2023
7.3	JUNCTION WITH CONVENIENCE - ISSUE FOR REVIEW	21/06/2023
7.2	AGENT REQUESTED UPDATES - ISSUE FOR REVIEW	16/06/2023
7.1	AGENT REQUESTED UPDATES - ISSUE FOR REVIEW	06/06/2023
7	CLIENT ISSUE FOR REVIEW	05/06/2023

AMENDMENTS

Member Australian Institute of Architects

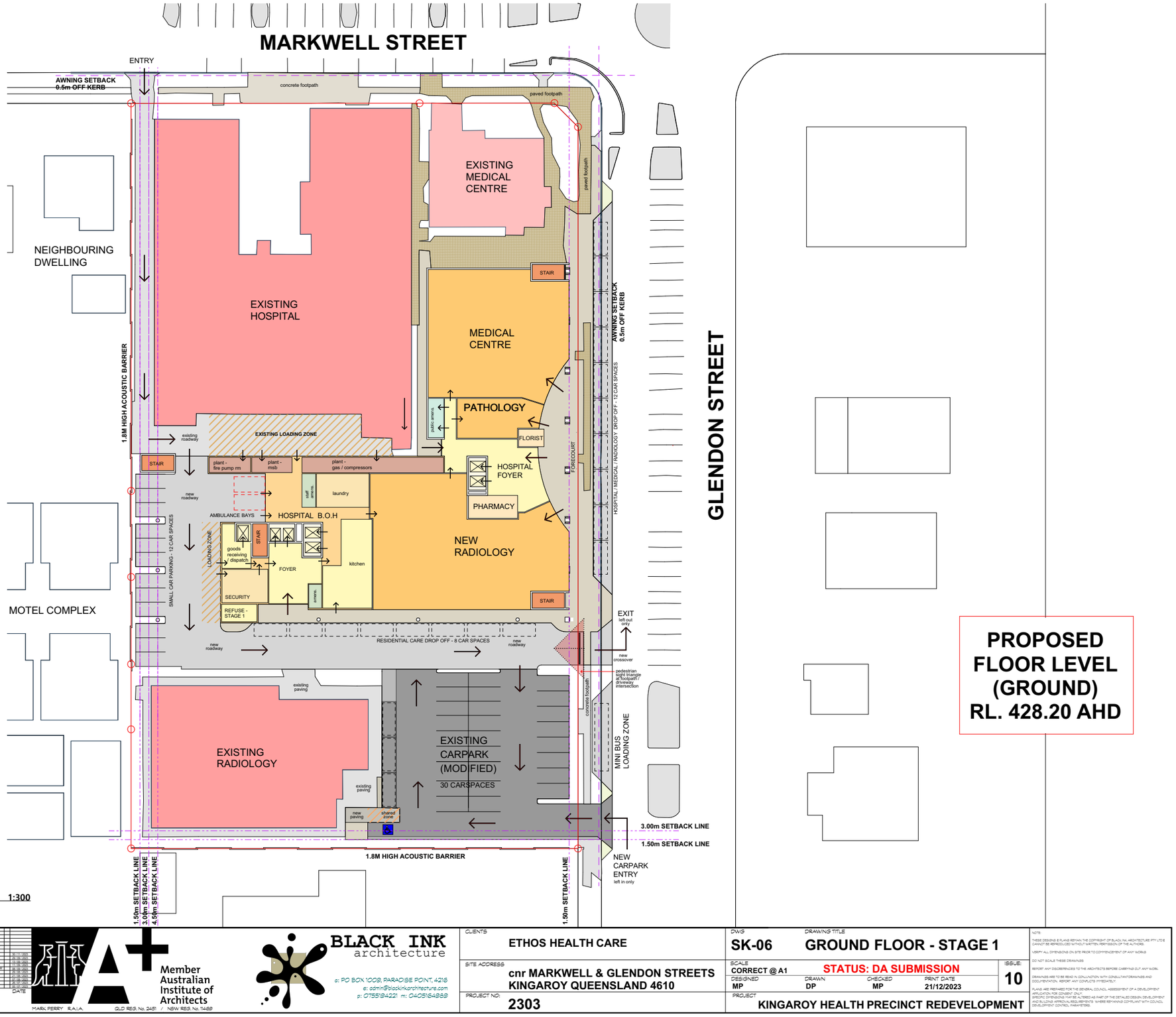
MARK PERRY R.A.I.A. QLD REG. No. 2451 / NSW REG. No. 11489

BLACK INK architecture

a: PO BOX 1008, PARADISE POINT, 4216
e: admin@blackinkarchitecture.com
p: 0755194221 m: 0405164989

CLIENTS	ETHOS HEALTH CARE	DWG: SK-01	DRAWING TITLE: COVER SHEET
SITE ADDRESS	cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610	SCALE: CORRECT @ A1	STATUS: DA SUBMISSION
PROJECT NO:	2303	DESIGNED: MP / DRAWN: DP / CHECKED: MP / PRINT DATE: 15/01/2024	ISSUE: 10
		PROJECT: KINGAROY HEALTH PRECINCT REDEVELOPMENT	

NOTE:
THESE DESIGNS & PLANS REMAIN THE COPYRIGHT OF BLACK INK ARCHITECTURE PTY LTD & CANNOT BE REPRODUCED WITHOUT WRITTEN PERMISSION OF THE AUTHORS.
VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS.
DO NOT SCALE THESE DRAWINGS.
REPORT ANY DISCREPENCIES TO THE ARCHITECTS BEFORE CARRYING OUT ANY WORK.
DRAWINGS ARE TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS AND DOCUMENTATION. REPORT ANY CONFLICTS IMMEDIATELY.
PLANS ARE PREPARED FOR THE GENERAL COUNCIL ASSESSMENT OF A DEVELOPMENT APPLICATION. FOR CONSENT ONLY.
SPECIFIC DIMENSIONS MAY BE ALTERED AS PART OF THE DETAILED DESIGN, DEVELOPMENT AND BUILDING APPROVAL REQUIREMENTS WHERE REMAINING COMPLIANT WITH COUNCIL DEVELOPMENT CONTROL PARAMETERS.



SITE - STAGE 1 1:300

ISSUE	DESCRIPTION	DATE
01	SUBMISSION	30/11/2023
02	RFI RESPONSE TO COUNCIL SUBMISSION	20/12/2023
03	MINOR ADJUSTMENTS TO SCHEME NON NON-NUMERIC RE-ISSUE FOR CLIENT APPROVAL	15/01/2024
04	AGENT ADJUSTMENTS (SHEET) - STAGE ONE PLANS & ROOM LAYOUTS & NUMBERS ADJUSTED - ISSUE FOR REVIEW	01/02/2024
05	AGENT ADJUSTMENTS (SHEET) - STAGE ONE & TWO PLANS & ROOM LAYOUTS & NUMBERS ADJUSTED - ISSUE FOR REVIEW	01/02/2024
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100	AGENT ADJUSTMENTS (SHEET) - STAGE ONE & TWO PLANS & ROOM LAYOUTS & NUMBERS ADJUSTED - ISSUE FOR REVIEW	01/02/2024

AMENDMENTS

Member Australian Institute of Architects
MARK PERRY R.A.I.A. QLD REG. No. 2481 / NSW REG. No. 11489

BLACK INK architecture
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CLIENTS: ETHOS HEALTH CARE
SITE ADDRESS: cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610
PROJECT NO: 2303

DWG: SK-06
DRAWING TITLE: GROUND FLOOR - STAGE 1
SCALE: CORRECT @ A1
STATUS: DA SUBMISSION
ISSUE: 10
DESIGNED: MP
DRAWN: DP
CHECKED: MP
PRINT DATE: 21/12/2023
PROJECT: KINGAROY HEALTH PRECINCT REDEVELOPMENT

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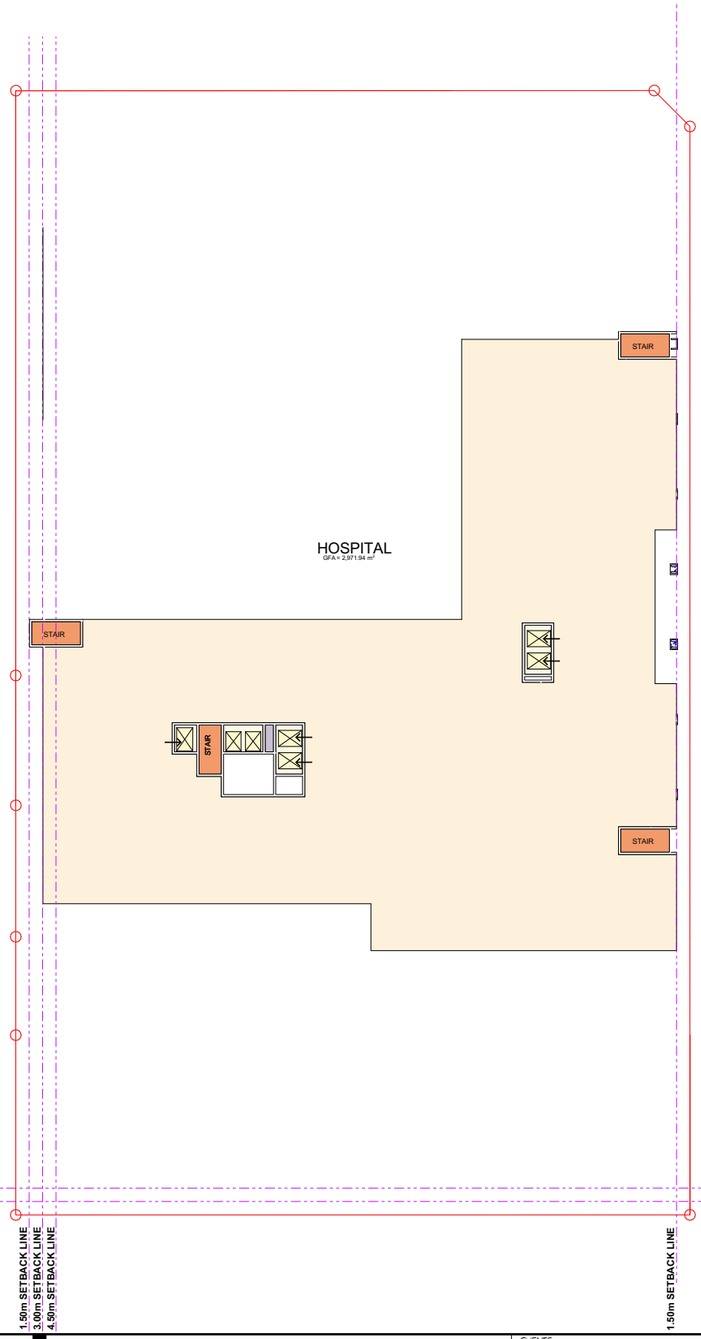

ACCOMMODATION BREAKDOWN

LEVEL 1				
TYPE	STAGE 1	STAGE 2	STAGE 3	TOTAL
PALLIATIVE CARE		13		**13**
RECOVERY BEDS	8			**8**
RECOVERY CHAIRS	12			**12**
INFUSION CHAIRS		16		**16**
STAFF		10 (1x3 + 9x2)		**10**

PROPOSED FLOOR LEVEL (LEVEL 1) RL. 432.70 AHD

LEVEL 1 - STAGE 1 1:300

ISSUE	DESCRIPTION	DATE
10	DA RFI RESPONSE TO COUNCIL SUBMISSION	30/11/2023
09	DA SUBMISSION	26/09/2023
08	MINOR AMENDMENTS TO ADVANCE DA ROOM NUMBERS - RE-ISSUE FOR PLANNER APPROVAL	22/09/2023
07	AMEND BUSINESS CASE(S) - MINOR LAYOUT AMENDMENTS - ISSUE FOR USER REVIEW	13/09/2023
06	AMEND BUSINESS CASE(S) - MINOR LAYOUT AMENDMENTS - ISSUE FOR USER REVIEW	07/09/2023
05	AMEND BUSINESS CASE(S) - FLOOR SPACE & PARKING CAPACITY ADJUSTMENTS - ISSUE FOR REVIEW	29/08/2023
04	AMEND BUSINESS CASE(S) - MINOR LAYOUT AMENDMENTS - ISSUE FOR REVIEW	21/08/2023
03	AMEND BUSINESS CASE(S) - SETUP FOR REVIEW	20/08/2023
02	AMEND BUSINESS CASE(S) - ISSUE FOR REVIEW	20/07/2023
01	PRELIMINARY ISSUE FOR REVIEW	29/06/2023

AMENDMENTS

MARK PERRY R.A.I.A. QLD REG. No. 2481 / NSW REG. No. 7489

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CLIENTS: ETHOS HEALTH CARE

SITE ADDRESS: cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610

PROJECT NO: 2303

DWG: SK-07

DRAWING TITLE: LEVEL 1 PLAN - STAGE 1

SCALE: CORRECT @ A1

STATUS: DA SUBMISSION

ISSUE: 10

DESIGNED	DRAWN	CHECKED	PRINT DATE
MP	DP	MP	30/11/2023

PROJECT: KINGAROY HEALTH PRECINCT REDEVELOPMENT

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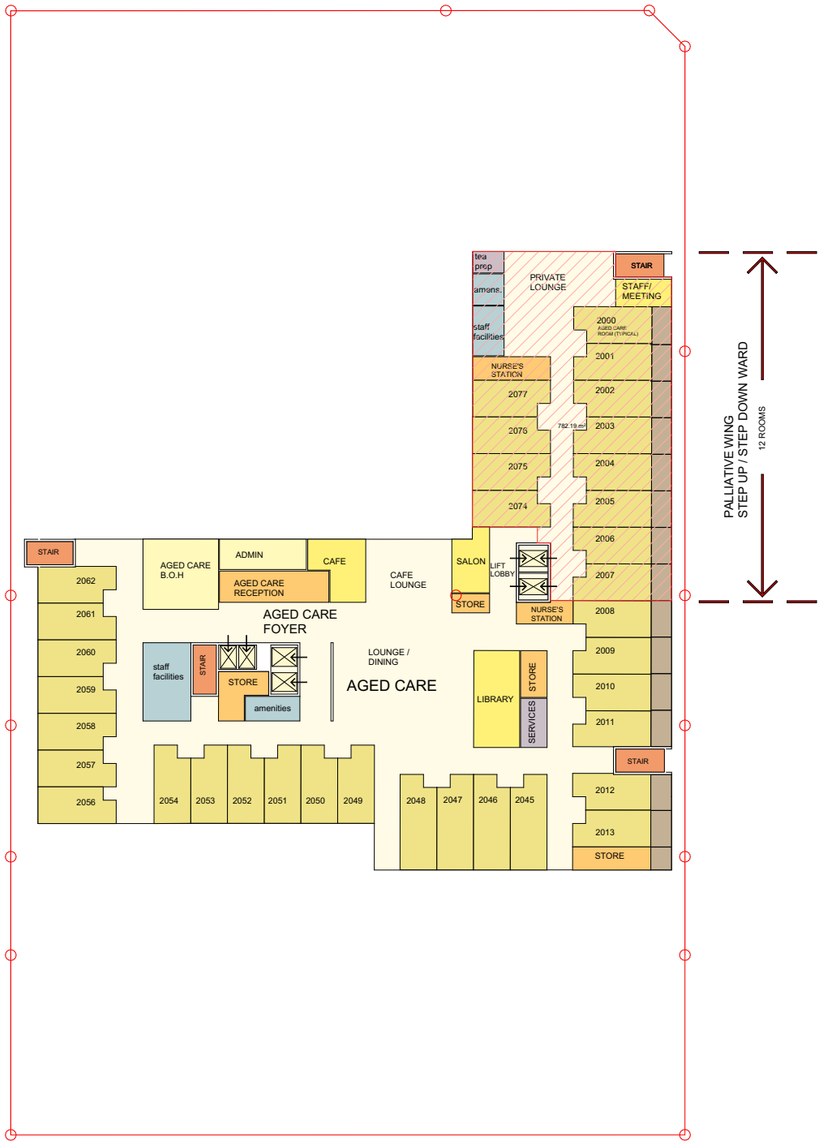

ACCOMMODATION BREAKDOWN

LEVEL 2				
TYPE	**STAGE 1**	**STAGE 2**	**STAGE 3**	**TOTAL**
RESIDENTIAL CARE	25	22*	32	**79**
DEMENTIA CARE		10		**10**
PALLIATIVE CARE	10*			SEE NOTE
STAFF		10 (1x3 + 9x2)		**10**

* NOTE – STAGE 1 PALLIATIVE CARE BEDS REVERT TO AGED CARE BEDS ON COMPLETION OF STAGE 2

PROPOSED FLOOR LEVEL (LEVEL 2) RL. 437.20 AHD

LEVEL 2 - STAGE 1 1:300

ISSUE	DESCRIPTION	DATE
04	RLMT RESPONSE TO COUNCIL SUBMISSION	30/11/2023
03	DA SUBMISSION	20/10/2023
02	MINOR ADJUSTMENTS TO SCHEME NON ROOM NUMBERS - RE- ISSUE FOR CLIENT APPROVAL	13/09/2023
01	AGENT ADJUSTMENTS (SKETCH) - REVISED CAR PARK & ROOM LAYOUTS & SCHEMATIC ALTERATIONS - ISSUE FOR REVIEW	31/08/2023
00	AGENT ADJUSTMENTS (SKETCH) - AGED CARE & PARKING LAYOUTS - ISSUE FOR REVIEW	21/08/2023
04	AGENT AMENDMENTS (SKETCH) - RE- ISSUE FOR REVIEW	21/08/2023
03	AGENT AMENDMENTS (SKETCH) - ISSUE FOR REVIEW	14/08/2023
02	AGENT REQUIREMENTS UPDATES - ISSUE FOR REVIEW	26/07/2023
01	AGENT ISSUE FOR REVIEW	05/07/2023

AMENDMENTS

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CLIENTS	ETHOS HEALTH CARE
SITE ADDRESS	cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610
PROJECT NO:	2303
DWG	SK-08
DRAWING TITLE	LEVEL 2 PLAN - STAGE 1
SCALE	CORRECT @ A1
STATUS	STATUS: DA SUBMISSION
ISSUE:	10
DESIGNED	MP
DRAWN	DP
CHECKED	MP
PRINT DATE	30/11/2023
PROJECT	KINGAROY HEALTH PRECINCT REDEVELOPMENT

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ACCOMMODATION BREAKDOWN

LEVEL 3				
TYPE	**STAGE 1**	**STAGE 2**	**STAGE 3**	**TOTAL**
RESIDENTIAL CARE	41	22	30	**93**
STAFF		10 (1x3 + 9x2)		**10**

PROPOSED FLOOR LEVEL (LEVEL 3) RL. 441.70 AHD

LEVEL 3 - STAGE 1 1:300

ISSUE	DESCRIPTION	DATE
01	DA RFI RESPONSE TO COUNCIL SUBMISSION	30/11/2023
02	DA SUBMISSION	23/08/2023
03	AGENCY REQUESTED UPDATES - MINOR FLOOR AREA INCREASE - NO ISSUE FOR DA SUBMISSION APPROVAL	11/08/2023
04	AGENCY REQUESTED UPDATES - MINOR FLOOR AREA INCREASE - ISSUE FOR DA SUBMISSION APPROVAL	11/08/2023
05	AGENCY REQUESTED UPDATES - AGED CARE ROOM CUPBOARD & NURSERIES ADJUSTED - ISSUE FOR REVIEW	08/08/2023
06	AGENCY REQUESTED UPDATES - AGED CARE ROOM CUPBOARD ADJUSTED - ISSUE FOR REVIEW	07/08/2023
07	AGENCY REQUESTED UPDATES - ISSUE FOR REVIEW	01/08/2023
08	AGENCY REQUESTED UPDATES - ISSUE FOR REVIEW	26/07/2023
09	CLIENT ISSUE FOR REVIEW	25/07/2023

AMENDMENTS

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CLIENTS: ETHOS HEALTH CARE

SITE ADDRESS: cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610

PROJECT NO: 2303

DWG: SK-09

DRAWING TITLE: LEVEL 3 PLAN - STAGE 1

SCALE: CORRECT @ A1

STATUS: DA SUBMISSION

ISSUE: 10

DESIGNED	DRAWN	CHECKED	PRINT DATE
MP	DP	MP	30/11/2023

PROJECT: KINGAROY HEALTH PRECINCT REDEVELOPMENT

NOTE:
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ACCOMMODATION BREAKDOWN

LEVEL 4				
TYPE	STAGE 1	STAGE 2	STAGE 3	TOTAL
RESIDENTIAL CARE	41	49	30	**120**

PROPOSED FLOOR LEVEL (LEVEL 4) RL. 445.60 AHD

LEVEL 4 - STAGE 1 1:300

ISSUE	DESCRIPTION	DATE
01	DA RFI RESPONSE TO COUNCIL SUBMISSION	30/11/2023
00	DA SUBMISSION	23/08/2023
04	CLIENT REQUESTED UPDATES - MEDICATION ROOM REVISIONS - ISSUE FOR REVIEW APPROVAL	11/08/2023
03	CLIENT REQUESTED UPDATES - AGED CARE ROOM & MEDICATION ROOM REVISIONS - ISSUE FOR REVIEW	08/08/2023
02	CLIENT REQUESTED UPDATES - AGED CARE ROOM & MEDICATION ROOM REVISIONS - ISSUE FOR REVIEW	04/08/2023
01	CLIENT REQUESTED UPDATES - ISSUE FOR REVIEW	31/07/2023
00	CLIENT REQUESTED UPDATES - ISSUE FOR REVIEW	26/07/2023
00	PLANNING ISSUE FOR REVIEW	19/07/2023

AMENDMENTS

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CLIENTS	ETHOS HEALTH CARE
SITE ADDRESS	cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610
PROJECT NO:	2303
DWG	SK-10
DRAWING TITLE	LEVEL 4 PLAN - STAGE 1
SCALE	CORRECT @ A1
STATUS	DA SUBMISSION
ISSUE:	10
DESIGNED	MP
DRAWN	DP
CHECKED	MP
PRINT DATE	30/11/2023
PROJECT	KINGAROY HEALTH PRECINCT REDEVELOPMENT

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NDIS CARER ROOM ALLOCATION

CARER #1	ROOMS	N01 - N07 N28 - N30
CARER #2	ROOMS	N08 - N17
CARER #3	ROOMS	N18 - N27
CARER #4	ROOMS	N31 - N40

ACCOMMODATION BREAKDOWN

LEVEL 5

TYPE	STAGE 1	STAGE 2	STAGE 3	TOTAL
STAFF	3	9		**12**
NDIS	20	20		**40**
NDIS CARER	2	2		**4**

TOTAL – ALL LEVELS

TYPE	STAGE 1	STAGE 2	STAGE 3	TOTAL
RESIDENTIAL CARE	107	93	92	**292**
DEMENTIA		10		**10**
PALLIATIVE CARE	10	+2 (net)		**12**
RECOVERY BEDS	8			**8**
RECOVERY CHAIRS	12			**12**
INFUSION CHAIRS		16		**16**
STAFF	3	39		**42**
NDIS	20	20		**40**
NDIS CARER	2	2		**4**

PROPOSED FLOOR LEVEL (LEVEL 5) RL. 449.50 AHD

LEVEL 5 - STAGE 1 1:300

ISSUE	DESCRIPTION	DATE
01	DA RESPONSE TO COUNCIL SUBMISSION	27/10/2023
02	DA SUBMISSION	30/10/2023
03	AGENCY ASSESSMENTS TO SCHEME DESIGN NUMBERS - RE-ISSUE FOR CLIENT APPROVAL	01/11/2023
04	AGENCY BUSINESS UPDATES - MINOR LAYOUT AMENDMENTS - ISSUE FOR CLIENT APPROVAL	11/11/2023
05	AGENCY BUSINESS UPDATES - MINOR LAYOUT AMENDMENTS - ISSUE FOR CLIENT APPROVAL	15/11/2023
06	AGENCY BUSINESS UPDATES - ACUTE CARE & NURSING STATION - NURSING ADJACENCIES - ISSUE FOR REVIEW	20/11/2023
07	AGENCY BUSINESS UPDATES - ISSUE FOR REVIEW	21/11/2023
08	AGENCY BUSINESS UPDATES - ISSUE FOR REVIEW	27/11/2023
09	AGENCY BUSINESS UPDATES - ISSUE FOR REVIEW	28/11/2023
10	AGENCY ISSUE FOR REVIEW	30/11/2023

AMENDMENTS

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CLIENTS: ETHOS HEALTH CARE

SITE ADDRESS: cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610

PROJECT NO: 2303

DWG: SK-11

DRAWING TITLE: LEVEL 5 PLAN - STAGE 1

SCALE: CORRECT @ A1

STATUS: DA SUBMISSION

ISSUE: 10

DESIGNED	DRAWN	CHECKED	PRINT DATE
MP	DP	MP	30/11/2023

PROJECT: KINGAROY HEALTH PRECINCT REDEVELOPMENT

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PROPOSED FLOOR LEVEL (LEVEL 6) RL. 453.40 AHD

ROOF - STAGE 1 1:300

ISSUE	DESCRIPTION	DATE
10	DA RFI RESPONSE TO COUNCIL SUBMISSION	30/11/2023
9	DA SUBMISSION	03/08/2023
8	DA RFI RESPONSE COMMENTS TO ADVICE 24/4 ROOM NUMBERS - RE-ISSUE FOR DA SUBMISSION	03/08/2023
7	LANDSCAPE AND ESSENTIAL SERVICES LAYOUTS - ISSUE FOR DA SUBMISSION	11/07/2023
6	CLIENT REQUESTED UPDATES - ADD CARE TYPE & ROOF LAYOUTS & NUMBERS ADJUSTED - ISSUE FOR REVIEW	06/06/2023
5	CLIENT REQUESTED UPDATES - ADD CARE TYPE & ROOM NUMBERS EXISTING - ISSUE FOR REVIEW	31/05/2023
4	CLIENT REQUESTED UPDATES - ISSUE FOR REVIEW	27/04/2023
3	CLIENT REQUESTED UPDATES - ISSUE FOR REVIEW	20/04/2023
2	PLANNING ISSUE FOR REVIEW	06/04/2023
1	PLANNING ISSUE FOR REVIEW	30/03/2023

AMENDMENTS

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CLIENTS: ETHOS HEALTH CARE

SITE ADDRESS: cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610

PROJECT NO: 2303

DWG: SK-12

DRAWING TITLE: ROOF PLAN - STAGE 1

SCALE: CORRECT @ A1

STATUS: DA SUBMISSION

ISSUE: 10

DESIGNED	DRAWN	CHECKED	PRINT DATE
MP	DP	MP	30/11/2023

PROJECT: KINGAROY HEALTH PRECINCT REDEVELOPMENT

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SITE - STAGE 2 1:300

ISSUE	DESCRIPTION	DATE
01	DA RFI RESPONSE TO COUNCIL SUBMISSION	30/11/2023
02	DA SUBMISSION	20/12/2023
03	AGENCY REVIEW RFI UPDATES - MINOR LAYOUT REARRANGEMENT - ISSUE FOR DA SUBMISSION	11/01/2024
04	AGENCY REVIEW RFI UPDATES - ADDITIONAL TANKS & ROOF CATCHER & NUMBERS INCLUDED - ISSUE FOR REVIEW	23/01/2024
05	AGENCY REVIEW RFI UPDATES - ADDED QUEUE & PARKING & EXPORT NUMBERS INCLUDED - ISSUE FOR REVIEW	31/01/2024
06	AGENCY REVIEW RFI UPDATES - TURN PATH ADDED	01/02/2024
07	AGENCY REVIEW RFI UPDATES - TURN PATH REVISED	05/02/2024
08	AGENCY REVIEW RFI UPDATES - ISSUE FOR REVIEW	26/02/2024
09	AGENCY ISSUE FOR REVIEW	05/03/2024

AMENDMENTS

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CLIENTS	ETHOS HEALTH CARE
SITE ADDRESS	cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610
PROJECT NO:	2303
DWG	SK-13
DRAWING TITLE	GROUND FLOOR - STAGE 2
SCALE	CORRECT @ A1
STATUS	DA SUBMISSION
ISSUE	10
DESIGNED	MP
DRAWN	DP
CHECKED	MP
PRINT DATE	15/01/2024
PROJECT	KINGAROY HEALTH PRECINCT REDEVELOPMENT

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ACCOMMODATION BREAKDOWN

LEVEL 1				
TYPE	STAGE 1	STAGE 2	STAGE 3	TOTAL
PALLIATIVE CARE		13		**13**
RECOVERY BEDS	8			**8**
RECOVERY CHAIRS	12			**12**
INFUSION CHAIRS		16		**16**
STAFF		10 (1x3 + 9x2)		**10**

PROPOSED FLOOR LEVEL (LEVEL 1) RL. 432.70 AHD

LEVEL 1 - STAGE 2 1:300

ISSUE	DESCRIPTION	DATE
10	AS RFI RESPONSE TO COUNCIL SUBMISSION	30/11/2023
09	AS SUBMISSION	23/08/2023
08	AGENCY REQUESTED UPDATES - MINOR LAYOUT ADJUSTMENTS - ISSUE FOR FURTHER APPROVAL	11/08/2023
07	AGENCY REQUESTED UPDATES - ADDITIONAL SHELL SPACE ADDED	04/08/2023
06	AGENCY REQUESTED UPDATES - ADDITIONAL SHELL SPACE & NURSING ADJUSTED - ISSUE FOR REVIEW	28/07/2023
05	AGENCY REQUESTED UPDATES - ISSUE FOR REVIEW	21/07/2023
04	AGENCY REQUESTED UPDATES - ISSUE FOR REVIEW	14/07/2023
03	AGENCY REQUESTED UPDATES - ISSUE FOR REVIEW	30/06/2023
02	CLIENT ISSUE FOR REVIEW	26/06/2023
01	CLIENT ISSUE FOR REVIEW	16/06/2023

AMENDMENTS

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CLIENTS	ETHOS HEALTH CARE	DWG SK-14	DRAWING TITLE LEVEL 1 PLAN - STAGE 2
SITE ADDRESS	cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610	SCALE CORRECT @ A1	STATUS: DA SUBMISSION
PROJECT NO:	2303	DESIGNED MP / DRAWN DP / CHECKED MP / PRINT DATE 30/11/2023	ISSUE: 10
		PROJECT KINGAROY HEALTH PRECINCT REDEVELOPMENT	

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ACCOMMODATION BREAKDOWN

LEVEL 2				
TYPE	**STAGE 1**	**STAGE 2**	**STAGE 3**	**TOTAL**
RESIDENTIAL CARE	25	22*	32	**79**
DEMENTIA CARE		10		**10**
PALLIATIVE CARE	10*			SEE NOTE
STAFF		10 (1x3 + 9x2)		**10**

* NOTE – STAGE 1 PALLIATIVE CARE BEDS REVERT TO AGED CARE BEDS ON COMPLETION OF STAGE 2

PROPOSED FLOOR LEVEL (LEVEL 2) RL. 437.20 AHD

LEVEL 2 - STAGE 2 1:300

ISSUE	DESCRIPTION	DATE
01	SUBMISSION	30/06/2023
02	RFI RESPONSE TO COUNCIL SUBMISSION	30/11/2023

AMENDMENTS

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CLIENTS	ETHOS HEALTH CARE
SITE ADDRESS	cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610
PROJECT NO:	2303
DWG	SK-15
DRAWING TITLE	LEVEL 2 PLAN - STAGE 2
SCALE	CORRECT @ A1
STATUS	STATUS: DA SUBMISSION
ISSUE	10
DESIGNED	MP
DRAWN	DP
CHECKED	MP
PRINT DATE	30/11/2023
PROJECT	KINGAROY HEALTH PRECINCT REDEVELOPMENT

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ACCOMMODATION BREAKDOWN

LEVEL 3				
TYPE	**STAGE 1**	**STAGE 2**	**STAGE 3**	**TOTAL**
RESIDENTIAL CARE	41	22	30	**93**
STAFF		10 (1x3 + 9x2)		**10**

PROPOSED FLOOR LEVEL (LEVEL 3) RL. 441.70 AHD

LEVEL 3 - STAGE 2 1:300

ISSUE	DESCRIPTION	DATE
10	AS RFI RESPONSE TO COUNCIL SUBMISSION	30/11/2023
09	AS RFI RESPONSE	28/09/2023
08	AGENCY REQUESTED UPDATES - MINOR LAYOUT AMENDMENTS - ISSUE FOR REVIEW APPROVAL	11/09/2023
07	AGENCY REQUESTED UPDATES - AGED CARE TYPE 3 ROOM LAYOUTS & NURSERY ALIGNED - ISSUE FOR REVIEW	06/09/2023
06	AGENCY REQUESTED UPDATES - AGED CARE LAYOUTS - ISSUE FOR REVIEW	01/09/2023
05	AGENCY REQUESTED UPDATES - ISSUE FOR REVIEW	21/08/2023
04	AGENCY REQUESTED UPDATES - ISSUE FOR REVIEW	26/07/2023
03	PLANNING ISSUE FOR REVIEW	19/07/2023

AMENDMENTS

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CLIENTS: ETHOS HEALTH CARE
SITE ADDRESS: cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610
PROJECT NO: 2303

DWG: SK-16
DRAWING TITLE: LEVEL 3 PLAN - STAGE 2
SCALE: CORRECT @ A1
STATUS: DA SUBMISSION
ISSUE: 10
DESIGNED: MP
DRAWN: DP
CHECKED: MP
PRINT DATE: 30/11/2023
PROJECT: KINGAROY HEALTH PRECINCT REDEVELOPMENT

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ACCOMMODATION BREAKDOWN

LEVEL 4				
TYPE	STAGE 1	STAGE 2	STAGE 3	TOTAL
RESIDENTIAL CARE	41	49	30	**120**

PROPOSED FLOOR LEVEL (LEVEL 4) RL. 445.60 AHD

LEVEL 4 - STAGE 2 1:300

ISSUE	DESCRIPTION	DATE
01	DA RFI RESPONSE TO COUNCIL SUBMISSION	30/11/2023
09	DA SUBMISSION	06/09/2023
08	CLIENT REQUESTED UPDATES - MINOR ROOM REARRANGEMENTS - ISSUE FOR REVIEW APPROVAL	01/09/2023
07	CLIENT REQUESTED UPDATES - MINOR ROOM REARRANGEMENTS - ISSUE FOR REVIEW	31/08/2023
06	CLIENT REQUESTED UPDATES - AGED CARE, MAIN KITCHEN & NURSERY ADJUSTED - ISSUE FOR REVIEW	08/08/2023
05	CLIENT REQUESTED UPDATES - AGED CARE, MAIN KITCHEN, NURSERY ADJUSTED - ISSUE FOR REVIEW	01/08/2023
04	CLIENT REQUESTED UPDATES - ISSUE FOR REVIEW	27/06/2023
03	CLIENT REQUESTED UPDATES - ISSUE FOR REVIEW	20/06/2023
02	CLIENT REQUESTED UPDATES - ISSUE FOR REVIEW	25/07/2023
01	PLANNING ISSUE FOR REVIEW	15/05/2023

AMENDMENTS

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CLIENTS	ETHOS HEALTH CARE
SITE ADDRESS	cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610
PROJECT NO:	2303
DWG	SK-17
DRAWING TITLE	LEVEL 4 PLAN - STAGE 2
SCALE	CORRECT @ A1
STATUS	DA SUBMISSION
ISSUE:	10
DESIGNED	MP
DRAWN	DP
CHECKED	MP
PRINT DATE	30/11/2023
PROJECT	KINGAROY HEALTH PRECINCT REDEVELOPMENT

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NDIS CARER ROOM ALLOCATION

CARER #1	ROOMS	N01 - N07 N28 - N30
CARER #2	ROOMS	N08 - N17
CARER #3	ROOMS	N18 - N27
CARER #4	ROOMS	N31 - N40

ACCOMMODATION BREAKDOWN

LEVEL 5

TYPE	STAGE 1	STAGE 2	STAGE 3	TOTAL
STAFF	3	9		**12**
NDIS	20	20		**40**
NDIS CARER	2	2		**4**

TOTAL – ALL LEVELS

TYPE	STAGE 1	STAGE 2	STAGE 3	TOTAL
RESIDENTIAL CARE	107	93	92	**292**
DEMENTIA		10		**10**
PALLIATIVE CARE	10	+2 (net)		**12**
RECOVERY BEDS	8			**8**
RECOVERY CHAIRS	12			**12**
INFUSION CHAIRS		16		**16**
STAFF	3	39		**42**
NDIS	20	20		**40**
NDIS CARER	2	2		**4**

PROPOSED FLOOR LEVEL (LEVEL 5) RL. 449.50 AHD

LEVEL 5 - STAGE 2 1:300

ISSUE	DESCRIPTION	DATE
1	RLMT RESPONSE TO COUNCIL SUBMISSION	26/11/2023
10	DA SUBMISSION	30/11/2023

AMENDMENTS

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CLIENTS: ETHOS HEALTH CARE

SITE ADDRESS: cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610

PROJECT NO: 2303

DWG: SK-18

DRAWING TITLE: LEVEL 5 PLAN - STAGE 2

SCALE: CORRECT @ A1

STATUS: DA SUBMISSION

ISSUE: 10

DESIGNED	DRAWN	CHECKED	PRINT DATE
MP	DP	MP	30/11/2023

PROJECT: KINGAROY HEALTH PRECINCT REDEVELOPMENT

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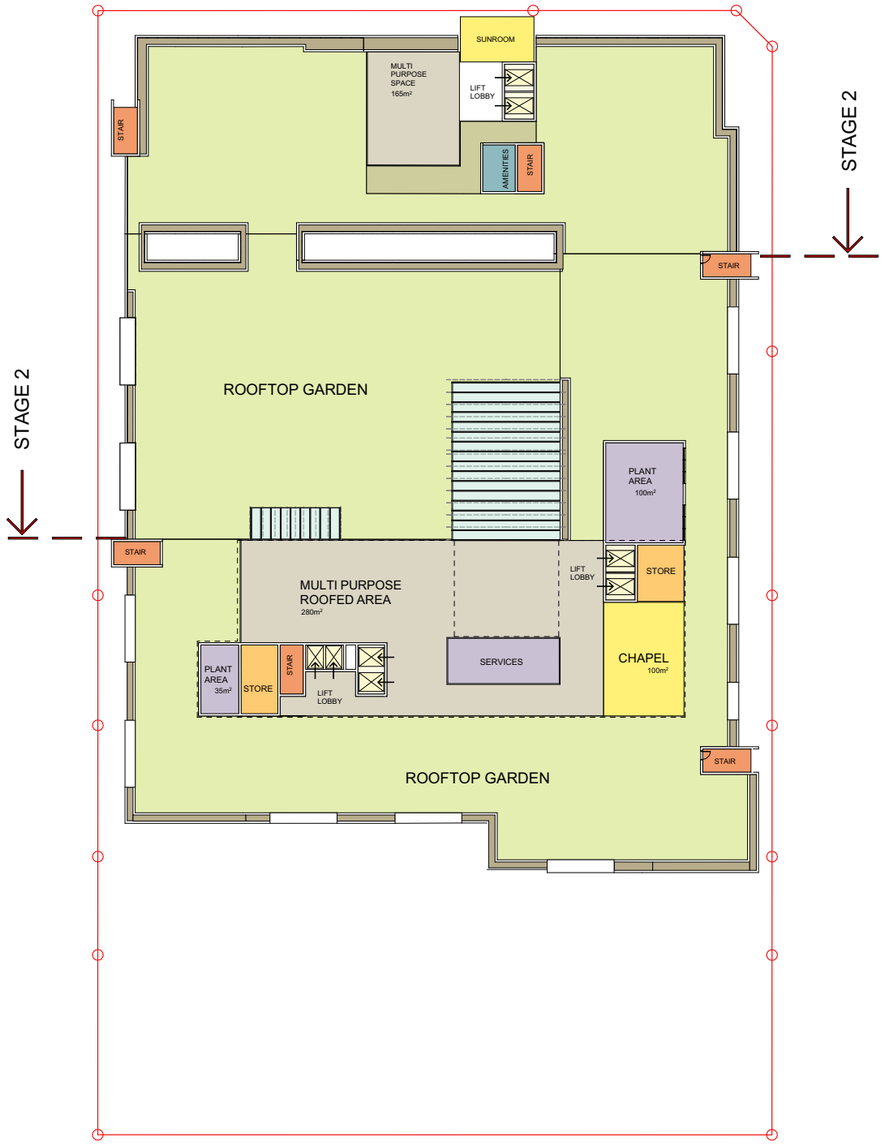

ROOF - STAGE 2 1:300

ISSUE	DESCRIPTION	DATE
10	DA RFI RESPONSE TO COUNCIL SUBMISSION	30/11/2023
9	DA SUBMISSION	23/08/2023
8	CLIENT REQUESTED UPDATES - NDIS CARE TEAM & ROOF CANOPIES & NUMBERS ADJUSTED - ISSUE FOR REVIEW	09/08/2023
7	CLIENT REQUESTED UPDATES - NDIS CARE TEAM & ROOF CANOPIES & NUMBERS ADJUSTED - ISSUE FOR REVIEW	09/08/2023
6	CLIENT REQUESTED UPDATES - ISSUE FOR REVIEW	27/07/2023
5	CLIENT REQUESTED UPDATES - ISSUE FOR REVIEW	20/07/2023
4	CLIENT REQUESTED UPDATES - ISSUE FOR REVIEW	06/07/2023
3	PLANNING ISSUE FOR REVIEW	30/06/2023
2	PLANNING ISSUE FOR REVIEW	23/06/2023
1	PLANNING ISSUE FOR REVIEW	16/06/2023

AMENDMENTS

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CLIENTS: ETHOS HEALTH CARE

SITE ADDRESS: cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610

PROJECT NO: 2303

DWG: SK-19

DRAWING TITLE: LEVEL 6 (ROOF) - STAGE 2

SCALE: CORRECT @ A1

STATUS: DA SUBMISSION

ISSUE: 10

DESIGNED	DRAWN	CHECKED	PRINT DATE
MP	DP	MP	30/11/2023

PROJECT: KINGAROY HEALTH PRECINCT REDEVELOPMENT

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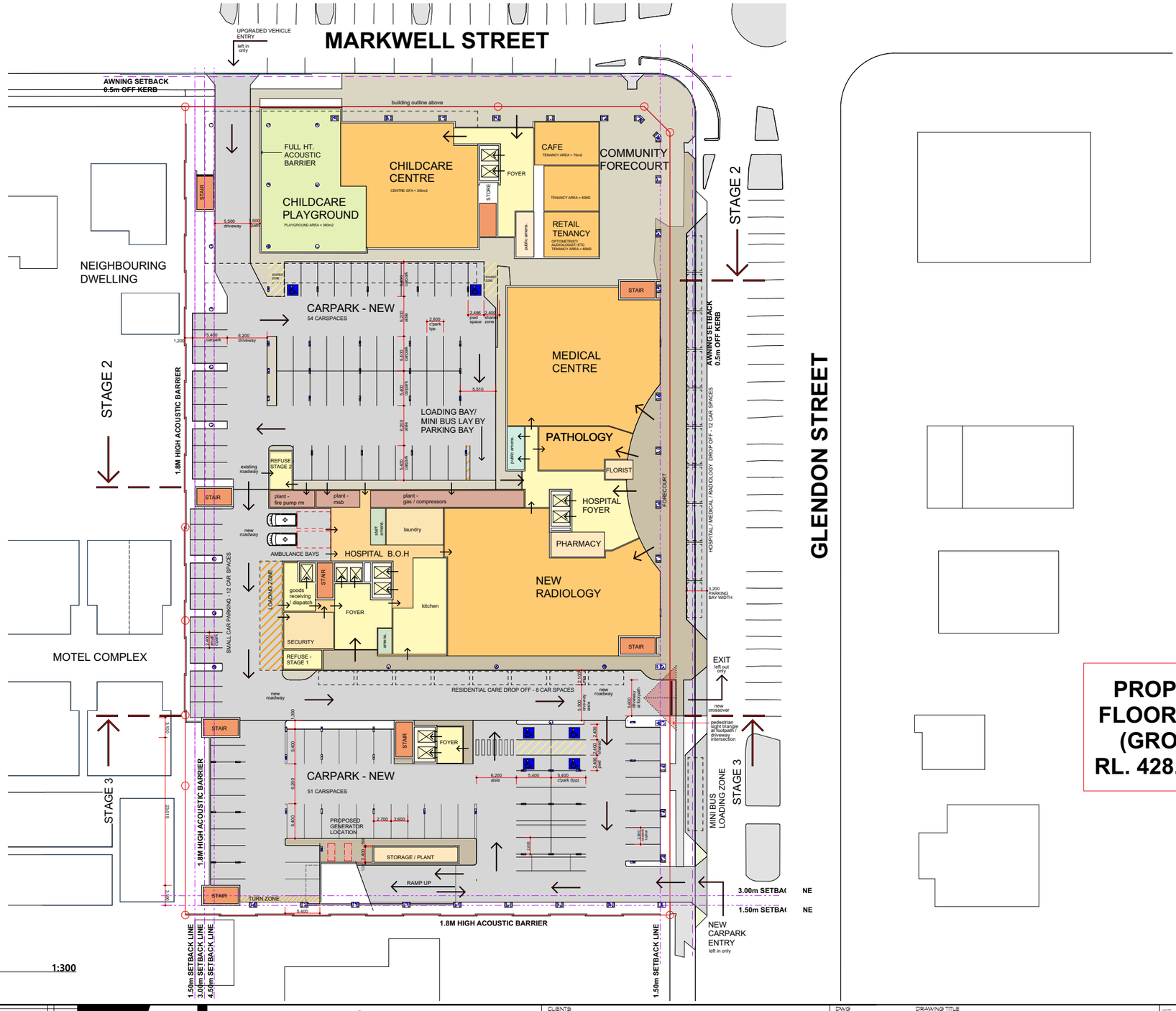

SITE - STAGE 3 1:300

AMENDMENTS		
ISSUE	DESCRIPTION	DATE
04	DA RFI RESPONSE TO COUNCIL SUBMISSION	30/11/7 2023
03	DA SUBMISSION	20/ 09 / 2023
02	MINOR ADJUSTMENTS TO SCHEME AS PER NOTES ABOVE - RE-ISSUE FOR CLIENT APPROVAL	15 / 09 / 2023
01	MINOR ADJUSTMENTS TO SCHEME - RE-ISSUE FOR CLIENT APPROVAL	13 / 09 / 2023
00	PRELIM. ADJUSTMENTS TO SCHEME - RE-ISSUE FOR CLIENT APPROVAL	12 / 09 / 2023
09	PRELIM. ADJUSTMENTS TO SCHEME - RE-ISSUE FOR CLIENT APPROVAL	11 / 09 / 2023
08	PRELIM. ADJUSTMENTS TO SCHEME - RE-ISSUE FOR CLIENT APPROVAL	07 / 09 / 2023
07	PRELIM. ADJUSTMENTS TO SCHEME - RE-ISSUE FOR CLIENT APPROVAL	31 / 08 / 2023
06	CLIENT ADJUSTMENTS UPDATED - ISSUE FOR REVIEW	30 / 08 / 2023
05	CLIENT ADJUSTMENTS UPDATED - ISSUE FOR REVIEW	29 / 08 / 2023
04	CLIENT ISSUE FOR REVIEW	25 / 07 / 2023

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CLIENTS	ETHOS HEALTH CARE	DWG	SK-20	DRAWING TITLE	GROUND FLOOR - STAGE 3
SITE ADDRESS	cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610	SCALE	CORRECT @ A1	STATUS: DA SUBMISSION	ISSUE: 10
PROJECT NO:	2303	DESIGNED	MP	DRAWN DP / CHECKED MP / PRINT DATE 15/01/2024	
		PROJECT	KINGAROY HEALTH PRECINCT REDEVELOPMENT		

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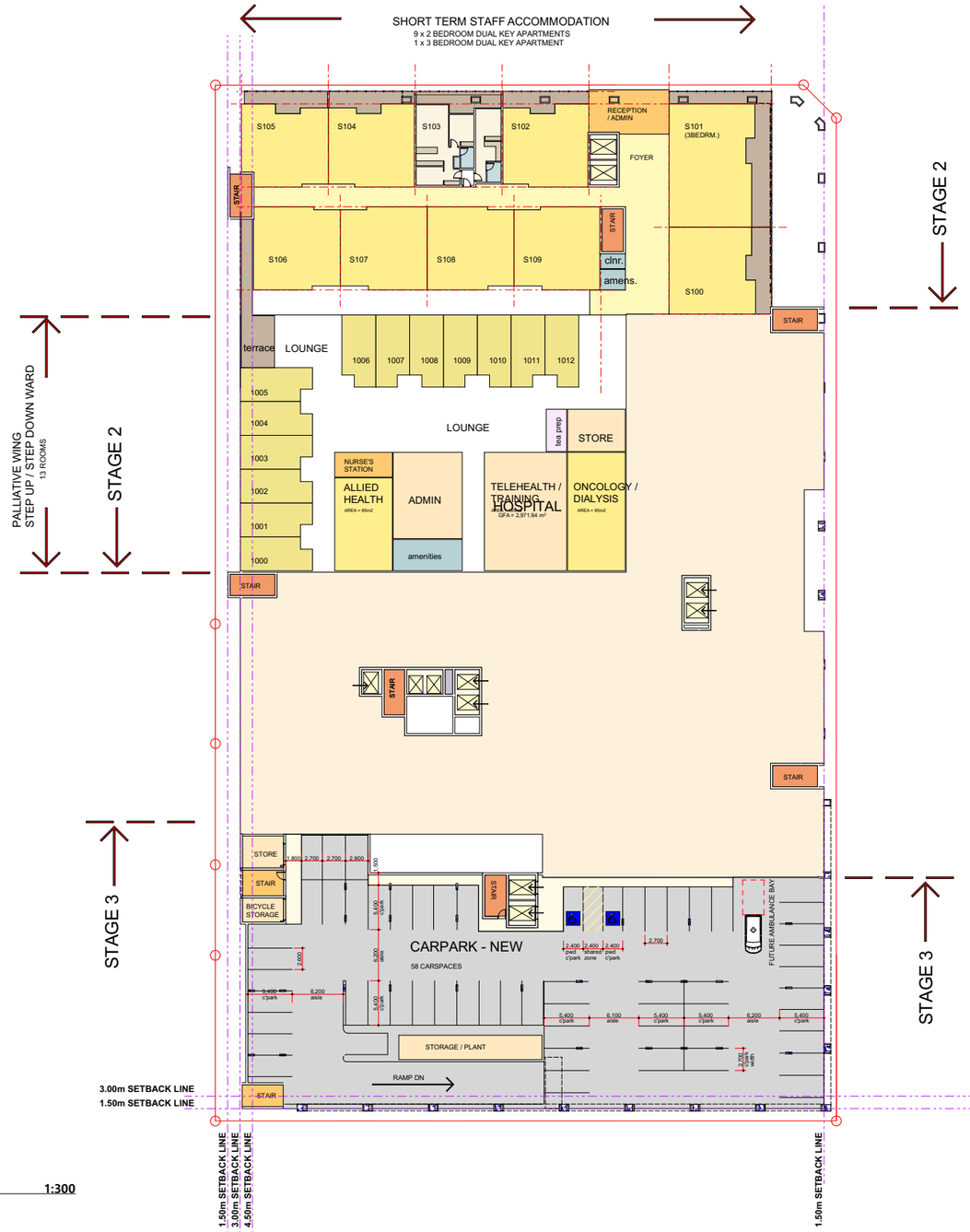

LEVEL 1 - STAGE 3 1:300

ACCOMMODATION BREAKDOWN

LEVEL 1				
TYPE	**STAGE 1**	**STAGE 2**	**STAGE 3**	**TOTAL**
PALLIATIVE CARE		13		**13**
RECOVERY BEDS	8			**8**
RECOVERY CHAIRS	12			**12**
INFUSION CHAIRS		16		**16**
STAFF		10 (1x3 + 9x2)		**10**

PROPOSED FLOOR LEVEL (LEVEL 1) RL. 432.70 AHD

ISSUE	DESCRIPTION	DATE
10	DA RFI RESPONSE TO COUNCIL SUBMISSION	30/11/2023
9	DA SUBMISSION	25/09/2023
8	MINOR AMENDMENTS TO ADVANCE HOA ROOM NUMBERING - RE-ISSUE FOR CLIENT APPROVAL	21/09/2023
7	AMEND BOUNDARIES (SHEETS - SERVICE LAYOUT, ELEVATIONS) - ISSUE FOR CLIENT APPROVAL	13/09/2023
6	AMEND BOUNDARIES (SHEETS - SERVICE LAYOUT, ELEVATIONS) - ISSUE FOR CLIENT REVIEW	11/09/2023
5	AMEND BOUNDARIES (SHEETS - FLOOR PLANS & PARKING LAYOUTS) - ISSUE FOR REVIEW	31/08/2023
4	AMEND BOUNDARIES/IMPLEMENT HOA - ISSUE FOR REVIEW	21/08/2023
3	AMEND BOUNDARIES (SHEETS - SERVICE LAYOUT) - ISSUE FOR REVIEW	20/08/2023
2	AMEND BOUNDARIES (SHEETS - ISSUE FOR REVIEW	20/07/2023
1	PRELIMINARY ISSUE FOR REVIEW	29/06/2023

AMENDMENTS

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CLIENTS	ETHOS HEALTH CARE
SITE ADDRESS	cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610
PROJECT NO:	2303
DWG	SK-21
DRAWING TITLE	LEVEL 1 PLAN - STAGE 3
SCALE	CORRECT @ A1
STATUS	STATUS: DA SUBMISSION
ISSUE	10
DESIGNED	MP
DRAWN	DP
CHECKED	MP
PRINT DATE	30/11/2023
PROJECT	KINGAROY HEALTH PRECINCT REDEVELOPMENT

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ACCOMMODATION BREAKDOWN

LEVEL 2				
TYPE	**STAGE 1**	**STAGE 2**	**STAGE 3**	**TOTAL**
RESIDENTIAL CARE	25	22*	32	**79**
DEMENTIA CARE		10		**10**
PALLIATIVE CARE	10*			SEE NOTE
STAFF		10 (1x3 + 9x2)		**10**

* NOTE – STAGE 1 PALLIATIVE CARE BEDS REVERT TO AGED CARE BEDS ON COMPLETION OF STAGE 2

PROPOSED FLOOR LEVEL (LEVEL 2) RL. 437.20 AHD

LEVEL 2 - STAGE 3 1:300

ISSUE	DESCRIPTION	DATE
10	DA RFI RESPONSE TO COUNCIL SUBMISSION	30/11/2023
9	DA SUBMISSION	29/09/2023
8.4	AGENCY REQUESTED CHANGES - RFI DRAWINGS - RE-ISSUE FOR DA APPROVAL	29/09/2023
8.3	AGENCY REQUESTED CHANGES - BENCH FLOOR EXTENSIONS - ISSUE FOR DA APPROVAL	15/09/2023
8.2	AGENCY REQUESTED CHANGES - AGED CARE ROOM LAYOUTS & NUMBERS INCREASED - ISSUE FOR REVIEW	29/08/2023
8.1	AGENCY REQUESTED CHANGES - AGED CARE & NURSING CENTRE / NURSES ACCESS - ISSUE FOR REVIEW	29/08/2023
8	AGENCY REQUESTED CHANGES - ISSUE FOR REVIEW	21/08/2023
7.1	AGENCY REQUESTED CHANGES - ISSUE FOR REVIEW	20/07/2023
7	AGENCY ISSUE FOR REVIEW	20/07/2023

AMENDMENTS

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CLIENTS	ETHOS HEALTH CARE
SITE ADDRESS	cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610
PROJECT NO:	2303
DWG	SK-22
DRAWING TITLE	LEVEL 2 PLAN - STAGE 3
SCALE	CORRECT @ A1
STATUS	DA SUBMISSION
ISSUE:	10
DESIGNED / DRAWN / CHECKED / PRINT DATE	MP / DP / MP / 30/11/2023
PROJECT	KINGAROY HEALTH PRECINCT REDEVELOPMENT

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ACCOMMODATION BREAKDOWN

LEVEL 3				
TYPE	**STAGE 1**	**STAGE 2**	**STAGE 3**	**TOTAL**
RESIDENTIAL CARE	41	22	30	**93**
STAFF		10 (1x3 + 9x2)		**10**

PROPOSED FLOOR LEVEL (LEVEL 3) RL. 441.70 AHD

LEVEL 3 - STAGE 3 1:300

ISSUE	DESCRIPTION	DATE
10	DA RFI RESPONSE TO COUNCIL SUBMISSION	30/11/2023
9	DA SUBMISSION	23/08/2023
8.1	MINOR AMENDMENTS TO ADVANCE HOA ROOM NUMBERING - RE-ISSUE FOR DEVELOPMENT APPROVAL	23/08/2023
8	AGEING IN PLACE FEATURES - MINOR LAYOUT AMENDMENTS - ISSUE FOR DEVELOPMENT APPROVAL	17/08/2023
7	AGEING IN PLACE FEATURES - MINOR LAYOUT AMENDMENTS - ISSUE FOR DEVELOPMENT APPROVAL	11/08/2023
6	AGEING IN PLACE FEATURES - FLOOR SPACE & PARKING CAPACITY ALTERATIONS - ISSUE FOR REVIEW	28/07/2023
5	AGEING IN PLACE FEATURES - MINOR LAYOUT AMENDMENTS - ISSUE FOR REVIEW	21/07/2023
4	AGEING IN PLACE FEATURES - ISSUE FOR REVIEW	20/07/2023
3	AGEING IN PLACE FEATURES - ISSUE FOR REVIEW	20/07/2023
2	PRELIMINARY ISSUE FOR REVIEW	20/07/2023

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CLIENTS	ETHOS HEALTH CARE
SITE ADDRESS	cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610
PROJECT NO:	2303
DWG	SK-23
DRAWING TITLE	LEVEL 3 PLAN - STAGE 3
SCALE	CORRECT @ A1
STATUS	DA SUBMISSION
ISSUE:	10
DESIGNED	MP
DRAWN	DP
CHECKED	MP
PRINT DATE	30/11/2023
PROJECT	KINGAROY HEALTH PRECINCT REDEVELOPMENT

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ACCOMMODATION BREAKDOWN

LEVEL 4				
TYPE	STAGE 1	STAGE 2	STAGE 3	TOTAL
RESIDENTIAL CARE	41	49	30	**120**

PROPOSED FLOOR LEVEL (LEVEL 4) RL. 445.60 AHD

LEVEL 4 - STAGE 3 1:300

ISSUE	DESCRIPTION	DATE
10	DA RFI RESPONSE TO COUNCIL SUBMISSION	30/11/2023
9	DA SUBMISSION	23/08/2023
8.1	MINOR AMENDMENTS TO ADVANCE HOA ROOM NUMBERING - RE-ISSUE FOR DEVELOPMENT APPROVAL	23/08/2023
8	AGEING IN PLACE STUDIO UNITS - MINOR LAYOUT AMENDMENTS - ISSUE FOR DEVELOPMENT APPROVAL	17/08/2023
7	AGEING IN PLACE STUDIO UNITS - MINOR LAYOUT AMENDMENTS - ISSUE FOR DEVELOPMENT APPROVAL	17/08/2023
6.1	AGEING IN PLACE STUDIO UNITS - FLOOR SPACE & PARKING CAPACITY ALLOWANCE AMENDMENTS - RE-ISSUE FOR REVIEW	25/07/2023
6	AGEING IN PLACE STUDIO UNITS - FLOOR SPACE & PARKING CAPACITY ALLOWANCE AMENDMENTS - ISSUE FOR REVIEW	25/07/2023
5.1	AGEING IN PLACE STUDIO UNITS - RE-ISSUE FOR REVIEW	21/06/2023
5	AGEING IN PLACE STUDIO UNITS - ISSUE FOR REVIEW	20/06/2023
4	ISSUE FOR REVIEW	20/06/2023

AMENDMENTS

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CLIENTS: ETHOS HEALTH CARE

SITE ADDRESS: cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610

PROJECT NO: 2303

DWG: SK-24

DRAWING TITLE: LEVEL 4 PLAN - STAGE 3

SCALE: CORRECT @ A1

STATUS: DA SUBMISSION

ISSUE: 10

DESIGNED	DRAWN	CHECKED	PRINT DATE
MP	DP	MP	30/11/2023

PROJECT: KINGAROY HEALTH PRECINCT REDEVELOPMENT

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NDIS CARER ROOM ALLOCATION

CARER #1	ROOMS	N01 - N07 N28 - N30
CARER #2	ROOMS	N08 - N17
CARER #3	ROOMS	N18 - N27
CARER #4	ROOMS	N31 - N40

ACCOMMODATION BREAKDOWN

LEVEL 5				
TYPE	**STAGE 1**	**STAGE 2**	**STAGE 3**	**TOTAL**
STAFF	3	9		**12**
NDIS	20	20		**40**
NDIS CARER	2	2		**4**

TOTAL – ALL LEVELS				
TYPE	**STAGE 1**	**STAGE 2**	**STAGE 3**	**TOTAL**
RESIDENTIAL CARE	107	93	92	**292**
DEMENTIA		10		**10**
PALLIATIVE CARE	10	+2 (net)		**12**
RECOVERY BEDS	8			**8**
RECOVERY CHAIRS	12			**12**
INFUSION CHAIRS		16		**16**
STAFF	3	39		**42**
NDIS	20	20		**40**
NDIS CARER	2	2		**4**

PROPOSED FLOOR LEVEL (LEVEL 5) RL. 449.50 AHD

LEVEL 5 - STAGE 3 1:300

ISSUE	DESCRIPTION	DATE
10	DA RFI RESPONSE TO COUNCIL SUBMISSION	30/11/2023
9	DA SUBMISSION	23/08/2023
8	PLANNING AMENDMENTS TO ACHIEVE DA ROOM NUMBERS - RE-ISSUE FOR DA APPROVAL	23/08/2023
7	PLANNING AMENDMENTS TO ACHIEVE DA ROOM NUMBERS - ISSUE FOR DA APPROVAL	17/08/2023
6	CLIENT REQUESTED UPDATES - ADD CARE TYPE & BODY CAVITIES & NUMBERS ADJUSTED - ISSUE FOR REVIEW	08/08/2023
5	CLIENT REQUESTED UPDATES - ADD CARE TYPE & ROOM CENTRE NUMBER EXISTING - ISSUE FOR REVIEW	27/07/2023
4	CLIENT REQUESTED UPDATES - ISSUE FOR REVIEW	21/07/2023
3	CLIENT REQUESTED UPDATES - ISSUE FOR REVIEW	20/07/2023
2	PLANNING ISSUE FOR REVIEW	05/07/2023
1	PLANNING ISSUE FOR REVIEW	30/06/2023

AMENDMENTS

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CLIENTS: ETHOS HEALTH CARE

SITE ADDRESS: cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610

PROJECT NO: 2303

DWG: SK-25

DRAWING TITLE: LEVEL 5 PLAN - STAGE 3

SCALE: CORRECT @ A1

STATUS: DA SUBMISSION

ISSUE: 10

DESIGNED	DRAWN	CHECKED	PRINT DATE
MP	DP	MP	30/11/2023

PROJECT: KINGAROY HEALTH PRECINCT REDEVELOPMENT

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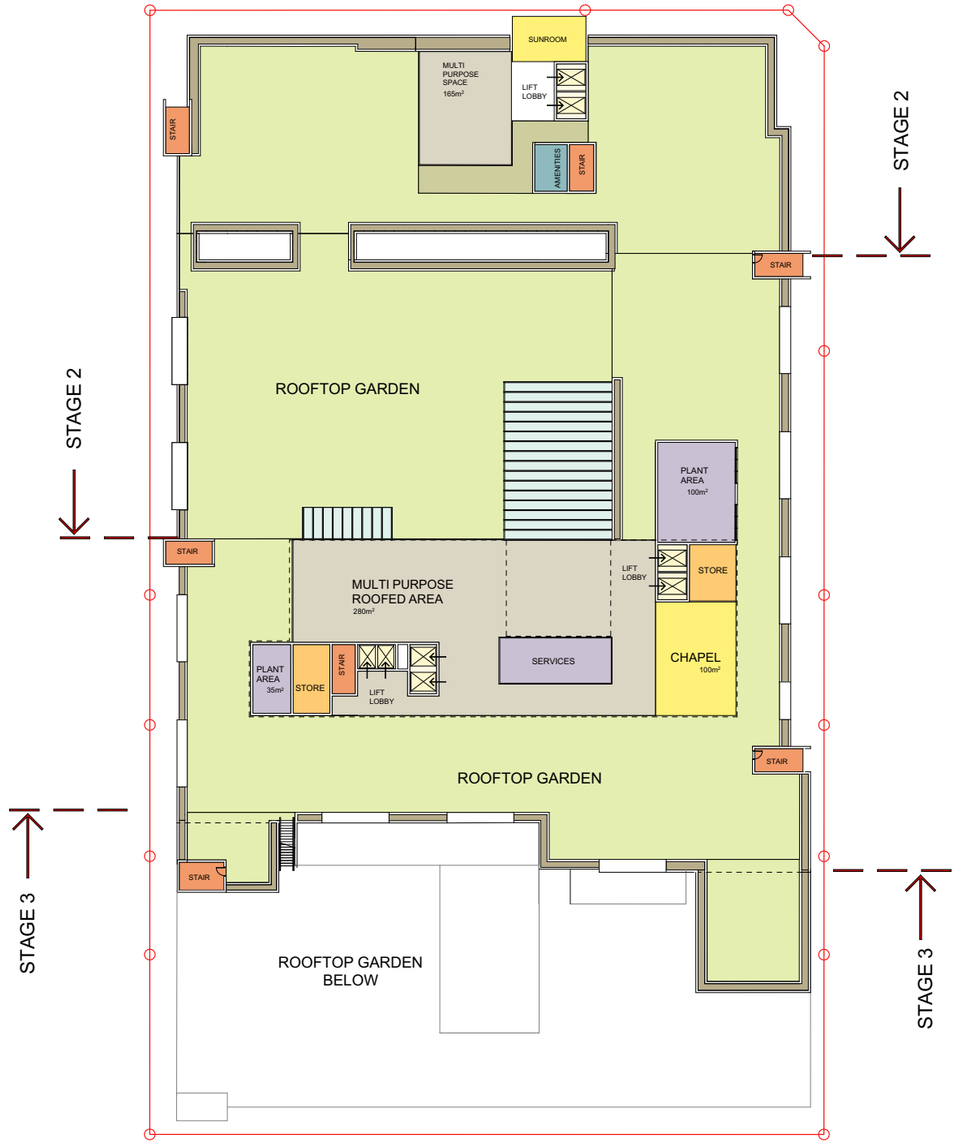

PROPOSED FLOOR LEVEL (LEVEL 6) RL. 453.40 AHD

ROOF - STAGE 3 1:300

ISSUE	DESCRIPTION	DATE
01	SUBMISSION	31/07/2020
02	DA RESPONSE TO COUNCIL SUBMISSION	26/08/2020
03	DA SUBMISSION	28/09/2020
04	MINOR AMENDMENTS TO SCHEME FOR ROOM NUMBERS - RE-ISSUE FOR CLIENT APPROVAL	01/06/2021
05	CLIENT BUSINESS UPDATES - MINOR LAYOUT AMENDMENTS - ISSUE FOR CLIENT APPROVAL	11/06/2021
06	CLIENT BUSINESS UPDATES - MINOR LAYOUT AMENDMENTS - ISSUE FOR CLIENT APPROVAL	11/06/2021
07	CLIENT BUSINESS UPDATES - BLOCK CARE & THEATRE LAYOUT, NURSES ACCESS - ISSUE FOR REVIEW	21/06/2021
08	CLIENT BUSINESS UPDATES - ISSUE FOR REVIEW	21/06/2021
09	CLIENT BUSINESS UPDATES - ISSUE FOR REVIEW	07/07/2021
10	CLIENT BUSINESS UPDATES - ISSUE FOR REVIEW	30/11/2023
11	CLIENT ISSUE FOR REVIEW	05/12/2023

AMENDMENTS

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CLIENTS: ETHOS HEALTH CARE
SITE ADDRESS: cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610
PROJECT NO: 2303

DWG: SK-26
DRAWING TITLE: ROOF PLAN - STAGE 3
SCALE: CORRECT @ A1
STATUS: DA SUBMISSION
ISSUE: 10
DESIGNED: MP
DRAWN: DP
CHECKED: MP
PRINT DATE: 30/11/2023
PROJECT: KINGAROY HEALTH PRECINCT REDEVELOPMENT

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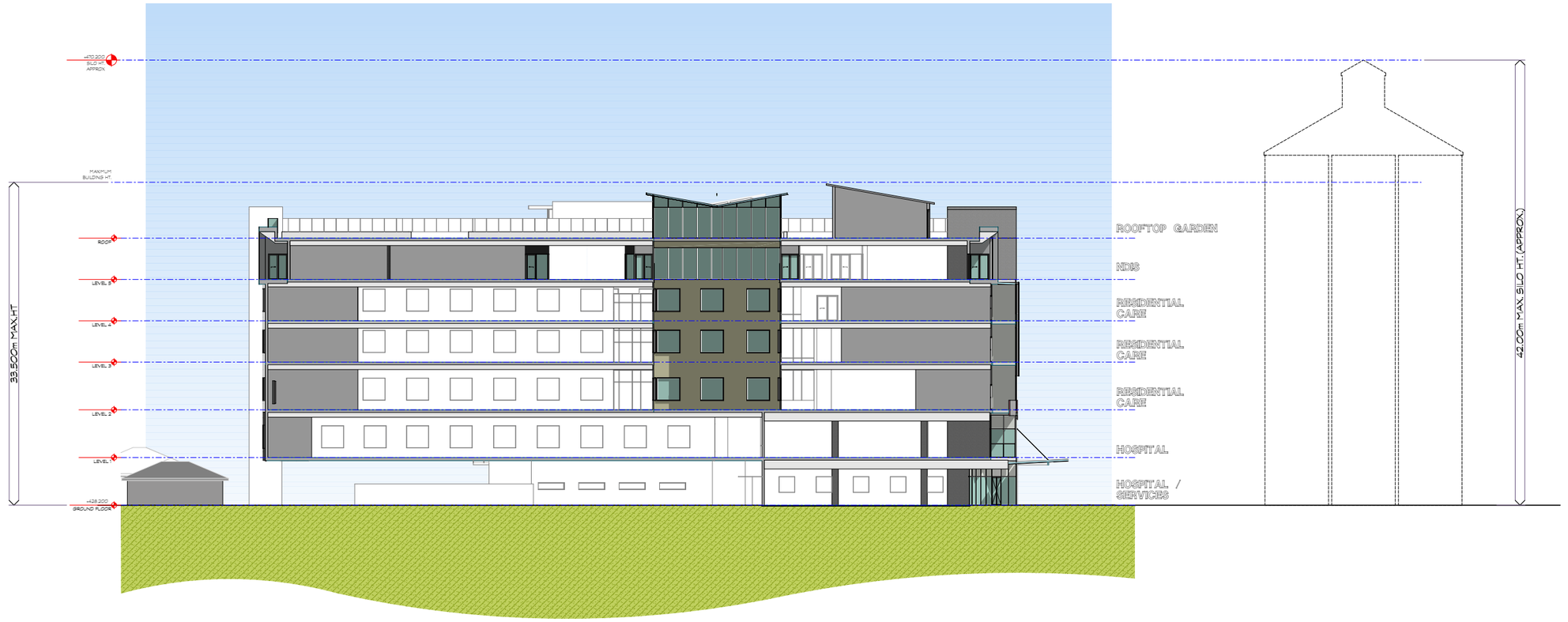

SECTION 01

ISSUE	DESCRIPTION	DATE
01	DA SUBMISSION	28/09/2023
02	AMEND ACCESSWAYS TO SCHEME NOW BEING ASSESSED - RE-ISSUE FOR CLIENT APPROVAL	03/10/2023
03	AMEND ENGINEERED UPDATES - MINOR LAYOUT AMENDMENTS - ISSUE FOR CLIENT APPROVAL	03/10/2023
04	AMEND ENGINEERED UPDATES - ADDITIONAL CARPARKS & MINOR LAYOUT AMENDMENTS - ISSUE FOR REVIEW	04/10/2023
05	AMEND ENGINEERED UPDATES - ADDITIONAL CARPARKS & MINOR LAYOUT AMENDMENTS - ISSUE FOR REVIEW	05/10/2023
06	AMEND ENGINEERED UPDATES - ISSUE FOR REVIEW	05/10/2023
07	AMEND ENGINEERED UPDATES - ISSUE FOR REVIEW	05/10/2023
08	AMEND ISSUE FOR REVIEW	05/10/2023
09	AMEND ISSUE FOR REVIEW	05/10/2023

AMENDMENTS

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CLIENTS: ETHOS HEALTH CARE

SITE ADDRESS: cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610

PROJECT NO: 2303

DWG: SK-29

DRAWING TITLE: SECTION S01

SCALE: CORRECT @ A1

STATUS: DA SUBMISSION

ISSUE: 09

DESIGNED	DRAWN	CHECKED	PRINT DATE
MP	DP	MP	5/10/2023

PROJECT: KINGAROY HEALTH PRECINCT REDEVELOPMENT

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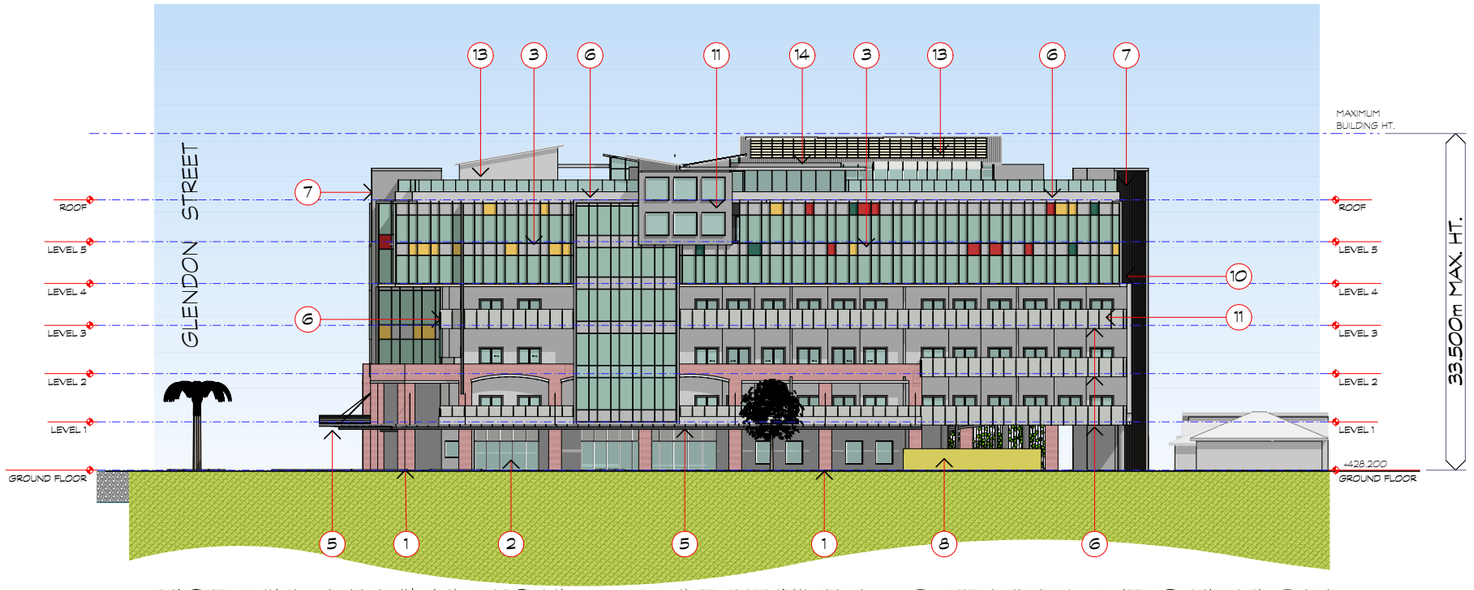
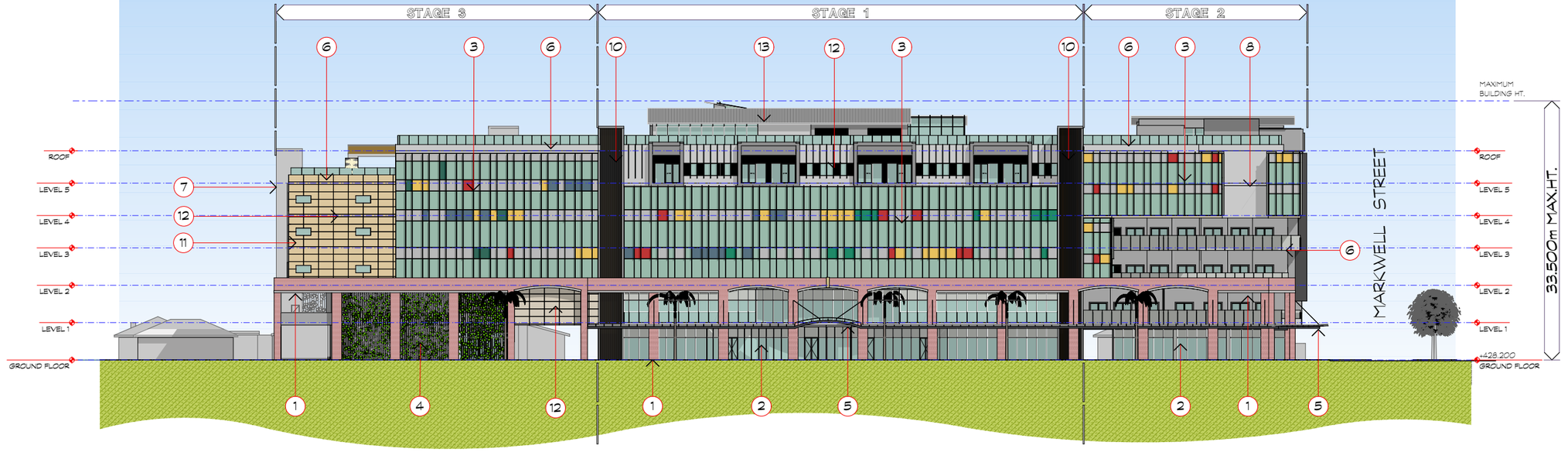


NORTH ELEVATION - MARKWELL STREET FRONTAGE

LEGEND

1. FEATURE BRICKWORK COLONNADE STRUCTURE - COLUMNS & PARAPET
2. ALUMINIUM FRAMED GLAZED SHOPFRONTS TO STREET FRONTAGES - NATURAL ANODISED FINISH
3. VENTILATED CURTAIN GLAZING WALL TO CREATE SUNROOMS FOR AGED CARE UNITS FACING STREETS
4. VERTICAL GARDEN SCREENING
5. STRUCTURAL STEEL & GLASS AWNING EXTENDING OVER FOOTPATH ALONG MARKWELL & GLENDON STREETS SUSPENDED FROM BRICK COLONNADE
6. TOUGHENED GLASS BALUSTRADING TO BALCONIES & ROOFTOP WIND BREAK SCREENING
7. OFF FORM PRECAST CONCRETE PANELLING - NATURAL FINISH
8. RENDERE & PAINT FINISH TO CONCRETE MASONRY WALLS
9. ALUMINIUM POWDERCOAT LOUVRES & FRAMING
10. FEATURE TIMBER LOOK ALUMINIUM BATTEN SCREENING
11. ALUMINIUM FRAMED GLAZING WITH ALUMINIUM POWDERCOATED WINDOW CASING AS INDICATED - WINDOWS TO HAVE OPAQUE GLASS BELOW 1500mm WHERE THEY OVERLOOK ADJOINING PROPERTIES
12. CONCRETE / FIBRE CEMENT PANEL SYSTEM FAÇADE
13. METAL ROOF SHEET CLADDING - COLOURBOND BASALT FINISH
14. SOLAR PV PANELS TO ROOFTOP STRUCTURES
15. WATER TANKS FOR RAINWATER HARVESTING TO BE REUSED ON LANDSCAPE AREAS



EAST ELEVATION - GLENDON STREET FRONTAGE

ISSUE	DESCRIPTION	DATE
01	DA SUBMISSION	29/09/2023
02	MINOR AMENDMENTS TO SCHEME NOW BEING ASSESSED - RE-ISSUE FOR DEVELOPMENT APPROVAL	02/10/2023
03	AMENDED BUSINESS PACKAGE 1 - MINOR LAYOUT AMENDMENTS - ISSUE FOR DEVELOPMENT APPROVAL	11/10/2023
04	AMENDED BUSINESS PACKAGE 1 - MINOR LAYOUT AMENDMENTS - ISSUE FOR DEVELOPMENT APPROVAL - RE-ISSUE FOR REVIEW	17/10/2023
05	AMENDED BUSINESS PACKAGE 1 - FLOOR SPACE & PARKING ADJUSTMENTS - ISSUE FOR REVIEW	25/10/2023
06	AMENDED BUSINESS PACKAGE 1 - MINOR FLOOR SPACE ADJUSTMENTS - ISSUE FOR REVIEW	31/10/2023
07	AMENDED BUSINESS PACKAGE 1 - ISSUE FOR REVIEW	01/11/2023
08	AMENDED BUSINESS PACKAGE 1 - ISSUE FOR REVIEW	06/11/2023
09	AMENDED ISSUE FOR REVIEW	28/11/2023

AMENDMENTS

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PROJECT NO: 2303

DWG: SK-30
DRAWING TITLE: ELEVATIONS 1
SCALE: CORRECT @ A1
STATUS: DA SUBMISSION
ISSUE: 09
DESIGNED: MP
DRAWN: DP
CHECKED: MP
PRINT DATE: 5/10/2023
PROJECT: KINGAROY HEALTH PRECINCT REDEVELOPMENT

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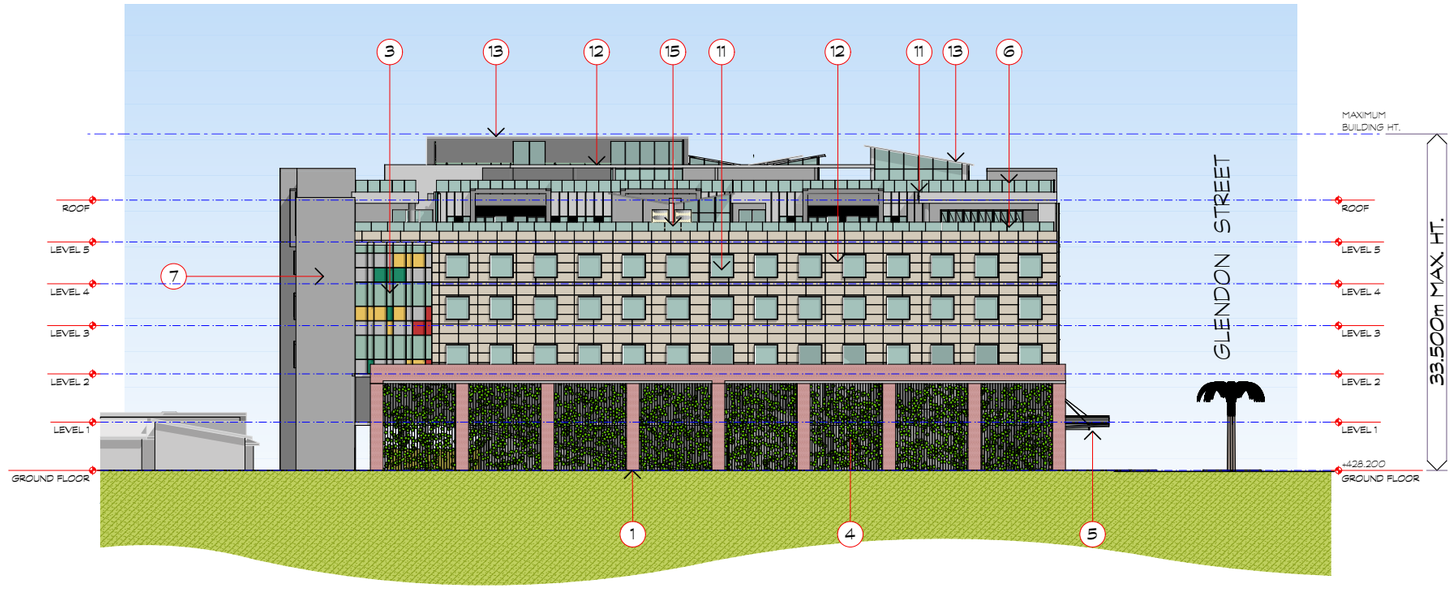

SOUTH ELEVATION

LEGEND

1. FEATURE BRICKWORK COLONNADE STRUCTURE - COLUMNS & PARAPET
2. ALUMINIUM FRAMED GLAZED SHOPFRONTS TO STREET FRONTAGES - NATURAL ANODISED FINISH
3. VENTILATED CURTAIN GLAZING WALL TO CREATE SUNROOMS FOR AGED CARE UNITS FACING STREETS
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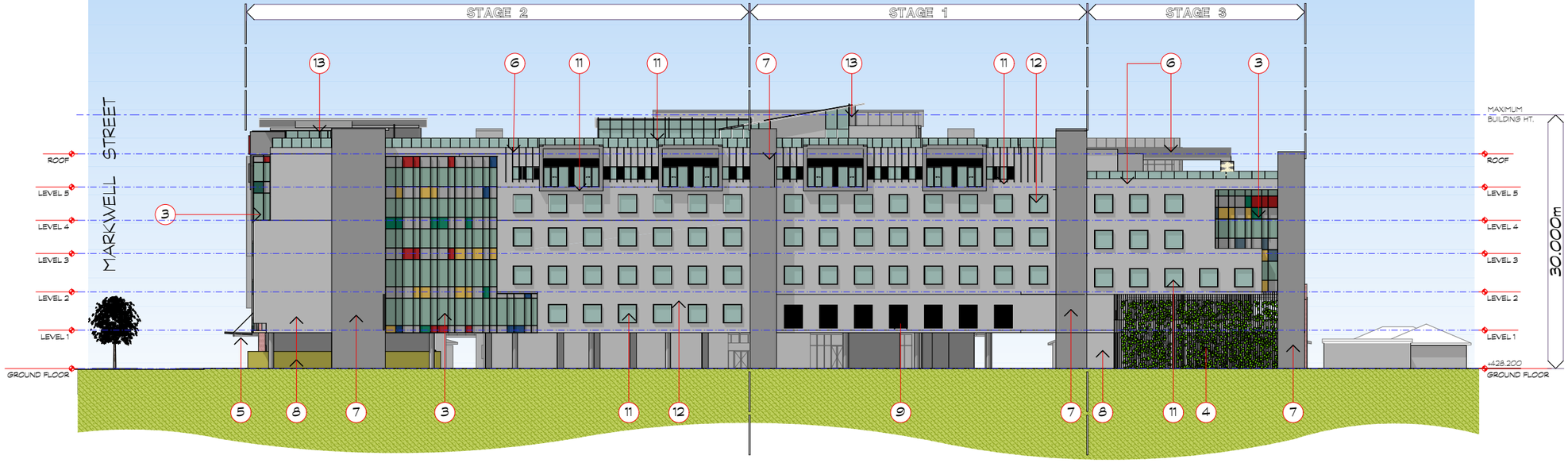

WEST ELEVATION

ISSUE	DESCRIPTION	DATE
01	DA SUBMISSION	29/09/2023
02	AMEND ROOF PLANTING TO SCREEN AGE CARE ROOF NUMBERS - RE-ISSUE FOR DA RFI APPROVAL	02/10/2023
03	AMEND BASEMENT LAYOUT - MINOR LAYOUT REVISIONS - ISSUE FOR DA RFI APPROVAL	03/10/2023
04	AMEND BASEMENT LAYOUT - MINOR LAYOUT REVISIONS - ISSUE FOR DA RFI APPROVAL - RE-ISSUE FOR REVIEW	04/10/2023
05	AMEND BASEMENT LAYOUT - FIRE HOSE & HYDRANT LOCATION - ADDITIONAL ACCESS - RE-ISSUE FOR REVIEW	05/10/2023
06	AMEND BASEMENT IMPLEMENTATION - ISSUE FOR REVIEW	11/10/2023
07	AMEND BASEMENT LAYOUT - RE-ISSUE FOR REVIEW	27/10/2023
08	AMEND BASEMENT LAYOUT - ISSUE FOR REVIEW	30/10/2023
09	AMEND ISSUE FOR REVIEW	05/10/2023

AMENDMENTS

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CLIENTS: ETHOS HEALTH CARE
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PROJECT NO: 2303

DWG: SK-31
DRAWING TITLE: ELEVATIONS 2
SCALE: CORRECT @ A1
STATUS: DA SUBMISSION
ISSUE: 09
DESIGNED: MP
DRAWN: DP
CHECKED: MP
PRINT DATE: 5/10/2023
PROJECT: KINGAROY HEALTH PRECINCT REDEVELOPMENT

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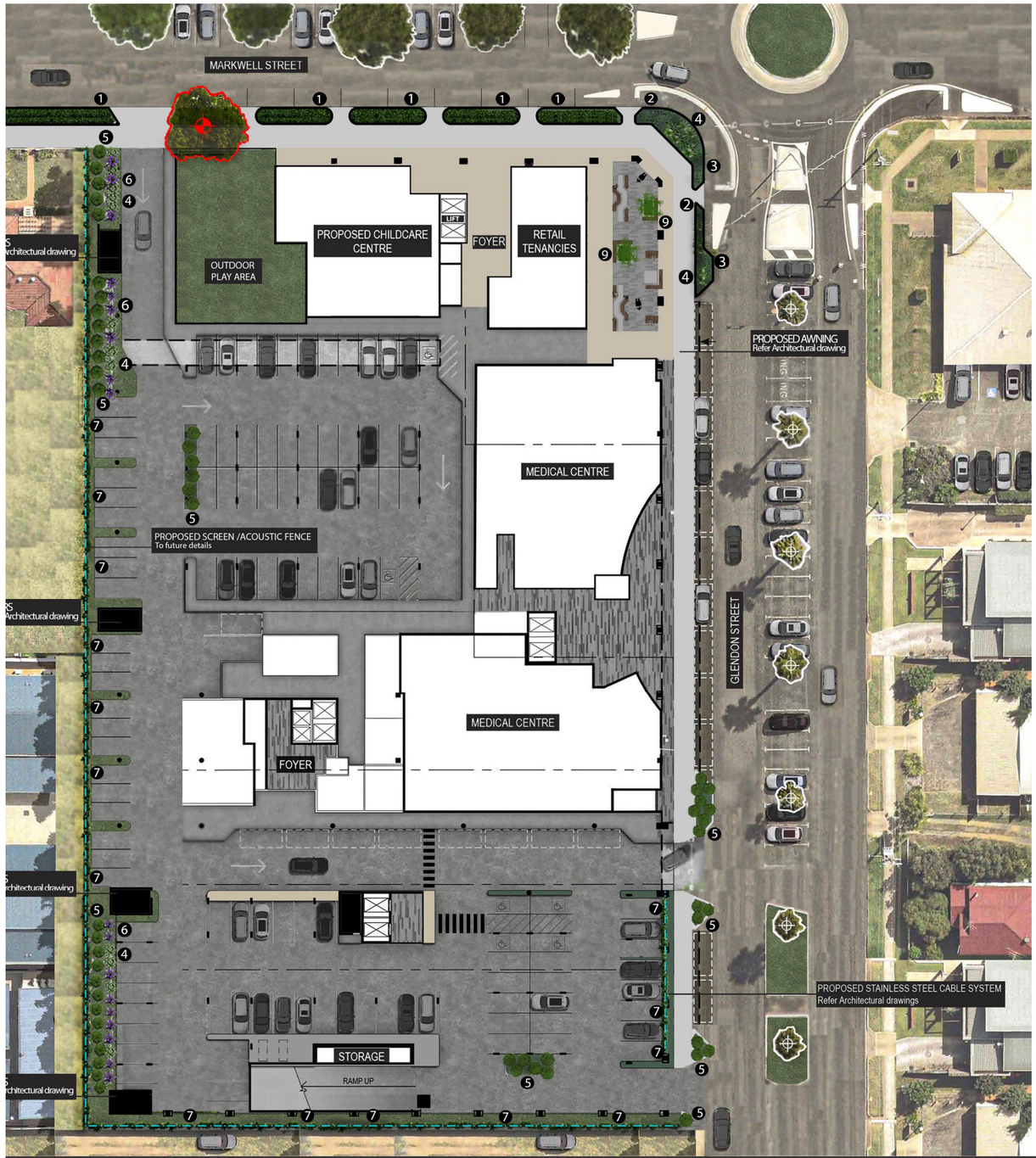
GROUND FLOOR LANDSCAPE CONCEPT PLA



LANDSCAPE INTENT AND DESIGN OBJECTIVES

- **STREETSCAPE INCLUDING COMMUNITY FORECOURT (2 ,3 ,4 ,5)**
  Objective is to reinvigorate footpaths and public space to the Markwell and Glendon Street corner along with street lighting to contribute to a vibrant town centre and as described in the Kingaroy Centre Retail Design Guide by South Burnett Regional Council (SBRC). Provide flowering plants and hedge to the road reserves adjacent to the subject site so as to improve the streetscape amenity including visually pleasent sight.
  Proposed street plants are to be drought hardy and frost tolerant and as recommended in SBRC's Branching Out - Guide to tree Planting in the South Burnett; Refer Proposed Planting Schedule (ie: Dodonaea rupicola Rock Hop Bush, Dietes grandiflora Wild Iris)
- **UNDERCROFT CLIMBERS TO WIRE TRELLIS (7)**
  Objective of this is to have significant vegetated screening to the carpark undercroft so as to provide visual amenity for the users of the carpark. The proposed climber species must be low maintenance yet vigorous to cover the nominated area, and should be the appropriate species to accommodate low light levels on the southern side of the proposed building, as well as the hot sun on the western side of the proposed building. Allow for irrigation of these climbers so as to ensure longevity and mature heights are achieved. Proposed trellis structure to be stainless steel cabling structure;
  Refer Proposed Planting Schedule (ie: Cissus antarctica, Trachelospermum jasminoides, Creeper : Hedera)
- **GROUND FLOOR MASS PLANTING (4, 5, 6)**
  Objective of this planting is to provide dense and layered mass planting to ground floor planting areas including species capable of tolerating low light levels, so as to provide visual interest and amenity. Ensure feature planting through to provide interest and visual points of references. Plant choices to be shade tolerant and resilient. Supply plants with irrigation and fertigation;
  Refer Proposed Planting Schedule

PROPOSED SCREEN / ACOUSTICFENCE
To future details

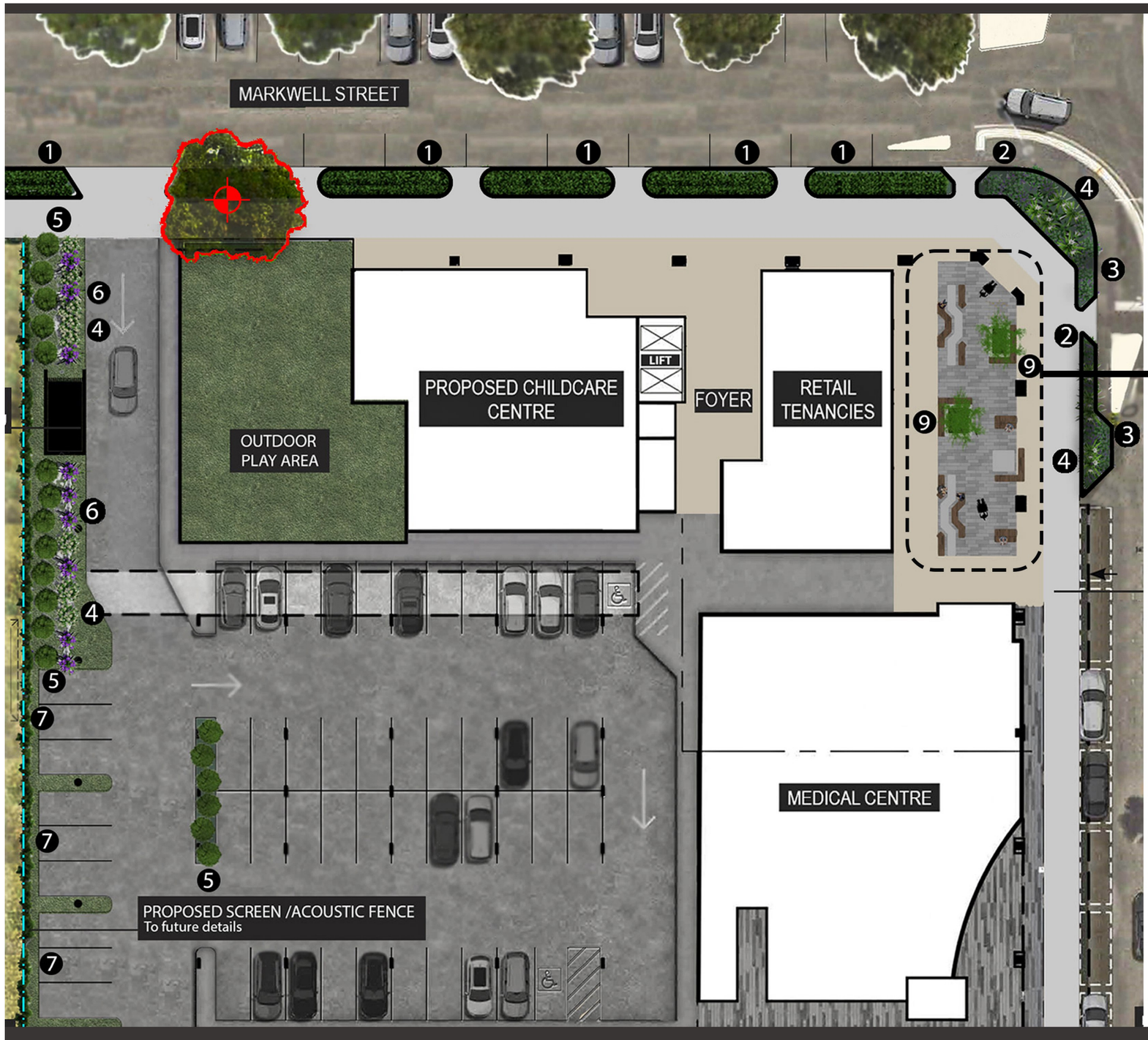
EXISTING TREES - REMOVED
Refer Existing Tree Schedule

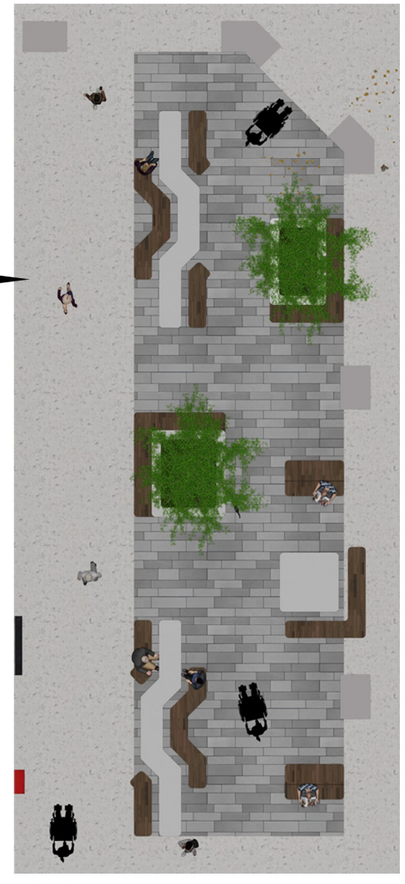
EXISTING TREES - RETAINED
Refer Existing Tree Schedule

PROPOSED KINGAROY HEALTH PRECINCT REDEVELOPMENT
CNR MARKWELL AND GLENDON ST, KINGAROY

DATE. FEB , 2024 | SHEET NO. 2 | SCALE 1 : 600 @A3

GROUND FLOOR BLOW UP LANDSCAPE PLAN



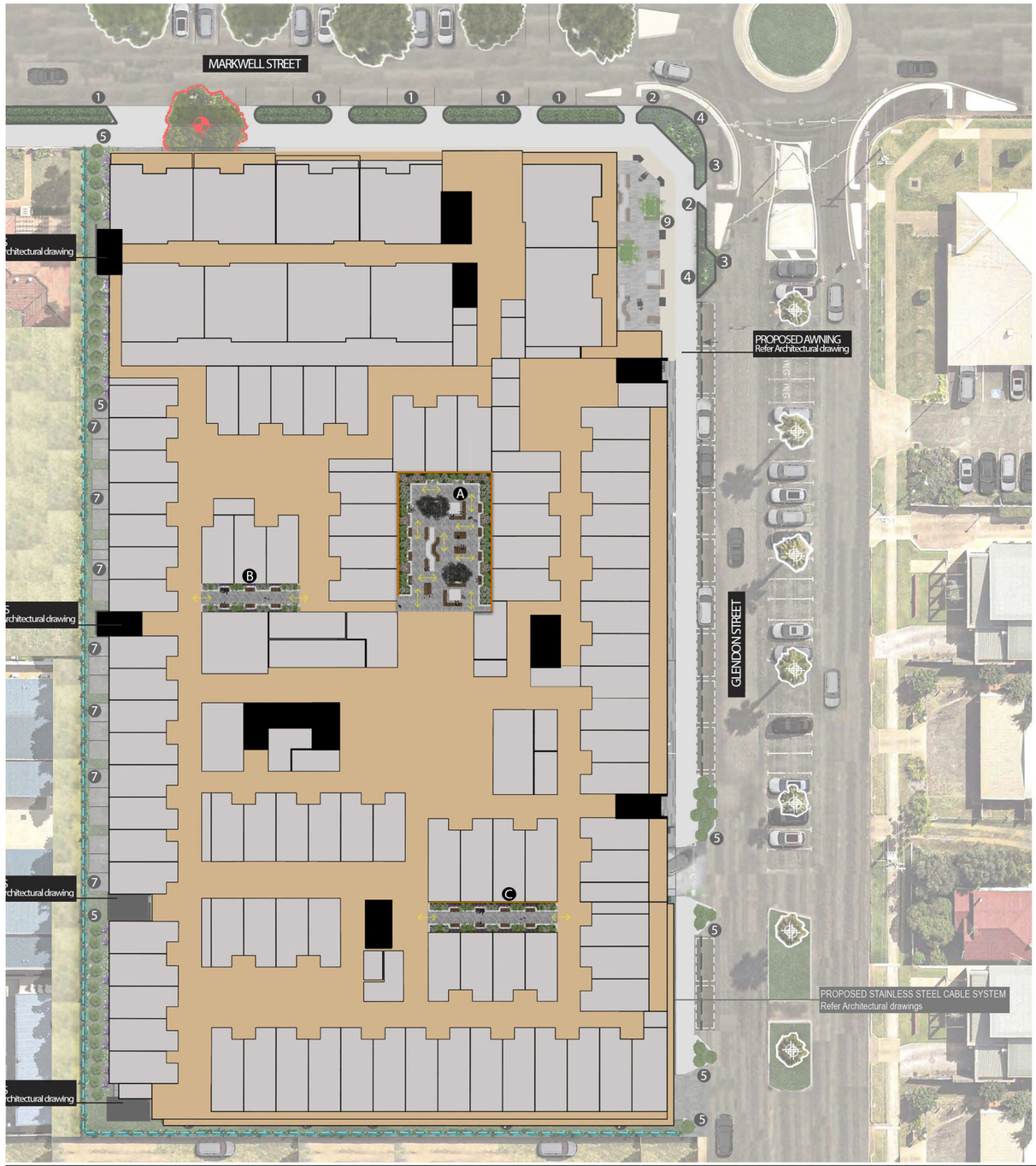


SCALE
1 : 150 @A3

PROPOSED KINGAROY HEALTH PRECINCT REDEVELOPMENT
CNR MARKWELL AND GLENDON ST, KINGAROY

DATE. FEB , 2024
SHEET NO. 3
SCALE 1 : 300 @A3

LEVEL 2 LANDSCAPE CONCEPT PLA



LANDSCAPE INTENT AND DESIGN OBJECTIVES

- **MAIN LIGHT WELL DESIGN OBJECTIVES**

  Objective of this space is to create a visually pleasing green space so as to be an internal park/break out space for movement and light physical exercise, have access to fresh air, walk, and sit with visiting family and friends.

  • Spatial demand to maximise area for occupants over large planting areas
  • Users will be sitting in wheelchairs, walkers or external non-fixed seating for flexibility
  • Priority on a walking circuit/s with rest stops and passive opportunities throughout
  • Clearance for pathways to be minimum 1.5m wide
  • Any fixed seating will be considered and located so as to minimise impacts on physically challenged users
  • Two large shrubs is contained in podium planters
  • Plant height including small trees should not exceed 4 m (ie. max of one floor above planter location) at full maturation
  • Other small shrubs are planted along the walls to maintain maximum open spaces in the middle.
  • Plant choices to be shade tolerant, resilient, and supplied with irrigation and fertigation

- **SECONDARY LIGHT WELL DESIGN OBJECTIVES**

  Objective of this space is to create a visually pleasing secondary green spaces to the main light well, appropriate for an additional break out space and passive recreational opportunities with other residence users, visiting family and friends.

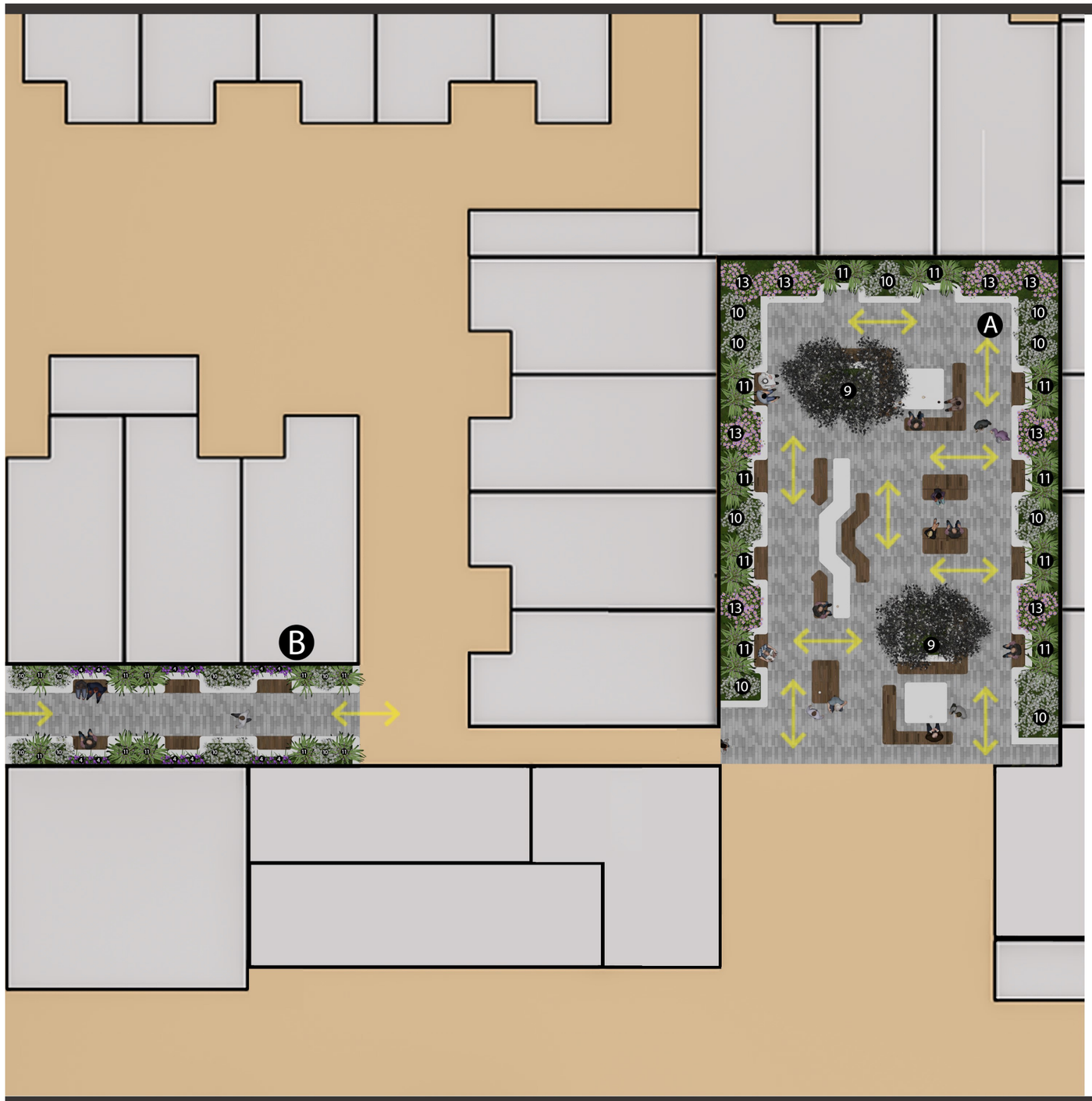
  • Planting along the wall and designing resting area in betweenthe planting areas make a spcae that is comfortable for walking as well as sitting.
  • Maximum plantation of flowering plant to make a visually pleasant sight to the users.
  • To be visually pleasing when viewed from within and from above
  • Clearance for pathways to be minimum 1.5m wide.
  • Plant choices to be shade tolerant, resilient, and supplied with irrigation and fertigation.

PEDESTRIAN CIRCULATION

PROPOSED KINGAROY HEALTH PRECINCT REDEVELOPMENT
CNR MARKWELL AND GLENDON ST, KINGAROY

DATE. FEB , 2024 | SHEET NO. 4 | SCALE 1 : 600 @A3

LEVEL 2 BLOW UP LANDSCAPE PLA



LANDSCAPE INTENT AND DESIGN OBJECTIVES

- **MAIN LIGHT WELL DESIGN OBJECTIVES**
  Objective of this space is to create a visually pleasing green space so as to be an internal park/break out space for movement and light physical exercise, have access to fresh air, walk, and sit with visiting family and friends.
  - Spatial demand to maximise area for occupants over large planting areas
  - Users will be sitting in wheelchairs, walkers or external non-fixed seating for flexibility
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- **SECONDARY LIGHT WELL DESIGN OBJECTIVES**
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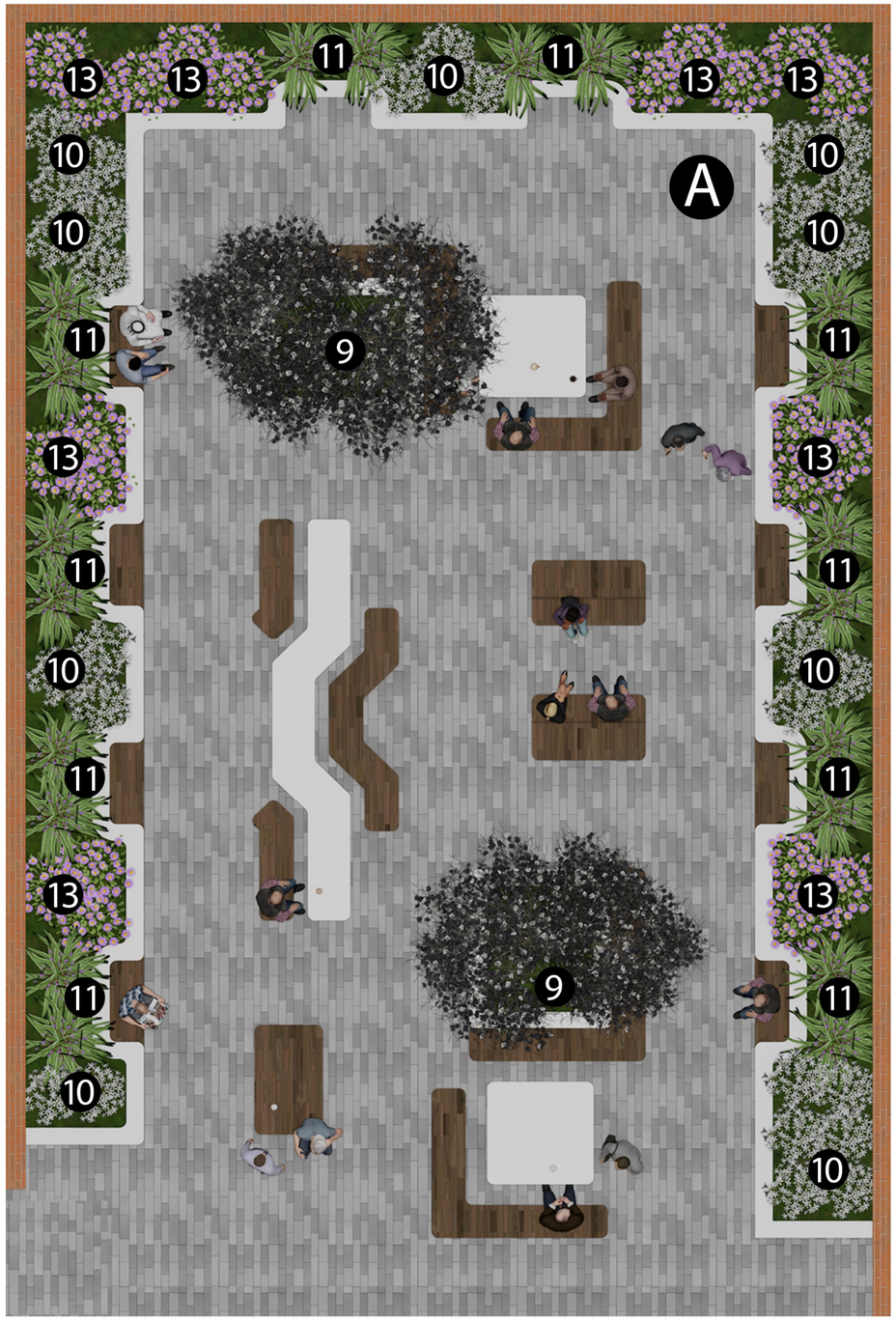
  - Plant choices to be shade tolerant, resilient, and supplied with irrigation and fertigation.

PEDESTRIAN CIRCULATION

PROPOSED KINGAROY HEALTH PRECINCT REDEVELOPMENT
CNR MARKWELL AND GLENDON ST, KINGAROY

DATE. FEB , 2024 | SHEET NO. 5 | SCALE 1 : 150@A3

LEVEL 2 BLOW UP (A, B & C) LANDSCAPE PLA



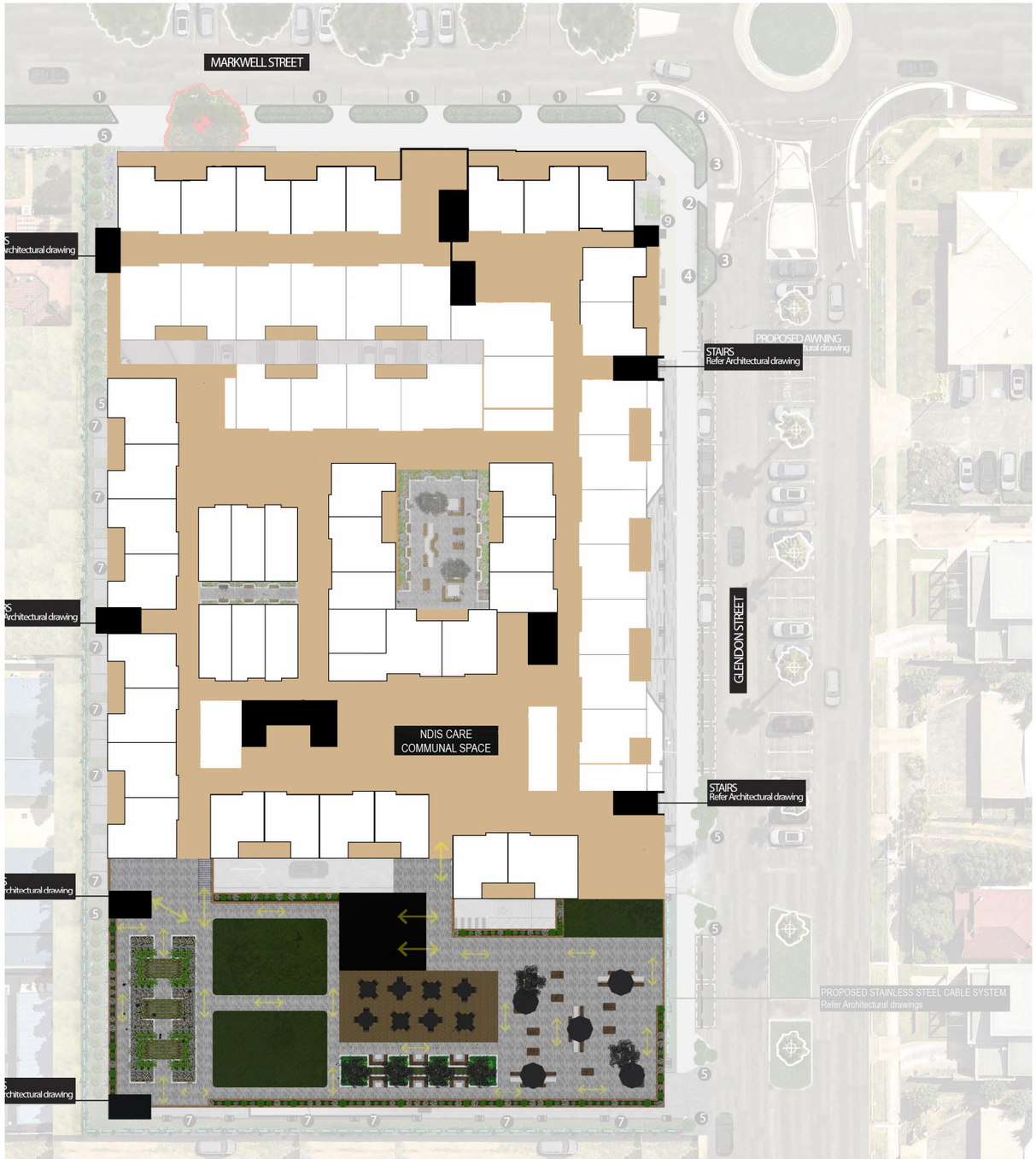
PROPOSED KINGAROY HEALTH PRECINCT REDEVELOPMENT
CNR MARKWELL AND GLENDON ST, KINGAROY

DATE. FEB , 2024

SHEET NO. 6

SCALE 1 : 75@A3

LEVEL 5 LANDSCAPE CONCEPT PLA



LANDSCAPE INTENT AND DESIGN OBJECTIVES

- **NDIS LEVEL 5 - ROOFTOP GARDEN AREA**
  Large multi functional rooftop space to provide outdoor passive recreational opportunities for NDIS residents, staff, family and friends, and visitors within the climatic and maintenance limitations of such an appropriate space given the use. Site appropriate limited active recreational opportunities through exercise via walking circuit/s.
  • Fully covered gazebo area to provide cover during inclement weather, and protection from sun
  • Wind/sound barriers are required to the edges
  • Given significant wind, climatic and maintenance issues along with leaf, seed and flower drop posing a risk for NDIS residents, only tall shrubs are proposed.
  • Temperature control can be enhanced by including garden misters in planter areas that can be circulated using natural airflow to reduce ambient temperatures
  • Priority on a walking circuit/s with rest stops and passive opportunities throughout
  • Seating areas to provide breakout, outdoor passive recreational opportunities. Users will be sitting in wheelchairs, walkers or external non-fixed seating for flexibility
  • Use of umbrellas to create removable sun protection in seating areas
  • Pathways for NDIS residents need to accommodate any physical limitations or equipment, minimum 2m wide
  • Large grassed area availalbe on roof top.
  • Seating and tables and walking paths need to be accessible by residents in wheelchairs and other assistance tools (ie: Walkers)
  • Plant choices to be shade tolerant, resilient, and supplied with irrigation and fertigation

PEDESTRIAN CIRCULATION

PROPOSED KINGAROY HEALTH PRECINCT REDEVELOPMENT
CNR MARKWELL AND GLENDON ST, KINGAROY

DATE. FEB , 2024 | SHEET NO. 7 | SCALE 1 : 600 @A3

LEVEL 5 BLOW UP LANDSCAPE PLA

LANDSCAPE INTENT AND DESIGN OBJECTIVES

- **NDIS LEVEL 5 - ROOFTOP GARDEN AREA**
  Large multi functional rooftop space to provide outdoor passive recreational opportunities for NDIS residents, staff, family and friends, and visitors within the climatic and maintenance limitations of such an appropriate space given the use. Site appropriate limited active recreational opportunities through exercise via walking circuit/s.
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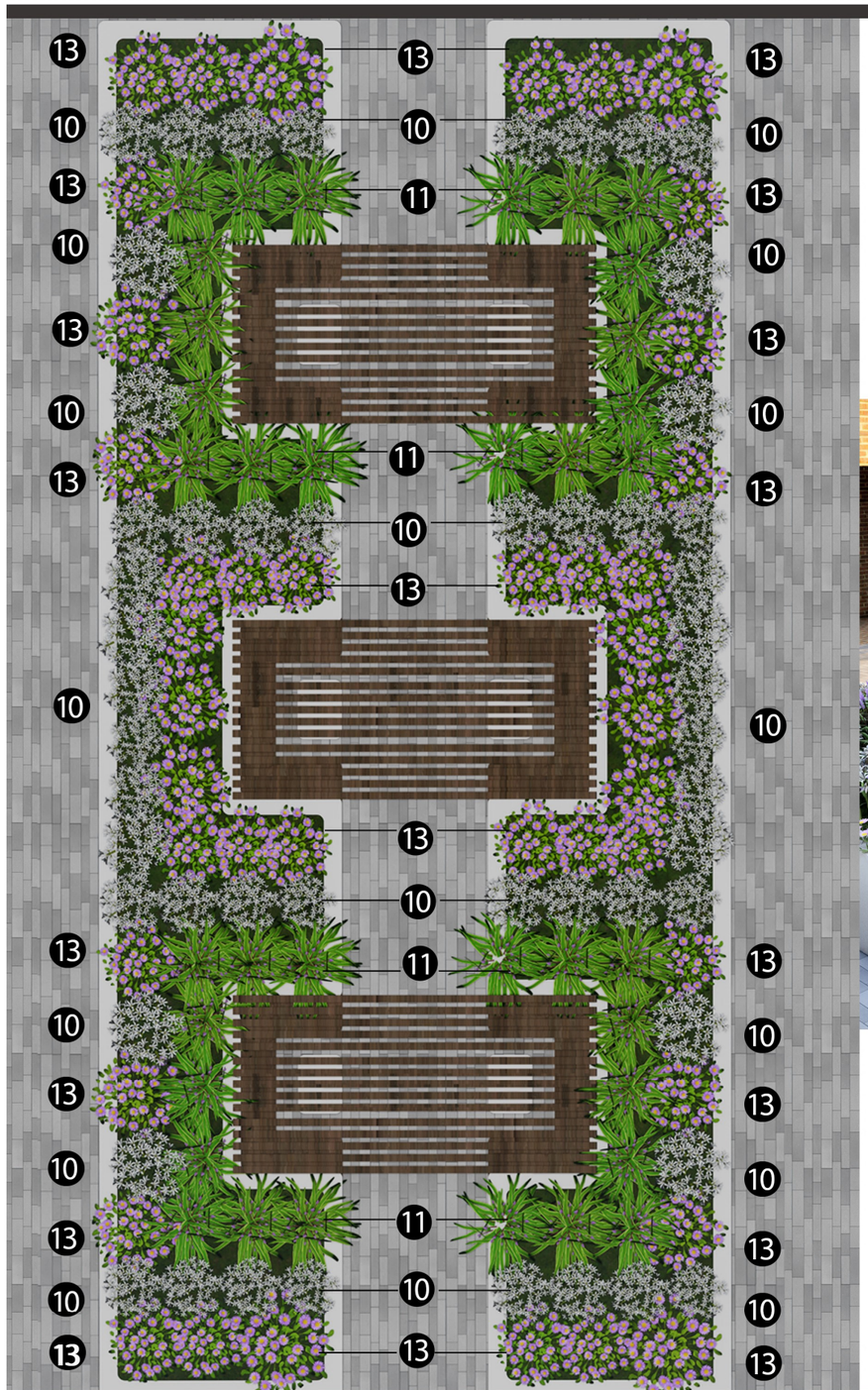
  • Pathways for NDIS residents need to accommodate any physical limitations or equipment, minimum 2m wide
  • Large grassed area availalbe on roof top.
  • Seating and tables and walking paths need to be accessible by residents in wheelchairs and other assistance tools (ie: Walkers)
  • Plant choices to be shade tolerant, resilient, and supplied with irrigation and fertigation
  • Random plantation of three plants , on light well edges and building edges , that are Babingtonia bidwillii dwarf form baeckea vigata miniture(5) , Liriope muscati CV(2) and Crinum flaccidum (10)

PEDESTRIAN CIRCULATION

PROPOSED KINGAROY HEALTH PRECINCT REDEVELOPMENT
CNR MARKWELL AND GLENDON ST, KINGAROY

DATE. FEB , 2024 | SHEET NO. 8 | SCALE 1 : 300 @A3

LEVEL 5 SEATING AREA A BLOW UP LANDSCAPE PLAN AND PERSPECTIVE VIE

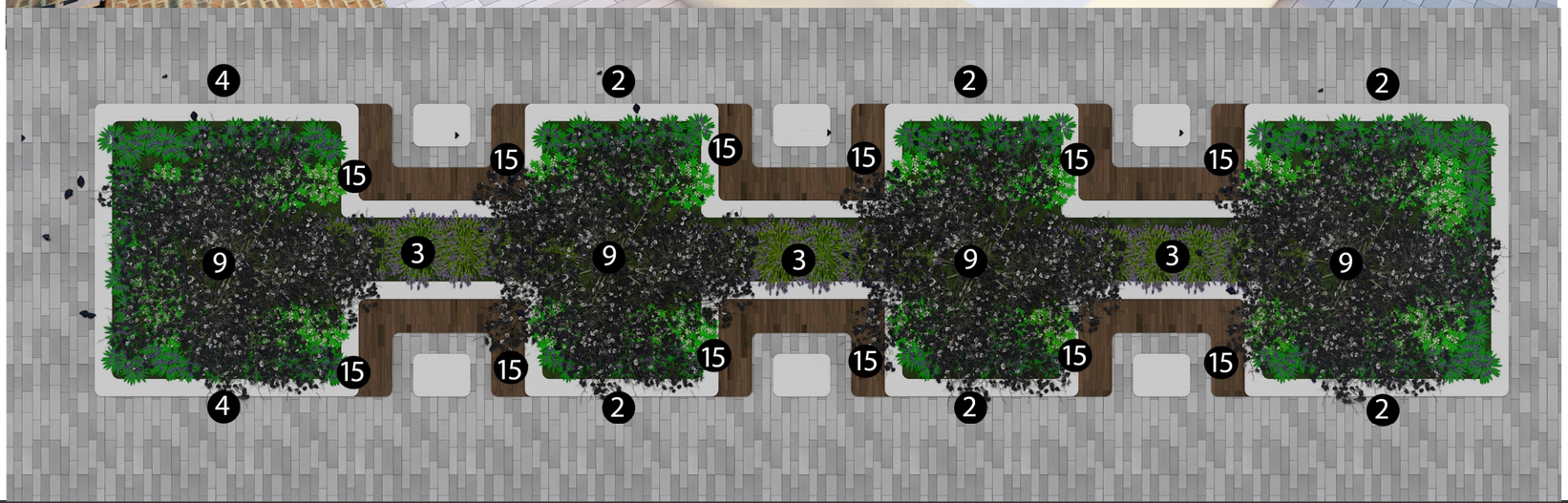


A

PROPOSED KINGAROY HEALTH PRECINCT REDEVELOPMENT
CNR MARKWELL AND GLENDON ST, KINGAROY

DATE. FEB , 2024 | SHEET NO. 9 | SCALE 1 : 75 @A3

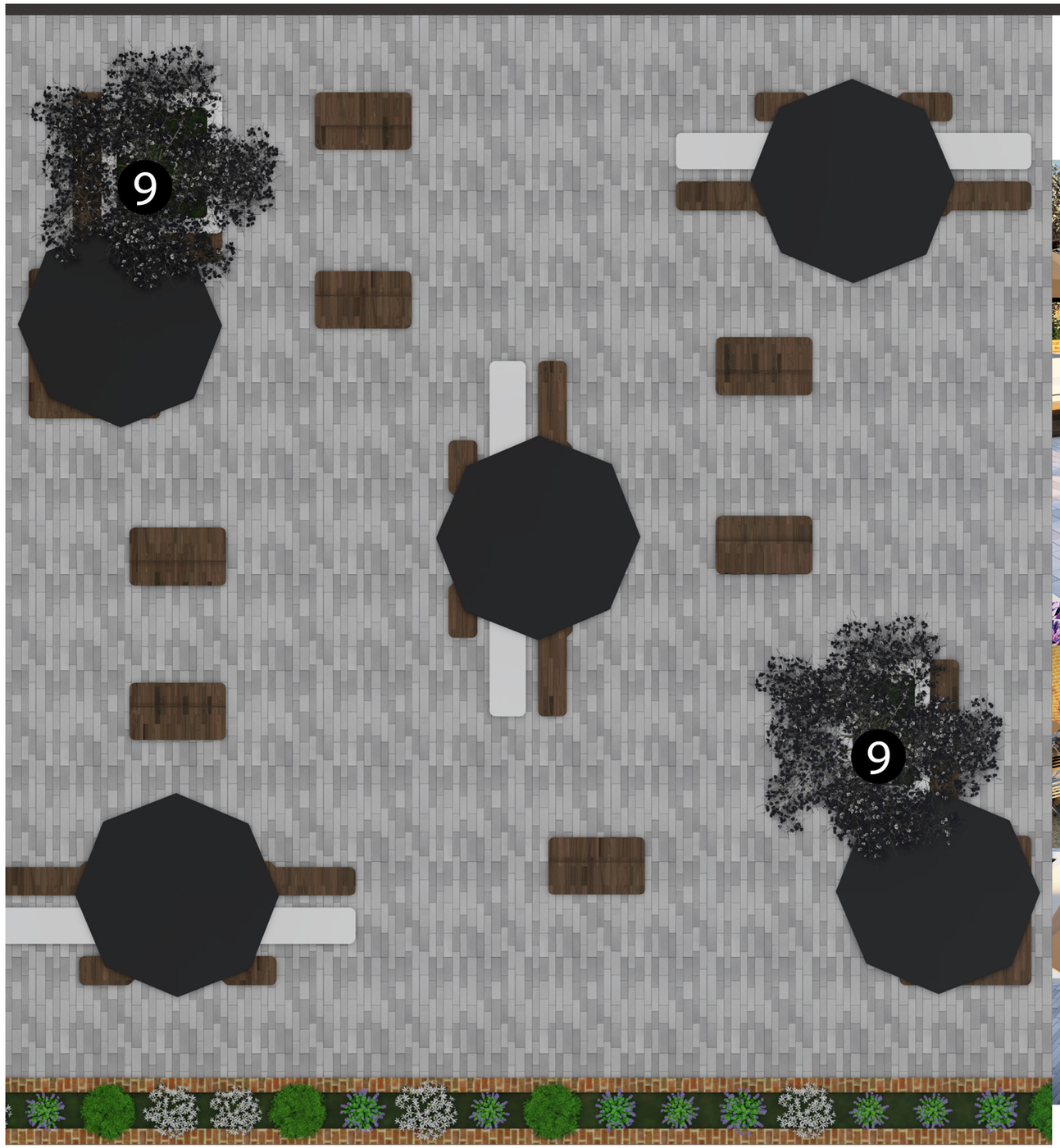
LEVEL 5 SEATING AREA B BLOW UP LANDSCAPE PLAN AND PERSPECTIVE VIE



PROPOSED KINGAROY HEALTH PRECINCT REDEVELOPMENT
CNR MARKWELL AND GLENDON ST, KINGAROY

DATE. FEB , 2024 SHEET NO. 10 SCALE 1 : 75@A3

LEVEL 5 SEATING AREA C BLOW UP LANDSCAPE PLAN AND PERSPECTIVE VIEW

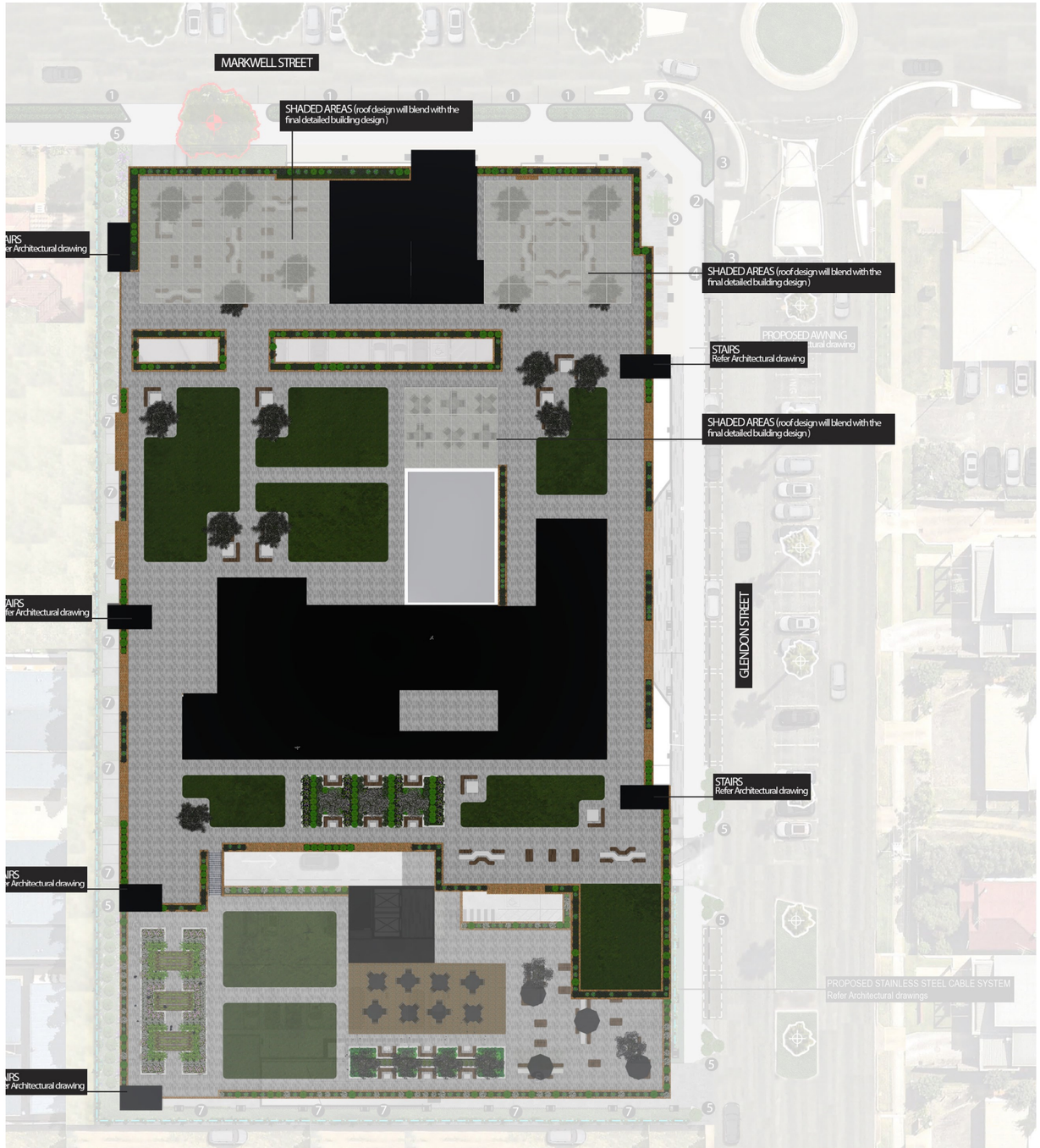


C

PROPOSED KINGAROY HEALTH PRECINCT REDEVELOPMENT
CNR MARKWELL AND GLENDON ST, KINGAROY

DATE. FEB , 2024 SHEET NO. 11 SCALE 1 : 75 @A3

LEVEL 6 LANDSCAPE CONCEPT PLAN (WITH SHADED DEVICES



LANDSCAPE INTENT AND DESIGN OBJECTIVES

- **MAIN ROOFTOP GARDEN LEVEL**

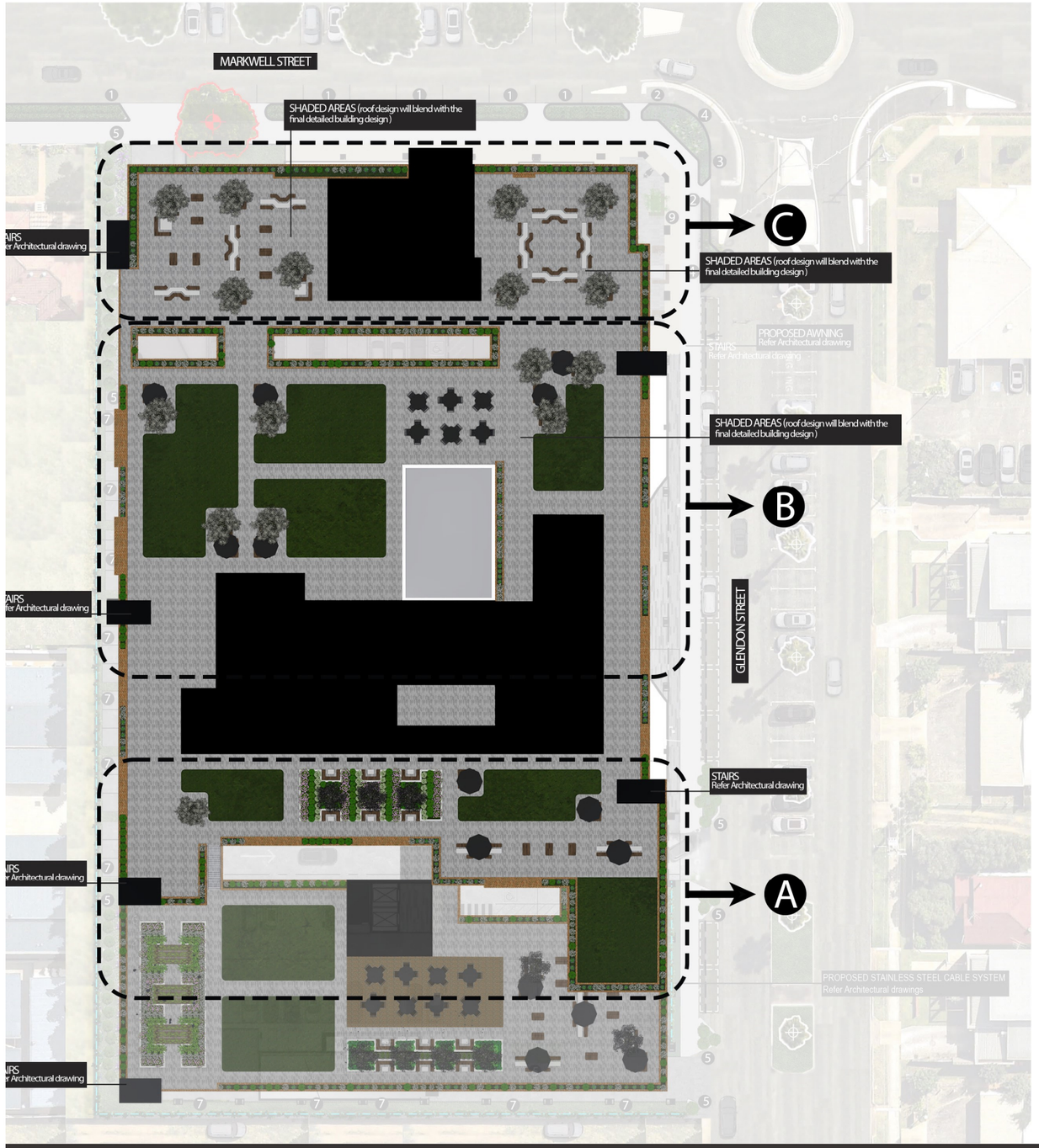
  Very large multi functional rooftop space to provide outdoor passive recreational opportunities for residents, staff, family and friends visitors within the climatic and maintenance limitations of such an appropriate space given the use. Site appropriate limited active recreational opportunities through exercise via walking circuit/s

  • Clearance for pathways to be minimum 1.5m wide
  • Priority on a walking circuit/s with rest stops and passive opportunities throughout
  • Seating areas to provide breakout, outdoor passive recreational opportunities. Users will be sitting in wheelchairs, walkers or external non-fixed seating for flexibility
  • Large shading devices where maximum sitting is provided to provide sun protection.
  • Use of umbrellas create removable sun protection in seating areas
  • Seating and tables and walking paths need to be accessible by residents in wheelchairs and other assistance tools (ie: Walkers)
  • Given significant wind, climatic and maintenance issues along with leaf, seed and flower drop posing a risk for NDIS residents, no big trees are proposed
  • Temperature control can be enhanced by including garden misters in planter areas that can be circulated using natural airflow to reduce ambient temperatures
  • Plant choices to be shade tolerant, resilient, and supplied with irrigation and fertigation
  • Roof design will be modified to ensure that it maximises solar panels and weather protection to residents
  • Random plantation of three plants , on light well edges and building edges , that are Babingtonia bidwillii dwarf form baeckea vigata miniture(5) , Liriope muscati CV(2) and Crinum flaccidum (10)

PROPOSED KINGAROY HEALTH PRECINCT REDEVELOPMENT
CNR MARKWELL AND GLENDON ST, KINGAROY

DATE. FEB , 2024 | SHEET NO. 12 | SCALE 1 : 600 @A3

LEVEL 6 LANDSCAPE CONCEPT PLA



LANDSCAPE INTENT AND DESIGN OBJECTIVES

- **MAIN ROOFTOP GARDEN LEVEL**

  Very large multi functional rooftop space to provide outdoor passive recreational opportunities for residents, staff, family and friends visitors within the climatic and maintenance limitations of such an appropriate space given the use. Site appropriate limited active recreational opportunities through exercise via walking circuit/s

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  • Seating areas to provide breakout, outdoor passive recreational opportunities. Users will be sitting in wheelchairs, walkers or external non-fixed seating for flexibility
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  • Use of umbrellas create removable sun protection in seating areas
  • Seating and tables and walking paths need to be accessible by residents in wheelchairs and other assistance tools (ie: Walkers)
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  • Random plantation of three plants , on light well edges and building edges , that are Babingtonia bidwillii dwarf form baeckea vigata miniture(5) , Liriope muscati CV(2) and Crinum flaccidum (10)

PROPOSED KINGAROY HEALTH PRECINCT REDEVELOPMENT
CNR MARKWELL AND GLENDON ST, KINGAROY

DATE. FEB , 2024 | SHEET NO. 13 | SCALE 1 : 600 @A3

LEVEL 6 BLOW UP LANDSCAPE PLA

LANDSCAPE INTENT AND DESIGN OBJECTIVES

- **MAIN ROOFTOP GARDEN LEVEL**
  Very large multi functional rooftop space to provide outdoor passive recreational opportunities for residents, staff, family and friends visitors within the climatic and maintenance limitations of such an appropriate space given the use. Site appropriate limited active recreational opportunities through exercise via walking circuit/s
  • Clearance for pathways to be minimum 1.5m wide
  • Priority on a walking circuit/s with rest stops and passive opportunities throughout
  • Seating areas to provide breakout, outdoor passive recreational opportunities.
  Users will be sitting in wheelchairs, walkers or external non-fixed seating for flexibility
  • Large shading devices where maximum sitting is provided to provide sun protection.
  • Use of umbrellas create removable sun protection in seating areas
  • Seating and tables and walking paths need to be accessible by residents in wheelchairs and other assistance tools (ie: Walkers)
  • Given significant wind, climatic and maintenance issues along with leaf, seed and flowe drop posing a risk for NDIS residents, no big trees are proposed
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  • Random plantation of three plants , on light well edges and building edges , that are Babingtonia bidwillii dwarf form baeckea vigata miniture(5) , Liriope muscati CV(2) and Crinum flaccidum (10)

PROPOSED KINGAROY HEALTH PRECINCT REDEVELOPMENT
CNR MARKWELL AND GLENDON ST, KINGAROY

DATE. FEB , 2024 | SHEET NO. 14 | SCALE 1 : 300 @A3

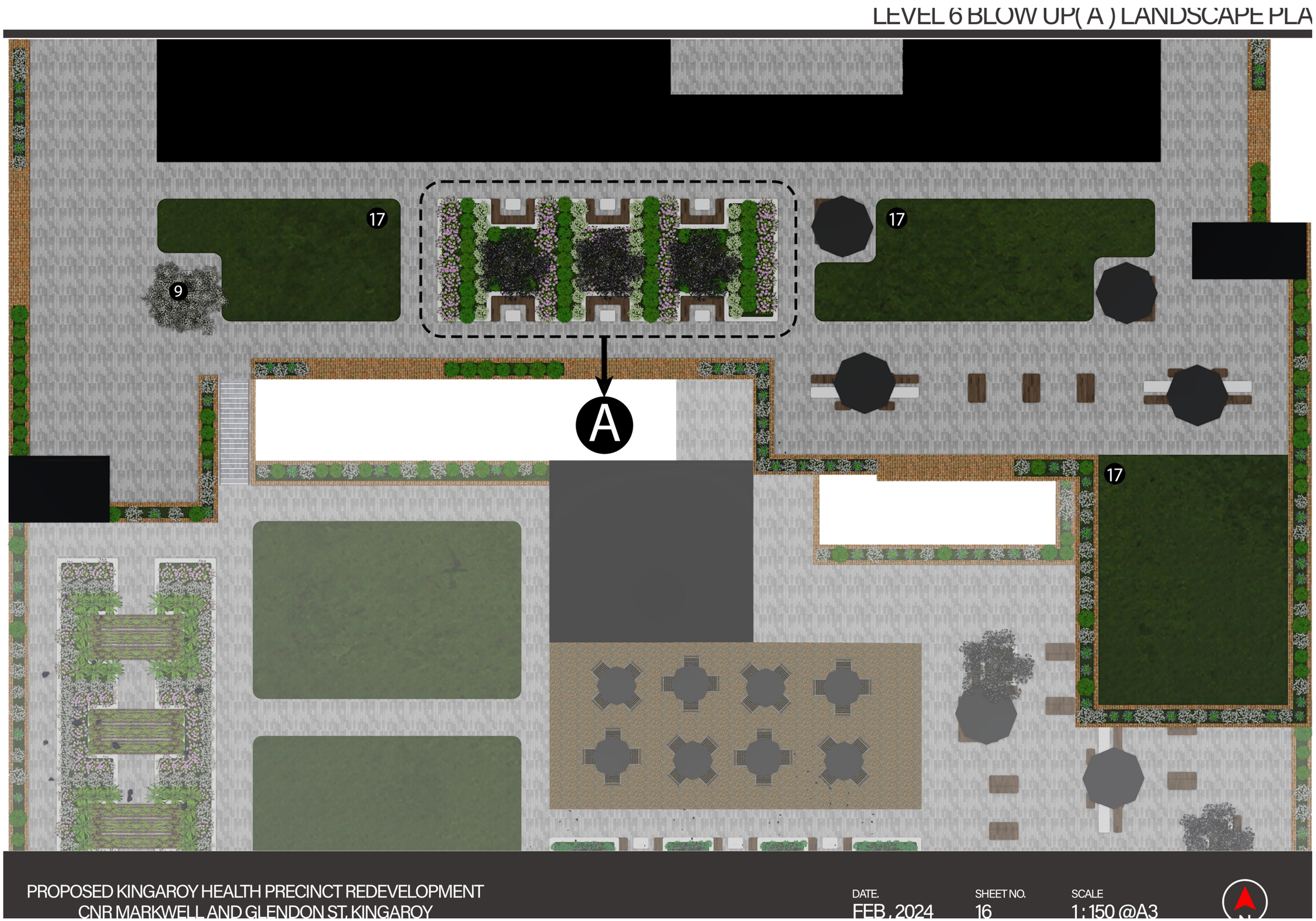
LEVEL 6 BLOW UP LANDSCAPE PLA

LANDSCAPE INTENT AND DESIGN OBJECTIVES

- **MAIN ROOFTOP GARDEN LEVEL**
  Very large multi functional rooftop space to provide outdoor passive recreational opportunities for residents, staff, family and friends visitors within the climatic and maintenance limitations of such an appropriate space given the use. Site appropriate limited active recreational opportunities through exercise via walking circuit/s
  • Clearance for pathways to be minimum 1.5m wide
  • Priority on a walking circuit/s with rest stops and passive opportunities throughout
  • Seating areas to provide breakout, outdoor passive recreational opportunities.
  Users will be sitting in wheelchairs, walkers or external non-fixed seating for flexibility
  • Large shading devices where maximum sitting is provided to provide sun protection.
  • Use of umbrellas create removable sun protection in seating areas
  • Seating and tables and walking paths need to be accessible by residents in wheelchairs
  and other assistance tools (ie: Walkers)
  • Given significant wind, climatic and maintenance issues along with leaf, seed and flower drop posing a risk for NDIS residents, no big trees are proposed
  • Temperature control can be enhanced by including garden misters in planter areas that can be circulated using natural airflow to reduce ambient temperatures
  • Plant choices to be shade tolerant, resilient, and supplied with irrigation and fertigation
  • Random plantation of three plants , on light well edges and building edges , that are Babingtonia bidwillii dwarf form baeckea vigata miniture(5) , Liriope muscati CV(2) and Crinum flaccidum (10)

PROPOSED KINGAROY HEALTH PRECINCT REDEVELOPMENT
CNR MARKWELL AND GLENDON ST, KINGAROY

DATE. FEB , 2024 | SHEET NO. 15 | SCALE 1 : 300 @A3


LEVEL 6 BLOW UP(A) LANDSCAPE PLA
17
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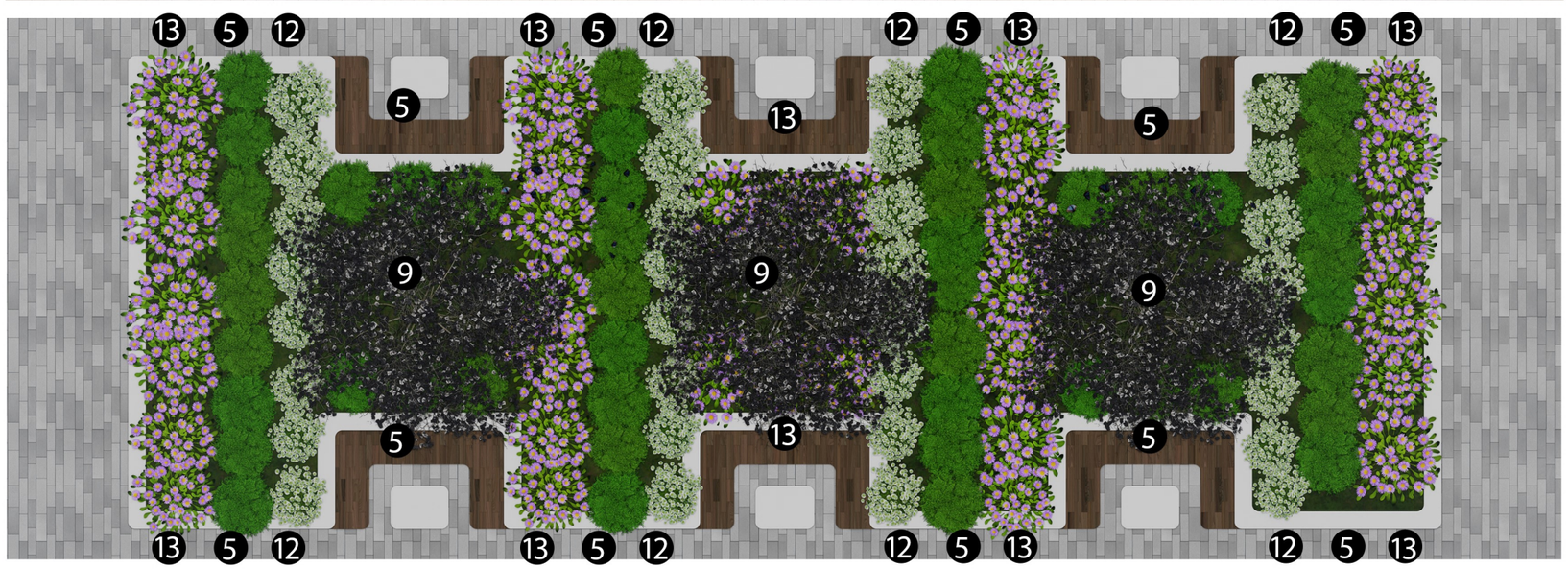
PROPOSED KINGAROY HEALTH PRECINCT REDEVELOPMENT
CNR MARKWELL AND GLENDON ST, KINGAROY
DATE.
FEB , 2024
SHEET NO.
16
SCALE
1 : 150 @A3

LEVEL 6 SEATING AREA A BLOW UP(A) LANDSCAPE PLAN AND PERSPECTIVE VIE



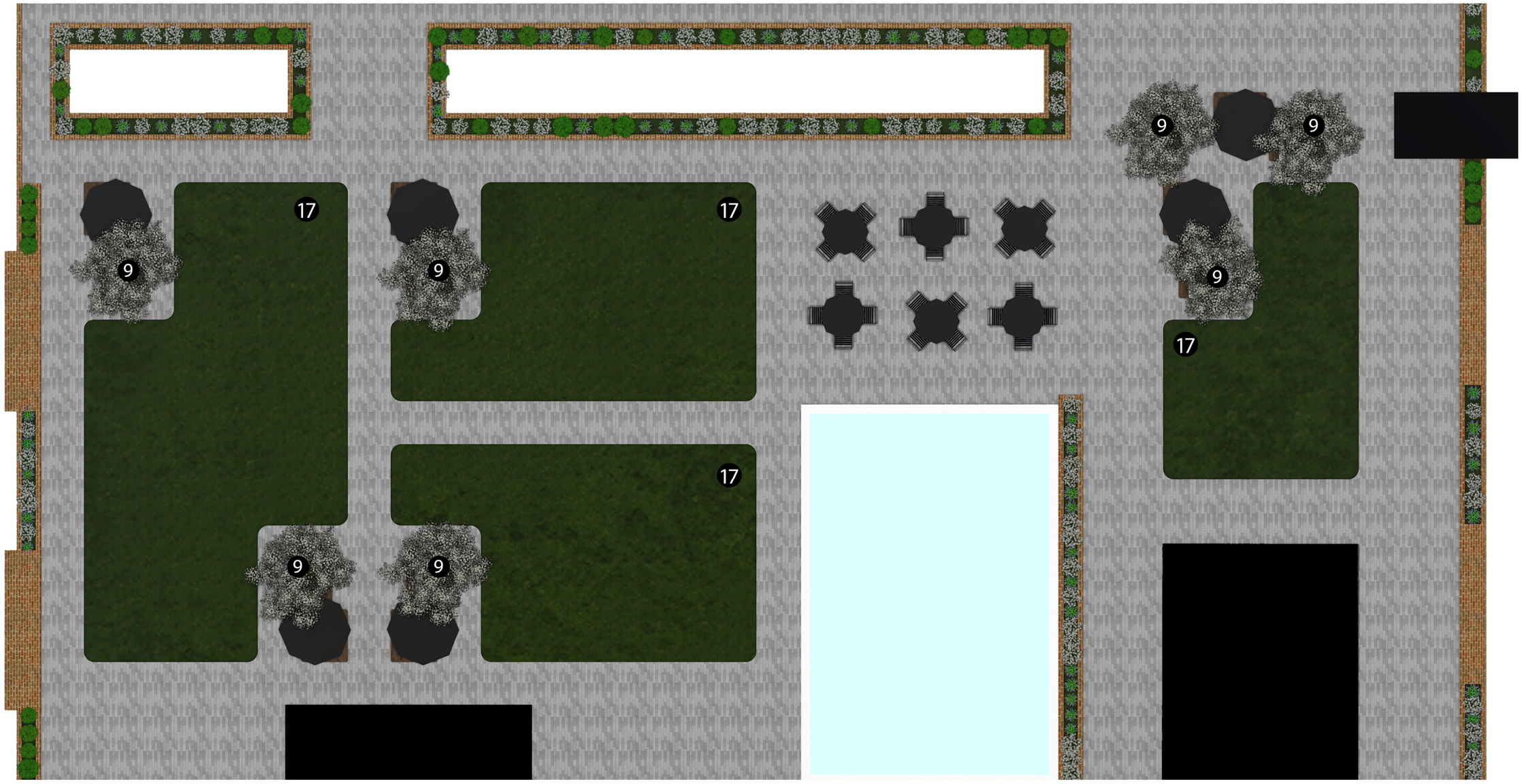
PROPOSED KINGAROY HEALTH PRECINCT REDEVELOPMENT
CNR MARKWELL AND GLENDON ST, KINGAROY

DATE. FEB , 2024

SHEET NO. 17

SCALE 1 : 75 @A3

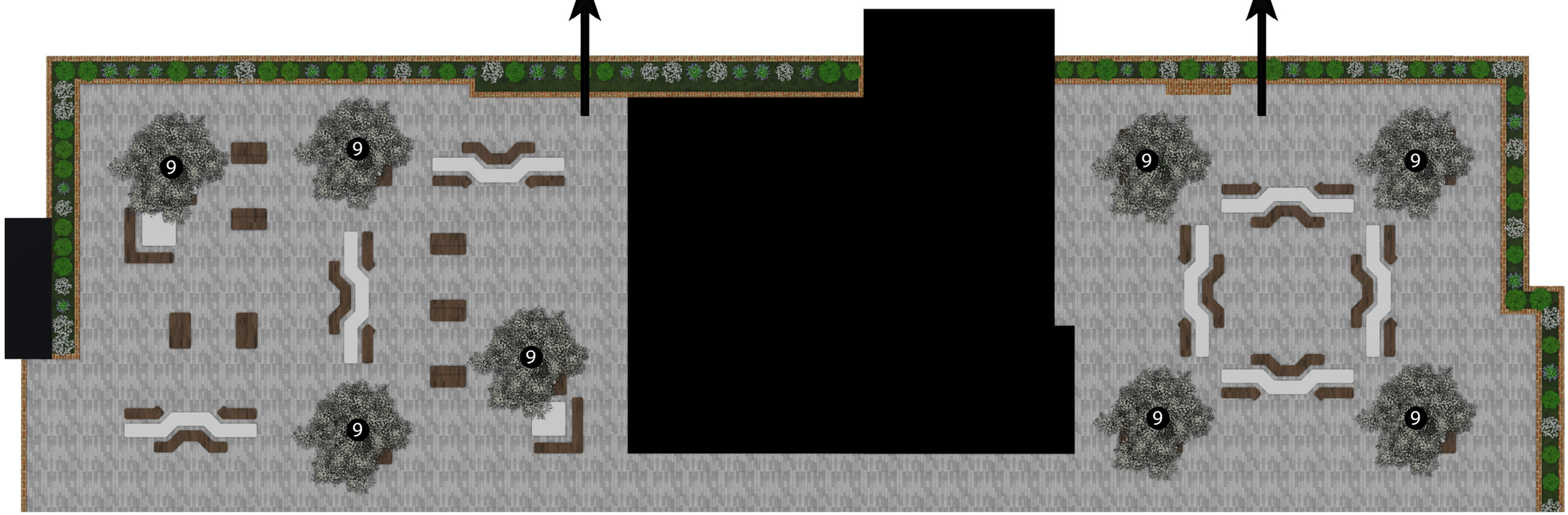
LEVEL 6 BLOW UP(B) LANDSCAPE PLAN



PROPOSED KINGAROY HEALTH PRECINCT REDEVELOPMENT
CNR MARKWELL AND GLENDON ST, KINGAROY

DATE. FEB , 2024
SHEET NO. 18
SCALE 1 : 150 @A3

LEVEL 6 BLOW UP(C) LANDSCAPE PLAN AND PERSPECTIVE VIE



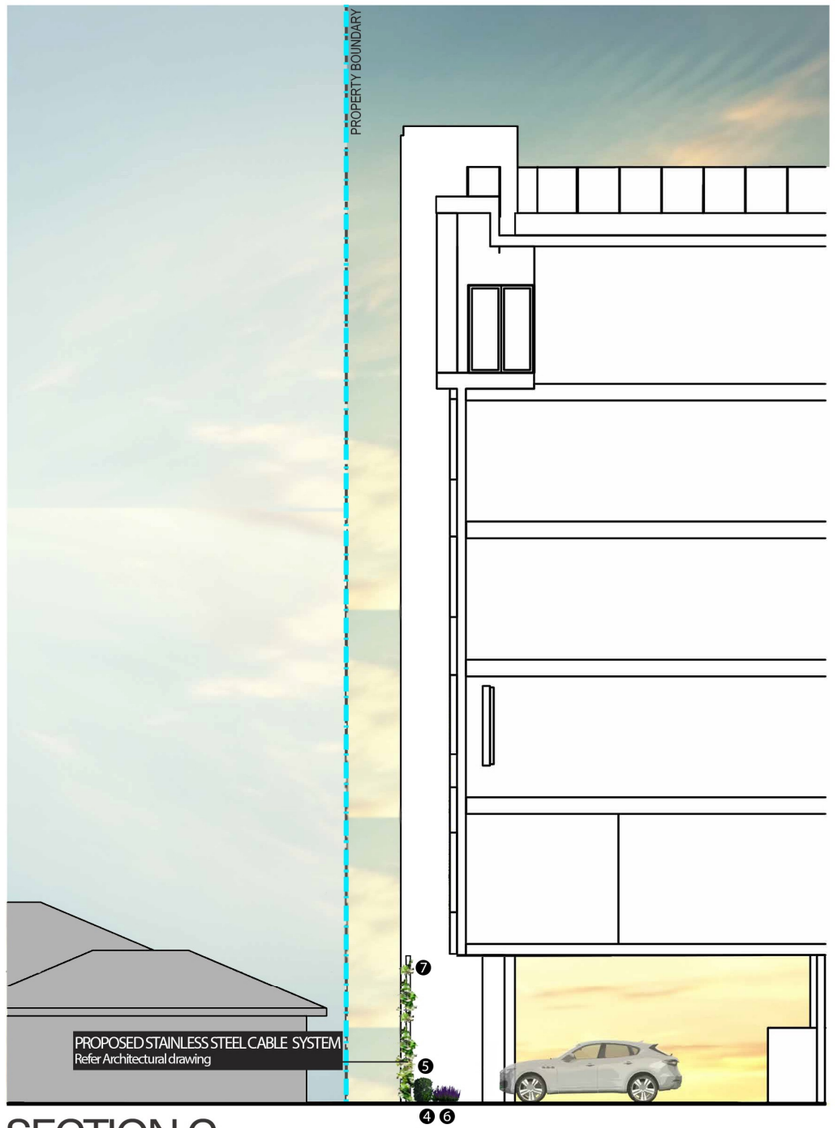
PROPOSED KINGAROY HEALTH PRECINCT REDEVELOPMENT
CNR MARKWELL AND GLENDON ST, KINGAROY

DATE. FEB , 2024

SHEET NO. 19

SCALE 1 : 150 @A3

LANDSCAPE SECTION (SECTION - A



SECTION C
SCALE 1 : 150 @A3

LANDSCAPE INTENT AND DESIGN OBJECTIVES

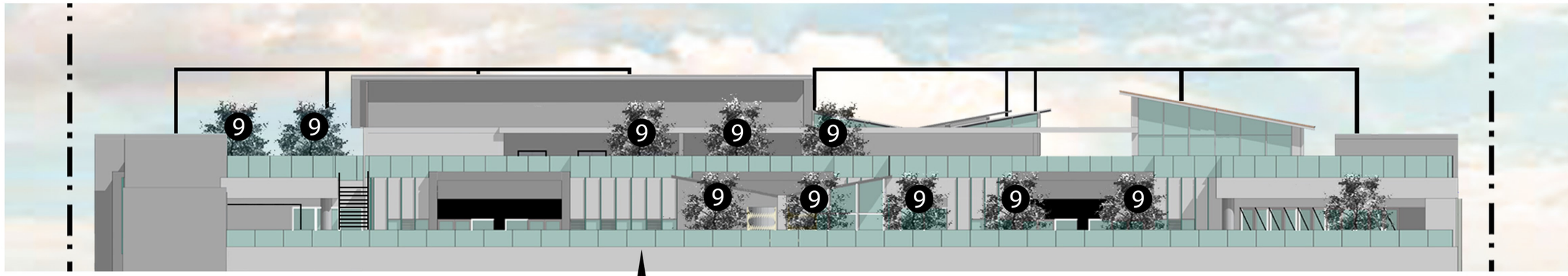
- **UNDERCROFT CLIMBERS TO WIRE TRELLIS**
  Objective of this is to have significant vegetated screening to the carpark undercroft so as to provide visual amenity for the users of the carpark. The proposed climber species must be low maintenance yet vigorous to cover the nominated area, and should be the appropriate species to accommodate low light levels on the southern side of the proposed building, as well as the hot sun on the western side of the proposed building. Allow for irrigation of these climbers so as to ensure longevity and mature heights are achieved. Proposed trellis structure to be stainless steel cabling structure;
  Refer Proposed Planting Schedule (ie: Cissus antarctica, Trachelospermum jasminoides, Creeper : Hedera)

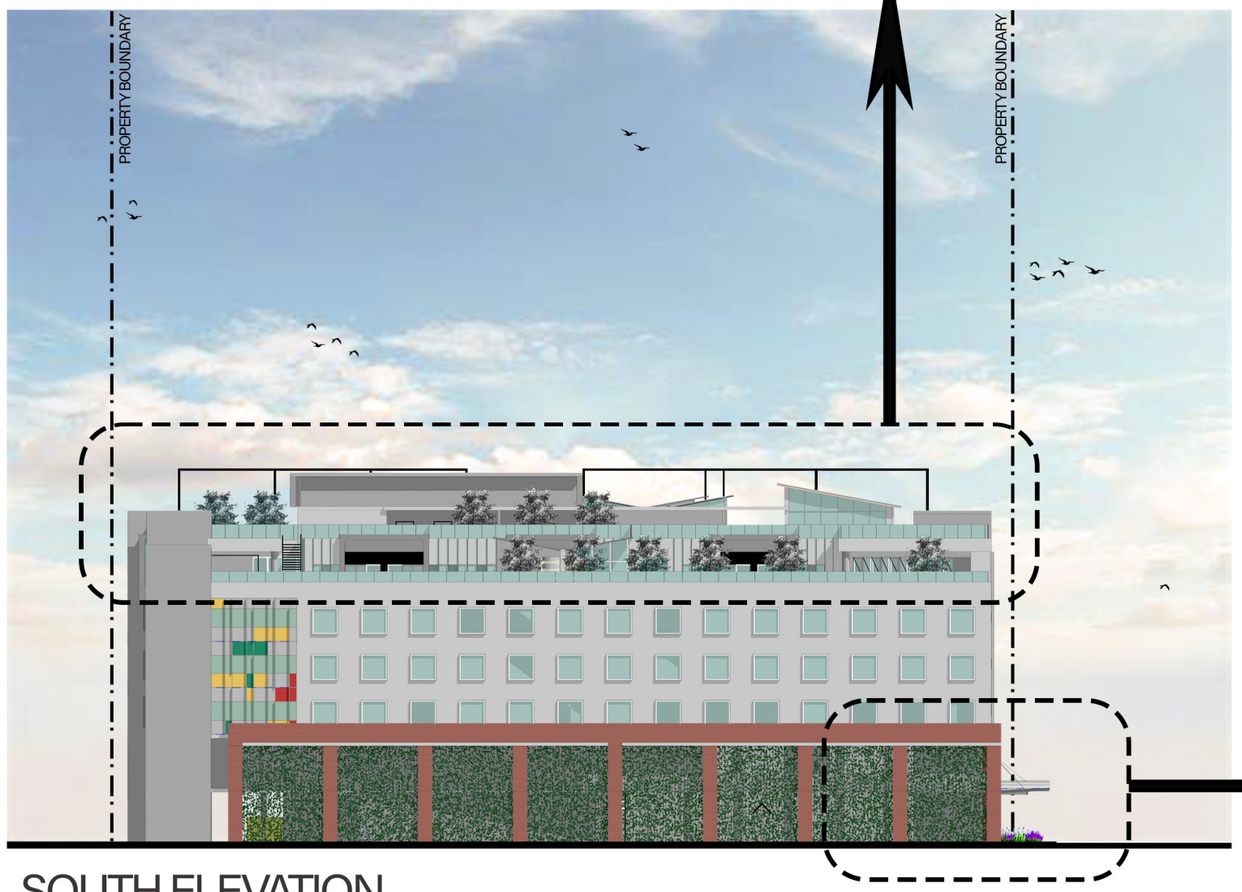
- **GROUND FLOOR MASS PLANTING**
  Objective of this planting is to provide dense and layered mass planting to ground floor planting areas including species capable of tolerating low light levels, so as to provide visual interest and amenity. Ensure feature planting through to provide interest and visual points of references. Plant choices to be shade tolerant and resilient. Supply plants with irrigation and fertigation;
  Refer Proposed Planting Schedule

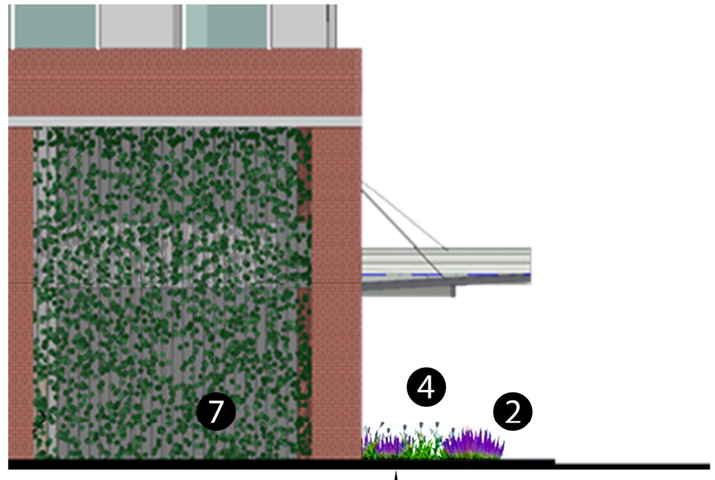
PROPOSED KINGAROY HEALTH PRECINCT REDEVELOPMENT
CNR MARKWELL AND GLENDON ST, KINGAROY

DATE. FEB , 2024
SHEET NO. 20
SCALE 1 : 150 @A3

LANDSCAPE ELEVATIONS AND BLOW UP







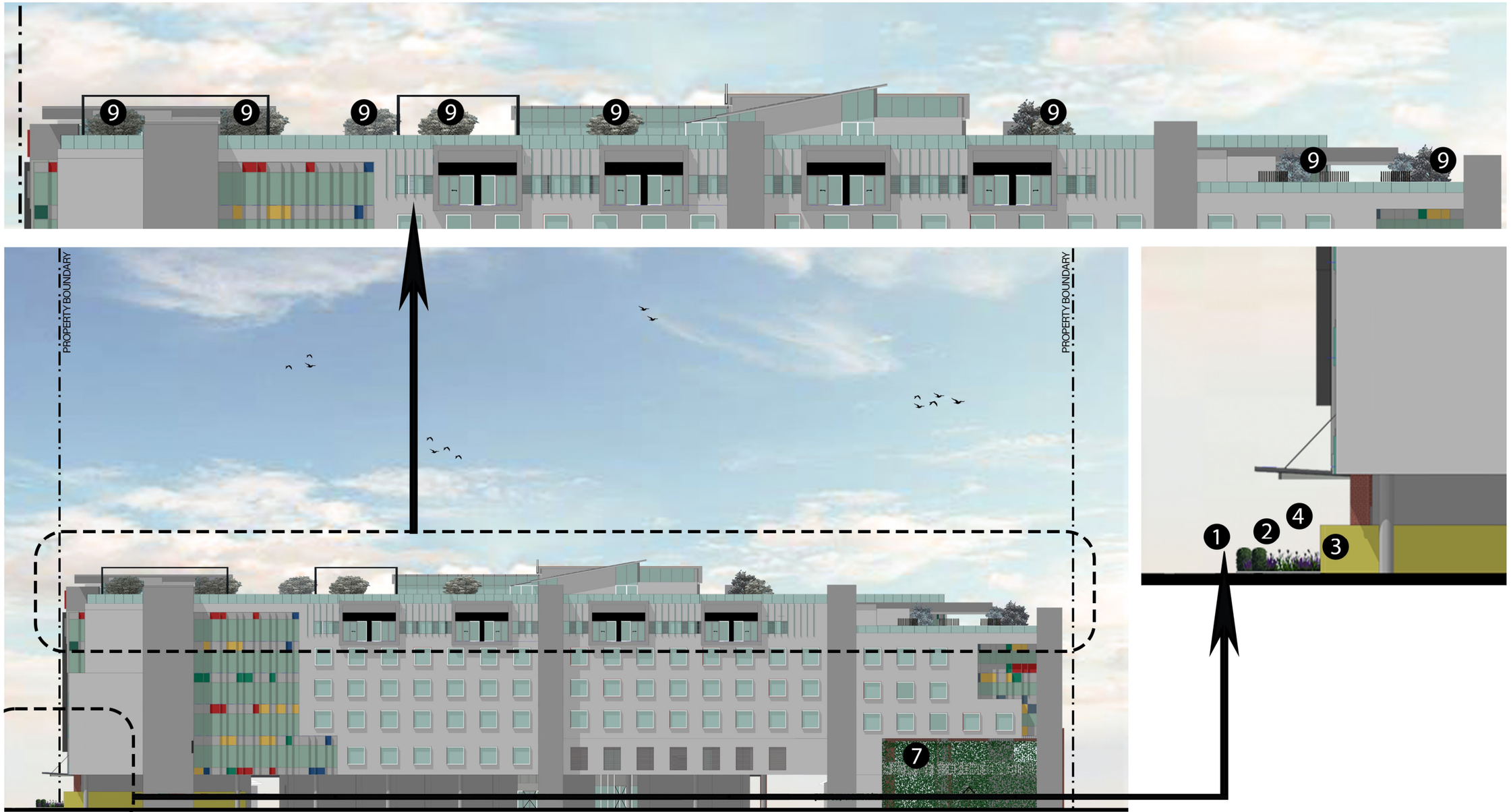
SOUTH ELEVATION

SCALE 1:150 @A3

PROPOSED KINGAROY HEALTH PRECINCT REDEVELOPMENT
CNR MARKWELL AND GLENDON ST, KINGAROY

DATE. FEB , 2024 | SHEET NO. 21 | SCALE 1:150 @A3

LANDSCAPE ELEVATIONS AND BLOW UP



WEST ELEVATION

SCALE 1:150 @A3

PROPOSED KINGAROY HEALTH PRECINCT REDEVELOPMENT
CNR MARKWELL AND GLENDON ST, KINGAROY

DATE. FEB , 2024 SHEET NO. 22 SCALE 1:150 @A3

PLANTING SCHEDUL

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PROPOSED KINGAROY HEALTH PRECINCT REDEVELOPMENT
CNR MARKWELL AND GLENDON ST, KINGAROY

DATE. FEB , 2024

SHEET NO. 23

PLANTING SCHEDUL

No.	Scientific Name	Growth Rate	Longevity	Height x Spread
1	Dodonaea rupicola Rock Hop Bush	Medium	Long	1 x 1 m
2	Liriope muscati cv	Fast	Long	0.5 x 0.5 m
3	Hardenbergia violacea cv	Medium	Long	0.5 x 1 m
4	Dietes grandiflora Wild Iris	Medium	Long	1.5 x 1 m
5	Babingtonia bidwillii dwarf form Baeckea Virgata Miniature	Medium	Long	1 x 1 m
6	Coleonema pulchellum cv	Medium	Long	1.2 x 1.2 m
7	Creeper : Hedera	Medium	Long	0.25 x 0.25 m
8	rosemary bush	Medium	Long	2 x 2 m
9	Grewia occidentalis Lavender Star Flower	Medium	Long	4 x 3 m
10	Crinum flaccidum	Medium	Long	0.5 x 0.5 m
11	Buddleja davidii cv Buddleja Black Knight	Fast	Long	2 x 2 m
12	Ceanothus cv Pin Cushion plant	Medium	Long	2 x 2 m
13	Brachyscome	Medium	Long	0.5 x 0.5 m
15	Coleonema pulchellum cv Coleonema 'Sunset Red	Medium	Long	1.2 x 1.2 m
17	Grass			

PROPOSED KINGAROY HEALTH PRECINCT REDEVELOPMENT
CNR MARKWELL AND GLENDON ST, KINGAROY

DATE. FEB , 2024

SHEET NO. 24

RA6-N

Queensland Government

SARA reference: 2310-37472 SRA
Council reference: MCU23/0024

12 January 2024

Chief Executive Officer
South Burnett Regional Council
PO Box 336
KINGAROY QLD 4610
info@southburnett.qld.gov.au

Attention: Ms Sam Dunstan

Dear Ms Dunstan

SARA referral agency response—7, 9 11 & 15 Glendon Street and 25 & 31 Markwell Street, KINGAROY (Lot 1 on RP42037, Lots 2 & 3 on RP7925, Lots 4 & 5 on SP146001 and Lot 1 on RP57027)

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

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 31 October 2023.

Response

Outcome:	Referral agency response – with conditions
Date of response:	12 January 2024
Conditions:	The conditions in **Attachment 1** must be attached to any development approval
Advice:	Advice to the applicant is in **Attachment 2**
Reasons:	The reasons for the referral agency response are in **Attachment 3**

Wide Bay Burnett regional office
Level 1, 7 Takalvan Street, Bundaberg
PO Box 979, Bundaberg QLD 4670

Development details

Description:	Development Permit Material Change of Use - Child care centre (50 enrolments) - Hospital (plus 42 x ancillary short-term staff accommodation, café and florist) - Residential care facility (general care units, NDIS units, palliative care units and dementia care units) - Health care service (> 500m^2)
SARA role:	Referral agency
SARA triggers:	Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 (Planning Regulation 2017) – Development impacting on State transport infrastructure and thresholds Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (Planning Regulation 2017) – Material change of use of premises near a State transport corridor
SARA reference:	2310-37472 SRA
Assessment manager:	South Burnett Regional Council
Street address:	7, 9 11 & 15 Glendon Street and 25 & 31 Markwell Street, Kingaroy
Real property description:	Lot 1 on RP42037, Lots 2 & 3 on RP7925, Lots 4 & 5 on SP146001 and Lot 1 on RP57027
Applicant name:	Isaac Consulting Pty Ltd
Applicant contact details:	2/47 Warner Street FORTITUDE VALLEY QLD 4005 james@isaacconsulting.com.au
Human Rights Act 2019 considerations:	A consideration of the 23 fundamental human rights protected under the *Human Rights Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

Representations

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

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

For further information please contact Peter Mulcahy, Principal Planning Officer, on (07) 3307 6152 or via email WBBSARA@dsdilgp.qld.gov.au who will be pleased to assist.

2310-37472 SRA

Yours sincerely

Alyssa Cameron
Executive Director, Planning and Development Services

cc Isaac Consulting Pty Ltd
james@isaacconsulting.com.au

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

2310-37472 SRA

Attachment 1—Referral agency conditions

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

<table>
<tr><th>No.</th><th>Conditions</th><th>Condition timing</th></tr>
<tr><td colspan="3">Development Permit for Material Change of Use – Child care centre (50 enrolments), Hospital (plus 42 x ancillary short-term staff accommodation, café and florist), Residential care facility (general care units, NDIS units, palliative care units and dementia care units) and Health care service (> 500m^2)</td></tr>
<tr><td colspan="3">Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 and Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1—The chief executive administering the Planning Act 2016 nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:</td></tr>
<tr><td>1.</td><td>Noise attenuation measures to achieve the following noise criteria must be provided for each applicable use:
<table>
<tr><th>Applicable use</th><th>Noise Criteria</th></tr>
<tr><td>Short term accommodation units, staff accommodation.</td><td rowspan="4">less than or equal to 35 dB (A)Leq (1 hour) (maximum hour over 24 hours)</td></tr>
<tr><td>Indoor education areas and indoor play areas in the childcare centre.</td></tr>
<tr><td>Sleeping rooms in the childcare centre.</td></tr>
<tr><td>Patient care areas in the hospital.</td></tr>
</table></td><td>Prior to commencement of the use for the relevant stage and to be maintained at all times.</td></tr>
<tr><td>2.</td><td>Balconies, podiums and roof decks must include:
(a) a continuous solid gap free structure or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia);
(b) highly acoustically absorbent material treatment for the total area of the soffit above balconies, podiums and roof decks.</td><td>Prior to commencement of the use for the relevant stage and to be maintained at all times.</td></tr>
<tr><td>3.</td><td>(a) Provide dedicated passenger loading zones and part of hours parking parallel to the kerb at the locations shown on the following drawings:
• Ground Floor – Stage 1, prepared by Black Inc Architecture, dated 30/11/2023, Drawing No. SK-06, Issue 10 (as amended in red by SARA on 12 January 2024);
• Ground Floor – Stage 2, prepared by Black Inc Architecture, dated 30/11/2023, Drawing No. SK-13, Issue 10 (as amended in red by SARA on 12 January 2024) and
• Ground Floor – Stage 3, prepared by Black Inc Architecture, dated 30/11/2023, Drawing No. SK-20, Issue 10 (as amended in red by SARA on 12 January 2024).
(b) Each passenger loading zone and parking allocation in part (a) of this condition, must be designed and constructed to include the following:
(i) Part of hours parking zones and passenger loading zones, with the following minimum vehicle capacities:</td><td>(a) Prior to the commencement and, where on the site, to be maintained at all times for Stages 1 to 3.
(b) Prior to the commencement and, where on the site, to be maintained at all times for Stages</td></tr>
</table>

No.	Conditions	Condition timing
	• the parking of 1 x 25 seater mini-bus of 7.7m in length and 1 x wheelchair accessible taxi, parallel to kerb, with entry and exit tapers adjacent to the on-site foyer, north of the internal roadway; • the parking of 1 x 25 seater mini-bus of 7.7m in length parallel to kerb, with entry and exit tapers adjacent to the on-site foyer, south of the internal roadway; • the parking of 4 x B99 standard vehicles in total, parallel to kerb, in one continuous zone with entry and exit tapers adjacent to the new radiology on the northern side of the internal roadway; • the parking of 7 x B99 standard vehicles and 1 x wheelchair accessible taxi in total, parallel to kerb, in demarcated parking bays except for P 2 minute passenger loading zones which should be continuous, with entry and exit tapers, as required, adjacent to the Glendon Street frontage of the hospital; (ii) the wheelchair accessible parking bays in part b(i) designated by signage and pavement marking in accordance with: • AS1428.1 – Design for access and mobility; • AS2890.6 – Parking Facilities, Part 6: Off-street parking for people with disabilities; • Chapter 7 – Taxi Facilities of the *Public Transport Infrastructure Manual 2015;* and • the Disability Standards for Accessible Public Transport 2002 – subsection 31(1) of the *Disability Discrimination Act 1992;* • the disability only user limitation requirements in Section 3.3.4 of AS1742.11 – Manual of uniform traffic control devices, Part 11: Parking controls; (iii) passenger loading zone signs – R5-23 (passengers – 2 minute or 10 minute for the 3 x demarcated parking bays north of the hospital foyer), placed at either end of the zone, and line marking in accordance with AS1742.11 – Manual of uniform traffic control devices, Part 11: Parking controls and the Queensland Manual of Uniform Traffic Control Devices, Part 11: Traffic Controls, namely Figure C2.2; (iv) Part of hours parking signs – R5-15 (¼P), placed at either end of each wheelchair accessible parking bay and each setdown facility with capacity for a 25-seater mini-bus and line marking in accordance with AS1742.11 – Manual of uniform traffic control devices, Part 11: Parking controls; (v) lighting in accordance with AS/NZS 1158.3.1 – Lighting for Roads and Public Spaces, Part 3.1: Pedestrian Area (Category P) Lighting – Performance and Design Requirements; and	1 to 3.

2310-37472 SRA

No.	Conditions	Condition timing
	(vi) access and hardstand, and shelter with seats, for waiting and boarding/alighting passengers.	
	(c) Provide Registered Professional Engineer of Queensland (RPEQ) certification, with supporting documentation, to the Program Delivery and Operations Unit, Wide Bay Burnett Region within the Department of Transport and Main Roads (Wide.Bay.Burnett.IDAS@tmr.qld.gov.au) confirming that the development has been designed and constructed in accordance with parts (a) and (b) of this condition.	(c) Prior to the commencement of use for Stages 1 to 3.
4.	(a) Provide a dedicated taxi rank parallel to the kerb at the locations shown on the following drawings: • *Ground Floor – Stage 1*, prepared by Black Inc Architecture, dated 30/11/2023, Drawing No. SK-06, Issue 10 (as amended in red by SARA on 12 January 2024); • *Ground Floor – Stage 2*, prepared by Black Inc Architecture, dated 30/11/2023, Drawing No. SK-13, Issue 10 (as amended in red by SARA on 12 January 2024); and • *Ground Floor – Stage 3*, prepared by Black Inc Architecture, dated 30/11/2023, Drawing No. SK-20, Issue 10 (as amended in red by SARA on 12 January 2024).	(a) Prior to the commencement for Stages 1 to 3.
	(b) The dedicated taxi rank in part (a) of this condition must be designed and constructed to include the following: (i) a minimum zone capacity for the parking of two taxis (1 x standard taxi and 1 x wheelchair accessible taxi) in total; (ii) at least one wheelchair accessible taxi parking bay designated by signage and pavement marking at the front of the queue in accordance with: • AS2890.5 – Parking facilities, Part 5: On-street parking; • AS1428.1 – Design for access and mobility; • AS2890.6 – Parking Facilities, Part 6: Off-street parking for people with disabilities; • Chapter 7 – Taxi Facilities of the *Public Transport Infrastructure Manual 2015;* and • the Disability Standards for Accessible Public Transport 2002 – subsection 31(1) of the *Disability Discrimination Act 1992;* (iii) two taxi zone signs R5-21, placed at either end of the rank, and taxi zone line marking in accordance with AS1742.11 – Manual of uniform traffic control devices, Part 11: Parking controls; (iv) lighting in accordance with AS/NZS 1158.3.1 – Lighting for Roads and Public Spaces, Part 3.1: Pedestrian Area (Category P) Lighting – Performance and Design Requirements; (vii) access and hardstand, and shelter with seats, for waiting and boarding/alighting passengers.	(b) Prior to the commencement for Stages 1 to 3.
	(c) Provide RPEQ certification, with supporting documentation, to	(c) Prior to the

No.	Conditions	Condition timing
	the Program Delivery and Operations Unit, Wide Bay Burnett Region within the Department of Transport and Main Roads (Wide.Bay.Burnett.IDAS@tmr.qld.gov.au) confirming that the development has been designed and constructed in accordance with parts (a) to (c) of this condition.	commencement for Stages 1 to 3.
5.	(a) Provide a vehicle loading zone that can be used for the lay-by parking of a 25-seater mini-bus of 7.7m in length generally in accordance with *Ground Floor – Stage 1*, prepared by Black Inc Architecture, dated 30/11/2023, Drawing No. SK-06, Issue 10 (as amended in red by SARA on 12 January 2024). (b) Provide a perpendicular lay-by parking bay for a 25-seater mini-bus of 7.7 metres in length generally in accordance with the following: • *Ground Floor – Stage 2*, prepared by Black Inc Architecture, dated 30/11/2023, Drawing No. SK-13, Issue 10 (as amended in red by SARA on 12 January 2024); and • *Ground Floor – Stage 3*, prepared by Black Inc Architecture, dated 30/11/2023, Drawing No. SK-20, Issue 10 (as amended in red by SARA on 12 January 2024). (c) Install bus zone signs R5-20 (left and right) on the mini-bus lay-by parking bay in part (b) of this condition in accordance with AS1742.11 – *Manual of Uniform Traffic Control Devices, Part 11: Parking controls* or provide the equivalent private signage.	(a) Prior to the commencement of use and to be maintained at all times for Stage 1. (b) Prior to the commencement of use and to be maintained at all times for Stages 2 to 3. (c) Prior to the commencement of use and to be maintained at all times for Stages 2 to 3.
6.	(a) Prepare a Servicing Management Plan, prepared by a suitably qualified and experience professional to manage conflict between commercial vehicle loading and mini-bus lay-by parking in the loading dock shown on *Ground Floor – Stage 1*, prepared by Black Inc Architecture, dated 30/11/2023, Drawing No. SK-06, Issue 10 (as amended in red by SARA on 12 January 2024). (b) Carry out the operation of the development in accordance with the Servicing Management Plan.	(a) Prior to the commencement of Stage 1. (b) At all times during the operation of the development for Stage 1.
7.	(a) Provide a zebra crossing between the on-site passenger loading zones at the location shown on the following drawings in accordance with AS1742:10 – *Manual of Uniform Traffic Control Devices, Part 10: Pedestrian control and protection*: • *Ground Floor – Stage 1*, prepared by Black Inc Architecture, dated 30/11/2023, Drawing No. SK-06, Issue 10 (as amended in red by SARA on 12 January 2024); • *Ground Floor – Stage 2*, prepared by Black Inc Architecture, dated 30/11/2023, Drawing No. SK-13, Issue 10 (as amended in red by SARA on 12 January 2024); and • *Ground Floor – Stage 3*, prepared by Black Inc	(a) Prior to the commencement of use and to be maintained at all times for Stages 1 to 3.

No.	Conditions	Condition timing
	Architecture, dated 30/11/2023, Drawing No. SK-20, Issue 10 (as amended in red by SARA on 12 January 2024).	
	(b) Provide the pedestrian pathways shown on *Ground Floor – Stage 2*, prepared by Black Inc Architecture, dated 30/11/2023, Drawing No. SK-13, Issue 10 (as amended in red by SARA on 12 January 2024).	(b) Prior to the commencement of use and to be maintained at all times for Stage 2.
	(c) Provide a disability accessible compliant pathway for the extent of the southernmost setdown facility and between this facility and the lift foyer at the location shown on *Ground Floor – Stage 3*, prepared by Black Inc Architecture, dated 30/11/2023, Drawing No. SK-20, Issue 10 (as amended in red by SARA on 12 January 2024).	(c) Prior to the commencement of use and to be maintained at all times.

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the *Planning Act 2016*, its regulation or the State Development Assessment Provisions (SDAP) (version 3.0). If a word remains undefined it has its ordinary meaning.
Noise Report revision recommendation	
2.	It is recommended that the report is updated to address Conditions 1 and 2 in Attachment 1, based on the final architectural plans.

Attachment 3—Reasons for referral agency response

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

The reasons for the SARA's decision are:

- the proposed development is considered to achieve compliance with State Code 1: Development in a state-controlled road environment, provides for community amenity from significant adverse impacts of environmental emissions generated from state-controlled roads and is not considered to have an adverse impact on the safety or efficiency of both the Youngman Street/Markwell Street intersection and Kingaroy Street/Markwell Street intersection.
- the proposed development is considered to achieve compliance with State Code 6: Protection of state transport networks, provides for connection to passenger transport services and incorporates pedestrian transport infrastructure commensurate with the scale of the project and individual land use components.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.0), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- SARA State Planning Policy (SPP) Mapping system
- Section 58 of the *Human Rights Act 2019.*

Attachment 4—Representations about a referral agency response provisions

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Attachment 5—Documents referenced in conditions

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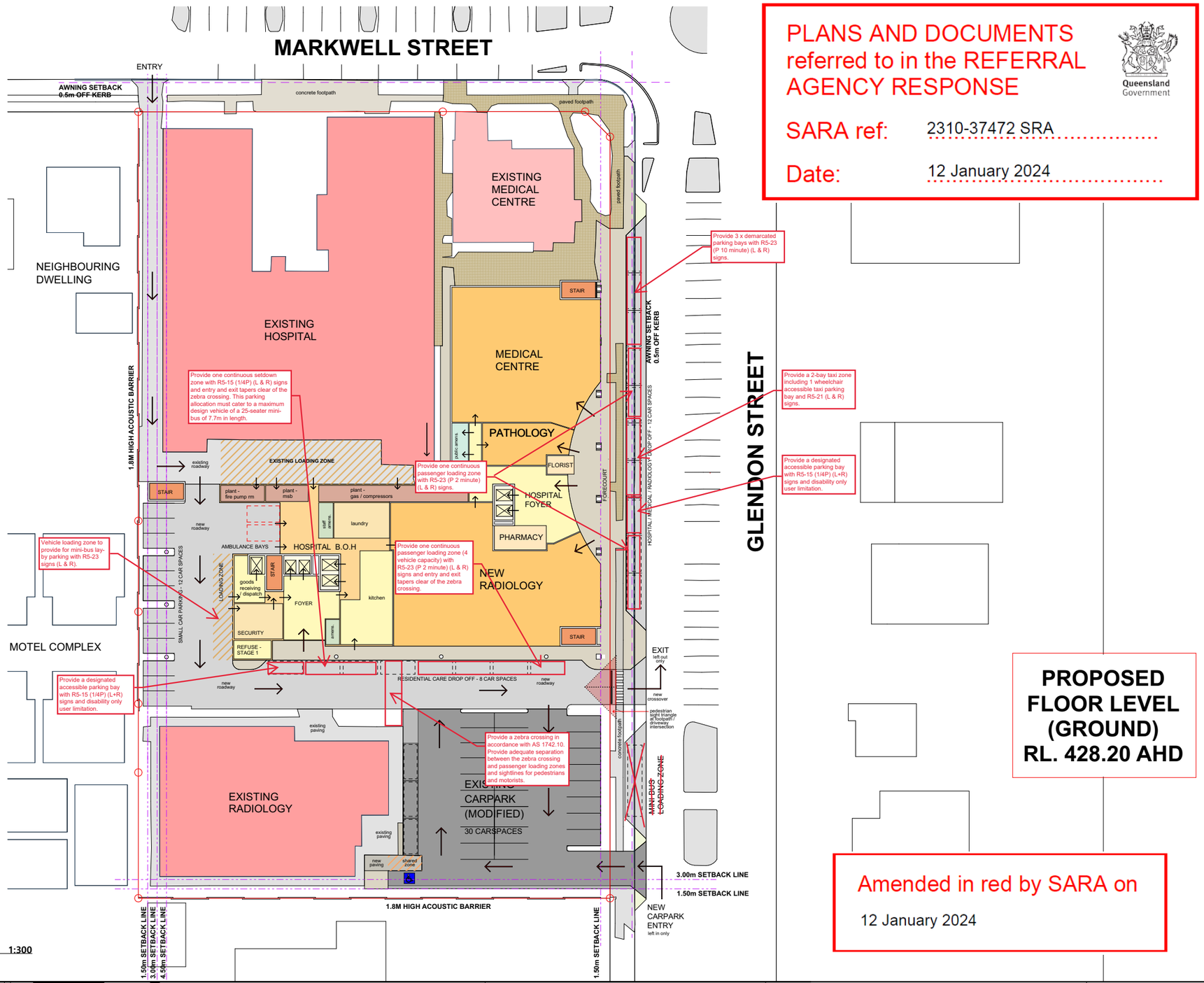
PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

Queensland Government

SARA ref: 2310-37472 SRA

Date: 12 January 2024



SITE - STAGE 1 1:300

PROPOSED FLOOR LEVEL (GROUND) RL. 428.20 AHD

Amended in red by SARA on

12 January 2024

ISSUE	DESCRIPTION	DATE
01	DA RFI RESPONSE TO COUNCIL SUBMISSION	30/11/2023
02	DA SUBMISSION	01/12/2023
03	CLIENT REQUESTED CHANGES - MINOR LAYOUT REVISIONS - ISSUE FOR DA APPROVAL	11/12/2023
04	CLIENT REQUESTED CHANGES - ADD CARE TYPE & ROOF CATHODE & NUMBERS ADJUSTED - ISSUE FOR REVIEW	08/02/2024
05	CLIENT REQUESTED CHANGES - ADD CARE TYPE & ROOF CATHODE & NUMBERS ADJUSTED - ISSUE FOR REVIEW	27/02/2024
06	CLIENT REQUESTED CHANGES - ISSUE FOR REVIEW	27/03/2024
07	CLIENT REQUESTED CHANGES - ISSUE FOR REVIEW	30/04/2024
08	CLIENT ISSUE FOR REVIEW	06/05/2024

AMENDMENTS

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MARK PERRY R.A.I.A. QLD REG. No. 3481 / NSW REG. No. 11489

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CLIENTS	ETHOS HEALTH CARE
SITE ADDRESS	cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610
PROJECT NO:	2303
DWG	SK-06
DRAWING TITLE	GROUND FLOOR - STAGE 1
SCALE	CORRECT @ A1
STATUS	DA SUBMISSION
ISSUE:	10
DESIGNED	MP
DRAWN	DP
CHECKED	MP
PRINT DATE	17/12/2023
PROJECT	KINGAROY HEALTH PRECINCT REDEVELOPMENT

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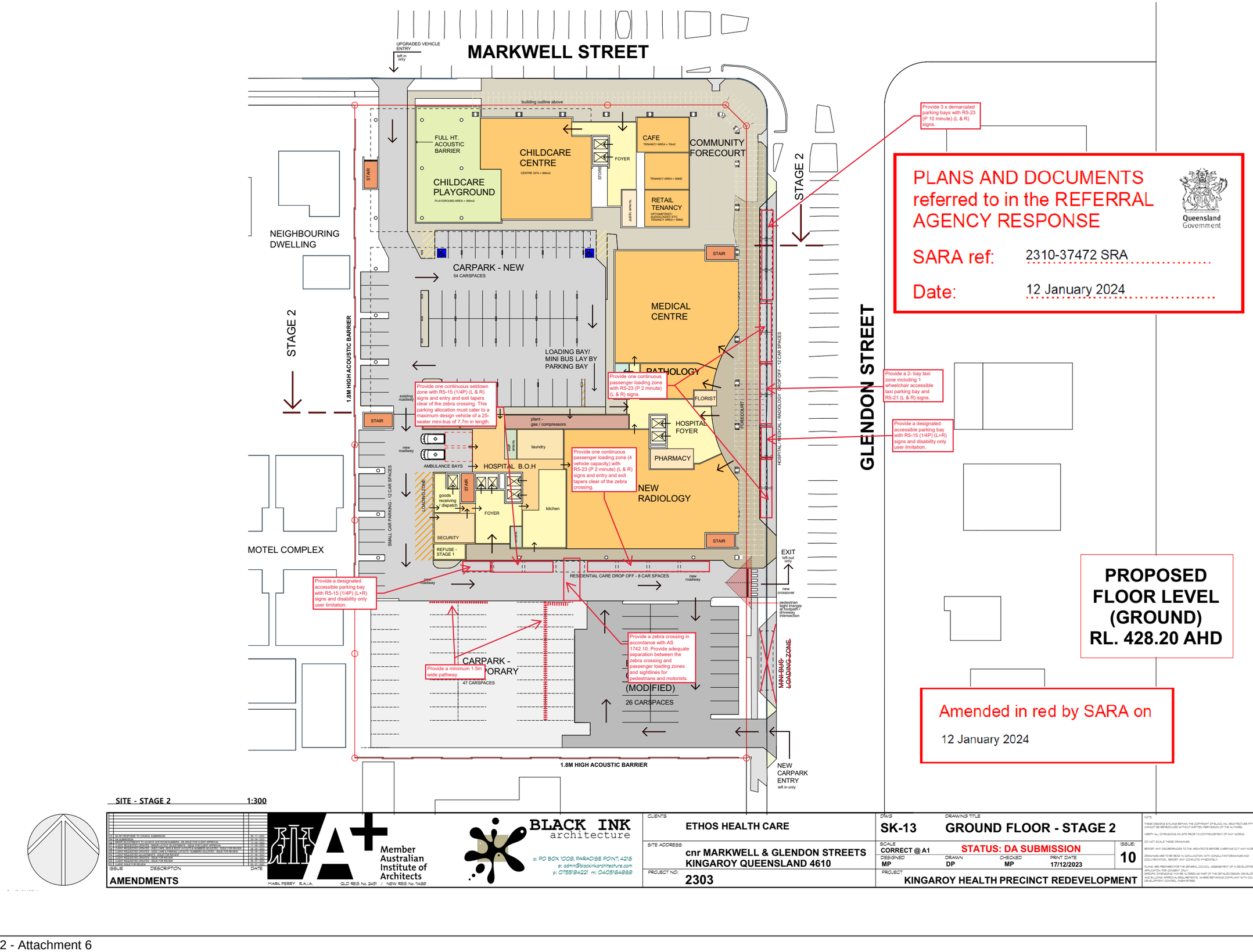
MARKWELL STREET
GLENDON STREET
UPGRADED VEHICLE ENTRY
left in only
building outline above
FULL HT. ACOUSTIC BARRIER
CHILDCARE CENTRE
CENTRE GFA = 360m2
CHILDCARE PLAYGROUND
PLAYGROUND AREA = 360m2
CAFE
TENANCY AREA = 70m2
FOYER
STORE
TENANCY AREA = 60M2
RETAIL TENANCY
OPTOMETRIST/ AUDIOLOGIST ETC
TENANCY AREA = 60M2
COMMUNITY FORECOURT
STAIR
NEIGHBOURING DWELLING
CARPARK - NEW
54 CARSPACES
STAGE 2
1.8M HIGH ACOUSTIC BARRIER
MEDICAL CENTRE
LOADING BAY/ MINI BUS LAY BY PARKING BAY
PATHOLOGY
FLORIST
HOSPITAL FOYER
PHARMACY
FOREPOURT
HOSPITAL / MEDICAL / RADIOLOGY DROP OFF - 12 CAR SPACES
existing roadway
new roadway
plant - gas / compressors
laundry
AMBULANCE BAYS
HOSPITAL B.O.H
SMALL CAR PARKING - 12 CAR SPACES
LOADING ZONE
goods receiving / dispatch
FOYER
kitchen
SECURITY
REFUSE - STAGE 1
NEW RADIOLOGY
MOTEL COMPLEX
RESIDENTIAL CARE DROP OFF - 8 CAR SPACES
EXIT
left out only
new crossover
pedestrian sight triangle at footpath / driveway intersection
CARPARK - TEMPORARY
47 CARSPACES
(MODIFIED)
26 CARSPACES
MINI BUS LOADING ZONE
1.8M HIGH ACOUSTIC BARRIER
NEW CARPARK ENTRY
left in only
Provide 3 x demarcated parking bays with R5-23 (P 10 minute) (L & R) signs.
Provide a 2- bay taxi zone including 1 wheelchair accessible taxi parking bay and R5-21 (L & R) signs.
Provide a designated accessible parking bay with R5-15 (1/4P) (L+R) signs and disability only user limitation.
Provide one continuous passenger loading zone with R5-23 (P 2 minute) (L & R) signs.
Provide one continuous setdown zone with R5-15 (1/4P) (L & R) signs and entry and exit tapers clear of the zebra crossing. This parking allocation must cater to a maximum design vehicle of a 25-seater mini-bus of 7.7m in length.
Provide one continuous passenger loading zone (4 vehicle capacity) with R5-23 (P 2 minute) (L & R) signs and entry and exit tapers clear of the zebra crossing.
Provide a designated accessible parking bay with R5-15 (1/4P) (L+R) signs and disability only user limitation.
Provide a minimum 1.5m wide pathway
Provide a zebra crossing in accordance with AS 1742.10. Provide adequate separation between the zebra crossing and passenger loading zones and sightlines for pedestrians and motorists.
PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
Queensland Government
SARA ref: 2310-37472 SRA
Date: 12 January 2024
PROPOSED FLOOR LEVEL (GROUND) RL. 428.20 AHD
Amended in red by SARA on
12 January 2024
SITE - STAGE 2 1:300
AMENDMENTS
ISSUE DESCRIPTION DATE
10 DA RFI RESPONSE TO COUNCIL SUBMISSION 30/11/2023
9 DA SUBMISSION 25/10/2023
8 AGENT ADDITIONS TO ACHIEVE ADF ROOM ELEMENTS - RE-ISSUE FOR CLIENT APPROVAL 20/10/2023
7 AGENT ADDITIONS/CHANGES - ISSUE FOR CLIENT APPROVAL 11/09/2023
6 AGENT ADDITIONS/CHANGES - ROOM NAME & ROOM CATAGORY & NUMBERS ALIGNED - ISSUE FOR REVIEW 01/09/2023
5 AGENT ADDITIONS/CHANGES - ACAD CORE & WARDS LAYOUT ALIGNED ACCORDING TO CLIENT BRIEF REVIEW 31/08/2023
4 AGENT ADDITIONS/CHANGES - ISSUE FOR REVIEW 31/08/2023
3 AGENT ADDITIONS/CHANGES - ISSUE FOR REVIEW 01/08/2023
2 AGENT ISSUE FOR REVIEW 26/07/2023
1 AGENT ISSUE FOR REVIEW 26/07/2023
MARK PERRY R.A.I.A.
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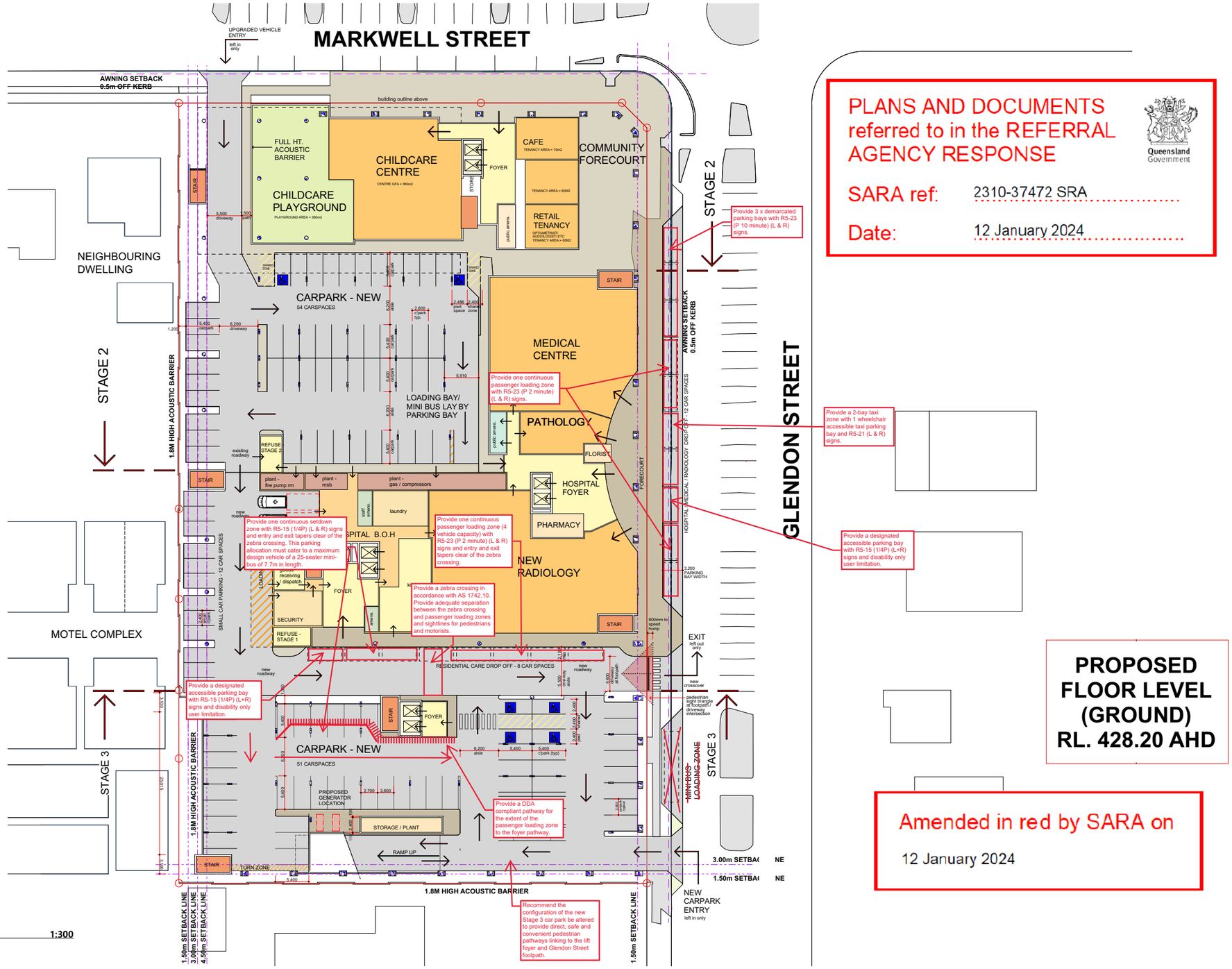
CLIENTS
ETHOS HEALTH CARE
SITE ADDRESS
cnr MARKWELL & GLENDON STREETS
KINGAROY QUEENSLAND 4610
PROJECT NO:
2303
DWG
SK-13
DRAWING TITLE
GROUND FLOOR - STAGE 2
SCALE
CORRECT @ A1
STATUS: DA SUBMISSION
ISSUE:
10
DESIGNED
MP
DRAWN
DP
CHECKED
MP
PRINT DATE
17/12/2023
PROJECT
KINGAROY HEALTH PRECINCT REDEVELOPMENT



PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

Queensland Government

SARA ref: 2310-37472 SRA

Date: 12 January 2024

Amended in red by SARA on

12 January 2024

ISSUE	DESCRIPTION	DATE
SK	DA RFI RESPONSE TO COUNCIL SUBMISSION	30/11/2023
SJ	DA RFI RESPONSE	01/12/2023
SH	AHERN REQUESTED UPDATES - MINOR LAYOUT AMENDMENTS - ISSUE FOR DA RFI APPROVAL	11/12/2023
SG	AHERN REQUESTED UPDATES - MINOR LAYOUT AMENDMENTS - ISSUE FOR DA RFI APPROVAL	11/12/2023
SF	AHERN REQUESTED UPDATES - ROOM NAME & ROOM CATAGORY NUMBERS INCLUDED - ISSUE FOR REVIEW	13/12/2023
SE	AHERN REQUESTED UPDATES - ISSUE FOR REVIEW	14/12/2023
SD	AHERN REQUESTED UPDATES - ISSUE FOR REVIEW	15/12/2023
SC	AHERN REQUESTED UPDATES - ISSUE FOR REVIEW	16/12/2023
SB	AHERN ISSUE FOR REVIEW	17/12/2023

AMENDMENTS

Member Australian Institute of Architects

MARK FERRY R.A.I.A. QLD REG. No. 2481 / NSW REG. No. 7489

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CLIENTS	ETHOS HEALTH CARE
SITE ADDRESS	cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610
PROJECT NO:	2303
DWG	SK-20
DRAWING TITLE	GROUND FLOOR - STAGE 3
SCALE	CORRECT @ A1
STATUS	DA SUBMISSION
ISSUE:	10
DESIGNED	MP
DRAWN	DP
CHECKED	MP
PRINT DATE	17/12/2023
PROJECT	KINGAROY HEALTH PRECINCT REDEVELOPMENT

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Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules[1] regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.

28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—

(a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or

(b) the Minister has given the concurrence agency a direction under section 99 of the Act; or

(c) the applicant has given written agreement to the change to the referral agency response.[2]

28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.

28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—

(a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and

(b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

1 Pursuant to Section 68 of the *Planning Act 2016*

2 In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.[3]

[3] An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

17.3 RECONFIGURING A LOT - SUBDIVISION (2 LOTS INTO 15 LOTS), NEW ROAD AND DRAINAGE EASEMENTS AT 189 & 193 CRUMPTON DRIVE BLACKBUTT NORTH (AND DESCRIBED AS LOTS 109 & 110 ON RP174023). APPLICANT: GLW CONSTRUCTIONS PTY LTD C/- LAND PARTNERS PTY LTD

File Number: **RAL23/0015**

Author: **Planning Consultant**

Authoriser: **Chief Executive Officer**

PRECIS

Reconfiguring a Lot – development permit (Subdivision 2 Lots into 15 Lots), New Road and Drainage Easements at 189 & 193 Crumpton Drive BLACKBUTT NORTH (and described as Lots 109 & 110 on RP174023).

SUMMARY

- The application is for a Reconfiguring a Lot – development permit (Subdivision 2 lots into 15 lots, new road and drainage easements);
- The subject site is located in the Rural Residential Zone (4,000m^2 Precinct) under the *SBRC Planning Scheme 2017*, v1.4;
- The subject site is 7.9 hectares in area (Lot 109 – 4 hectares and Lot 110 – 3.9 hectares);
- The development application is assessed against the relevant assessment benchmarks of the *SBRC Planning Scheme 2017*, v1.4. Relevant assessment benchmarks include:
    - Strategic Framework;
    - Rural Residential Zone Code;
    - Reconfiguring a Lot Code; and
    - Services and Works Code.
- The application triggered impact assessment due to the frontage width of proposed lots 6-9 being less than 30m and therefore, non-compliant with the requirements of Table 8.4.2, Reconfiguring a lot code, *SBRC Planning Scheme 2017*, v1.4;
- Public notification was carried out during the period 18 January 2024 to 9 February 2023 and two (2) properly made submissions and one not properly made submission objecting to the proposed development were received;
- No referrals were required;
- Council issued an Information Request on 16 August 2023 and raised issues relating to flooding, bushfire hazard.
    - The applicant was also requested to address additional elements of the Strategic Framework and Overall Outcomes of the Rural Residential Zone Cod, and the Reconfiguring a Lot Code.
- The applicant responded to Council's Information Request on 14 December 2023 with updated plans and reporting which sufficiently addressed all matters raised in the Information Requests, to Council's satisfaction;
- 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; and
- The application recommended for approval subject to reasonable and relevant conditions.

OFFICER'S RECOMMENDATION

That Council approve the application for Reconfiguring a Lot – Subdivision (2 lots into 15 lots, new road and drainage easement) at 189 & 193 Crumpton Drive, Blackbutt North (and described as Lots 109 & 110 on RP174023) 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.	Prepared By	Drawing Title	Rev	Date
BRJD8286-000-4-11	LandPartners Surveyors and Planners	Proposed Reconfiguration	11	21/11/23
C0399-DA-BE-101	Urban Engineering Solutions	Bulk earthworks Layout Plan	B	16/11/23
C0399-DA-RW-101	Urban Engineering Solutions	Roadworks Layout Plan – Sheet 1	B	16/11/23
C0399-DA-RW-102	Urban Engineering Solutions	Roadworks – Layout Plan – Sheet 2	B	16/11/23
C0399-DA-RW-301	Urban Engineering Solutions	Roadworks Longitudinal Sections – Sheet 1	B	16/11/23
C0399-DA-RW-401	Urban Engineering Solutions	Roadworks Cross Sections – Sheet 1	B	16/11/23
C0399-DA-SD-101	Urban Engineering Solutions	Stormwater Layout Plan – Sheet 1	B	16/11/23
C0399-DA-SE-101	Urban Engineering Solutions	Sewerage Layout Plan	B	16/11/23

DOCUMENTS REFERRED TO IN THIS APPROVAL

Document Title	Prepared By	Ref No.	Rev	Date
Bushfire Management Report	Wollemi Eco-Logical Pty Ltd	23153	3	04/12/23
Flood Assessment Report	Storm Water Consulting Pty Ltd	J9915	1.4	27/11/23

DEVELOPMENT PERIOD – RAL

GEN2. The currency period for this development approval for reconfiguring a lot is four (4) years after the development approval takes 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.

COMPLIANCE/ENDORSEMENT

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 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 Act Regulation 2017*.

Timing – As indicated.

SURVEY MARKS

GEN5. 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 Plan of Survey.

VALUATION FEES

GEN6. Payment of Department of Natural Resources, Mines and Energy 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 $52.00 per lot however, the actual amount payable will be based on Council's Register of Fees & Charges and the rate applicable at the time of payment.

Timing – As indicated.

ENVIRONMENT (BUSHFIRE MANAGEMENT)

GEN7. The development must be carried out in accordance with the Approved Range Environmental Bushfire Management Report as referenced at GEN1 of this conditions package and noting the following:

- Subdivision layout to be in accordance with 'Figure 2' of the Bushfire Management Report;
- Subdivision works to be carried out in accordance with recommendations in Section 4.0 of the Bushfire Management Report (where relevant to Reconfiguring a Lot);
- All lots are to retain or install access and egress in accordance with outcomes specified in Section 3.4 of the Bushfire Management Report;
- All lots are to be provided with dedicated fire fighting water storage with a volume of water not less than 25,000 litres for each building, as specified in Section 3.5 of the Bushfire Management Report;
- All future purchasers of the subject lots to be notified of bushfire management requirements at time of sale and/or other method of disposal.

Provide certification to Council from an accredited bushfire professional which certifies that subdivisional works have been constructed in accordance with the bushfire management conditions of this Development Approval.

Timing – Prior to sealing of the survey plan.

VALIDITY OF BUSHFIRE MANAGEMENT REPORT

BMR1. Prior to sealing of the survey plan provide written evidence from an accredited bushfire professional that the approved bushfire management report (BMR) and its recommendations are current and in accordance with the BMR disclaimer.

Timing - As indicated.

ENGINEERING WORKS

ENG1. Submit to Council, an Operational Work application for all works that will become Council infrastructure and for earthworks, stormwater, and accesses.

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 Council's endorsement of the Survey Plan unless stated otherwise.

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.

ENG4. Submit to Council, Certification from a suitably qualified Engineer (RPEQ) that the works have been undertaken in accordance with the Approved Plans and specifications and to Council's requirements.

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 Flood Assessment Report prepared by Storm Water Consulting Pty Ltd dated 27 November 2023.

ENG8. Design and construct stormwater drainage to ensure that the development will achieve "no nuisance" as described in the Queensland Urban Drainage Manual (QUDM) to all downstream properties including road reserves and the like for design storms of ARI2, ARI5, ARI10, ARI20, ARI50 and ARI100.

ENG9. 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.

ENG10. 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).

ENG11. 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

ENG12. Future Dwellings shall provide a minimum a 45kl water tank 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.

ON-SITE WATEWATER DISPOSAL

ENG13. Future Dwellings must be connected to an on-site wastewater disposal system, in accordance with *AS1547:2012 On-site domestic wastewater management,* and the Queensland Plumbing and Waste Water Code.

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

VEHICLE ACCESS

ENG14. Design and construct an access for each lot in accordance with Council's Standard Drawing 00049.

ROADWORKS - NEW ROAD

ENG15. Design and construct the new road identified on proposed plans of development as an Access Street in accordance with Council's Planning Scheme, and Austroads' Guide to Road Design.

TELECOMMUNICATION

ENG16. Provide underground telecommunications to all lots within the development.

ELECTRICITY

ENG17. Design and provide electricity supply to all lots within the development to comply with Ergon Energy's requirements.

ENG18. Submit to Council, written confirmation from an electricity provider that an agreement has been made for the supply of electricity.

ENG19. Submit electrical plans for Council's review prior to Council's endorsement of the Survey Plan. Be responsible to check and ensure that electrical drawings do not conflict with the civil engineering design.

SERVICES - EXISTING CONNECTIONS

ENG20. Ensure that all services provided to the existing house on proposed Lot 14 are wholly located within the lot(s) it serves.

STREET LIGHTING

ENG21. Design and install street lighting in accordance with AS/NZS1158 to a PR6 L33 standard. Submit to Council, street light design plans showing the proposed public lighting system for Council's endorsement.

ENG22. Enter into an agreement with an electricity supplier to provide a public lighting system in accordance with the lighting design plans as required by the previous condition. Submit to Council, written confirmation from an electricity provider that an agreement has been made to provide a public lighting system.

EARTHWORKS - GENERAL

ENG23. Earthworks per site involving cut or fill greater than 1 metre in height and quantity of material greater than 50m^3, or earthworks involving cut or fill less than 1 metre in height and quantity of material greater than 100m^3 requires an Operational Work application.

ENG24. Undertake earthworks in accordance with the provisions of AS3798 Guidelines on Earthworks for Commercial and Residential Developments.

ENG25. Supervise bulk earthworks to Level 1 and have a frequency of field density testing in accordance with Table 8.1 of AS3798.

ENG26. Ensure that each lot is self-draining.

EROSION AND SEDIMENT CONTROL - GENERAL

ENG27. 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.

ENG28. 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.

EASEMENTS

ENG29. Lodge for registration at the Titles Queensland, the following easement(s):

a. A stormwater drainage easement as shown on the approved plan(s) of development or as determined in any approval for Operational Work, whichever is the greater, to the benefit of Council, that includes all stormwater overland flow paths traversing the land;

ENG30. The restrictions imposed (non-permanent fixtures) on the property within the drainage easement, will include:
a. a building (habitable or not), regardless of size;
b. a bridge or culvert;
c. a tower, mast, pillar, or post;
d. a wall or a fence (other than a dividing fence);
e. a shipping container or similar object;
f. a sculpture or statue;
g. a viaduct, railway line, roadway or path;
h. a swimming pool or a tank; or
i. anything else that may be reasonably characterised as a structure when placed upon land (whether by affixation or by resting upon its own weight).

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.

FILLING & EXCAVATION

ADV2. It is the developer/owner's responsibility to ensure that any subsequent earthworks required as a consequence of this approval and/or ongoing operations complies with all aspects of Council's planning scheme either directly or indirectly. All erosion and sediment control measures should be to a standard as specified by a suitably qualified professional.

APPEAL RIGHTS

ADV3. Attached for your information is a copy of Chapter 6 of the *Planning Act 2016* as regards Appeal Rights.

INFRASTRUCTURE CHARGES

ADV4. Infrastructure charges are now levied by way of an Infrastructure Charges Notice, issued pursuant to section 119 of the *Planning Act 2016.*

DEVELOPER INCENTIVE

ADV5. 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.

VEGETATION CLEARANCE

ADV6. It is incumbent upon the developer and future owners of all lots to ensure that the clearance of on-site vegetation can be undertaken in accordance with the provisions of the *Vegetation Management Act 1999,* the *Vegetation Management Regulation 2012*, the *Planning Act 2016* and the *Planning Regulation 2017.* These regulations permit the clearance of high value regrowth vegetation of State significance in some instances as 'exempt clearing work'.

For further information on the vegetation management framework:
Phone 135VEG (135 834)
Email vegetation@resources.qld.gov.au
Visit https://www.resources.qld.gov.au/?contact=vegetation to submit an online enquiry.

FUTURE DWELLING HOUSES AND BUSHFIRE MANAGEMENT

ADV7. All future buildings should be designed and constructed to meet the prevailing standards to ensure suitable Bushfire Attack Levels (BALs). In accordance with the Bushfire Management Report (as referenced at GEN1 of this conditions package), APZs are noted on the approved plans for future dwellings on 7, 8 and 9. However, bushfire risk to built assets can be effectively managed/addressed at design and construction phase of the project through the following:

- National Construction Code; and
- Australian Standard Construction of Buildings in Bushfire Prone Areas (AS3050-2018); and
- Ongoing vegetation management.

ADV8. This bushfire management report will be noted on Council's rates search system and will hence be discoverable information.

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	189 & 193 Crumpton Drive BLACKBUTT NORTH		
Real property description	Lots 109 and 110 on RP174023		
Easements or encumbrances on title	Subject site is not subject to any existing easements or encumbrances		
Area of Site	Lot 109 – 4.0 hectares Lot 110 – 3.9 hectares		
Current Use	Dwelling House		
Environmental Management Register or Contaminated Land Register	The site is not included on the Environmental Management or Contaminated Land Register.		
Applicant's name	GLW Constructions Pty Ltd C/- LandPartners Surveyors and Planners		
Zone	Rural Residential – 4000m^2 Precinct		
Applicable Overlays	• OM2 Bushfire Hazard Overlay - Very High Potential Bushfire Intensity; and Potential Impact Buffer • OM3 Flood Hazard Overlay - Flood Hazard Area OM8 Agricultural Overlay - Agricultural Land Class B		
Proposed use as defined	Not applicable		
Details of proposal	Reconfiguring a Lot (RALs)		
	Number of existing lots	Two (2)	
	Easements or leases proposed	Yes – drainage easements	
	Number of proposed lots	Fifteen (15)	
	Lot areas	Refer to itemised list in section 3.0 of this report	
	Access	Via new proposed road off Crumpton Drive	
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	No pre-lodgement meeting or advice given.		
Key planning issues e.g. vegetation, waterway corridors, overland flow	Bushfire hazard, Flooding (overland flow path)		

Referral agencies	Agency	Concurrence/ Advice
	NA	NA
Public notification	Public notification was carried out from 18 January 2024 until 9 February 2024 in accordance with Section 18.1 of the Development Assessment Rules.	
Planning Regulation 2017	Not applicable	
State Planning Policy 2017	Applicable	
Wide Bay Burnett Regional Plan	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.

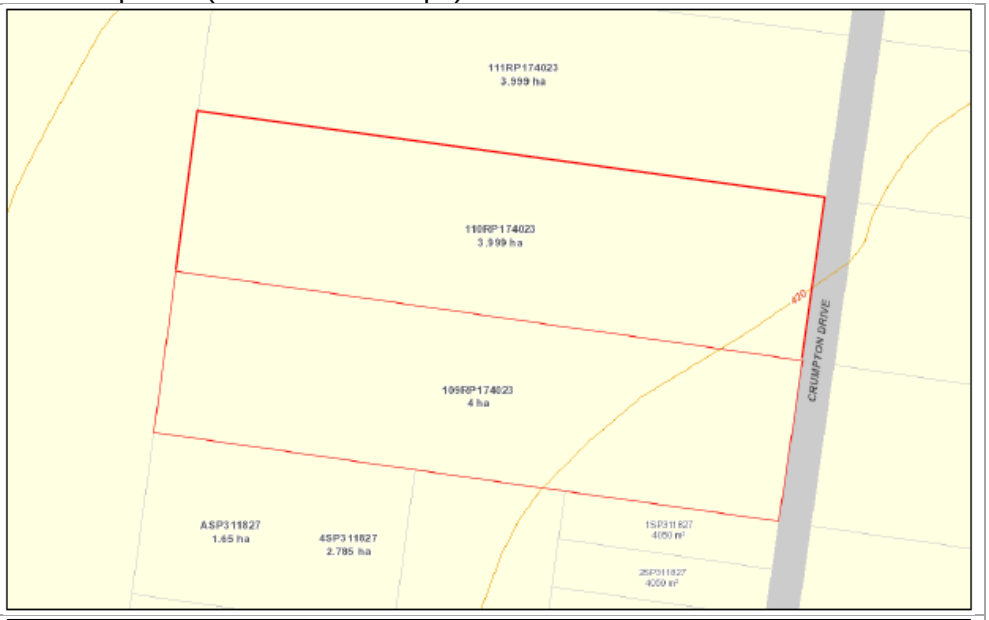
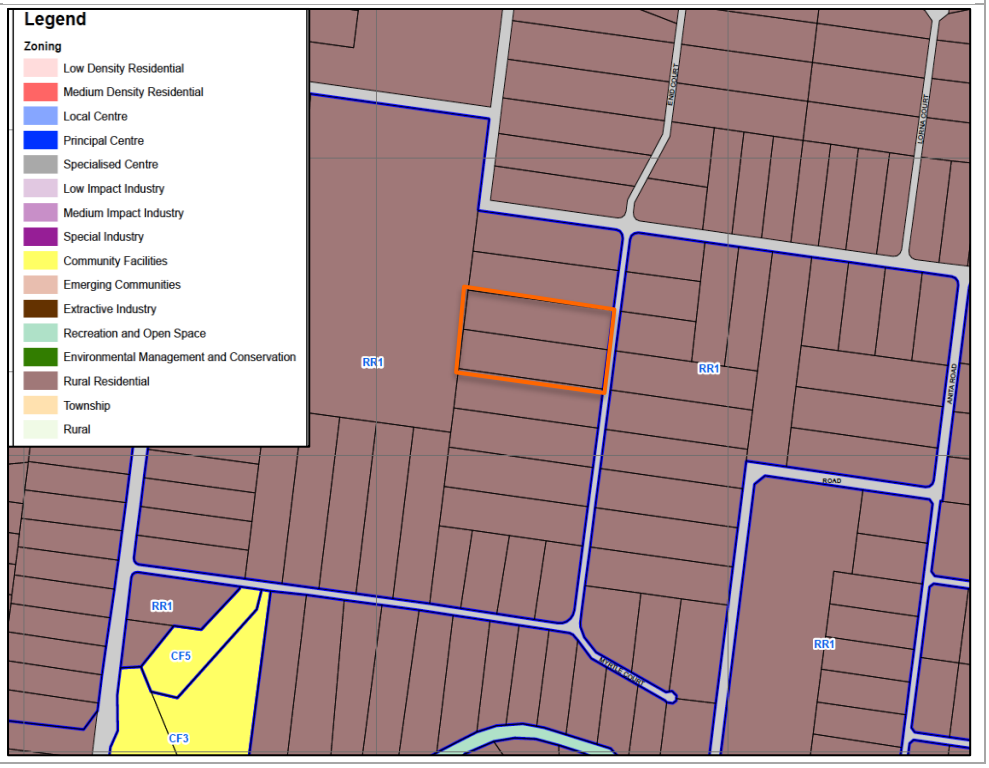
2.1. SITE DESCRIPTION & EXISTING USE

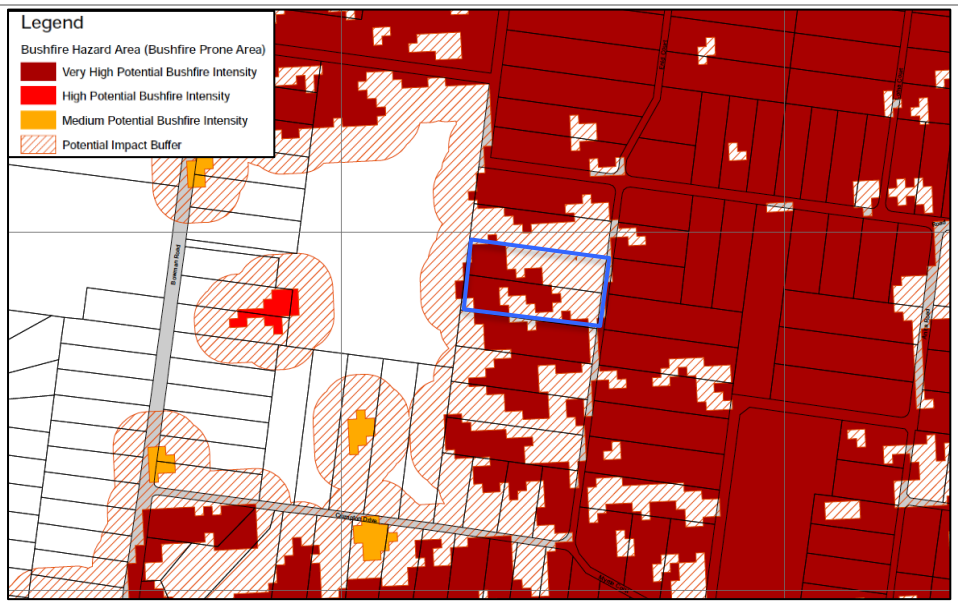
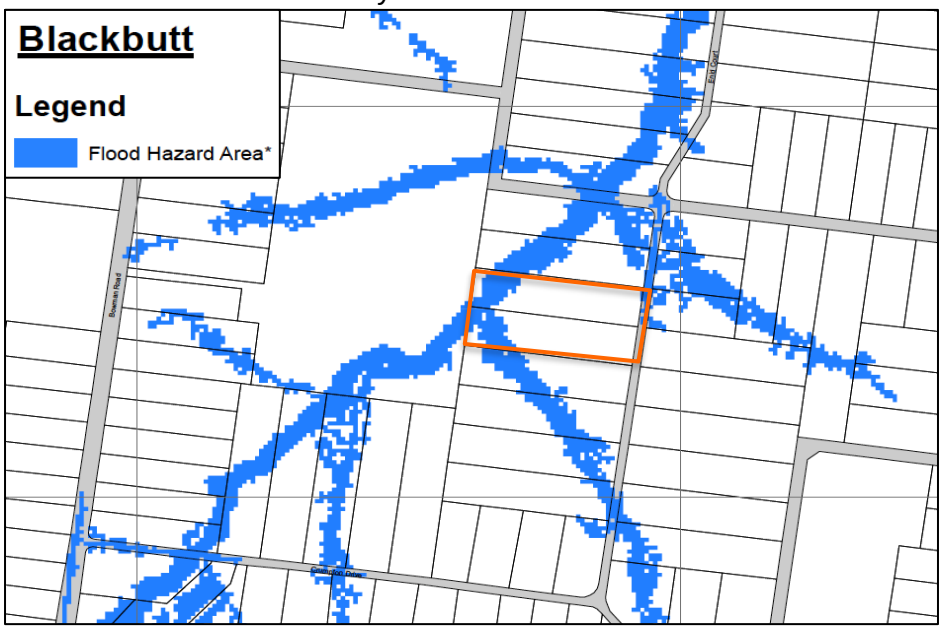
The site is situated at 189 & 193 Crumpton Drive BLACKBUTT NORTH and has a combined frontage width of approximately 200m to Crumpton Drive.

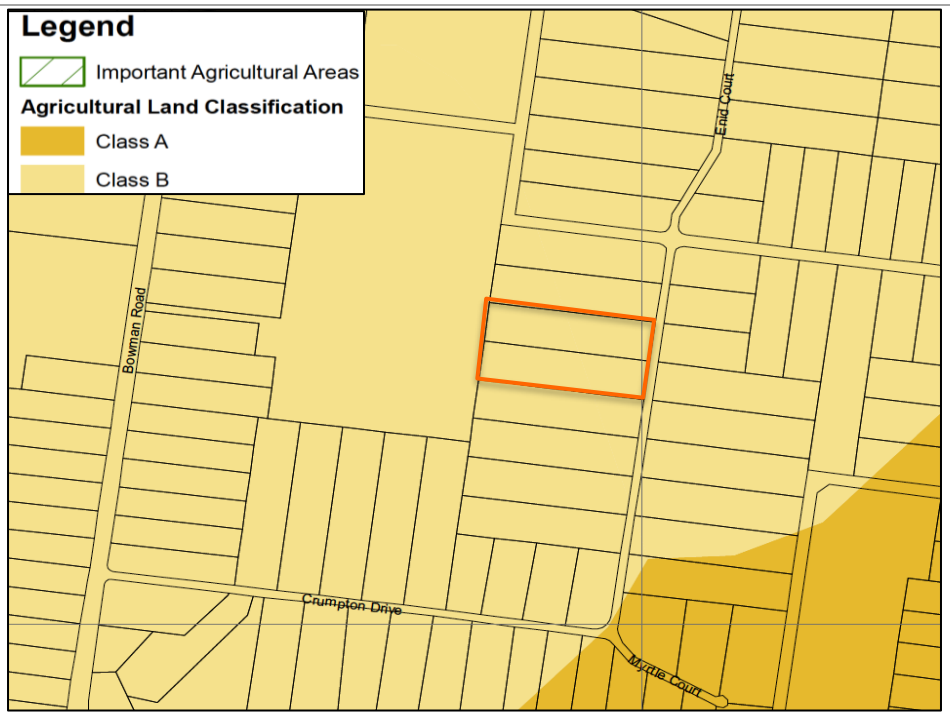
Figure 1: Site Plan

Each lot is currently occupied by a dwelling house and ancillary domestic outbuildings (refer to Figure 1). To the north, south and west of the site, land parcels are zoned Rural Residential – 4000m^2 Precinct. The township of Blackbutt is located approximately 1.2km to the south of the site. The site exhibits a mild downslope to the west at <2 degrees. Taromeo Creek traverses the site to the rear (west).

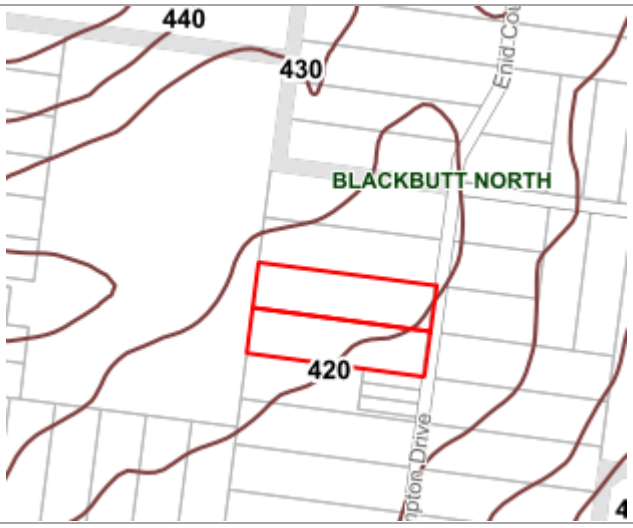
Table 1 – Maps & Descriptions (Source: Intramaps)

Site	
Zoning	

Overlays	 OM2 Bushfire Hazard Overlay  OM3 Flood Hazard Overlay



OM8 Agricultural Land Overlay

Services	No reticulated services available
Topography	

2.2. DEVELOPMENT HISTORY OF THE SITE

There is no history of previous development approvals over the site.

3. PROPOSAL DETAILS

The proposal is for the subdivision of 2 lots into 15 lots with resultant lots ranging in size from 4,005m^2 to 9,555m^2. Details for each lot are outlined in the table below.

Proposed Lot	Lot Size (m^2)	Frontage Widths (m)	Minimum Rectangle (25m x 40m)
1	5,184	63 and 59	✓
2	4,006	49	✓
3	4,081	52	✓
4	4,132	44	✓
5	4,024	35	✓

Proposed Lot	Lot Size (m^2)	Frontage Widths (m)	Minimum Rectangle (25m x 40m)
6	4,317	20	✓
7	9,555	18	✓
8	6,498	15	✓
9	8,072	15	✓
10	4,019	46	✓
11	4,003	41	✓
12	4,000	40	✓
13	4,005	41	✓
14	4,006	43	✓
15	4,053	99 and 33	✓

Existing dwelling houses and ancillary buildings are to be retained on proposed lots 1 and 14. Existing structures on proposed lot 14 will have compliant boundary setbacks as per Acceptable Outcome AO1.3, Rural Residential Zone Code. The existing dwelling house on proposed lot 1 will have a 7.0m front boundary setback to new road which is non-compliant with Acceptable Outcome AO1.3, Rural Residential Zone Code and is addressed in response to the Reconfiguring a Lot Code.

All proposed lots are capable of accommodating a minimum rectangle of 25m x 40m (ie. 1,000m^2), outside areas of mapped flood hazard. Proposed lots 6 to 9 have frontage widths less than 30.0m and this is addressed in response to the Reconfiguring a Lot Code.

The subdivision includes the creation of new road, connecting to Crumpton Drive and providing access to all proposed lots. Proposed new road has a reserve width of 21.5m, providing an appropriate extension to the local road network.

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
- 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	
Assessment Benchmarks:	Schedule 12A: Walkable Neighbourhoods – the site is zoned Rural Residential which is not listed as a relevant 'prescribed zone' subject to assessment against Schedule 12A. No assessment required.
WBB Regional Plan Designation:	Mapping for the Wide Bay Burnett Regional Plan 2011 places the site within the Rural Living Area. The Rural Living Area comprises locations currently designated for rural residential development in a local government planning scheme, and where further rural residential development through infill and consolidation is permitted under the Regional Plan and the Wide Bay Burnett State Planning Regulatory Provisions 2011. Rural residential areas within the Rural Living Area can continue to be developed for rural residential purposes according to the relevant local government planning scheme requirements.

	The proposal for subdivision to create additional rural residential zoned lots is consistent development in the Rural Living Area and no further assessment is required.

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, as demonstrated in Table 3.

Note: Grey shading indicates no provisions.

Table 3 - Matters Prescribed in Schedule 10 of the Planning Regulation

Part	Matter	Applicability to this Development Application	Prohibited Development	Assessable Development	Referral Agency	Assessment Benchmarks / Matters to be assessed against
1	Airport Land	N/A		N/A	N/A	N/A
2	Brothels	N/A	N/A	N/A		N/A
3	Clearing Native Vegetation	N/A	N/A	N/A	N/A	N/A
4	Contaminated Land	N/A		N/A	N/A	N/A
5	Environmentally Relevant Activity	N/A	N/A	N/A	N/A	N/A
6	Fisheries: - Aquaculture - Declared Fish Habitat - Marine Plants - Waterway Barrier works	 N/A N/A N/A N/A		N/A	N/A	N/A
7	Hazardous Chemical Facilities	N/A		N/A	N/A	N/A
8	Heritage Place: - Local Heritage Place - Queensland Heritage Place	N/A		N/A	N/A	N/A
9	Infrastructure Related: - Designated Premises - Electricity - Oil and Gas - State Transport Corridors and Future State Transport Corridors - State-controlled transport tunnels and future state-controlled transport tunnels	 N/A N/A N/A N/A N/A			N/A	N/A
10	Koala Habitat in SEQ region	N/A	N/A			N/A
11	Noise Sensitive Place on Noise Attenuation land	N/A	N/A			
12	Operational Work for Reconfiguring a Lot	N/A		N/A		
12A	Walkable Neighbourhoods – particular reconfiguring a lot	N/A		N/A		N/A
13	Ports:			N/A	N/A	N/A

Table 3 - Matters Prescribed in Schedule 10 of the Planning Regulation						
Part	Matter	Applicability to this Development Application	Prohibited Development	Assessable Development	Referral Agency	Assessment Benchmarks / Matters to be assessed against
	- Brisbane Core Port Land - Within the port limits of the Port of Brisbane - Within the limits of another port - Strategic Port Land	N/A N/A N/A N/A				
14	Reconfiguring a Lot under the Land Title Act	N/A		N/A	N/A	N/A
15	SEQ Development Area	N/A		N/A	N/A	N/A
16	SEQ Regional Landscape and Rural Production Area and Rural Living Area: - Community Activity - Indoor Recreation - Residential Development - Urban Activity	N/A	N/A	N/A	N/A	N/A
16A	Southport Spit	N/A	N/A			
17	Tidal Works or Work in a Coastal Management District	N/A		N/A	N/A	N/A
18	Urban Design	N/A			N/A	N/A
19	Water Related Development: - Taking or interfering with water - Removing quarry material - Referral dams - Levees	 N/A N/A N/A N/A		N/A	N/A	N/A
20	Wetland Protection Area	N/A	N/A	N/A	N/A	N/A
21	Wind Farms	N/A		N/A		N/A

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	Proposed lots can be connected to infrastructure services appropriate for the zone and are conveniently located to services in Blackbutt. The principles for liveable communities and housing are supported by the proposal.
Economic growth • Agriculture. • Development and construction.	Matters pertaining to the protection of agricultural land are addressed by the Agricultural Land Overlay and discussed further in this report.

• Mining and extractive resources. • Tourism.	
Planning for the environment and heritage. • Biodiversity. • Coastal environment. • Cultural heritage. • Water quality	No applicable assessment benchmarks.
Safety and resilience to hazards • Emissions and hazardous activities. • Natural hazards, risk, and resilience.	Matters pertaining to bushfire risk and flood hazard are addressed by the Bushfire Hazard and Flood Hazard Overlay and discussed further in this report. Additionally, the application material (i.e. Flood Assessment Report and Bushfire Management Plan) provided detailed and adequate responses to the Natural Hazards, Risk and Resilience Assessment Benchmarks in Section E of the State Planning Policy, July 2017.
Infrastructure • Energy and water supply. • Infrastructure integration. • Transport infrastructure. • Strategic airports and aviation facilities. • Strategic ports.	All appropriate infrastructure connections for the Rural residential zone can be facilitated 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 2017*, v1.4:
(a) Strategic Framework;
(b) Rural Residential Zone Code;
(c) Reconfiguring a Lot Code; and
(d) Service and Works Code.

(a) Strategic Framework

The site is located within the 'Rural' area on the Strategic Plan Map of the SBRC Planning Scheme. The Strategic Framework is addressed below.

STRATEGIC FRAMEWORK	
Settlement Pattern	The proposed subdivision for 15 lots is a consistent form of development in the Rural Residential Zone, RR1 Precinct, resulting in a clustered settlement pattern, close to the township of Blackbutt. The proposal does not conflict with Strategic Outcomes of Section 3.4.1, *SBRC Planning Scheme 2017* and related specific outcomes in relation to the 'Settlement Pattern' theme.
Rural Futures	The proposal does not conflict with Strategic Outcomes of Section 3.4,1, *SBRC Planning Scheme 2017* and related specific outcomes in relation to the 'Rural Futures' theme.
Strong Economy	The proposal does not conflict with Strategic Outcomes of Section 3.4.1, *SBRC Planning Scheme 2017* and related specific outcomes in relation to the 'Strong Economy' theme.
Natural Systems and Sustainability	In relation to flood hazard, risk from flooding is mitigated to a level acceptable to Council. Each lot is able to accommodate a minimum rectangle of 1,000m^2 that is flood free and achieves flood immunity

STRATEGIC FRAMEWORK	
	for future housing. All lots have safe, trafficable and flood free access to the local road network. In relation to bushfire hazard, the Bushfire Management Plan identifies Asset Protection Zones for proposed lots 7 to 9 and new road is of adequate width and standard for fire fighting vehicles in the event of a bushfire emergency. Determinations and recommendations for construction standards, requirements for BAL rating, vegetation management within the APZ, water availability for fire-fighting purposes are provided in the Bushfire Management Plan (and conditioned accordingly). The proposed development locates minimum lot rectangles and new road works outside Taromeo Creek and will achieve lot-based best management practice solutions in relation to water quality during the construction phase. Furthermore, an Erosion and Sediment Control Program (E & SCP) at operational works phase will minimise water quality impacts (and conditioned accordingly). The riparian amenity and habitat of the Region's waterways and wetlands can be protected with the imposition of conditions. The proposed development will not unduly burden disaster management responses or recovery capacities and capabilities as each lot achieves food immunity and safe, trafficable access to a flood free road. Bushfire hazard can be mitigated to an acceptable level. The site is not mapped within Council's Biodiversity Areas Overlay. Future housing, infrastructure and new road are sited outside of the waterway and vegetated areas to the rear (west) of the site will remain undisturbed. Clearance of State regulated vegetation on lots can be undertaken in some circumstances as 'exempt clearing work' and advice is given in the conditions for the developer and future lot owners to seek legislative compliance for on-site vegetation clearance. The proposal does not conflict with Strategic Outcomes of Section 3.4.1, *SBRC Planning Scheme 2017* and related specific outcomes in relation to the 'Natural Systems and Sustainability' theme.
Strong Communities	The proposal does not conflict with Strategic Outcomes of Section 3.4.1, *SBRC Planning Scheme 2017* and related specific outcomes in relation to the 'Strong Communities' theme.
Infrastructure and Servicing	Each lot can be provided with infrastructure and servicing requirements appropriate for the zone (i.e. new road, stormwater drainage, electricity and telecommunications). Each lot is capable of accommodating future dwelling houses, associated ancillary buildings, stormwater management, on-site effluent disposal areas, private open space, access and manoeuvring, water tank supply, and landscaping. The proposal does not conflict with Strategic Outcomes of Section 3.4.1, *SBRC Planning Scheme 2017* and related specific outcomes in relation to the 'Infrastructure and Servicing' theme.

(b) Rural Residential Zone Code

RURAL RESIDENTIAL ZONE CODE (Section 6.2.14.2)	
Overall Outcomes	**Response**
(a) Development is comprised predominantly of dwelling houses on larger allotments in a clustered settlement pattern that protect residential amenity and the semi-rural landscape associated with the locality.	Complies - the proposed subdivision for 15 lots is a consistent form of development in the Rural Residential Zone, RR1 Precinct, resulting in a clustered settlement pattern, close to the township of Blackbutt.
(b) The 4,000m^2 RR1 precinct identifies locations near urban centres where smaller rural residential allotments are preferred.	Complies - the site is within the RR1 Precinct and the proposed subdivision complies with minimum lot sizes with some lots, exceeding the compliant 4,000m^2.
(c) Development preserves environmental and topographical features by minimising alteration or disturbance in the design, siting and construction of buildings, roadways and other engineering works.	Complies - earthworks are limited to cut and fill required for proposed table drains and new road (conditions apply).
(d) Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, enhanced and buffered from the impacts of development. Rural residential development avoids treed ridgelines or ensures that buildings remain below the vegetation canopy on steeper more visible lands.	Complies - minimum 1,000m^2 rectangles on proposed lots 7-9 are situated outside of the waterway (ie. Taromeo Creek). Additionally, the 10m wide Asset Protection Zone required on these lots provides a buffer to the waterway.
(e) The risk to life and property from natural and manmade hazards is not increased as a result of development.	Complies - risk from flooding is mitigated to a level acceptable to Council. Each lot is able to accommodate a minimum rectangle of 1,000m^2 that is flood free and achieves flood immunity for future housing. All lots have safe, trafficable and flood free access to the local road network. Bushfire risk is managed through the implementation of Asset Protection Zones on proposed lots 7-9, adequate egress and ingress for fire fighting trucks and a dedicated water supply on each lot for fire fighting purposes. Further, the Bushfire Management Plan details mitigation measures in relation to vegetation management, landscaping and construction standards for housing in fire hazard zones. Note: The Bushfire Management Plan is conditioned as part of the approval.
(f) Sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for sensitive land use (as defined in the Regulation).	Not applicable - the site is not listed on either the Environmental Management Register or the Contaminated Land Register.

RURAL RESIDENTIAL ZONE CODE (Section 6.2.14.2)	
Overall Outcomes	**Response**
(g) Residential or other sensitive uses are not intensified in the identified separation area around the Swickers Kingaroy Bacon Factory on Overlay Map 11.	Not applicable - the site is not located within the separation distance to the Swickers Kingaroy Bacon Factory.
(h) Residences are provided with an adequate supply of potable water and sustainable means of wastewater treatment and disposal. Access to infrastructure and essential services is of a standard normally expected in isolated communities.	Conditioned - the approval is conditioned to provide a potable water supply for future dwelling houses.
(i) Conflict with adjoining land in the Rural zone is avoided by the provision of buffers on the site of new development for rural residential purposes.	Not applicable – surrounding land parcels are zoned rural residential.
(j) The productive capacity of Agricultural Land Classification Class A or Class B, and regional biodiversity is not compromised.	Not applicable - the site is mapped as being Agricultural Land Classification – Class 'B'. Class 'B' is identified as limited crop land that is suitable for a narrow range of current and potential crops due to severe limitations but is highly suitable for pastures. The site's zoning in the RR1 precinct does not envisage the land as being used for intense agricultural purposes.
(k) Non-residential uses do not detrimentally affect residential amenity and meet the day-to-day needs of the residential catchment or have a direct relationship to the land in which it is proposed. The extent and scale of rural activities will be limited.	Not applicable – this application is for reconfiguring a lot.

RURAL RESIDENTIAL ZONE CODE		
Performance Outcomes	**Acceptable Outcomes**	**Response**
Section 1 - General		
PO1 Buildings and structures must complement the semi-rural character of nearby development and protects residential amenity.	**AO1.1** Site cover does not exceed 10%. AND **AO1.2** Buildings and structures are not higher than 8.5m above ground level. AND **AO1.3** Buildings have a minimum set back of: (a) 10m to the road frontage; (b) 6m to a side or rear boundary. AND	Not applicable to RAL. Not applicable to RAL. *Performance Outcome* Existing dwelling houses and ancillary buildings are to be retained on proposed lots 1 and 14. Boundary setbacks will be as follows:

<table>
<tr><th colspan="3">RURAL RESIDENTIAL ZONE CODE</th></tr>
<tr><th>Performance Outcomes</th><th>Acceptable Outcomes</th><th>Response</th></tr>
<tr><td></td><td>AO1.4
The maximum length of any façade without articulation or change of materials is 15m.
AND
AO1.5
On-site storage areas visible from outside the site are screened by a 1.8m high fence along intervening boundaries.
AND
AO1.6
Outdoor lighting is designed, installed and maintained in accordance with AS4282 – Control of the Obtrusive Effects of Outdoor Lighting.</td><td><table><tr><td>Lot</td><td>Front Setback (m)</td><td>Side and Rear Setbacks (m)</td></tr><tr><td>1</td><td>7.0m to new road</td><td>7.0m</td></tr><tr><td>14</td><td>>6.0m to new road</td><td>10.0m</td></tr></table>
Whilst the front boundary setback to the existing dwelling house on proposed lot 1 will be 7.0m, this is to the new road and will internally front new lots. To Crumpton Drive, the existing dwelling house will have a front setback of approximately 40.0m and this will assist to maintain rural amenity.

Not applicable to RAL.

Not applicable to RAL.

Not applicable to RAL.</td></tr>
<tr><td>PO2
Development minimises the potential for reverse amenity impacts for adjoining existing non-residential activities.</td><td>AO2.1
A well-maintained vegetative buffer is provided on the residential land between the residential development and adjacent existing non-residential use.</td><td>Not applicable
The site adjoins rural residential zoned land parcels and residential land uses.</td></tr>
<tr><td>PO3
Dwellings are to be adequately serviced.</td><td>AO3.1
Where in a reticulated water supply area, development is to be connected to the supply network.
OR
AO3.2
Where reticulated water supply is not available, a 45kl water tank is provided for each dwelling for consumption purposes and an additional</td><td>Not applicable - the site is not connected to Council’s reticulated water supply system.

Conditioned
The approval is conditioned to provide a 45kl water tank for consumption purposes for future dwellings on each lot.</td></tr>
</table>

RURAL RESIDENTIAL ZONE CODE		
Performance Outcomes	**Acceptable Outcomes**	**Response**
	22.5kl water storage located no more than 10m from the main dwelling is available for firefighting purposes. AND	The Bushfire Management Plan recommends a minimum water supply of 25,000 litres be provided within 10m of any future buildings on each lot for fire fighting purposes and has been conditioned.
	AO3.3 The provision of on-site sewage treatment conforms to the requirements of the Queensland Plumbing and Wastewater Code. AND	Conditioned The provision for future dwellings to be connected to an on-site wastewater disposal system has been conditioned.
	AO3.4 Each dwelling is provided with a service line connection to the electricity supply and telecommunications networks. AND	Conditioned The approval is conditioned to provide connections to electricity supply and telecommunications network for future dwellings on proposed lots.
	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. AND	Complies / Conditioned The lawful point of discharge for the proposed subdivision is via proposed table drains to the waterway located within a rear section of the site. The approval has been conditioned to provide the required infrastructure and drainage easements over the table drains, benefitting South Burnett Regional Council.
	AO3.6 Development has direct access to a sealed road.	Complies / Conditioned All lots have access to a sealed road.
PO4 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.	**AO4.1** 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. OR **AO4.2** Areas that pose a health risk from previous activities and contaminated soils which are subject to development are	Not applicable There are no known past notifiable activities that may pose a health risk.

RURAL RESIDENTIAL ZONE CODE		
Performance Outcomes	**Acceptable Outcomes**	**Response**
	remediated prior to plan sealing, operational works permit, or issuing of building works permit.	
Section 2 - Where in the vicinity of an existing intensive animal industry		
PO5 Non-rural development does not compromise the integrity and operations of intensive animal industries.	**AO5.1** Non-rural development does not result in an increase in the number of people living or working within 500m from an existing or approved intensive animal industry facility	Not applicable Land parcels within 500m of the site are zoned rural residential and the site is not within 500m of any existing or approved intensive animal industries.
Section 3 - Home Based Business – not applicable		
Section 4 - Secondary Dwelling – not applicable		
Section 5 - For development affected by one or more overlays		
Airport Environs Overlay – not applicable		
Biodiversity Overlay – not applicable		
Bushfire Hazard Overlay		
PO15 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.	**AO15.1** Development does not occur in areas mapped as Very High or High Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making). OR	Complies Desktop analysis and site assessment undertaken by Wollemi Eco-Logical in the Bushfire Management Report identified vegetation to the west and east as posing a Medium Potential Bushfire Hazard to the proposed development. Vegetation to the north and south has been classified as posing a low threat.
	AO15.2 A written assessment by a suitably experienced or qualified person confirms that the site is of Low Potential Bushfire Hazard. OR	Refer to responses to AO15.3.
	AO15.3 For areas mapped as Medium Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making), bushfire risk is mitigated through a Bushfire Management Plan incorporating: (a) Lot design and the siting of buildings and uses so: (i) high intensity uses are located on the least bushfire prone area on the site and activities least	Complies / Conditioned The Bushfire Management Plan recommends Asset Protection Zones (APZs) in the order of 10m for proposed lots 7-9 (west). The APZs are required in order to achieve a maximum 29Kw/m^2 radiant heat flux exposure setbacks to future dwellings on these lots. Proposed future dwellings on the lots identified above are required to be outside the identified APZ's with no additional setbacks to these APZ's applicable.

RURAL RESIDENTIAL ZONE CODE		
Performance Outcomes	**Acceptable Outcomes**	**Response**
	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. (b) Including firebreaks that provide adequate: (i) setbacks between buildings/ structures and hazardous vegetation; and (ii) access for fire fighting or other emergency vehicles; and (c) Road access for fire-fighting appliances and firebreaks 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 (d) Where a reticulated water supply is not available and development involves buildings with a gross floor area greater than 50m^2, one tank within 100m of each residential building that has: (i) fire brigade tank fittings; and (ii) 25,000 litres dedicated for fire fighting purposes.	Setbacks to the east are achieved by Crumpton Drive, with no further APZ's required. The APZs are identified on the Proposed Reconfiguration Plan and included as part of the recommended bushfire mitigation measures. Additional mitigation measures identified in the Bushfire Management Plan include: ▪ landscaping and vegetation management; ▪ emergency access and egress; and ▪ water availability. The approval includes conditions to provide the Asset Protection Zones and to comply with the recommendations and mitigation measures in the Bushfire Management Plan.
PO16 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.	No outcome specified.	Not applicable to RAL.
PO17 Major risks to the safety or property and to the	**AO17.1** New dwellings on land mapped as Very High to	Conditioned Whilst this application is for subdivision, the Bushfire

RURAL RESIDENTIAL ZONE CODE		
Performance Outcomes	**Acceptable Outcomes**	**Response**
wellbeing of occupants in areas mapped as Very High to Medium (Potential Intensity) Areas is minimised through appropriate siting, servicing and managing of residential premises.	Medium (Potential Intensity) are located: (a) Centrally within existing cleared areas on a lot which allows a regular shaped area (with a minimum dimension of 50m) of 5,000m^2 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 western 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.	Management Plan identifies APZs for lots subject to medium potential bushfire hazard. The approval also includes a condition that all future dwellings are to be designed and constructed to meet: ▪ National Construction Code; and ▪ Australian Standard Construction of Buildings in Bushfire Prone Areas (AS3050-2018).
Flood Hazard Overlay		
PO18 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.	**AO18.1** All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03. AND **AO18.2** New buildings are not located within the area identified on Overlay Map 03. OR **AO18.3** 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) On-site sewage treatment and storage areas for potential contaminants - 300mm;	Complies A 1,000m^2 building pad (minimum rectangle – 24m x 40m) can be incorporated on each proposed lot outside the area identified on Overlay Map 03. Complies Refer to response to AO18.1. Complies Refer to response to AO18.1.

RURAL RESIDENTIAL ZONE CODE		
Performance Outcomes	**Acceptable Outcomes**	**Response**
	(d) All other development - 0mm. AND **AO18.4** Building work below the nominated flood level allows for the flow through of flood water at ground level: (a) The 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 **AO18.5** Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions. AND **AO18.6** Signage is provided on site indicating the position and path of all safe evacuation routes off the site.	Not applicable. Not applicable. Not applicable.
PO19 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.	**AO19.1** 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	Accepted Flood modelling undertaken in the Flood Assessment Report indicates that the proposed subdivision will marginally increase inundation levels within the creek immediately upstream and downstream of the property. These minor inundation level increases are not anticipated to create any adverse impacts, as they are generally located within the creek. Minor localised impacts are also observed on the neighbouring property immediately adjacent to the north-eastern site corner. These minor inundation level increases are not anticipated to

RURAL RESIDENTIAL ZONE CODE		
Performance Outcomes	**Acceptable Outcomes**	**Response**
	(iv) any reduction in flood warning times.	create any adverse impacts, as they are located well away from any existing buildings or structures. Assessment by Council's Development Engineer confirm that that the minor impacts are acceptable.
PO20 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood.	No outcome specified.	Not applicable
Landslide Hazard Overlay – not applicable		
In the Rural Residential 4,000 RR1 Precinct		
PO23 New lots are not constrained by: (a) excessive slope; (b) poor drainage; or (c) instability.	**AO23.1** New lots are not on land steeper than 15% over 50% or more of the lot. OR **AO23.2** Where lots are proposed on land steeper than 15%, the proposal is supported by a geotechnical assessment prepared by a suitably qualified specialist that demonstrates that each lot has a building envelope 25m x 40m suitable for construction of a house and outbuildings.	Complies The site has a mild downslope to the west at <2 degrees. Not applicable
Regional Infrastructure Overlay – not applicable		
Water Catchments Overlay – not applicable		

(c) Reconfiguring a Lot Code

RECONFIGURING A LOT CODE (Section 6)	
Overall Outcomes	**Response**
(a) Lots are of a size and dimension suitable for their intended use and have due regard to local geographical constraints, identified hazards, fragmentation of agricultural land and community expectations of residential separation and character.	Complies – proposed lot sizes are 4,000m^2 or above.
(b) Reconfiguring a lot contributes to good urban design outcomes, safe and attractive neighbourhoods and functional industrial areas that are consistent with the intended character of the particular locality.	Complies – proposed development is a consistent form of development within the RR1 Precinct and accords with recent subdivision approvals granted by Council within this area of Blackbutt.

RECONFIGURING A LOT CODE (Section 6)	
Overall Outcomes	**Response**
(c) In-fill and consolidation of existing urban areas is maximised where consistent with the intended nature of the zone.	Not applicable – site is not an urban area.
(d) Reconfiguring a lot does not compromise the viability and productivity of identified agricultural land, extractive and coal resources and the Swickers Bacon Factory and maintains appropriate buffers to these resources.	Not applicable – proposed subdivision is not required to provide buffering to agricultural land or other resource areas.
(e) Areas or features of environmental significance are not adversely impacted by habitat loss, fragmentation or isolation.	Complies – area of environmental significance (i.e. waterway and most heavily vegetated areas) are to be retained insitu.
(f) A structured road hierarchy is created that provides safe, convenient and efficient connectivity and circulation for vehicles, cyclists and pedestrians.	Complies – proposed new road will not compromise the existing road hierarchy.
(g) An integrated public open space network is available to meet the needs of the community for outdoor recreation and social activities and the protection of valuable features.	Not applicable
(h) Lots are provided with water supply, stormwater disposal, sustainable effluent and waste disposal, telecommunications and power, to standards appropriate for the zone.	Conditioned – approval is conditioned to supply all infrastructure.

RECONFIGURING A LOT CODE		
Performance Outcome	**Acceptable Outcome**	**Response**
Section 1 - Boundary Realignment – not applicable		
Section 2 - Reconfiguration under a Community Title Scheme – not applicable		
Section 3 - All other Reconfiguration		
PO7 Allotments are of sufficient size and dimensions to meet the requirements of the users and provide for servicing of the intended use.	**AO7.1** Development provides that allotment area, dimension and shape are in accordance with the standards in Table 8.4.2. AND	*Performance Outcome* All lots meet the allotment area, dimensions and road frontage widths as per Table 8.4.2, with the exception of proposed lots 6 to 9 which do not have a 30.0m frontage. These lots are located to the rear of the subdivision and at head of the cul-de-sac and therefore, not highly visible from Crumpton Drive. Each of the lots provides a suitable area for future housing and associated ancillary building, stormwater management, on-site effluent disposal areas, water tank

RECONFIGURING A LOT CODE		
Performance Outcome	**Acceptable Outcome**	**Response**
		supply landscaping and APZs. The non-compliance is minor and affects only 4 out of 15 lots.
	AO7.2 The minimum allotment size for any rear allotment shall be calculated exclusive of the area of the access corridor of the allotment. AND	Not applicable – no rear lots are proposed.
	AO7.3 Irregularly shaped allotments are designed to allow a building area of 15m by 10m to be setback 6m from the site frontage.	Complies – proposed lots 6-9 could be considered irregular shaped lots and achieve building areas of 25m x 40m.
PO8 Lots have lawful, safe and practical access.	**AO8.1** Access is provided via either: (a) Direct road frontage; (b) Access strip with a minimum width of 3.5m (for rear lots only); or (c) Access easement with a minimum width of 6m (where lots only have legal road frontage that does not provide, safe or practical access to the existing street network). AND	Complies All proposed lots will have direct frontage to new road with lots 1 and 15 also having frontage to Crumpton Drive.
	AO8.2 Newly created lots do not have direct access to sub-arterial or higher order roads. AND	Complies Crumpton Drive and new road are not sub-arterial or higher order roads.
	AO8.3 Except in the Rural Zone, new lots, are provided with access to a sealed road.	Complies / Conditioned All proposed lots will have access to a sealed road.
PO9 The number of rear lots is minimised having regard to the outlook, topography of the site, intended land use and general amenity of the area.	**AO9.1** Only one rear lot is provided behind each full street frontage regular lot. AND	Not applicable – no rear lots proposed.
	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	

RECONFIGURING A LOT CODE		
Performance Outcome	**Acceptable Outcome**	**Response**
	AO9.4 Rear lots are only created where the site gradient is greater than 5%.	
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.	**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.	Complies The proposed intersection for the new road is located 45.0m or greater from any other intersection. Complies A T-intersection is proposed. Not applicable A waterway and area of flooding is situated to the rear western section of the site, extending north-east over adjoining lots and an unformed section of Crumpton Drive to the north of Lot 112 on RP174023 (adjacent lot to the north). Furthermore, an approved 4 lot subdivision over the adjoining site to the south located at 177 Crumpton Drive, Blackbutt North (Decision Notice RAL19/0006) has been sealed and registered. Based on the context of the surrounding area and adjoining sites, the design and construction of the proposed new road is considered appropriate. Not applicable The site is zoned Rural Residential. Conditioned New road is conditioned to comply with Council standards.
PO11 The provision of services is resistant to inclement	**AO11.1** Where the reconfiguration involves the opening of a new	Conditioned

RECONFIGURING A LOT CODE		
Performance Outcome	**Acceptable Outcome**	**Response**
weather and does not degrade the character of the area.	road, all electricity and telecommunications services are located underground.	The approval is conditioned to supply electricity and telecommunications services.
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.	No outcome specified.	Not applicable The location of the site does not require dedicated walking and cycling networks. It is noted however, that proposed new road is of an appropriate gradient.
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 – public open space is not required as part of this proposal.
PO14 Reconfiguration into allotments less than 400m^2 in the Medium Density Residential zone is facilitated where design outcomes are consistent with expectations for the zone.	**AO14.1** Reconfiguration in the Medium Density Residential zone involving allotments less than 400m^2 where creating allotments for individual units in an approved and completed multiple dwelling or dual occupancy	Not applicable – site is zoned Rural Residential.
PO15 Reconfiguration into allotments less than 400m^2 in the Medium Density Residential zone is to provide for suitable living environments.	*For allotments less than 400m^2* **AO15.1** All lots are orientated to within 200 of north. **AO15.2** All lots are to be sized and shaped to accommodate a 10m x 20m rectangle.	Not applicable – site is zoned Rural Residential.
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 – site is zoned Rural Residential.
Airport Environs Overlay – not applicable		

RECONFIGURING A LOT CODE		
Performance Outcome	**Acceptable Outcome**	**Response**
Biodiversity Areas Overlay – not applicable		
Bushfire Hazard Overlay		
PO19 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.	**AO19.1** Development does not occur in areas mapped as Very High, High or Medium Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making). OR **AO19.2** A written assessment by a suitably experienced or qualified person confirms that the site is of Low Potential Bushfire Hazard. OR **AO19.3** Bushfire risk is mitigated through a Bushfire Management Plan incorporating: (a) Lot design that: (i) Locates high intensity uses on the least bushfire prone area on the site and activities least susceptible to fire closest to the bushfire hazard; and (ii) Optimises efficient emergency access; and (iii) Considers the bushfire risk associated with aspect, elevation, slope and vegetation. (b) Firebreaks to protected vegetation included in the subdivision layout providing access for fire fighting or other emergency vehicles. AND **AO19.4** Road layouts facilitate easy and safer access and movement by emergency vehicles in the event of encroaching fire and provides that an alternative safe access (if one direction is blocked in	Complies/Conditioned Responses to performance and acceptable outcomes PO15, AO15.1 - AO15.3, PO17 and AO17, Rural Residential Zone Code apply.

RECONFIGURING A LOT CODE		
Performance Outcome	**Acceptable Outcome**	**Response**
	the event of fire) is maintained at all times.	
Flood Hazard Overlay		
PO20 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.	**AO20.1** All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03.	Complies A 1,000m^2 building pad (minimum rectangle) can be incorporated on each proposed lot outside the area identified on Overlay Map 03.
PO21 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.	**AO21.1** 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.	Accepted Flood modelling undertaken in the Flood Assessment Report indicates that the proposed subdivision will marginally increase inundation levels within the creek immediately upstream and downstream of the property. These minor inundation level increases are not anticipated to create any adverse impacts, as they are generally located within the creek. Minor localised impacts are also observed on the neighbouring property immediately adjacent to the north-eastern site corner. These minor inundation level increases are not anticipated to create any adverse impacts, as they are located well away from any existing buildings or structures. Assessment by Council's Development Engineer confirm that that the minor impacts are acceptable.
Regional Infrastructure Overlay – not applicable		
Waterways, Wetlands and Catchments Overlay – not applicable		

(d) Services and Works Code

SERVICES AND WOKS CODE (Section 8.4.2.2)	
Overall Outcomes	**Response**
(a) Infrastructure is provided in a cost-effective, efficient and co-ordinated manner to a standard ordinarily expected in the locality.	Complies – all infrastructure can be provided and is conditioned.
(b) Development is planned, designed, constructed and operated to manage stormwater and wastewater in ways that	Complies - stormwater management on site is conditioned.

SERVICES AND WOKS CODE (Section 8.4.2.2)	
Overall Outcomes	**Response**
protect environmental values and achieve water quality objectives.	
(c) Development is provided with sufficient vehicle parking and servicing in a manner that provides safe and efficient access and circulation.	Complies – each lot has access to new road and adequate site area to accommodate on-site car parking.
(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.	Not applicable to reconfiguring a lot.
(e) Filling or excavation maintains the amenity and health of the community and environment.	Conditioned in respect to earthworks.
(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.	Complies – no buildings, infrastructure or new road are sited within the waterway / overland flow path. Flooding and bushfire hazard risk can be appropriately managed to an acceptable level.

SERVICES AND WORKS CODE (Section 8.4.2.3)		
Performance Outcomes	**Assessment Benchmarks**	**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.	Complies Stormwater quality discharging from the subdivision will focus on lot based best management practice solutions.
PO2 Development does not discharge wastewater to a waterway or off-site unless demonstrated to be best practice environmental management for that site.	**AO2.1** 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 **AO2.2** Wastewater is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or	Complies / Conditioned The approval is conditioned for future dwellings to be provided with an on-site effluent disposal system.

SERVICES AND WORKS CODE (Section 8.4.2.3)		
Performance Outcomes	**Assessment Benchmarks**	**Response**
	(b) minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.	
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.	Complies / Conditioned Proposal is conditioned to ensure sediment 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 post-construction phase in Table 9.4.4.	Complies / Conditioned
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 **AO5.2** Infrastructure is designed and constructed in accordance with the standards contained in PSP1 – Design and Construction Standards.	Complies All lots will have frontage to a sealed road (i.e. new road). Complies / Conditioned All infrastructure can be provided and is conditioned accordingly.
Section 3 - Vehicle Parking		
PO6 Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.	**AO6.1** Vehicle parking spaces are provided on-site in accordance with Table 9.4.5. AND **AO6.2** A service bay is provided on-site for the service vehicle nominated in Table 9.4.5. AND **AO6.3** Driveway crossings are provided to the standard contained in PSP1 – Design and Construction Standards. AND **AO6.4** Vehicle parking and manoeuvring areas are provided in accordance with the standards contained in PSP1 – Design and Construction Standards.	Complies Each lot has ample space to accommodate on site car parking for residential land uses. Not applicable Complies / Conditioned Driveways can be constructed to relevant standards and have been conditioned accordingly. Not applicable

SERVICES AND WORKS CODE (Section 8.4.2.3)		
Performance Outcomes	**Assessment Benchmarks**	**Response**
Section 4 - Landscaping		
PO7 Landscaping is appropriate to the setting and enhances local character and amenity.	**AO7.1** Landscaping is provided in accordance with the relevant zone code provisions. AND **AO7.2** Where shade tree planting is required in vehicle parking areas each planting bed has a minimum area of $2m^2$ and is unsealed and permeable. AND **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.	Not applicable Whilst this performance outcome is not directly applicable to a subdivision, it is noted that the Bushfire Management Plan (conditioned as part of this approval) includes recommendations for future on-site landscaping.
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. AND **AO8.2** Species selection avoids non-invasive plants. *Editor's Note. Guidance on plant selection is provided in Branching Out - Your Handy Guide to tree Planting in the South Burnett available from Council.*	Not applicable
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 **AO9.2** The toe of the fill, or top of the excavation is not less than 0.5m inside the site property boundary. AND **AO9.3**	Conditioned Conditions with regards to earthworks are included.

SERVICES AND WORKS CODE (Section 8.4.2.3)		
Performance Outcomes	**Assessment Benchmarks**	**Response**
	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.	
PO10 Filling or excavation does not cause damage to public utilities.	**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.	Conditioned Conditions with regards to earthworks are included.
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.	Conditioned Conditions with regards to earthworks are included.
Section 6 - All operational work subject to an overlay		
Flood Hazard Overlay		
PO15	**AO15.1**	

SERVICES AND WORKS CODE (Section 8.4.2.3)		
Performance Outcomes	**Assessment Benchmarks**	**Response**
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.	Works associated with the proposed development do not: (a) involve a net increase in filling greater than $50m^3$ in the area identified on Overlay Map 03; (b) result in any reductions of onsite 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.	Complies – refer to responses to PO20 – PO21 and AO20.1 – AO21.1, Reconfiguring a Lot Code.
Regional Infrastructure Overlay – not applicable		
Water Catchments Overlay – not applicable		

4.6 Other Relevant Matters

The consideration of other relevant matters applies to the assessment and decision-making process for this impact assessable development application. The below summarises the matters considered by the planning assessment.

Applicant Submitted Reports	• Engineering Services Plan, prepared by Urban Engineering Solutions Pty Ltd; • Flood Assessment Report, prepared by Storm Water Consulting Pty Ltd; • Bushfire Management Plan, prepared by Wollemi Eco-Logical Pty Ltd; and • Septic Percolation Report, prepared by Enviro Water Design.
Assessment Considerations of Merits	Impact assessment under the *Planning Act 2016* 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.' The below outlines the planning assessment of the merits of the application presented.
Planning Consideration	The proposed development is consistent with the overall outcomes envisaged for the Rural Residential Zone – RR1 Precinct. Despite the minor non-compliances with regard to lot widths for proposed lots 6 to 9, the subdivision represents an orderly provision of additional rural residential housing lots in close vicinity to the township of Blackbutt. Flooding and bushfire hazard risks can be mitigated to an acceptable level and all infrastructure provided. The proposal does not conflict

	with the relevant assessment benchmarks of the *SBRC Planning Scheme 2017*, v1.4.

5. CONSULTATION

Referral Agencies

State Assessment and Referral Agency	Not Applicable
Other	Not Applicable

Council Referrals

INTERNAL REFERRAL SPECIALIST	*REFERRAL / RESPONSE*
Development Engineer	Council's Development Engineer provided standard engineering conditions and calculated Infrastructure Charges.
Infrastructure Charges Unit	Council adopted the LGIP on 24 June 2019 which commenced on 1 July 2019. The types of Development that may trigger the issuing of an infrastructure charges notice are: a) Reconfiguring a Lot; b) Making a Material Change of Use; and c) Carrying out Building Work. Refer to Attachment B for the Infrastructure Charges Notice.

Public Notification

The development application is impact assessable and public notification was required and carried out as indicated below.

Date Notification Commenced	18 January 2024
Date Notification Completed	9 February 2024
Date Notice of Compliance Received	13 February 2024

Two (2) properly made submissions were received and one (1) not properly made submission were received. Both properly made submissions objected to the proposal.

Submission Summary	
Submitter Issue	**Response**
Submission 1 – Objection	
Issues Raised *(a) Vegetation Clearance* Clearing of vegetation which is valuable wildlife habitat. Koalas are present in the area as are other threatened and endangered species and this needs to be taken into account and habitat protected and enhanced. Concerned that vegetation protections are inadequate and are not necessarily adhered to by the landowner. There have been recent incidents of illegal land clearing in Blackbutt which have not been responded to quickly enough. We have also seen smaller blocks completely cleared. If the subdivision goes ahead we are concerned that the Category C, High Value Regrowth within the proposed development will not be adequately protected due to reduced habitat protection within the smaller blocks.	The proposed development locates minimum lot rectangles and new road works outside Taromeo Creek and will achieve lot-based best management practice solutions in relation to water quality during the construction phase. The riparian amenity and habitat of the Region's waterways and wetlands can be protected with the imposition of conditions. The site is not mapped within Council's Biodiversity Areas Overlay. Future housing, infrastructure and new road are sited outside of the waterway and vegetated areas to the rear (west) of the site will remain undisturbed. Clearance of State regulated vegetation on lots can be undertaken in some circumstances as 'exempt clearing work' and advice is given in the conditions for the developer and future lot owners to seek

Submission Summary	
Submitter Issue	**Response**
Although the majority of the block is already cleared, remnant and high value regrowth needs to be protected and enhanced on this block and within the area generally otherwise we will continue to see the cumulative impacts of habitat loss and fragmentation. *(b) Fencing* Increased fencing will impact wildlife, reducing the ability for wildlife such as wallabies and koalas from moving through as well as fragmenting the wildlife corridors. Increased fencing could also force wildlife onto the road, increasing the risk of wildlife being hit by cars, we already see bettongs and wallabies frequently killed on Crumpton Drive. We would like to strongly recommend that if this and other proposed developments are approved on Crumpton Drive, the speed limit needs to be reduced. *(c) Need for Subdivisions* According to State and Local Government projected population growth, the growth within the South Burnett Region will be low, as per Wide Bay Burnett Regional Plan 2023 and the SBRC Planning Scheme. The Plan projects a population increase of only 3366 for the whole of the South Burnett to 2046. We understand the Blackbutt area would be a tiny fraction of this growth given the lack of infrastructure. Our concerns therefore are whether all the proposed subdivisions are actually needed and that the blocks may be cleared needlessly and don't sell. We understand that there are a number of other blocks approved or proposed be subdivided, mostly by the same developer; we could see an additional 50+ subdivisions just on Crumpton drive. We would also like to draw attention to the three one acre blocks next to the proposed subdivision. Two of the blocks have been occupied by unsightly caravans and temporary dwellings for the last three years. Again the cumulative environmental impacts need to be considered with no waste water or septic systems on these blocks'.	legislative compliance for on-site vegetation clearance. The item raised by the submitter is acknowledged. However, conditioning of fencing for the entire development is considered unreasonable. Subject lots may not be built on for a number of years once the plan has been registered. The planning scheme does not provide fencing provision for lots in the Rural residential zone in this instance for an ROL. Should fencing over a certain height be proposed, would trigger building approval. A property note could be attached in Council's system against the subject lots, but there would be no obligation for the applicant to comply. No technical reporting from the applicant demonstrated protected fauna in the location and to condition as such would be unreasonable. The proposed subdivision is a consistent form of development in the Rural Residential Zone – RR1 Precinct as set out in the *SBRC Planning Scheme 2017*, v1.4. Areas of rural residential land in this precinct have been identified by Council as being suitable for subdivision, provided constraints and hazards are mitigated to an acceptable level and necessary infrastructure is provided. The unlawful occupation of properties is not a matter for consideration in the assessment of this application. These matters can be dealt with under the provisions of relevant Local Laws.
Submission 2 – Objection	
Issues Raised **1. What is Blackbutt** It is firstly worthy of note that when arriving at Blackbutt from Brisbane there is a proud sign – Friendliest Town 2008. This is a town with a long history. For example there is a World War 1 cenotaph, which is a community focal point on ANZAC Day.	Information noted with no response.

Submission Summary	
Submitter Issue	**Response**
The Radnor Hotel facebook page shows the Hotel from circa 1920, and stating the Hotel Name originates from 1912. The point is that Blackbutt has a long, proud and rich history. That history is worthy of respect. However, that history is not dense city living. Blackbutt is the focal point of timber area. At the crossroads (at the cenotaph) there is proud display of Timbertown. This is not pockets of sheds and tents, or even densely packed houses. It would be a crying shame if the serenity of the bush is considered unworthy of maintaining. This is in essence the theme of this submission. **2. Local Amenity** The area of Blackbutt is clearly rural/semi-rural. The area generally (at least until recently) has been larger blocks of land (5 or 10 acres). It is not dense living on city-size block, such as occurs in town, or in cities. We feel that amenity ought not be disrespected. It is basically, an example of the non-city Australian lifestyle. This ought be respected as much as, say, the much venerated Queenslander houses in Paddington. The nature of sub-division into 15 small lots can be seen clearly from events following the mini sub division at lots 177 and 179. Instead of houses, the various lots at 177 and 179 contain sheds and caravans and numerous people. This generates a lot of noise – from vehicles to music (of all types of genre) to simply general noise. That can be contrasted with semi-rural lifestyle along the length of Crumpton Drive (outside 177 & 179). There is minimal man-made noise, which does not affect neighbours. The only significant noise generally is chain sawing and mowing – which of course is infrequent. As such, it can be seen that the proposed development would change the amenity of the area- and the substantial detriment of residents, but also the community generally. **3. Aesthetic of the area** Similarly, the aesthetics of the neighbourhood is for much larger blocks. The small block converts (that is certainly, not merely maybe) the area into small lot shanties with sheds, numerous vehicles and tents. That is not becoming of Timbertown.	The proposed subdivision is a consistent form of development in the Rural Residential Zone – RR1 Precinct as set out in the *SBRC Planning Scheme 2017*, v1.4. In the RR1 Precinct, the minimum lot size is 4,000m^2 and all proposed lots meet this size requirement. This lot size is envisaged by the planning scheme as suitable to maintain rural amenity. The unlawful occupation of properties and unacceptable noise levels is not a matter for consideration in the assessment of this application. These matters can be dealt with under the provisions of relevant Local Laws. Council assesses each application on its merits and against relevant assessment benchmarks in the planning scheme. The majority of properties along Crumpton Drive in the vicinity of the township of Blackbutt are zoned Rural Residential, RR1 Precinct allowing for

Submission Summary	
Submitter Issue	**Response**
4. Traffic Obviously, creating a pocket of dense living in Crumpton Drive creates a significant traffic issue. The road presently handles a significant body of traffic – as it is the only entry and exit point for the properties 'upstream' from it. Placing a densely packed housing estate obviously will generate a large volume of traffic. That obviously affects the area generally. We are not road engineers and do not have statistics, nor expertise to identify the road engineering issues. However, it is obvious that the will be significant consequential (presumably costly) changes which will be a later flow-on effect.	4,000m^2 sized lots. These are not considered to be small lots. The proposed subdivision does not exceed the density of development considered appropriate in this zone and therefore, traffic levels increases are commensurate with anticipated development within the area.
5. Trees It can be seen from the satellite map, that towards the back of lot 193, there is a significant number of trees. Clearly, the subdivision proposed will result in removal of all these trees. This is confirmed for example by events at lot 179 where all trees have been removed and the land converted to a flat (mostly at this time dirt) treeless area. That cannot be desirable.	The site is not mapped within Council's Biodiversity Areas Overlay. Future housing, infrastructure and new road are sited outside of the waterway and vegetated areas to the rear (west) of the site will remain undisturbed.
6. Birdlife It is thrilling to see all sorts of birdlife. For example, from time to time, we see – and hear – numbers of black cockatoos. Regular birds (in addition to the obvious such as kookaburras and currawongs) include coloured kingfishers and blue fairy wrens. We have even seen a small flock of crimson rosellas. The point is that these birds are obviously a desirable aspect of the Blackbutt community. They are not merely part of the lifestyle (for humans). They have been here – and likely longer than 60,000 years (we are not botanists, and make an assumption. Wikipedia records that cockatoos fossils are found in Australian in Early Miocene era, being16-23 million years ago). Removing trees, to create a mini-desert (as far as the birds would see) is fundamentally wrong. Whilst that might appear alarmist in relation to a mere 15 lot subdivision, it is clear that this is the tip of the iceberg.	Clearance of State regulated vegetation on lots can be undertaken in some circumstances as 'exempt clearing work' and advice is given in the conditions for the developer and future lot owners to seek legislative compliance for on-site vegetation clearance. It is understood that the main nesting area for black cockatoo is to the rear of the site within the vicinity of the waterway. Vegetation in this area will not be cleared as it within the overland flow path and also forms part of the Asset Protection Zones for proposed lots 7 to 9.

6. RECOMMENDATION

The application for Reconfiguring a Lot – Subdivision (2 Lots into 15 Lots, new road and drainage lots) at 183 & 193 Crumpton Road, Blackbutt North (and described as Lots 109 & 110 on

RP174023) is recommended for approval subject to the reasons outlined in the Statement of Reasons and / or conditions of approval.

ATTACHMENTS

1. **Attachment A - Statement of Reasons** ⇩
2. **Attachment B - Infrstructure Charges Notice** ⇩
3. **Attachment C - Approved Plans** ⇩

NOTICE ABOUT DECISION – STATEMENT OF REASONS

The following information is provided in accordance with Section 63(4) & (5) of the Planning Act 2016

Applicant:	GLW Constructions Pty Ltd C/- LandPartners Surveyors and Planners
Application No:	RAL23/0015
Proposal:	Reconfiguring a Lot – Subdivision (2 Lots into 15 Lots), New Road and Drainage Easements
Street Address:	189 & 193 Crumpton Drive BLACKBUTT NORTH
RP Description:	Lots 109 & 110 on RP174023
Assessment Type:	Impact Assessable
Number of Submissions:	Two (2)

On 26 February 2024 the above development was recommended for:

☒ Approval
☐ Refusal

1. Reasons for the Decision

The reasons for this decision are:

- The proposed development is for reconfiguring a lot (2 into 15 lots) and the subdivision results in lot sizes that are consistent with the established subdivision pattern within Crumpton Drive and surrounds and compliant with Table 8.4.2, Reconfiguring a Lot Code for the Rural Residential Zone, RR1 Precinct;
- Proposed lots 6 to 9 do not have a 30.0m frontage in accordance with Table 8.4.2, Reconfiguring a Lot Code for the Rural Residential Zone.
- The lot widths for proposed lots 6 to 9 are considered acceptable as they are located to the rear of the subdivision and at head of the cul-de-sac and therefore, not highly visible from Crumpton Drive. The non-compliance is considered minor, affecting only 4 out of 15 lots and will not adversely impact existing rural residential amenity of the area;
- The future intention for proposed lots is for residential purposes (ie. dwelling houses);
- Proposed lots are capable of accommodating future dwelling houses, associated ancillary buildings, stormwater management, on-site effluent disposal areas, private open space, access and manoeuvring, water tank supply, and landscaping.
- Existing Dwellings and ancillary buildings are to be retained on proposed lots 1 and 14;
- The front boundary setback to the existing Dwelling on proposed lot 1 is 7.0m and non-compliant with the 10.0m requirement, as per Acceptable Outcome AO1.3, Rural Residential Zone Code;
- This front boundary setback is considered acceptable as it is to the new road and will internally front new lots. To Crumpton Drive, the existing dwelling house will have a front setback of approximately 40.0m and this will assist to maintain rural amenity;
- The construction of new driveways and crossovers in accordance with Council's Standard Drawings has been conditioned;
- The design and construction of new road in accordance with Council's standards has been conditioned;
- Future Dwellings have been conditioned to connect with an on-site wastewater disposal system;

- Telecommunications and electricity supply connections can be made to all lots and conditioned accordingly;
- Future Dwellings have been conditioned to provide a 45kl water tank for consumption purposes;
- The proposed development locates minimum lot rectangles and new road works outside Tarameo Creek;
- Future housing, infrastructure and new road are sited outside of the waterway and vegetated areas to the rear (west) of the site will remain undisturbed;
- All proposed lots are able to accommodate a minimum rectangle of 1000m^2 that is flood free and achieves flood immunity for future housing;
- All proposed lots have safe, trafficable and flood free access to the local road network;
- The development has been conditioned to be carried out in accordance with the approved Wollemi Eco-Logical Pty Ltd Bushfire Management Plan (BMP) in respect to the provision of Asset Protection Zones (as shown on the approved Subdivision Plan and at Figure 2 of the BMP), on-site water supply for fire-fighting purposes, access and egress, landscaping and vegetation management, as well as advice is given in the conditions regarding building standards in bushfire risk zones;
- Flood and bushfire hazard risk can be mitigated to acceptable levels and will not impose undue burden upon emergency responses;
- The application triggered impact assessment due to the frontage width of proposed lots 6-9 being less than 30m and therefore, non-compliant with the requirements of Table 8.4.2, Reconfiguring a Lot Code, SBRC Planning Scheme 2017, v1.4;
- Public notification was carried out during the period 18 January 2024 to 9 February 2023 and two properly made submissions and one not properly made submission objecting to the proposed development were received;
- No referrals were required;
- Surrounding land uses are residential and the proposed subdivision will not result in any reverse amenity impacts from non-residential land uses or intensive animal industries.
- The proposed subdivision for 15 lots is a consistent form of development in the Rural Residential Zone, RR1 Precinct, resulting in a clustered settlement pattern, close to the township of Blackbutt.
- The subdivision is consistent with surrounding land uses in terms of dwelling density and layout;
- The proposal does not conflict with Strategic Outcomes of Section 3.4.1, *SBRC Planning Scheme 2017*, v. 1.4.

2. Assessment Benchmarks

The following are the benchmarks apply to this development:

- Strategic Framework;
- Rural Residential Zone Code;
- Reconfiguring a Lot Code; and
- Services and Works Code.

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:	GLW Constructions Pty Ltd C/- Land Partners Level 1, 18 Little Cribb Street MILTON QLD 4064
APPLICATION:	Reconfiguration of a Lot - Subdivision (2 Lots into 15 Lots), New Road and Drainage Easements - Impact Assessable
DATE:	[Insert Decision Date]
FILE REFERENCE:	RAL23/0015
AMOUNT OF THE LEVIED CHARGE: *(Details of how these charges were calculated are shown overleaf)*	**$57,447.00** **Total**

$0.00	Water Supply Network
$0.00	Sewerage Network
$31,330.00	Transport Network
$26,117.00	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 109 & 110 on RP174023
SITE ADDRESS:	189 & 193 Crumpton Dr, Blackbutt
PAYABLE TO:	**South Burnett Regional Council**
WHEN PAYABLE: *(In accordance with the timing stated in Section 122 of the Planning Act 2016)*	Reconfiguring a Lot – When South Burnett Regional
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	-	-	$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
Reconfiguring a Lot (2 into 15 lots)	15	allotments	$2,410.00	CR Table 2.3	$36,150.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing Lots	2	allotments	$2,410.00	CR Table 2.3	$4,820.00

Parks and Land for Community Facilities

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot (2 into 15 lots)	15	allotments	$2,009.00	CR Table 2.3	$30,135.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing Lots	2	allotments	$2,009.00	CR Table 2.3	$4,018.00

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 (2 into 15 lots)	$0.00	$0.00	$31,330.00	$26,117.00	$0.00	$57,447.00
Total	**$0.00**	**$0.00**	**$31,330.00**	**$26,117.00**	**$0.00**	**$57,447.00**

** 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 average[1]. 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

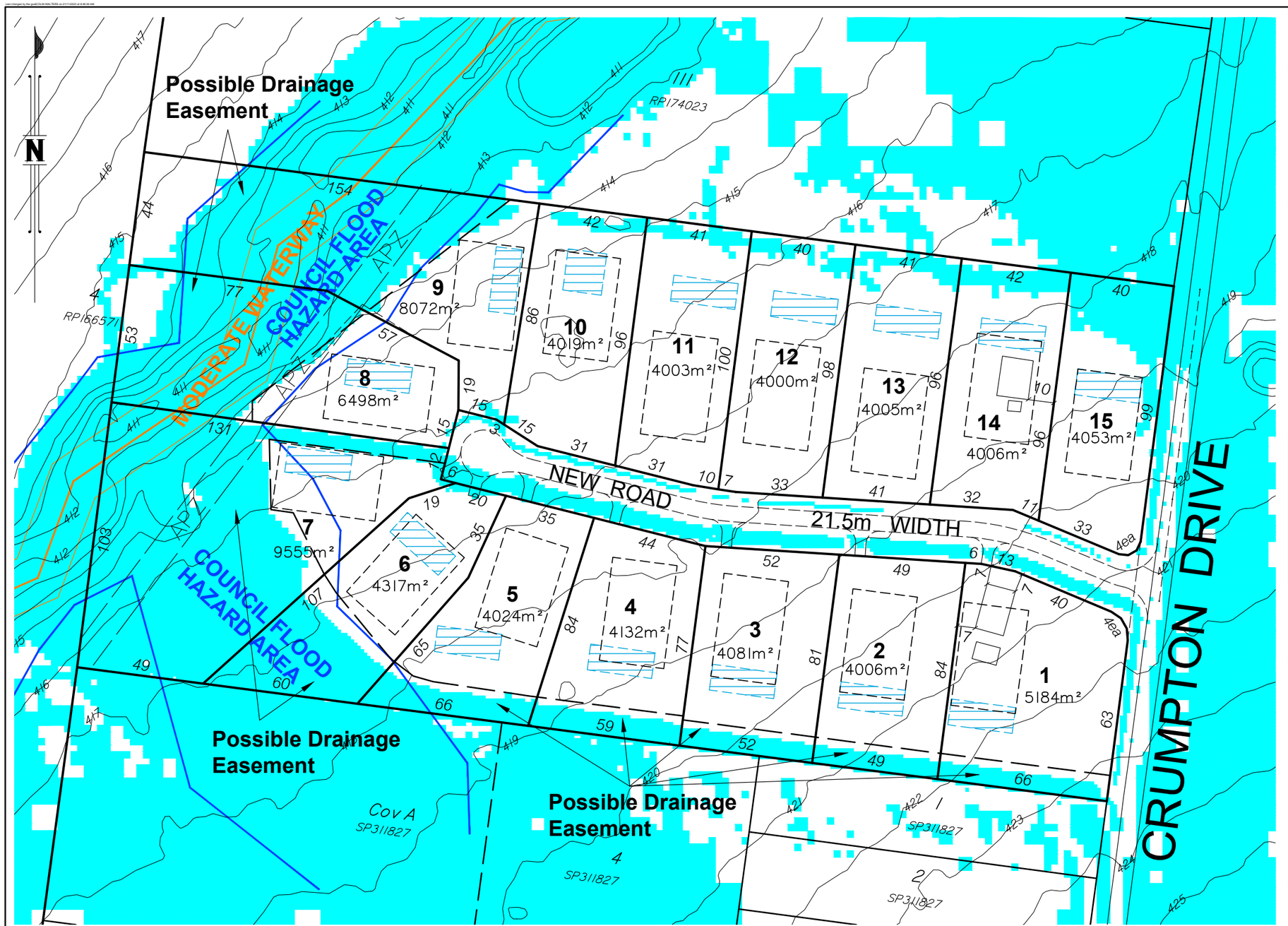
[1] 3-yearly PPI average is defined in section 114 of the *Planning Act 2016* and means the PPI adjusted according to the 3-year moving average quarterly percentage change between financial quarters. PPI Index is the producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and 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



LEGEND

- MINIMUM RECTANGLE 25m x 40m
- EXISTING DWELLING/SHED TO REMAIN
- STORM WATER CONSULTING PTY LTD Q100 POST CONSTRUCTION FLOOD MODEL
- OUTER LINE OF SBRC FLOOD HAZARD OVERLAY
- EFFLUENT DISPOSAL AREA 240m2 (position to be confirmed)
- CONTOURS 1m INTERVAL SOURCED FROM QUEENSLAND STATE GOVERNMENT 2022
- APZ BOUNDARY
- PROPOSED EASEMENT BOUNDARY

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPARTMENT OF RESOURCES

CLIENT
GLW CONSTRUCTIONS PTY LTD

PROJECT
PROPOSED RECONFIGURATION
OF LOTS 109 & 110 ON RP174023
(CRUMPTON DR, BLACKBUTT)

LOCAL AUTHORITY
SOUTH BURNETT R.C.

NOTES

(i) This plan was prepared for the purpose and exclusive use of GLW CONSTRUCTIONS PTY LTD to accompany an application to SOUTH BURNETT REGIONAL COUNCIL for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation. LandPartners Pty Ltd accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii),(iii) or (iv) hereof.

(ii) The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any other purpose other than the purpose of this application for reconfiguration.

(iii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary subject to engineering design changes, field survey and requirements for lodgement of survey plans in the Department of Natural Resources, Mines and Energy.

(iv) This plan may not be copied unless these notes are included.

11	CGW	21/11/2023	Amended layout and S/W
10	CGW	06/06/2023	Amended easements
9	CGW	05/06/2023	Amended easements
8	KDM	22/05/2023	Added in APZ
7	CGW	11/05/2023	Added Q10 area
6	CGW	27/04/2023	Effluent disposal areas
5	CGW	16/03/2023	AMEND LAYOUT

SCALE BAR
0m 20 60 100m

SCALE 1:1500 (A3)

LANDPARTNERS surveyors and planners
Brisbane Office
Level 1
18 Little Cribb Street
Milton Qld 4064
PO Box 1399
Milton Qld 4064
p: (07) 3842 1000
e: info@landpartners.com.au
w: www.landpartners.com.au

ISO 9001 Quality Management Systems CERTIFIED | ISO 45001 Occupational Health and Safety Management CERTIFIED | AS/NZS 4801 Occupational Health and Safety CERTIFIED

LEVEL DATUM	-
LEVEL ORIGIN	-
CONTOUR INTERVAL	-
DRAWN CGW	DATE 21/11/2023
CHECKED LPL	DATE 21/11/2023
APPROVED CGW	DATE 21/11/2023

UDN BRJD8286-000-4-11
SHEET 1 OF 1

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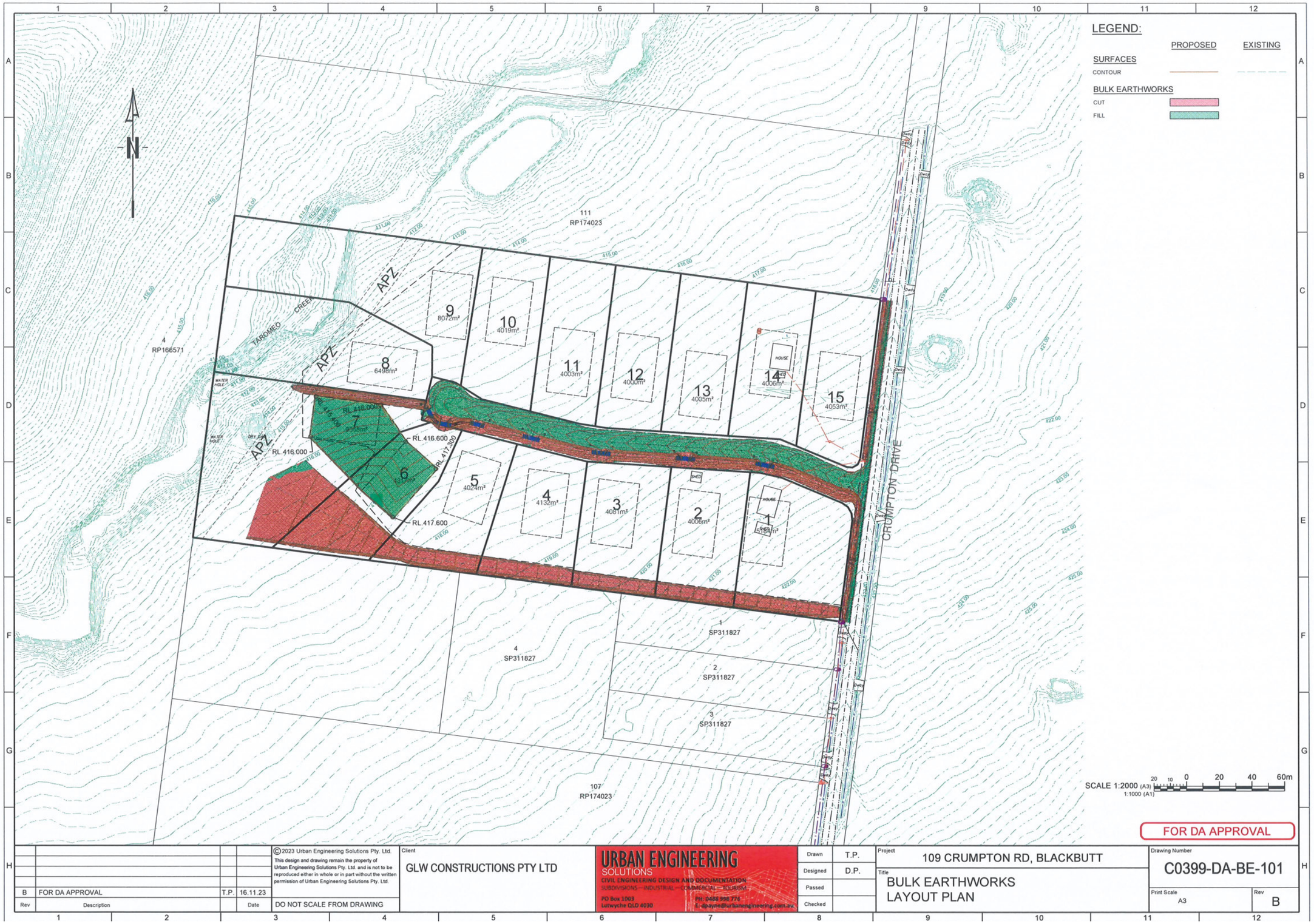
LEGEND:
PROPOSED
EXISTING
SURFACES
CONTOUR
BULK EARTHWORKS
CUT
FILL
N
111
RP174023
4
RP166571
TAROMEO CREEK
APZ
APZ
APZ
9
807m²
10
4019m²
8
6498m²
11
4003m²
12
4000m²
13
4005m²
14
4006m²
15
4053m²
7
6
5
4024m²
4
4132m²
3
4081m²
2
4006m²
1
5180m²
HOUSE
SHED
RL 416.000
RL 416.600
RL 417.300
RL 417.600
CRUMPTON DRIVE
1
SP311827
4
SP311827
2
SP311827
3
SP311827
107
RP174023
SCALE 1:2000 (A3)
1:1000 (A1)
20 10 0 20 40 60m
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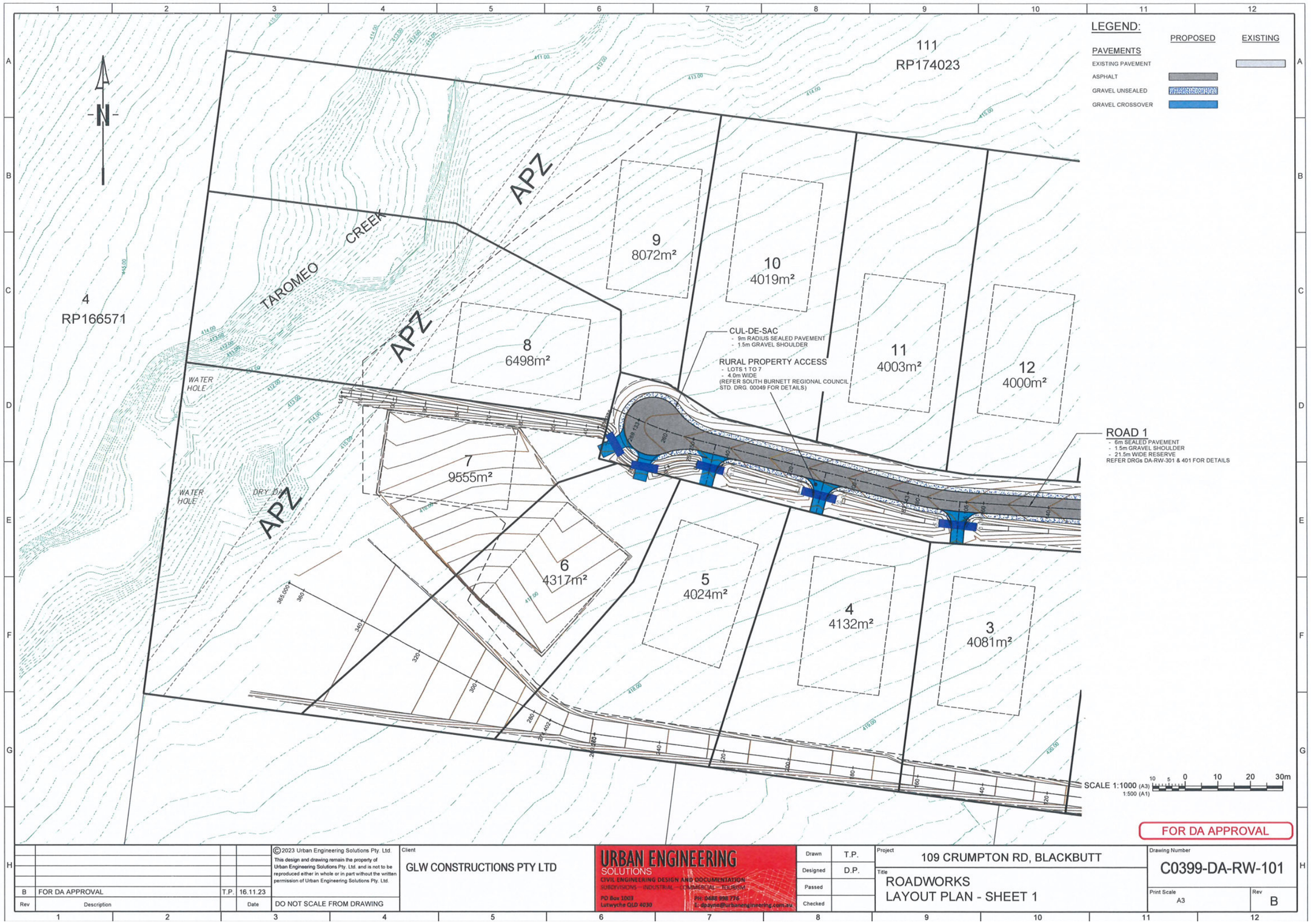
PH: 0488 998 774
E: dpayne@urbanengineering.com.au
Drawn T.P.
Designed D.P.
Passed
Checked
Project
109 CRUMPTON RD, BLACKBUTT
Title
BULK EARTHWORKS
LAYOUT PLAN
Drawing Number
C0399-DA-BE-101
Print Scale
A3
Rev
B


LEGEND:
PROPOSED
EXISTING
PAVEMENTS
EXISTING PAVEMENT
ASPHALT
GRAVEL UNSEALED
GRAVEL CROSSOVER
N
111
RP174023
4
RP166571
APZ
TAROMEO CREEK
APZ
9
8072m²
10
4019m²
8
6498m²
11
4003m²
12
4000m²
CUL-DE-SAC
- 9m RADIUS SEALED PAVEMENT
- 1.5m GRAVEL SHOULDER
RURAL PROPERTY ACCESS
- LOTS 1 TO 7
- 4.0m WIDE
(REFER SOUTH BURNETT REGIONAL COUNCIL STD. DRG. 00049 FOR DETAILS)
ROAD 1
- 6m SEALED PAVEMENT
- 1.5m GRAVEL SHOULDER
- 21.5m WIDE RESERVE
REFER DRGs DA-RW-301 & 401 FOR DETAILS
WATER HOLE
DRY DAM
APZ
7
9555m²
6
4317m²
5
4024m²
4
4132m²
3
4081m²
SCALE 1:1000 (A3)
1:500 (A1)
10 5 0 10 20 30m
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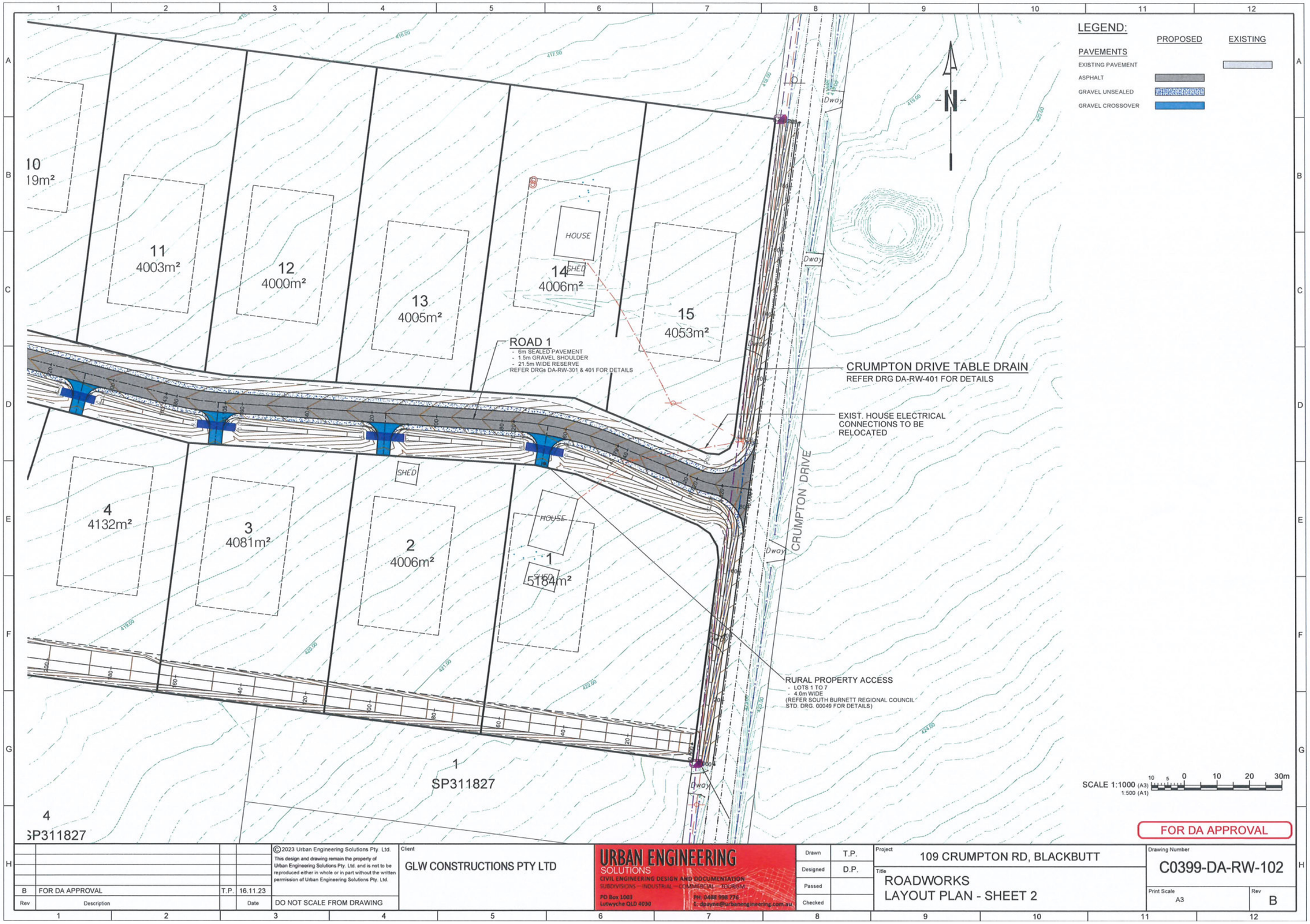
Drawn T.P.
Designed D.P.
Passed
Checked
Project
109 CRUMPTON RD, BLACKBUTT
Title
ROADWORKS
LAYOUT PLAN - SHEET 1
Drawing Number
C0399-DA-RW-101
Print Scale
A3
Rev
B


LEGEND:
PROPOSED
EXISTING
PAVEMENTS
EXISTING PAVEMENT
ASPHALT
GRAVEL UNSEALED
GRAVEL CROSSOVER
N
10
19m²
11
4003m²
12
4000m²
13
4005m²
14
4006m²
15
4053m²
HOUSE
SHED
ROAD 1
- 6m SEALED PAVEMENT
- 1.5m GRAVEL SHOULDER
- 21.5m WIDE RESERVE
REFER DRGs DA-RW-301 & 401 FOR DETAILS
CRUMPTON DRIVE TABLE DRAIN
REFER DRG DA-RW-401 FOR DETAILS
EXIST. HOUSE ELECTRICAL CONNECTIONS TO BE RELOCATED
CRUMPTON DRIVE
Dway
4
4132m²
3
4081m²
2
4006m²
1
5184m²
1
SP311827
4
SP311827
RURAL PROPERTY ACCESS
- LOTS 1 TO 7
- 4.0m WIDE
(REFER SOUTH BURNETT REGIONAL COUNCIL STD. DRG. 00049 FOR DETAILS)
SCALE 1:1000 (A3)
1:500 (A1)
10 5 0 10 20 30m
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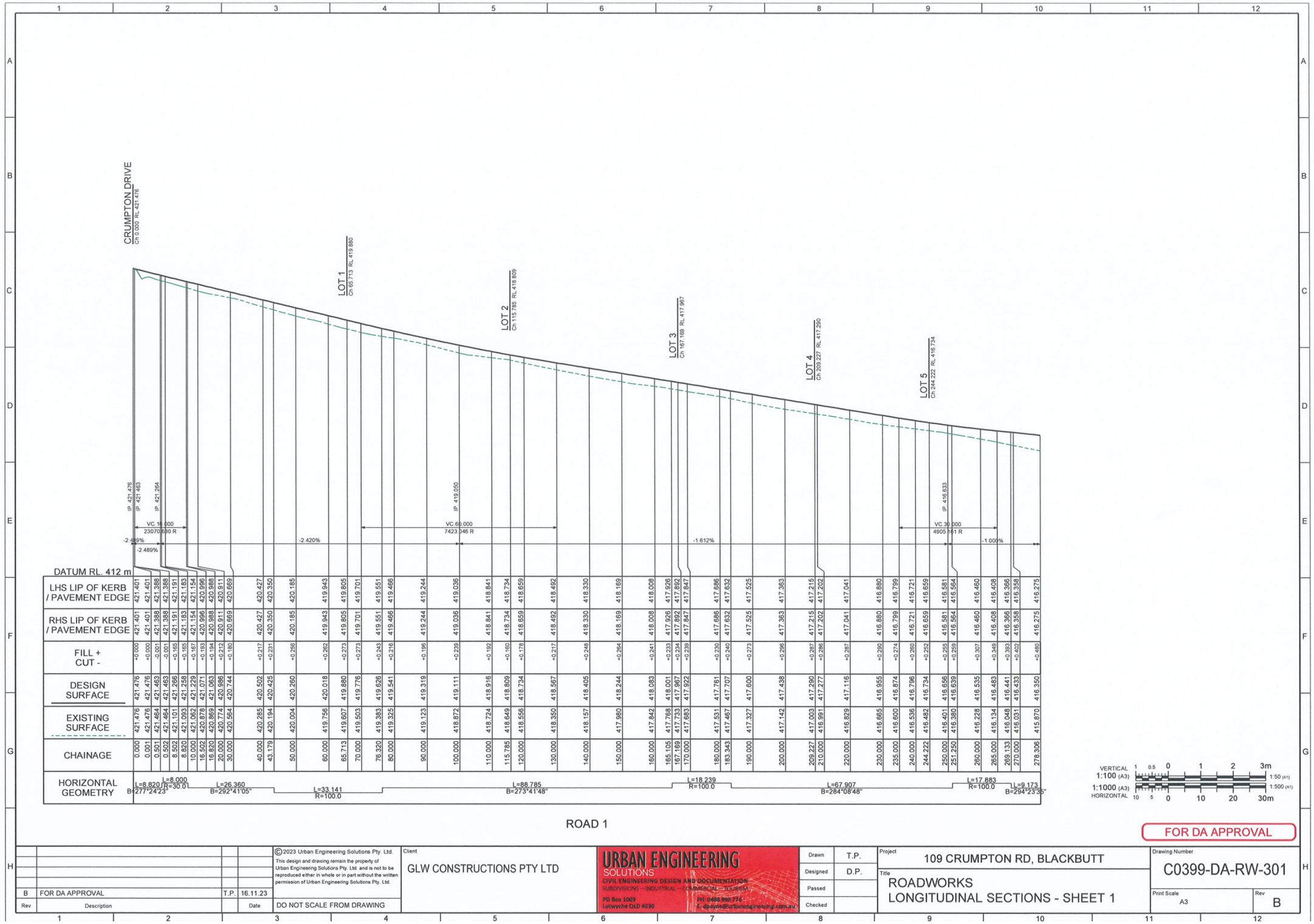
Project
109 CRUMPTON RD, BLACKBUTT
Title
ROADWORKS
LAYOUT PLAN - SHEET 2
Drawing Number
C0399-DA-RW-102
Print Scale
A3
Rev
B


CRUMPTON DRIVE
Ch 0.000 RL 421.476
LOT 1
Ch 65.713 RL 419.880
LOT 2
Ch 115.785 RL 418.809
LOT 3
Ch 167.169 RL 417.967
LOT 4
Ch 209.227 RL 417.290
LOT 5
Ch 244.222 RL 416.734
IP 421.476
IP 421.463
IP 421.264
IP 419.050
IP 416.633
VC 16.000
23070.930 R
VC 60.000
7423.046 R
VC 30.000
4905.161 R
-2.489%
-2.489%
-2.420%
-1.612%
-1.000%
DATUM RL. 412 m
LHS LIP OF KERB / PAVEMENT EDGE
RHS LIP OF KERB / PAVEMENT EDGE
FILL + CUT -
DESIGN SURFACE
EXISTING SURFACE
CHAINAGE
HORIZONTAL GEOMETRY
L=8.820 R=30.0 B=277°24'23"
L=8.000
L=26.360 B=292°41'05"
L=33.141 R=100.0
L=88.785 B=273°41'48"
L=18.239 R=100.0
L=67.907 B=284°08'48"
L=17.883 R=100.0
L=9.173 B=294°23'35"
ROAD 1
VERTICAL 1:100 (A3) 1:50 (A1)
1:1000 (A3) 1:500 (A1)
HORIZONTAL
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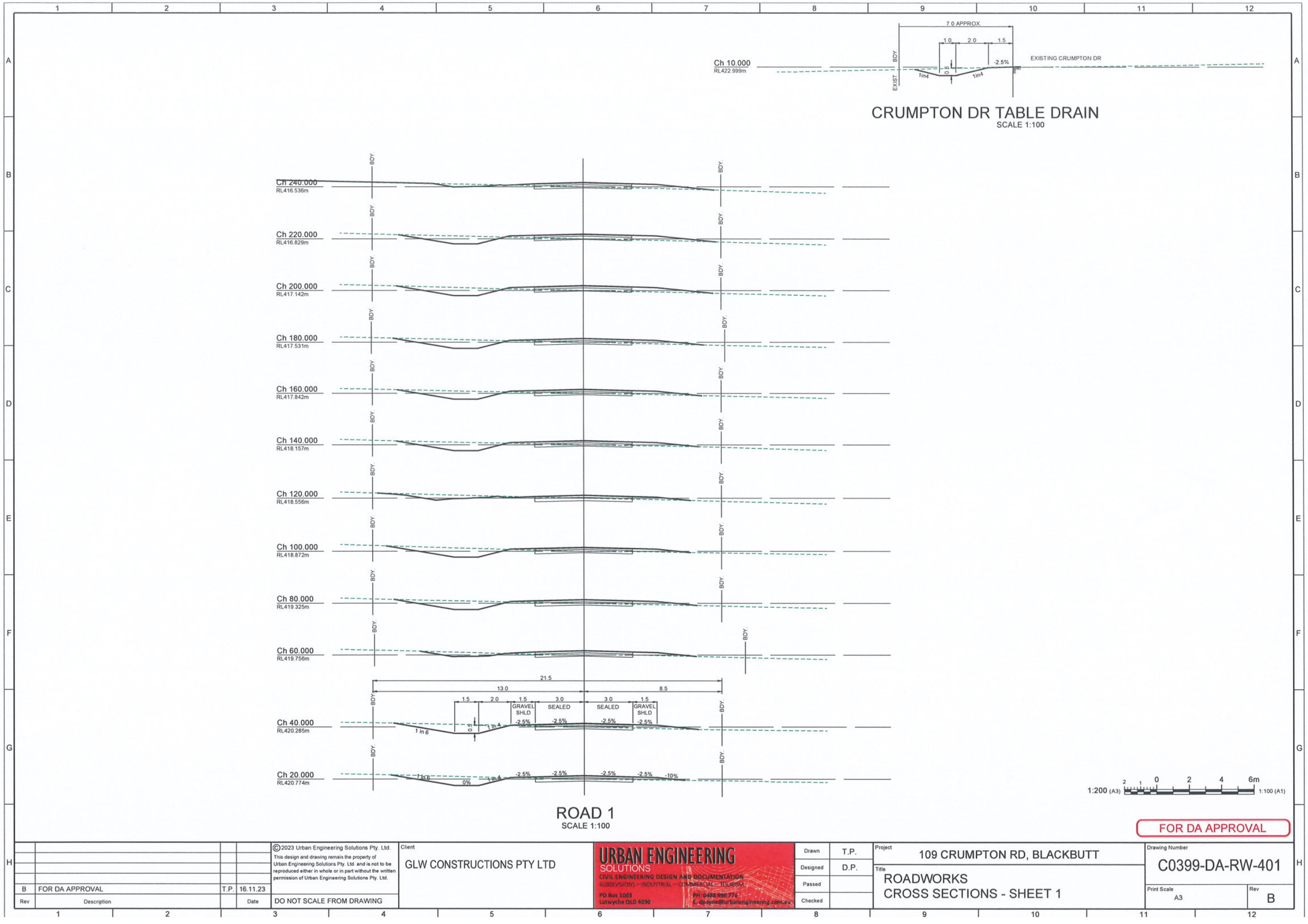
Drawn T.P.
Designed D.P.
Passed
Checked
Project 109 CRUMPTON RD, BLACKBUTT
Title ROADWORKS LONGITUDINAL SECTIONS - SHEET 1
Drawing Number C0399-DA-RW-301
Print Scale A3
Rev B



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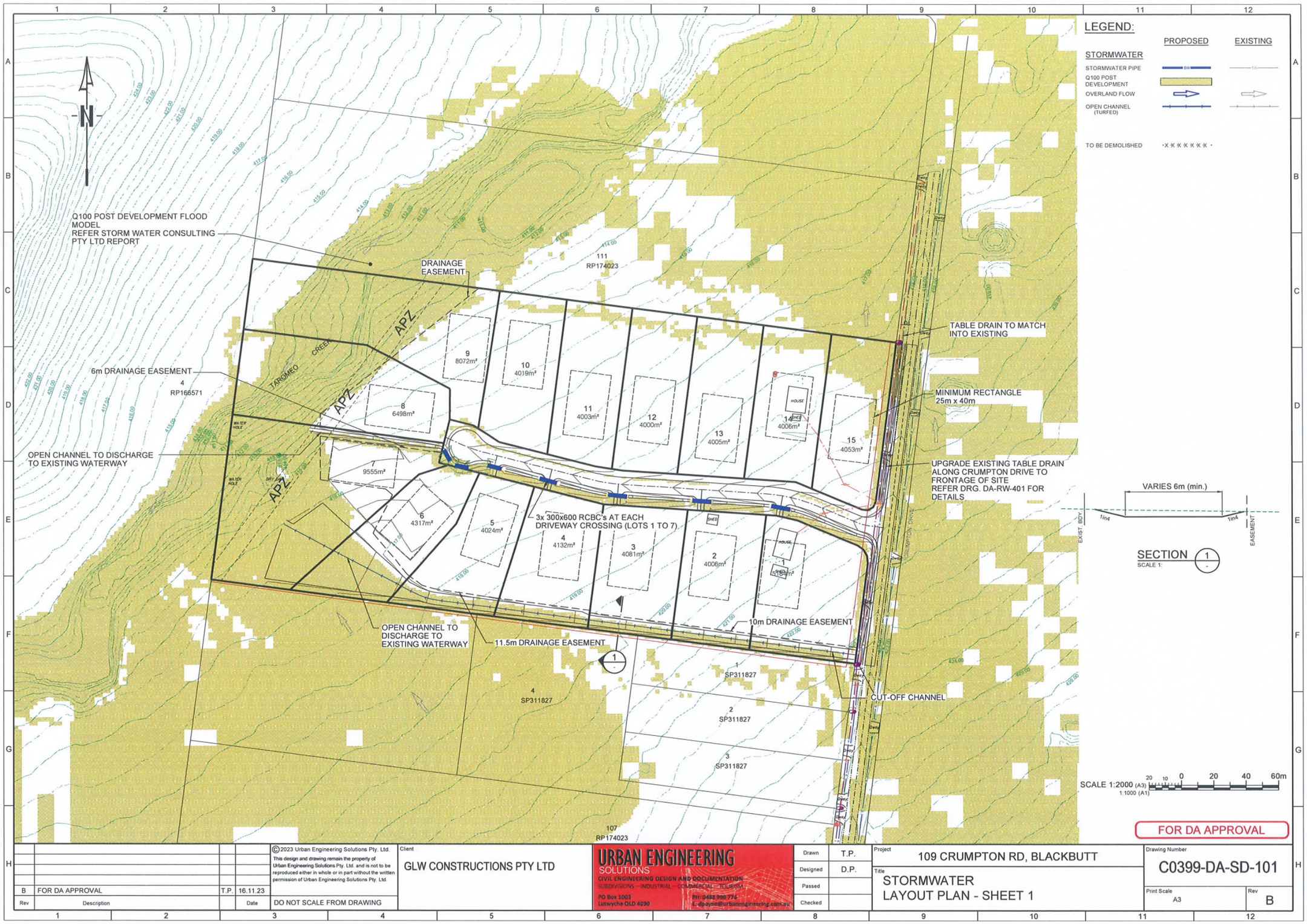
Project: 109 CRUMPTON RD, BLACKBUTT

Title: ROADWORKS CROSS SECTIONS - SHEET 1

Drawing Number: C0399-DA-RW-401

Print Scale: A3

Rev: B


LEGEND:
PROPOSED
EXISTING
STORMWATER
STORMWATER PIPE
Q100 POST DEVELOPMENT
OVERLAND FLOW
OPEN CHANNEL (TURFED)
TO BE DEMOLISHED
Q100 POST DEVELOPMENT FLOOD MODEL
REFER STORM WATER CONSULTING PTY LTD REPORT
DRAINAGE EASEMENT
111
RP174023
TABLE DRAIN TO MATCH INTO EXISTING
6m DRAINAGE EASEMENT
4
RP166571
MINIMUM RECTANGLE
25m x 40m
OPEN CHANNEL TO DISCHARGE TO EXISTING WATERWAY
UPGRADE EXISTING TABLE DRAIN ALONG CRUMPTON DRIVE TO FRONTAGE OF SITE
REFER DRG. DA-RW-401 FOR DETAILS
3x 300x600 RCBC's AT EACH DRIVEWAY CROSSING (LOTS 1 TO 7)
VARIES 6m (min.)
SECTION 1
SCALE 1:
10m DRAINAGE EASEMENT
OPEN CHANNEL TO DISCHARGE TO EXISTING WATERWAY
11.5m DRAINAGE EASEMENT
CUT-OFF CHANNEL
SCALE 1:2000 (A3)
1:1000 (A1)
FOR DA APPROVAL
APZ
TAROMEO CREEK
CRUMPTON DRIVE
9 8072m²
10 4019m²
11 4003m²
12 4000m²
13 4005m²
14 4006m²
15 4053m²
8 6498m²
9555m²
6 4317m²
5 4024m²
4 4132m²
3 4081m²
2 4006m²
1 4162m²
4 SP311827
1 SP311827
2 SP311827
3 SP311827
107
RP174023
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Designed D.P.
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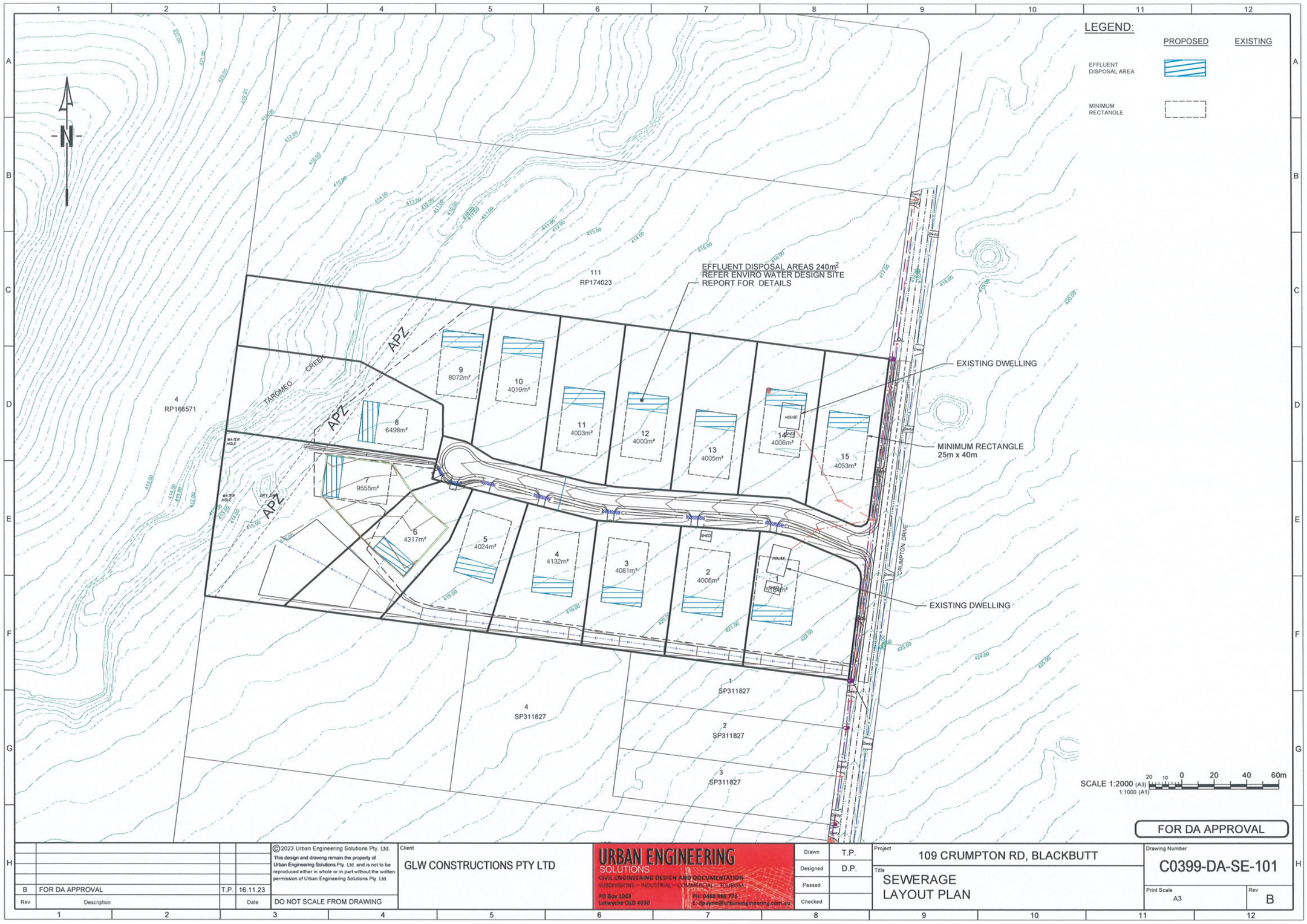
Project
109 CRUMPTON RD, BLACKBUTT
Title
STORMWATER
LAYOUT PLAN - SHEET 1
Drawing Number
C0399-DA-SD-101
Print Scale
A3
Rev
B


LEGEND:
PROPOSED
EXISTING
EFFLUENT DISPOSAL AREA
MINIMUM RECTANGLE
N
EFFLUENT DISPOSAL AREAS 240m²
REFER ENVIRO WATER DESIGN SITE REPORT FOR DETAILS
EXISTING DWELLING
MINIMUM RECTANGLE 25m x 40m
EXISTING DWELLING
111 RP174023
4 RP166571
9 8072m²
10 4019m²
11 4003m²
12 4000m²
13 4005m²
14 4006m²
15 4053m²
8 6498m²
7 9555m²
6 4317m²
5 4024m²
4 4132m²
3 4081m²
2 4006m²
1 4164m²
APZ
CREEK
TAROMEO
WATER HOLE
DRY DAM
SHED
HOUSE
CRUMPTON DRIVE
1 SP311827
2 SP311827
3 SP311827
4 SP311827
SCALE 1:2000 (A3)
1:1000 (A1)
20 10 0 20 40 60m
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PO Box 1003 Lutwyche QLD 4030
Ph: 0488 998 776
E: dpayne@urbanengineering.com.au
Drawn T.P.
Designed D.P.
Passed
Checked
Project
109 CRUMPTON RD, BLACKBUTT
Title
SEWERAGE LAYOUT PLAN
Drawing Number
C0399-DA-SE-101
Print Scale A3
Rev B

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

File Number: **06-03-2024**

Author: **Acting General Manager Liveability**

Authoriser: **Chief Executive Officer**

PRECIS

Selective Inspection Program in accordance with the *Local Government Act 2009.*

SUMMARY

The *Local Government Act 2009* provides for Council to approve a Selective Inspection Program enabling staff to proactively investigate compliance with the legislation, in particular, unauthorised and unsafe building works, and plumbing works in the Hivesville Township.

OFFICER'S RECOMMENDATION

That South Burnett Regional Council approve a Selective Inspection Program for properties within the Hivesville Township of the South Burnett Regional Council's jurisdiction in accordance with section 134 of the *Local Government Act 2009,* to monitor compliance with the requirements of the *Planning Act 2016*, *Building Act 1975*, and the *Plumbing and Drainage Act 2018*, more specifically unauthorised and unsafe building works and plumbing works.

The Selective Inspection Program will be conducted between the hours of 8.00am and 4.00pm Monday to Friday, commencing on 3 June 2024 and concluding on 30 August 2024.

FINANCIAL AND RESOURCE IMPLICATIONS

There may be a corresponding increase in both development applications and revenue based upon the number of unlawful building works and plumbing works. Although this may result in a subsequent impact on staff workloads, it may offset the expense of resourcing this initiative.

There are no financial or resource implications of not undertaking this Selective Inspection Program.

LINK TO CORPORATE/OPERATIONAL PLAN

Enhancing Liveability and Lifestyle - Elevate the South Burnett region to be recognised as a "Community of choice".

EC14 Develop and implement a systematic programme for non-compliant commercial properties and residential living arrangements that pose significant health and safety risks.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

There will be notification mailed out to each property owner. Media releases and social media posts will also be issued.

In accordance with section 134 of the *Local Government Act 2009,* Council must give the public notice of the approval of an inspection program, at least 14 days, but not more than 28 days, before the approved inspection program starts.

Information packs containing building and plumbing forms and checklists will also be made to every property owner included in the Selective Inspection Program.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Certain structures such as dwelling houses, sheds and shipping containers require an approval for building works and/or plumbing works, in accordance with State legislation. This selective inspection program seeks to proactively check to see if property owners in the Hivesville Township are complying with their obligations in respect to authorised and safe development.

South Burnett Regional Council's in accordance with section 134 of the *Local Government Act 2009,* can implement a selective inspection program to monitor compliance with the requirements of the *Planning Act 2016*, *Building Act 1975*, and the *Plumbing and Drainage Act 2018*.

Councils Authorised Persons has the powers to enter a property under the authority of an approved selective inspection program.

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

There are no Policy / Local law Delegation implications.

ASSET MANAGEMENT IMPLICATIONS

There are no Council Asset Management Implications.

REPORT

To ensure all building and plumbing works are authorised and safe, certain structures such as dwelling houses, sheds and shipping containers require an approval for building works and/or plumbing works, in accordance with State legislation. It is recommended that Council undertake an approved Selective Inspection Program of properties within the Hivesville Township within the South Burnett Regional Council's jurisdiction in accordance with section 134 of the *Local Government Act 2009.*

The Hivesville Locality (refer to **Attachment 1**) was chosen for the Selective Inspection Program (SIP) based on Council Officer's observations of unauthorised, unsafe and apparent unhealthy development observed during routine inspections in that area. This is supported by a desktop analysis (i.e. Intramaps imagery and building records data) that confirms over 30% of the structures within the SIP area are unauthorised prior to any site inspections being conducted. (refer to **Attachment 2**).

While the proposed SIP covers the entire Hivesville Locality, it is intended to limit inspections to properties within the Hivesville Township area. To allow effective and efficient implementation of the program, the Hivesville Township is divided into three (3) smaller inspection areas (refer to **Attachment 3**).

It is proposed that the SIP incorporates an amnesty period of three (3) months is for property owners who willingly seek and obtain the appropriate approval/s from Council, or another approval authority, for unauthorised development identified on their property. The amnesty period is proposed to operate for the full duration of the SIP and will be clearly specified as part of the notification to the public.

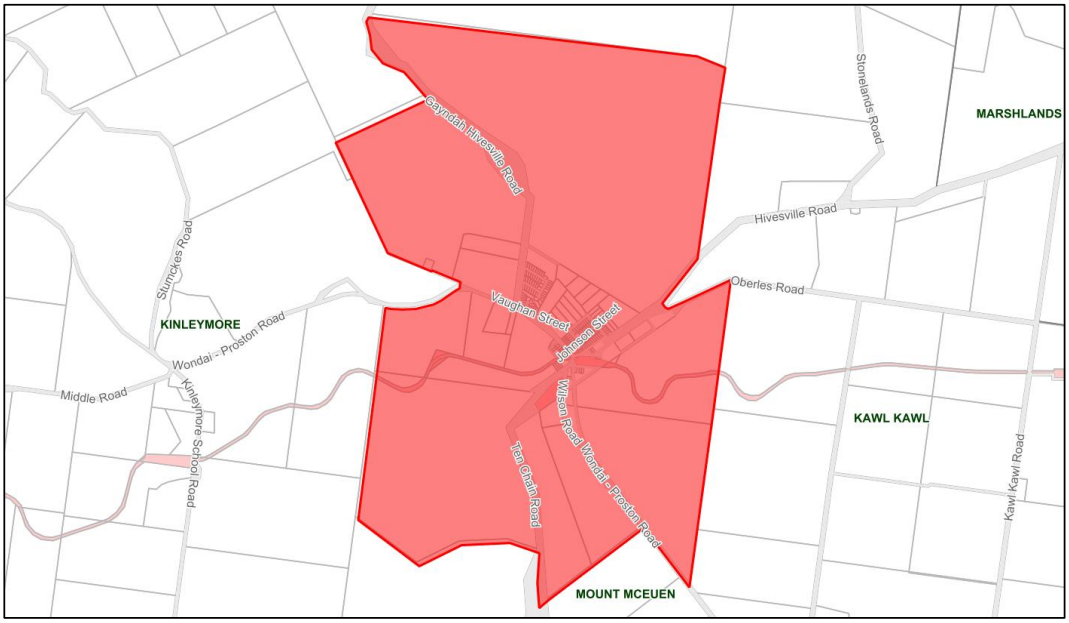
Additionally, Council may wish to consider offering a reduction, consolidation, or waiver of fees to encourage property owners to seek and obtain the appropriate approval/s to regularise unauthorised development. Initially, it is proposed that non-statutory letters (informal letters) will be used where possible in the first instance to work cooperatively with property owners, rather than statutory letters (i.e. formal letters required for enforcement action). The exception to this approach will be where matters of public health or safety are involved.

The SIP will be conducted between the hours of 8.00am and 4.00pm Monday to Friday, commencing on 3 June 2024 and concluding on 30 August 2024.

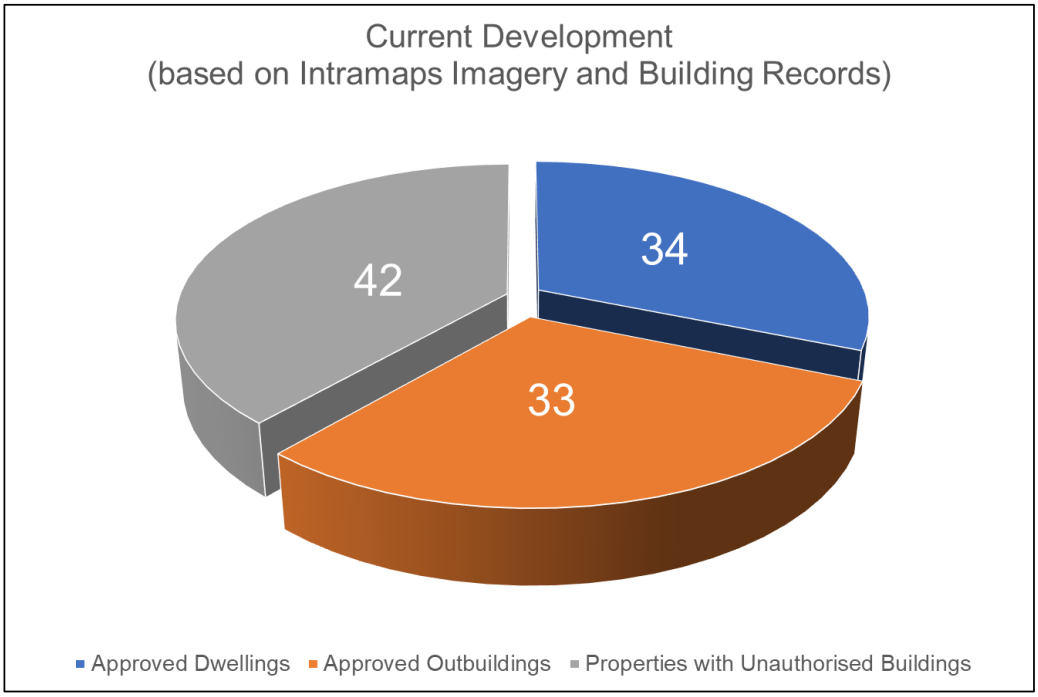
ATTACHMENTS

1. **Attachment 1 - Hivesville Locality Map** ⇩
2. **Attachment 2 - Unauthorised Structures Hivesville** ⇩
3. **Attachment 3 - Hivesville Township - Inspection Area Maps** ⇩

Hivesville Locality Map



Unauthorised Structures Hivesville – Statistics



Unauthorised Structures Hivesville – Examples

Unauthorised Dwelling with non-compliant effluent disposal

Unsightly unauthorised development

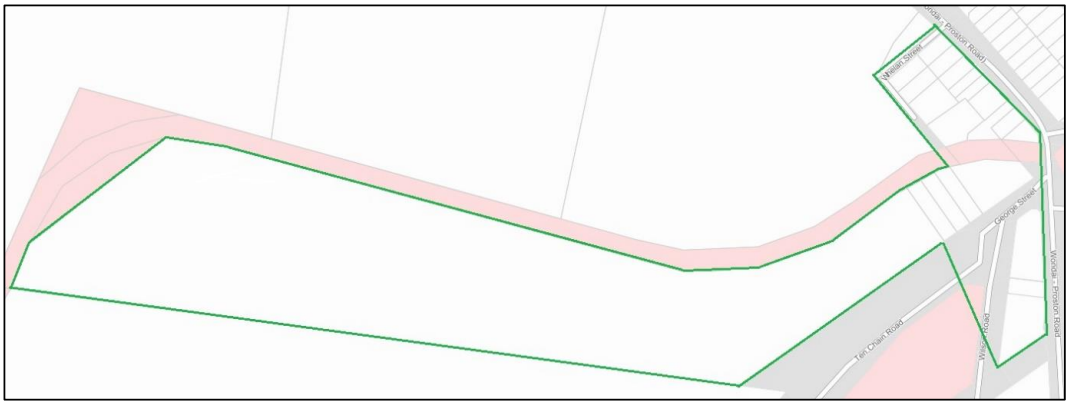
Hivesville Township – Inspection Area Maps

Hivesville East

The Hivesville East Area comprises properties on the following streets:

- Hivesville Road; Johnson Street; Keleher Street; Main Street; Mary Street; Starr Street; and Webb Street.

Hivesville South



The Hivesville South area comprises properties on the following streets:

- George Street; Main Street; Ten Chain Road; and Whelan Street.

Hivesville West

The Hivesville West area comprises properties on the following streets:

- Barr Street; Fuller Street; Gayndah Hivesville Road; Gwen Street; Harris Street; Vaughan Street; and Wondai Proston Road.

18 QUESTIONS ON NOTICE

18.1 QUESTION ON NOTICE - PIGGERY ROAD UPGRADES

File Number: **06-03-2024**

Author: **Engineering Contractor, Development Services**

Authoriser: **Chief Executive Officer**

The following question on notice was received from Councillor Cr Duff.

Question

Is there an update on when upgrades to Morgans Road and Kratzmanns Road will occur as the roads are commonly used for the Piggery?

Response

The roadworks have still not yet commenced. In the middle of 2023, TMR did some works on the Gayndah Rd to the approaches to the Kratzmanns Rd intersection. The TMR works on the approach to the Gayndah Rd/Kratzmanns Rd intersection may have altered the design levels required at the intersection, hence the intersection design needs to be reviewed. The applicant has completed a survey early last week to determine what design changes are required, and the design is currently being re-assessed by the applicants engineers (ATC Consulting Engineers and Project Managers). 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.

It is understood that the contractor is still ready to proceed with construction once the design issues are sorted. The status of the commencement of the roadworks is being monitored.

RECOMMENDATION

That the response to the question regarding the status of the roadworks raised by Councillor Duff be received and noted.

ATTACHMENTS

Nil

18.2 QUESTION ON NOTICE - INFRASTRUCTURE

File Number: **06.03.2024**

Author: **Coordinator Infrastructure Services**

Authoriser: **Chief Executive Officer**

The Infrastructure Department has received the below Question on Notice.

Questions

1. Has there been any progress in arranging a meeting with Acting Director General of Department of Regional Development, Manufacturing and Water (DRDMW), Linda Dobe?

Response

Please refer to attachments for the responses.

RECOMMENDATION

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

ATTACHMENTS

1. Question on Notice - March Responses ⇩

Infrastructure Questions on Notice Responses – March.

Question on notice from Councillor Schumacher:

1. **Has there been any progress in arranging a meeting with Acting Director General of Department of Regional Development, Manufacturing and Water (DRDMW), Linda Dobe?**

   Final draft deputation completed, awaiting confirmation of appointment.

18.3 QUESTION ON NOTICE - FACILITIES AND PARKS

File Number: **06.03.2024**

Author: **Land Investigations Officer**

Authoriser: **Chief Executive Officer**

The Facilities and Parks Department has received the below Question on Notice.

Questions

1. Would we look at putting the road where the road reserve is rather than selling blocks of land?

Response

It is not economically feasible to relocate the road to the existing unformed road reserve. We are investigating resurveying the land and opening road where the current physical road exists and closing the unformed section of road and reconfiguring the residential allotments to include this newly closed section of road. This should result in the same number of residential titles and correcting the road alignment issue at a economically viable cost.

RECOMMENDATION

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

ATTACHMENTS

1. Aerial ⇩

ıerodrome Road, Taabinga

ɔt 201-2 & 213 on T3621

35'7"S 151°49'58"E 26°35'7"S 151°50'

35'16"S 151°49'58"E 26°35'16"S 151°50'

A product of Queensland Globe

Legend located on next page

N

0 25 metres

Scale: 1:1110

Printed at: A3

Print date: 24/10/2023

Not suitable for accurate measurement.
Projection: Web Mercator EPSG 102100 (3857)

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Queensland Government
Department of Resources

ıerodrome Road, Tabbinga

ɔt 201-2 & 213 on T3621

Legend

Address

Land parcel

Parcel

Land parcel - gt 1 ha

Parcel

Land parcel - gt 10 ha

Parcel

Property

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

Cities and Towns

Railway

Railway station

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

Green bridges

Bridges

Tunnels

Attribution

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19 INFORMATION SECTION

Nil

20 CONFIDENTIAL SECTION

Nil

21 CLOSURE OF MEETING