BUSINESS PAPER

General Meeting

Wednesday 14 August 2019

Roma Administration Centre

NOTICE OF MEETING

Date: 9 August 2019

Mayor:	Councillor T D Golder
Deputy Mayor:	Councillor J L Chambers
Councillors:	Councillor N H Chandler Councillor P J Flynn Councillor G B McMullen Councillor W M Newman Councillor C J O'Neil Councillor D J Schefe Councillor J M Stanford
Chief Executive Officer:	Ms Julie Reitano
Senior Management:	Mr Rob Hayward (Deputy Chief Executive Officer/Director Development, Facilities & Environmental Services) Ms Sharon Frank (Director Corporate, Community & Commercial Services)

Please find attached agenda for the **General Meeting** to be held at the Roma Administration Centre on **August 14, 2019 at 9.00AM.**

Julie Reitano
Chief Executive Officer

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Status Reports

Next General Meeting

- To be held at the Roma Administration Centre on 28 August 2019.

Confidential Items

In accordance with the provisions of section 275 of the *Local Government Regulation 2012,* a local government may resolve to close a meeting to the public to discuss confidential items that it's Councillors or members consider it necessary to close the meeting.

C Confidential Items

C.1 Application for Community Organisation Concession

Classification: Closed Access

Local Government Regulation 2012 Section 275(d) rating concessions.

C.2 Application for Hardship Concession - Assessment 13000690

Classification: Closed Access

Local Government Regulation 2012 Section 275(d) rating concessions.

C.3 Roma Saleyards Tours

Classification: Closed Access

Local Government Regulation 2012 Section 275(h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

C.4 Request for Reduction in Trading Terms

Classification: Closed Access

Local Government Regulation 2012 Section 275(h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

C.5 Tender 18032 - Aviation Security Screening Services at Roma Airport

Classification: Closed Access

Local Government Regulation 2012 Section 275(e) contracts proposed to be made by it.

C.6 Excess Animal Application 2019/64 - Excess Dogs

Classification: Closed Access

Local Government Regulation 2012 Section 275(h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

C.7 Excess Animal Application 2019/63 - Excess Dogs

Classification: Closed Access

Local Government Regulation 2012 Section 275(h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

C.8 Excess Animal Application 2019/62 - Excess Dogs

Classification: Closed Access

Local Government Regulation 2012 Section 275(h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

C.9 Public Liability - Lease Agreements
Classification: Closed Access

Local Government Regulation 2012 Section 275(h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

C.10 Gunggari People #4 Native Title Claim QUD19/2019
Classification: Closed Access

Local Government Regulation 2012 Section 275(h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

C.11 Request to Hold Small Trade Display - Lot 356 on R861
Classification: Closed Access

Local Government Regulation 2012 Section 275(h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

C.12 Injune Caravan Park Lease Agreement
Classification: Closed Access

Local Government Regulation 2012 Section 275(h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

C.13 Request to Broadcast from the Campbell Park Reservoir Transmission Site
Classification: Closed Access

Local Government Regulation 2012 Section 275(h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

C.14 Conversion of Tenure - Lots 7 and 8 on DL281
Classification: Closed Access

Local Government Regulation 2012 Section 275(h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

C.15 Conversion of Tenure - Lot 4024 on SP271799
Classification: Closed Access

Local Government Regulation 2012 Section 275(h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

C.16 Conversion of Tenure - Lot 40 on WV1113
Classification: Closed Access

Local Government Regulation 2012 Section 275(h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

C.17 Claim for Vehicle Damage
Classification: Closed Access

Local Government Regulation 2012 Section 275(h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

C.18 Care Outreach Request for Fee Waiver
Classification: Closed Access

Local Government Regulation 2012 Section 275(h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.(fee waiver request)

C.19 Sponsorship for Young Beef Producers Forum 2019
Classification: Closed Access

Local Government Regulation 2012 Section 275(h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

C.20 Application to Lease a Segment of Land at the Roma Waste Facility
Classification: Closed Access

Local Government Regulation 2012 Section 275(h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

C.21 Roma Quarry Business Report - May and June 2019
Classification: Closed Access

Local Government Regulation 2012 Section 275(h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

C.22 Contract Variation Duke Street South Project - Road Surfacing
Classification: Closed Access

Local Government Regulation 2012 Section 275(e) contracts proposed to be made by it.

C.23 Proposed Service Easement
Classification: Closed Access

Local Government Regulation 2012 Section 275(g) (h) any action to be taken by the local government under the Planning Act, including deciding applications made to it under that Act; AND other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

C.24 Building Encroachment Over Boundary
Classification: Closed Access

Local Government Regulation 2012 Section 275(h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

C.25 Request for Letter of Support - Residency
Classification: Closed Access

Local Government Regulation 2012 Section 275(h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

C.26 Amendments to the Organisational Structure
Classification: Closed Access

Local Government Regulation 2012 Section 275(a) the appointment, dismissal or discipline of employees.

C.27 Update on the Draft New Certified Agreement
Classification: Closed Access

Local Government Regulation 2012 Section 275(b) (c) industrial matters affecting employees; AND the local government budget.

Councillor Business

14 Councillor Business

Closure

MINUTES OF THE GENERAL MEETING OF MARANOA REGIONAL COUNCIL HELD AT ROMA ADMINISTRATION CENTRE ON 24 JULY 2019 COMMENCING AT 10.10AM

ATTENDANCE

Mayor Cr. T D Golder chaired the meeting with, Cr. N H Chandler, Cr. G B McMullen, Cr. W M Newman, Cr. C J O'Neil, Cr. D J Schefe, Cr. J M Stanford, Chief Executive Officer – Julie Reitano, and Minutes Officer – Kelly Rogers in attendance.

AS REQUIRED

Deputy Chief Executive Officer/Director Development, Facilities & Environmental Services – Rob Hayward, Director Corporate, Community & Commercial Services – Sharon Frank, Deputy Director Infrastructure Services/Strategic Road Management – Cameron Hoffmann, Manager Planning & Building Development – Danielle Pearn, Manager Economic & Community Development – Ed Sims.

WELCOME

The Mayor welcomed all present and declared the meeting open at 10.10am.

APOLOGIES

Resolution No. GM/07.2019/51

Moved Cr O'Neil **Seconded Cr Newman**

That apologies be received and leave of absence granted for Councillors Chambers and Flynn for this meeting.

CARRIED 7/0

CONFIRMATION OF MINUTES

Resolution No. GM/07.2019/52

Moved Cr Stanford **Seconded Cr McMullen**

That the minutes of the General Meeting held on 10 July 2019 be confirmed.

CARRIED 7/0

Resolution No. GM/07.2019/53

Moved Cr Newman **Seconded Cr O'Neil**

That the minutes of the Budget Submissions & Financial Planning Standing Committee Meeting held on 17 July 2019 be confirmed.

CARRIED 7/0

UNCONFIRMED

Resolution No. GM/07.2019/54

Moved Cr McMullen **Seconded Cr Schefe**

That the minutes of the Special Meeting held on 17 July 2019 at 2.05PM be confirmed.

CARRIED 7/0

Resolution No. GM/07.2019/55

Moved Cr O'Neil **Seconded Cr Newman**

That the minutes of the Special Meeting held on 17 July 2019 at 3.30PM be confirmed.

CARRIED 7/0

DECLARATION OF CONFLICTS OF INTEREST

Cr. Schefe declared a 'Material Personal Interest' with the following item:

- C.8 – Bassett Park – Rodeo Arena Fencing and Surface Upgrade Project Report

  due to his brother being 'President' of one of the groups consulted with for the project under consideration (Maranoa Team Penning).

Cr. Schefe foreshadowed that he would remove himself from discussions and decisions on this matter.

Mayor Golder declared a 'Conflict of Interest' with the following item:

- C.10 – Originating Application No. 3784 and No. 69 of 2019

  due to him being a party to a court case in regards to approval of the original application.

Mayor Golder foreshadowed that he would remove himself from discussions and decisions on this matter.

ON THE TABLE

The following confidential item had been laid on the table at a previous General Meeting on 26 June 2019:

- L.2 – Queensland Opera Performance September 2019

UNCONFIRMED

BUSINESS

OFFICE OF THE CEO

Item Number: **10.1** **File Number: D19/61278**

SUBJECT HEADING: **REVISED EXPENSES REIMBURSEMENT POLICY (COUNCILLORS)**

Officer's Title: **Chief Executive Officer**

Executive Summary:
The report sought Council's review of the Expenses Reimbursement Policy (Councillors) following further feedback subsequent to the most recent review. Amendments were incorporated into the updated policy attached to the officer's report as tabled.

Resolution No. GM/07.2019/56

Moved Cr O'Neil **Seconded Cr Newman**

That Council adopt the revised Expenses Reimbursement Policy (Councillors) as tabled, and including the following refinements to Appendix A Form:

- ***the inclusion of Option 6 in relation to Section 4.6.1 - Mobile Devices (Calls and Data)***
- ***the inclusion of a statement that cross references to the Mandatory Councillors' Code of Conduct (State Government) in regard to SMS (Text Messages)***
- ***the addition of optional Skype to Options 3,4 and 6 under Section 4.6.1 of Appendix A Form***
- ***Update statement "Skype app for notification of short or urgent messages – with pin."***

CARRIED 6/1

Mayor Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Chandler	Cr. Golder
Cr. McMullen	
Cr. Newman	
Cr. O'Neil	
Cr. Schefe	
Cr. Stanford	

Responsible Officer	**Chief Executive Officer**

CORPORATE, COMMUNITY & COMMERCIAL SERVICES

Item Number:	**11.1**	**File Number: D19/48029**
SUBJECT HEADING:	**ANNUAL REVIEW OF DELEGATION OF COUNCIL POWERS TO THE POSITION OF CHIEF EXECUTIVE OFFICER**	
Officer's Title:	**Governance Officer**	

Executive Summary:
Pursuant to section 257(4) of the Local Government Act 2009, Council's Delegations to the Chief Executive Officer are required to be reviewed annually. In addition to this annual review, delegations are reviewed and updated according to changes in State Government legislation as they occur throughout the year.

This report proposed to Council that the current delegation of Council powers under State legislation and Local Laws to the position of Chief Executive Officer remain unchanged.

Resolution No. GM/07.2019/57

Moved Cr Newman **Seconded Cr Stanford**

That Council:

1. **Confirm the annual review of the delegations to the Chief Executive Officer pursuant to section 257(4) of the *Local Government Act 2009*; and**

2. **Confirm that the current delegations (contained in Schedule 1 of the Instruments of Delegation attached to this officer's report) to the Chief Executive Officer for the following legislation and local laws will remain unchanged from this review.**

Aboriginal Cultural Heritage Act 2003	**GM/01.2016/36 – 20 January 2016**
Animal Care and Protection Act 2001	**GM/06.2016/09 – 22 June 2016**
Animal Management (Cats and Dogs) Act 2008	**GM/11.2017/06 – 8 November 2017**
Biosecurity Regulation 2016	**GM/06.2019/06 – 12 June 2019**
Biosecurity Act 2014	**GM/12.2017/83 – 13 December 2017**
Body Corporate and Community Management (Accommodation Module) Regulation 2008	**GM/06.2016/09 – 22 June 2016**
Body Corporate and Community Management (Commercial Module) Regulation 2008	**GM/06.2016/09 – 22 June 2016**
Body Corporate and Community Management (Small Schemes Module) Regulation 2008	**GM/06.2016/09 – 22 June 2016**

Body Corporate and Community Management (Standard Module) Regulation 2008	GM/06.2016/09 – 22 June 2016
Body Corporate and Community Management Act 1997	GM/06.2016/09 – 22 June 2016
Building Act 1975	GM/02.2018/51 – 28 February 2018
Building Units and Group Titles Act 1980	GM/06.2016/09 – 22 June 2016
Disaster Management Act 2003	GM/11.2015/06 – 25 November 2015
Disaster Management Regulation 2014	GM/11.2016/36 – 20 January 2016
Environmental Protection (Water) Policy 2009	GM/06.2016/06 – 22 June 2016
Environmental Protection Act 1994	GM/02.2019/05 – 13 February 2019
Environmental Protection Regulation 2008	GM/06.2019/88 – 26 June 2019
Fire and Emergency Services Act 1994	GM/07.2015/39 – 22 July 2015
Food Act 2006	GM/01.2016/36 – 20 January 2016
Food Production (Safety) Act 2000	GM/01.2016/36 – 20 January 2016
Gas Supply Act 2003	GM/06.2016/09 – 22 June 2016
Gas Supply Regulation 2007	GM/06.2016/09 – 22 June 2016
Health (Drugs and Poisons) Regulation 1996	GM/12.2015/04 – 9 December 2015
Housing Act 2003	GM/12.2014/09 – 10 December 2014
Housing Regulation 2015	GM/06.2016/09 – 22 June 2016
Information Privacy Act 2009	GM/07.2018/51 - 26 July 2018
Land Act 1994	GM/06.2019/91 – 26 June 2019
Land Title Act 1994	GM/07.2018/50 – 26 July 2018
Local Government Act 2009	GM/05.2019/34 – 22 May 2019
Local Government Regulation 2012	GM/05.2019/36 – 22 May 2019
Mineral Resources Act 1989	GM.334.12 – 26 October 2012
Neighbourhood Disputes (Dividing Fences and Trees) Act 2011	GM/06.2016/09 – 22 June 2016
Peaceful Assembly Act 1992	GM/06.2016/09 – 22 June 2016

Planning Act 2016	GM/05.2019/33 – 22 May 2019
Planning Act 2016 – Development Assessment Rules	GM/12.2017/82 – 13 December 2017
Planning Regulation 2017	GM/05.2019/35 – 22 May 2019
Plumbing and Drainage Act 2018	GM/07.2019/01 - 10 July 2019
Plumbing and Drainage Regulation 2019	GM/07.2019/02/ - 10 July 2019
Prostitution Act 1999	GM/06.2016/09 – 22 June 2016
Public Health (ICPAS) Act 2003	GM/01.2016/36 – 20 January 2016
Public Health Act 2005	GM/06.2019/07 – 12 June 2019
Public Health Regulation 2005	GM/06.2016/09 – 12 June 2019
Public Records Act 2002	GM/11.2015/51 – 25 November 2015
Queensland Heritage Act 1992	GM/06.2016/09 – 22 June 2016
Residential Services (Accreditation) Act 2002	GM/06.2016/09 – 22 June 2016
Residential Tenancies and Rooming Accommodation Act 2008	GM/01.2015/06 – 21 January 2015
Residential Tenancies and Rooming Accommodation Regulation 2009	GM/06.2016/09 – 22 June 2016
Right to Information Act 2009	GM/06.2019/89 - 26 June 2019
State Penalties Enforcement Act 1999	GM/06.2019/90 - 26 June 2019
Stock Act 1915	GM/01.2016/36 – 20 January 2016
Stock Route Management Act 2002	GM/07.2018/52 – 26 July 2018
Tattoo Industry Act 2013	GM/07.2018/06 – 11 July 2018
Tobacco and Other Smoking Products Act 1998	GM/06.2016/09 – 22 June 2016
Transport Operations (Road Use Management – Road Rules) Regulation 2009	GM/03.2015/04 – 11 March 2015
Transport Operations (Road Use Management) Act 1995	GM.334.12 - 26 October 2012
Transport Infrastructure Act 1994	GM.334.12 - 26 October 2012
Waste Reduction and Recycling Act 2011	GM/07.2019/0310 July 2019
Waste Reduction and Recycling Regulation 2011	GM/07.2019/0410 July 2019
Water Act 2000	GM/06.2019/08 – 12 June 2019
Water Regulation 2016	GM/02.2018/50 – 28 February 2018

Water Supply (Safety and Reliability) Act 2008	GM/01.2018/05 – 24 January 2018
Work Health and Safety Act 2011	GM/02.2018/49 – 28 February 2018
Local Law No. 1 (Administration) 2011	GM/08.2014/46 – 27 August 2014
Subordinate Local Law No.1.1 (Alteration or Improvement to Local Government Controlled Areas and Roads) 2011	GM/06.2016/06 – 22 June 2016
Subordinate Local Law No. 1.12 (Operation of Temporary Entertainment Events) 2011	GM/01.2016/36 – 20 January 2016
Subordinate Local Law No. 1.13 (Undertaking Regulated Activities regarding Human Remains) 2011	GM/01.2016/36 – 20 January 2016
Subordinate Local Law No. 1.14 (Undertaking Regulated Activities on Local Government Controlled Areas and Roads) 2011	GM/01.2016/36 – 20 January 2016
Subordinate Local Law No. 1.16 (Gates and Grids) 2011	GM/01.2016/36 – 20 January 2016
Subordinate Local Law No. 1.17 (Sale or Consignment of Stock at a Saleyard) 2011	GM/10.2014/05 – 8 October 2014
Subordinate Local Law No. 1.18 (Use of a Vehicle on an Airside Area) 2011	GM/09.2014/55 – 24 September 2014
Subordinate Local Law No. 1.2 (Commercial Use of Local Government Controlled Areas and Roads) 2011	GM/06.2016/06 – 22 June 2016
Subordinate Local Law No. 1.3 (Establishment or Occupation of a Temporary Home) 2011	GM/01.2016/36 – 20 January 2016
Subordinate Local Law No. 1.4 (Installation of Advertising Devices) 2011	GM/01.2016/36 – 20 January 2016
Subordinate Local Law No. 1.5 (Keeping of Animals) 2011	GM/12.2014/06 – 10 December 2014
Subordinate Local Law No. 1.6 (Operation of Camping Grounds) 2011	GM/01.2016/36 – 20 January 2016
Subordinate Local Law No. 1.8 (Operation of Caravan Parks) 2011	GM/01.2016/36 – 20 January 2016

☐ **Subordinate Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2011**	**GM/01.2016/36 – 20 January 2016**
☐ **Local Law No. 2 (Animal Management) 2011**	**GM/12.2014/07 – 10 December 2014**
☐ **Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2011**	**GM/01.2016/36 – 20 January 2016**
☐ **Local Law No. 6 (Operation of Saleyards) 2011**	**GM/10.2014/04 – 8 October 2014**
☐ **Local Law No. 7 (Aerodromes) 2011**	**GM/09.2014/54 – 24 September 2014**

CARRIED 7/0

Responsible Officer	**Governance Officer**

Item Number: **11.2** **File Number: D19/61094**

SUBJECT HEADING: **MONTHLY FINANCIAL REPORT FOR THE PERIOD ENDING 30 JUNE 2019**

Officer's Title: **Contractor - Finance Systems Support**
Chief Executive Officer

Executive Summary:
The purpose of this report was for the Chief Executive Officer to present a monthly financial report to Council in accordance with section 204 of the Local Government Regulation 2012 for the month of June 2019 and year to date.

Resolution No. GM/07.2019/58

Moved Cr Chandler **Seconded Cr Stanford**

That Council receive and note the monthly financial report for the period ended 30 June 2019.

CARRIED 6/1

Mayor Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Chandler	Cr. Golder
Cr. McMullen	
Cr. Newman	
Cr. O'Neil	
Cr. Schefe	
Cr. Stanford	

Responsible Officer	**Contractor - Finance Systems Support**

CONFIRMED

Item Number: 11.3 **File Number: D19/61375**

SUBJECT HEADING: **INVESTMENT REPORT AS AT 30 JUNE 2019**

Officer's Title: **Contractor - Finance Systems Support**

Executive Summary:
The purpose of this report was for Council to receive and note the Investment Report (including the Trading Limits Report) as at 30 June 2019

Resolution No. GM/07.2019/59

Moved Cr Newman **Seconded Cr Stanford**

That Council receive and note the Investment Report as at 30 June 2019.

CARRIED 6/1

Mayor Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Chandler	Cr. Golder
Cr. McMullen	
Cr. Newman	
Cr. O'Neil	
Cr. Schefe	
Cr. Stanford	

Responsible Officer	Contractor - Finance Systems Support

Item Number: 11.4 **File Number: D19/61884**

SUBJECT HEADING: **ENDORSEMENT OF COUNCILLOR ATTENDANCE AT UPCOMING CONFERENCE**

Officer's Title: **Lead Officer - Councillors' Support & Community Engagement**

Executive Summary:
The report sought endorsement of Councillor attendance at an upcoming conference, as part of enhancing strategy and policy development for Maranoa Regional Council.

Resolution No. GM/07.2019/60

Moved Cr Chandler **Seconded Cr O'Neil**

That Council:

1. **Endorse the attendance of Cr. McMullen at the Local Government Association of Queensland (LGAQ) Waste Forum on 29 – 30 August 2019 in Fortitude Valley (Brisbane), on behalf of Council.**

2. **Draw the required funds from Cr. McMullen's Conference budget allocation.**

CARRIED 7/0

Responsible Officer	Lead Officer - Councillors' Support & Community Engagement

DEVELOPMENT, FACILITIES & ENVIRONMENTAL SERVICES

Item Number:	**13.1**	**File Number: D19/51745**
SUBJECT HEADING:	**REQUEST FOR FEE WAIVER FROM MARANOA EQUESTRIAN CLUB**	
Officer's Title:	**Regional Sport & Recreation Development Coordinator**	

Executive Summary:
Maranoa Equestrian Club (MEC) are hosting a two day horse clinic at Bassett Park, to be held on 31 August - 1 September 2019. They requested a fee waiver for the use of Bassett Park inner track car park area to conduct the clinic.

Moved Cr McMullen **Seconded Cr Stanford**

That Council:

1. Approve the request from Maranoa Equestrian Club (MEC) for a fee waiver on 31 August/1 September 2019 by providing:

a) Use of the Bassett Park inner track car park area
b) No charges for camping

2. Allocate the cost of this request, estimated to be $164 to the Minor In-kind Budget for 2019/20 GL 2887.2246.2001.

NO VOTE TAKEN

Responsible Officer	**Regional Sport & Recreation Development Coordinator**

No vote was taken on the draft motion at that time, with Cr. O'Neil proposing the following Procedural Motion:

Resolution No. GM/07.2019/61

Moved Cr O'Neil

That Council suspend 'Standing Orders' for Item 13.1 to allow all Councillors to speak on the matter, should they wish to do so.

CARRIED 7/0

Council further discussed the draft motion with regard to arrangements relating to camping charges. At the end of those discussions, Cr. McMullen proposed an amendment to the draft motion to remove Point b), which the 'Seconder' indicated she was happy to accept. The amended motion was then voted on, with the outcome recorded as follows:

Resolution No. GM/07.2019/62

Moved Cr McMullen **Seconded Cr Stanford**

That Council:

1. Approve the request from Maranoa Equestrian Club (MEC) for a fee waiver on 31 August/1 September 2019 by providing:

- **Use of the Bassett Park inner track car park area**

2. Allocate the cost of this request, estimated to be $164 to the Minor In-kind Budget for 2019/20 GL 2887.2246.2001

CARRIED 7/0

Responsible Officer	**Regional Sport & Recreation Development Coordinator**

Item Number: **13.2** **File Number: D19/59859**

SUBJECT HEADING: **PATSY KEMP - "THE DROVER'S DAUGHTER" BOOK TOUR**

Officer's Title: **(Acting) Regional Libraries, Arts & Culture Development Coordinator**

Executive Summary:
Author Patsy Kemp is visiting the region in August to promote her book "The Drover's Daughter" during the Cobb & Co Festival. She will be attending several events, in Surat & Yuleba, in conjunction with the Festival. Whilst she is in the region she would like the opportunity to visit some of our Libraries. http://www.patsykempdrover.com/

Resolution No. GM/07.2019/63

Moved Cr Chandler **Seconded Cr Stanford**

The Council:

1. **Commit to hosting "The Drover's Daughter" book talk at Wallumbilla and Injune Libraries, at no cost to Council.**

2. **Actively support the promotion of the book tour event in our Libraries.**

CARRIED 7/0

Responsible Officer	**(Acting) Regional Libraries, Arts & Culture Development Coordinator**

Item Number: **13.3** **File Number: D19/59394**

SUBJECT HEADING: **QUEENSLAND GOVERNMENT AGENCY PROGRAM (QGAP) LEAD AGENCY AGREEMENT 2019/20 FOR SURAT AND INJUNE**

Officer's Title: **(Acting) Regional Libraries, Arts & Culture Development Coordinator**

Executive Summary:
The Maranoa Regional Council currently provides Lead Agency services to the Injune and Surat communities through the Queensland Government Agency Program (QGAP) under the banner of Smart Service Queensland. The term of the current agreement expired on 30 June 2019.

UNCONFIRMED

Resolution No. GM/07.2019/64

Moved Cr Newman **Seconded Cr Schefe**

That Council:

1. **Note the results of Phase 1 of the Funding Review.**
2. **Endorse the continuation of the Lead Agency Agreement with Smart Service Queensland for 2019/20.**
3. **Advocate for increased funding from the Queensland Government to support this important community service.**
4. **Authorise the Chief Executive Officer to sign the agreement.**

CARRIED 7/0

Responsible Officer	**(Acting) Regional Libraries, Arts & Culture Development Coordinator**

COUNCILLOR BUSINESS

Item Number: **16.1** **File Number: D19/60334**

SUBJECT HEADING: **GIVE HEAVY VEHICLE ACCESS TO SOUTHERN SIDE OF AMBY FOR RURAL PROPERTIES**

Councillor's Title: **Cr. Tyson Golder**

Executive Summary:
The Department of Transport and Main Roads completed upgrades along the Warrego Highway (including through Amby) which has eliminated heavy vehicle highway access where it was possible to turn at the Amby Store. This has been eliminated with the completed upgrades.

Moved Cr Golder **Seconded Cr McMullen**

That a report be prepared for an upcoming Council Meeting.

NO VOTE TAKEN

No vote was taken on the draft motion at that time, with Cr McMullen as 'Seconder' proposing an amendment to the draft motion, which the 'Mover' indicated he was happy to accept. This was recorded as follows:

Moved Cr Golder **Seconded Cr McMullen**

That a report be prepared should communications with the Department of Transport & Main Roads not progress in a favorable manner.

NO VOTE TAKEN

No vote was taken on the amended motion, with further discussion undertaken by Council regarding a Customer Request that had also been submitted on this same matter, currently under internal investigation by the relevant member of staff.

UNCONFIRMED

At the end of those discussions, Cr. Chandler proposed a further amendment, which was accepted by the 'Mover' and 'Seconder' of the draft motion. This was then voted on with, the outcome recorded as follows:

Resolution No. GM/07.2019/65	
Moved Cr Golder	**Seconded Cr McMullen**
That a report be prepared for an upcoming Council meeting in conjunction with current officer investigation information.	
CARRIED	7/0

Responsible Officer	**Deputy Director Infrastructure Services/Strategic Road Management**

Item Number: **16.2** **File Number: D19/61842**

SUBJECT HEADING: **WALLUMBILLA SHOWGROUNDS UPGRADE**

Councillor's Title: **Cr. Tyson Golder**

Executive Summary:
Mayor Golder proposed that Council consider giving approval for placement of upgrades at the western end of the camping area at the Wallumbilla showgrounds in line with the request from Wallumbilla Town Improvement, and that this be further investigated as an officer report to Council.

Moved Cr Golder	**Seconded Cr McMullen**
That a report be prepared for an upcoming Council meeting.	
NO VOTE TAKEN	

Cr. McMullen indicated that he was happy to second the motion, including a proposed amendment which the Mayor as 'Mover' indicated he was happy to accept. A vote was undertaken, with the outcome recorded as follows:

Resolution No. GM/07.2019/66	
Moved Cr Golder	**Seconded Cr McMullen**
That a report be prepared for an upcoming Council meeting, giving consideration to the Master Plan for the Wallumbilla Showgrounds.	
CARRIED	7/0

Responsible Officer	**Regional Sport & Recreation Development Coordinator**

UNCONFIRMED

Item Number:	**16.3**	**File Number: D19/60742**
SUBJECT HEADING:	**VOLUNTEERS AT KENNIFF COURT HOUSE MITCHELL**	
Councillor's Title:	**Cr. Jan Chambers**	

Executive Summary:
Kenniff Court House in Mitchell houses the history of the Kenniffs. Residents would like to see the building manned by volunteers.

Resolution No. GM/07.2019/67

Moved Cr O'Neil **Seconded Cr Schefe**

That a report be prepared for an upcoming Council meeting.

CARRIED 7/0

Responsible Officer	**Manager Economic & Community Development/ Regional Tourism Development Coordinator**

Item Number:	**16.4**	**File Number: D19/60771**
SUBJECT HEADING:	**FORMATION OF PROPOSED "SOUTH WEST REGIONAL WASTE GROUP"**	
Councillor's Title:	**Cr. Geoff McMullen**	

Executive Summary:
The Department of State Development ,Manufacturing, Infrastructure and Planning are seeking participation from Maranoa Regional Council in the proposed South West Regional Waste Group.

This group aims to facilitate discussion between councils and state government agencies from the South West to identify common key waste issues with the aim of developing sustainable regional solutions and potential partnerships for the management of waste within the region.

Resolution No. GM/07.2019/68

Moved Cr McMullen **Seconded Cr Chandler**

That Council:

1. **Give 'In Principle' support to the inclusion of Maranoa Regional Council in the proposed South West Regional Waste Group.**
2. **Be provided a report at an upcoming meeting in consideration of updating Council's Community Engagement Framework for this group.**

CARRIED 7/0

Responsible Officer	**Lead Officer – Elected Members & Community Engagement**

UNCONFIRMED

Item Number:	**16.5**	**File Number: D19/61840**
SUBJECT HEADING:	**COMPOSTING SUBSIDY PROGRAM**	
Councillor's Title:	**Cr. Wendy Newman**	

Executive Summary:
The report tabled a proposal to investigate Council participating in the Composting Subsidy Program – The Compost Revolution.

Resolution No. GM/07.2019/69

Moved Cr Newman **Seconded Cr O'Neil**

That a report be prepared for an upcoming Council meeting.

CARRIED 7/0

Responsible Officer	**Manager - Environment, Health, Waste & Rural Land Services**

COUNCIL ADJOURNED THE MEETING
FOR MORNING TEA AT 11.30AM

SUBJECT HEADING: RESUMPTION OF STANDING ORDERS
COUNCIL RESUMED THE MEETING AT 12.16PM

CONFIDENTIAL ITEMS

Item Number:	**C.1**	**File Number: D19/61896**
SUBJECT HEADING:	**REQUEST FOR REDUCTION IN TRADING TERMS**	
Officer's Title:	**Manager - Procurement & Plant**	

Executive Summary:
Council received correspondence from one supplier requesting a reduction in trading terms.

The request was tabled for Council's consideration.

Resolution No. GM/07.2019/70

Moved Cr Newman **Seconded Cr Schefe**

That Council approve the requested reduction in trading terms from 28 days to 14 days for any invoices submitted by Creditor 14987.

CARRIED 7/0

Responsible Officer	**Manager - Procurement & Plant**

UNCONFIRMED

Item Number:	**C.2**	**File Number: D19/47388**
SUBJECT HEADING:	**RATES CONCESSION - ASSESSMENT 11004793**	
Officer's Title:	**Lead Rates and Utilities Billing Officer/Systems Administrator**	

Executive Summary:
This report was presented to provide further information for Council to consider a rates concession in relation to Council Resolution GM/04.2019/96.

Resolution No. GM/07.2019/71

Moved Cr Golder **Seconded Cr McMullen**

That Council explore other opportunities to fulfil the request tabled by the owner of the land.

NO VOTE TAKEN

No vote was taken on the draft motion at that time, with Cr. O'Neil proposing a 'Procedural Motion' to close the meeting to the public to further discuss the request.

CONFIDENTIAL ITEM (Discussed in closed session)

In accordance with the provisions of section 275 of the *Local Government Regulation 2012*, Council resolved to close the meeting to discuss item C.2, which it has deemed to be of a confidential nature and specifically pertaining to the following section:

(d) rating concessions;

Resolution No. GM/07.2019/72

Moved Cr O'Neil **Seconded Cr Schefe**

That Council close the meeting to the public at 12.19pm.

CARRIED 7/0

Resolution No. GM/07.2019/73

Moved Cr McMullen **Seconded Cr O'Neil**

That Council open the meeting to the public at 12.47pm.

CARRIED 7/0

UNCONFIRMED

Item Number:	**C.2**	**File Number: D19/47388**
SUBJECT HEADING:	**RATES CONCESSION - ASSESSMENT 11004793**	
Officer's Title:	**Lead Rates and Utilities Billing Officer/Systems Administrator**	

Executive Summary:
This report was presented to provide further information for Council to consider a rates concession in relation to Council Resolution GM/04.2019/96. Council continued its deliberations on this matter.

Mayor Golder, prior to closed session, put forward a draft motion for Council's consideration, as follows:

Moved Cr Golder **Seconded Cr McMullen**

That Council explore other opportunities to fulfil the request tabled by the owner of the land.

MOTION WITHDRAWN (by Mayor Golder)

Mayor Golder elected to withdraw his initial motion, and a new motion was put forward as follows:

Resolution No. GM/07.2019/74

Moved Cr Newman **Seconded Cr O'Neil**

That Council:

1. **Decline the request for a rates reimbursement.**
2. **Invite the Director of the company associated with Assessment 11004793 to meet with Council to further discuss their project.**

CARRIED 6/1

Mayor Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Chandler	Cr. Golder
Cr. McMullen	
Cr. Newman	
Cr. O'Neil	
Cr. Schefe	
Cr. Stanford	

Responsible Officer	**Lead Rates and Utilities Billing Officer/Systems Administrator**

COUNCIL ADJOURNED THE MEETING
FOR LUNCH AT 12.51PM

SUBJECT HEADING: RESUMPTION OF STANDING ORDERS
COUNCIL RESUMED THE MEETING AT 1.37PM

CONFIDENTIAL ITEM (Discussed in closed session)

In accordance with the provisions of section 275 of the *Local Government Regulation 2012*, Council resolved to close the meeting to discuss item C.3, which it has deemed to be of a confidential nature and specifically pertaining to the following section:

(e) contracts proposed to be made by it;

Resolution No. GM/07.2019/75

Moved Cr O'Neil **Seconded Cr Golder**

That Council close the meeting to the public at 1.37pm.

CARRIED 6/1

Mayor Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Golder	Cr. Chandler
Cr. McMullen	
Cr. Newman	
Cr. O'Neil	
Cr. Schefe	
Cr. Stanford	

Resolution No. GM/07.2019/76

Moved Cr Golder **Seconded Cr McMullen**

That Council open the meeting to the public.

CARRIED 7/0

Item Number: **C.3** **File Number: D19/46421**

SUBJECT HEADING: **ATLAS LATERAL PROJECT PIPELINE LICENCE**

Officer's Title: **Deputy Director Infrastructure Services/Strategic Road Management**

Executive Summary:
Council received notice from Jemena Pty Ltd regarding the installation of natural gas infrastructure within a number of road reserves in the Maranoa region. The infrastructure is associated with the Atlas Lateral Pipeline Project.

Negotiations have been ongoing with the view of executing a Pipeline License Agreement between Maranoa Regional Council and Jemena Darling Downs Pipeline (3) Pty Ltd for the proposed works within road areas managed by Council.

Resolution No. GM/07.2019/77

Moved Cr Schefe **Seconded Cr Chandler**

That Council, pursuant to section 236 of *Local Government Act 2009*, authorise the Chief Executive Officer, to enter into a Pipeline License Agreement with Jemena Darling Downs Pipeline (3) Pty Ltd for the Installation and Maintenance of Infrastructure associated with the Atlas Lateral Pipeline Project within road areas managed by Council.

CARRIED 6/1

Mayor Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Chandler	Cr. Golder
Cr. McMullen	
Cr. Newman	
Cr. O'Neil	
Cr. Schefe	
Cr. Stanford	

Responsible Officer	**Deputy Director Infrastructure Services/Strategic Road Management**

Item Number: **C.4** **File Number: D19/60773**

SUBJECT HEADING: **RENEWAL OF LEASE OVER LOT 40 ON WV1113**

Officer's Title: **Administration Officer - Land Administration**

Executive Summary:
The Department of Natural Resources, Mines and Energy sought Council's views on an application for lease renewal over Lot 40 on WV1113.

Resolution No. GM/07.2019/78

Moved Cr McMullen **Seconded Cr Stanford**

That Council advise the Department of Natural Resources, Mines and Energy that the land is still required for its gazetted purpose and that Council offers no objection to the lease renewal over Lot 40 on WV1113.

CARRIED 7/0

Responsible Officer	**Administration Officer - Land Administration**

UNCONFIRMED

Item Number:	**C.5**	**File Number: D19/54700**
SUBJECT HEADING:	**OFFER FOR COUNCIL TO PURCHASE LAND**	
Officer's Title:	**Administration Officer - Land Administration**	

Executive Summary:
Correspondence was received seeking Council's interest in purchasing land in Roma in the vicinity of the cemetery.

Resolution No. GM/07.2019/79

Moved Cr McMullen **Seconded Cr O'Neil**

That Council decline the offer from the applicant to purchase the land.

NO VOTE TAKEN

Responsible Officer	**Administration Officer - Land Administration**

No vote was taken on the draft motion at that time with Cr. O'Neil proposing the following Procedural Motion:

Resolution No. GM/07.2019/80

Moved Cr O'Neil **Seconded Cr**

That Council suspend 'Standing Orders' for Item C.5 to allow for all Councillors to speak on the matter should they wish to do so.

CARRIED 6/1

Mayor Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Chandler	Cr. McMullen
Cr. Golder	
Cr. Newman	
Cr. O'Neil	
Cr. Schefe	
Cr. Stanford	

Council again considered the draft motion as follows:

Resolution No. GM/07.2019/81

Moved Cr McMullen **Seconded Cr O'Neil**

That Council decline the offer from the applicant to purchase the land.

MOTION LOST 2/5

Mayor Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. McMullen	Cr. Chandler
Cr. O'Neil	Cr. Golder
	Cr. Newman
	Cr. Schefe
	Cr. Stanford

Moved Cr Schefe **Seconded Cr Stanford**

That Council enter into negotiations with the property owner and obtain an independent valuation to assist in those discussions.

NO VOTE TAKEN

No vote was taken on the draft motion at that time, with Cr. O'Neil proposing an amendment to the draft motion, which in turn was accepted by the 'Mover' and 'Seconder'. A vote was then undertaken on the amended motion, and recorded as follows:

Resolution No. GM/07.2019/82

Moved Cr Schefe **Seconded Cr Stanford**

That Council:

1. **Obtain an independent valuation for the land.**
2. **Consider the matter at a future meeting following receipt of same.**

CARRIED 6/1

Mayor Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Chandler	Cr. McMullen
Cr. Golder	
Cr. Newman	
Cr. O'Neil	
Cr. Schefe	
Cr. Stanford	

Responsible Officer	Administration Officer - Land Administration

Item Number: **C.6** **File Number: D19/60996**

SUBJECT HEADING: **APPLICATION FOR PERMIT TO OCCUPY OVER SECTION OF ROAD RESERVE ADJACENT LOT 9 ON SP295220**

Officer's Title: **Administration Officer - Land Administration**

Executive Summary:
Council received an application for a Permit to Occupy over a section of road reserve adjacent land described as Lot 9 on SP295220 for the purpose of grazing horses.

Resolution No. GM/07.2019/83

Moved Cr McMullen **Seconded Cr Schefe**

That Council:

1. **Offer no objection to the issuance of a Permit to Occupy over a section of road reserve adjacent land described as Lot 9 on SP295220, as indicated on supplied map, for the purpose of grazing horses.**

2. **As Trustee of the Reserve, authorise the use of the land be dealt with under the *Land Act 1994* by the Department of Natural Resources, Mines and Energy.**

3. **Authorise the Chief Executive Officer to sign Part C 'Statement in relation to an application under the *Land Act 1994* over State Land' in respect to this application.**

CARRIED 6/1

Mayor Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Chandler	Cr. Golder
Cr. McMullen	
Cr. Newman	
Cr. O'Neil	
Cr. Schefe	
Cr. Stanford	

Responsible Officer	**Administration Officer - Land Administration**

Item Number: **C.7** **File Number: D19/60246**

SUBJECT HEADING: **171 ALICE STREET MITCHELL - INSURANCE CLAIM**

Officer's Title: **Land Administration Officer**

Executive Summary:
Council received correspondence from Council's insurers pertaining to Council's insurance claim resulting from a recent house fire at 171 Alice Street, Mitchell.

Resolution No. GM/07.2019/84

Moved Cr Chandler **Seconded Cr McMullen**

That Council:

1. **Pay insurers Local Government Mutual - Asset the insurance excess of $5,000.**

2. **Accept the quote from Allwood Building Services to demolish the existing damaged house at 171 Alice Street Mitchell and remove the debris from the site.**

3. **Call for tenders to design and construct a four bedroom residence on the site and submit an alternative reinstatement quote to Jardine Lloyd Thompson for further consideration.**

CARRIED 7/0

Responsible Officer	**Land Administration Officer**

NCONF

Cr. Schefe, having previously foreshadowed a 'Material Personal Interest' in the following item, for reasons stated under Section 'COUNCILLOR DECLARATIONS OF CONFLICTS OF INTEREST,' left the Chamber at 1.56pm, taking no part in discussion or debate on the matter.

Item Number:	**C.8**	**File Number: D19/56132**
SUBJECT HEADING:	**BASSETT PARK - RODEO ARENA FENCING AND SURFACE UPGRADE PROJECT REPORT**	
Officer's Title:	**Project Officer - Program & Contract Management**	

Executive Summary:
Council included $90,000 in the 2018/19 financial year budget for upgrade works at the Bassett Park Rodeo Arena, Roma. The following report presents Council with an update on recent project activities and options for consideration regarding the project scope and current available budget.

Resolution No. GM/07.2019/85

Moved Cr Golder **Seconded Cr O'Neil**

That Council:

1. **Investigate the option of doing one side of the fence that is on a major lean, and investigate increasing the width of the area on that one side only by 5 or 10 metres to give all user groups their choice of usable space.**
2. **Replace the remainder of the fence in a staged approach at a later stage.**
3. **Receive and note the summary of consultation with the facility user groups regarding the Bassett Park Rodeo Arena Project.**
4. **Confirm works as removal and replacement of the arena boundary fencing, rectification of the arena drainage issues, and re-level of the arena surfacing.**
5. **Confirm the scope of the full scope of the project at a future meeting.**

CARRIED 5/1

Mayor Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	**Those Against the Motion**
Cr. Golder	Cr. Chandler
Cr. McMullen	
Cr. Newman	
Cr. O'Neil	
Cr. Stanford	

Responsible Officer	**Project Officer - Program & Contract Management**

At cessation of discussion and debate on the abovementioned item, Cr. Schefe returned to the Chamber at 2.10pm.

Item Number:	**C.9**	**File Number: D19/60028**
SUBJECT HEADING:	**RECOMMENDATION FROM ROMA SALEYARDS ADVISORY COMMITTEE - ROMA SALEYARDS TOURS**	
Officer's Title:	**Manager - Saleyards**	

Executive Summary:
At the Roma Saleyards Advisory Committee meeting held Thursday 4 July 2019, the advisory committee resolved to recommend to Council that:

1. *The Roma Saleyards tour guides only conduct tours on the elevated public walkways and not enter the working areas of the saleyards; and*
2. *Signage be displayed at entrance points into the working areas indicating no admittance to general public/visitors.*

The purpose of this report was to consider the Advisory Committee's recommendation.

Resolution No. GM/07.2019/86

Moved Cr Chandler **Seconded Cr O'Neil**

That:

1. **Council acknowledge the Roma Saleyards Advisory Committee recommendations regarding access to the working areas of the Roma Saleyards.**
2. **Council review, as a matter of urgency, the safety implications of the general public having access to the working areas of the Roma Saleyards.**
3. **In the interim, tour guides be made aware of safety issues and effective immediately manage groups more stringently regarding visitors' positioning in sale rows and remain with guide under their instruction at all times regarding timing, arrival and departure from sale rows.**
4. **Further discussion occur at the next Council Workshop on Tuesday 30 July 2019.**

NO VOTE TAKEN

Responsible Officer	**Manager - Saleyards**

No vote was taken on the draft motion at that time. Cr. O'Neil requested the Mayor consider allowing for the items to be dealt with separately. It was agreed that point 3 of the draft resolution be considered by Council first:

Resolution No. GM/07.2019/87

Moved Cr Chandler **Seconded Nil**

That in the interim, tour guides be made aware of safety issues and effective immediately manage groups more stringently regarding visitors' positioning in sale rows and remain with the guide under their instruction at all times regarding timing, arrival and departure from sale rows.

MOTION LAPSED (Due to the absence of a Seconder)

In response to the abovementioned motion having lapsed, Cr. O'Neil proposed the following motion:

Resolution No. GM/07.2019/88

Moved Cr O'Neil **Seconded Cr Newman**

In the interim, until the General Meeting on 14 August 2019, guided tours be conducted on the elevated public walkways (catwalk) only.

MOTION LOST 3/4

Mayor Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Newman	Cr. Chandler
Cr. O'Neil	Cr. Golder
Cr. Schefe	Cr. McMullen
	Cr. Stanford

Council then took a vote on the initial motion, with point 3 of the original motion removed due to it being voted on separately, and that motion having lapsed due to the absence of a Seconder for the motion, and the subsequent motion having been lost.

Resolution No. GM/07.2019/89

Moved Cr Chandler **Seconded Cr O'Neil**

That Council:

1. **Acknowledge the Roma Saleyards Advisory Committee recommendations regarding access to the workings areas of the Roma Saleyards.**
2. **Review, as a matter of urgency, the safety implications of the general public having access to the working areas of the Roma Saleyards.**
3. **Consider this matter at the next Council Workshop on Tuesday 30 July 2019, with volunteer tour guides, and Tourism and Saleyards staff representatives.**
4. **Clarify public liability insurance for the Roma Saleyards.**

NO VOTE TAKEN

Responsible Officer	**Manager - Saleyards**

No vote was taken on the amended motion at that time. Cr. Newman proposed the following amendment to point 4 of the amended motion:

Resolution No. GM/07.2019/90

Moved Cr Newman **Seconded Cr Stanford**

That Council clarify any potential liabilities for the volunteers and advise them accordingly.

MOTION LOST 2/5

Cr. Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Newman	Cr. Chandler
Cr. Stanford	Cr. Golder
	Cr. McMullen
	Cr. O'Neil
	Cr. Schefe

Council further discussed timing of the next Council Workshop, with Cr. Newman proposing that the agreed time of 4.30pm be included in point 3 of the draft motion, and in point 2 the inclusion of the Saleyards Advisory Committee Members. This was accepted by the 'Mover' and 'Seconder' of the draft motion, with the outcome recorded as follows:

Resolution No. GM/07.2019/91

Moved Cr Chandler **Seconded Cr O'Neil**

That Council:

1. **Acknowledge the Roma Saleyards Advisory Committee recommendations regarding access to the workings areas of the Roma Saleyards.**

2. **Review, as a matter of urgency, the safety implications of the general public having access to the working areas of the Roma Saleyards.**

3. **Consider this matter at the next Council Workshop on Tuesday 30 July 2019, with volunteer tour guides, Tourism and Saleyards staff representatives and Saleyards Advisory Committee members.**

4. **Clarify public liability insurance for the Roma Saleyards.**

CARRIED 5/2

Mayor Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Chandler	Cr. Golder
Cr. Newman	Cr. McMullen
Cr. O'Neil	
Cr. Schefe	
Cr. Stanford	

Responsible Officer	Manager - Saleyards

Mayor Golder, having previously foreshadowed a 'Conflict of Interest' in the following item, for reasons stated under Section 'COUNCILLOR DECLARATIONS OF CONFLICTS OF INTEREST,' left the Chamber at 2.41pm, taking no part in discussion or debate on the matter.

In the absence of the meeting Chair, Council appointed an 'Acting Chair.'

Resolution No. GM/07.2019/92

Moved Cr Stanford **Seconded Cr Newman**

That Cr. O'Neil be nominated 'Acting Chair' in the Mayor's absence.

CARRIED 6/0

Resolution No. GM/07.2019/93

Moved Cr Schefe **Seconded Cr Newman**

That Council close the meeting to the public at 2.43pm.

CARRIED 6/0

Cr. Newman left the Chamber at 3.02pm, and returned at 3.06pm.

Cr. Stanford left the Chamber at 3.44pm, and returned at 3.46pm.

The Chief Executive Officer left the Chamber at 3.44pm, and returned at 3.45pm.

Cr. Chandler left the Chamber at 3.46pm, and returned at 3.48pm.

Resolution No. GM/07.2019/94

Moved Cr McMullen **Seconded Cr Schefe**

That Council open the meeting to the public at 3.49pm.

CARRIED 6/0

Item Number: **C.10** **File Number: D19/61595**

SUBJECT HEADING: **ORIGINATING APPLICATION NO. 3784 OF 2018 AND NO. 69 OF 2019**

Officer's Title: **Manager - Planning & Building Development**

Executive Summary:
This report provided a progress update to Council regarding Originating Applications 3784 of 2018 and 69 of 2019.

Council was required to provide further instruction in relation to these proceedings.

Resolution No. GM/07.2019/95

Moved Cr Schefe **Seconded Cr McMullen**

That the proceedings be advanced on the basis of Option 3 presented in the letter from McInnes Wilson Lawyers dated 22 July 2019.

CARRIED 6/0

Responsible Officer	**Manager - Planning & Building Development**

Councillors O'Neil, Chandler and Stanford left the Chamber at 3.53pm, and returned at 3.54pm.

UNCONFIRMED

Cr. Newman left the Chamber at 3.54pm, and returned at 3.59pm.

At cessation of discussion and debate on the abovementioned item, Mayor Golder returned to the Chamber at 3.54pm assuming the Chair.

Mayor Golder left the Chamber at 3.55pm, and returned at 3.56pm.

CONFIDENTIAL ITEM (Discussed in closed session)

In accordance with the provisions of section 275 of the *Local Government Regulation 2012*, Council resolved to close the meeting to discuss item C.11, which it has deemed to be of a confidential nature and specifically pertaining to the following sections:

(c) the local government budget;

(h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage;

Resolution No. GM/07.2019/96

Moved Cr O'Neil **Seconded Cr Newman**

That Council close the meeting to the public at 4.00pm.

CARRIED 7/0

Cr. O'Neil left the Chamber at 4.15pm, and returned at 4.17pm.

Cr. McMullen left the Chamber at 4.31pm, and returned at 4.34pm.

Cr. Chandler left the Chamber at 4.34pm, and returned at 4.35pm.

Resolution No. GM/07.2019/97

Moved Cr O'Neil **Seconded Cr McMullen**

That Council open the meeting to the public at 4.43pm.

CARRIED 7/0

UNCONFIRMED

Item Number:	**C.11**	**File Number: D19/62121**
SUBJECT HEADING:	**DRAFT OPERATIONAL PLAN - PART 1**	
Officer's Title:	**Chief Executive Officer**	

Executive Summary:
The draft new Annual Operational Plan builds on the work done with the last Annual Report and this year the Plan will form part of an integrated document. The following is being provided for each of Council's functions as they are completed:

- *What we do*
- *Why we do it*
- *2019/20 at a glance*
- *Budget highlights*
- *Corporate plan by function*
- *Key objectives and targets*
- *Highlights for the coming year*
- *Our projects for 2019/20*
- *Our annual services*
- *Our budget for 2019/20*
- *Operational risks*

Resolution No. GM/07.2019/98

Moved Cr O'Neil **Seconded Cr Newman**

That:

1. **Council note the first group of tabled functions associated with draft Operational Plan, as well as Councillors' role in reviewing said documents and providing feedback to the Chief Executive Officer.**

2. **Any budget amendments resulting from cross checking of the Operational Plan be considered on Tuesday 30 July 2019.**

CARRIED 7/0

Responsible Officer	**Chief Executive Officer**

In accordance with the provisions of section 275 of the Local Government Regulation 2012, Council resolved to close the meeting to discuss item L.1 it has deemed to be of a confidential nature and specifically pertaining to the following section:

(g) any action to be taken by the local government under the *Planning Act*, including deciding applications made to it under that Act;

Resolution No. GM/07.2019/99

Moved Cr Golder **Seconded Cr McMullen**

That Council close the meeting to the public at 4.47pm.

CARRIED 4/3

Mayor Golder called for a division of the vote.

UNCONFIRMED

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Golder	Cr. Chandler
Cr. McMullen	Cr. Newman
Cr. Schefe	Cr. O'Neil
Cr. Stanford	

Resolution No. GM/07.2019/100

Moved Cr O'Neil **Seconded Cr Newman**

That Council open the meeting at 4.57pm.

CARRIED 7/0

Item Number: **L.1** **File Number: D19/7111**

SUBJECT HEADING: **MOORELANDS BUSH NURSERY DEVELOPMENT APPLICATION**

Officer's Title: **Lead Town Planner**

Executive Summary:

Leesa Murray has submitted a development application for a material change of use for a "Garden centre" and "Function facility" at 1344 Dargal Road and 105 Moorlands Lane, Bungeworgorai (being Lot 196 on WV 1276 and Lot 240 on WAL 5369). The premises is more commonly known as the Moorelands Bush Nursery.

The development application is subject to impact assessment and must be assessed against the assessment benchmarks (to the extent relevant) provided by Section 45 of the Planning Act 2016. The Development Assessment Rules set out the procedural requirements for the development assessment process.

Public notification about the application was carried out in accordance with Part 4 of the Development Assessment Rules and for a period no less than 15 business days between 5 October 2018 and 26 October 2018. There were four properly made submissions received about the application during this period. The planning matters raised in the properly made submissions have been considered when making the Officer Recommendation.

The procedural requirements set out by the Development Assessment Rules to enable Council to make a decision on this matter have been fulfilled. The development application is generally consistent with the assessment benchmarks provided by the Planning Act 2016 and any perceived conflict with the assessment benchmarks can be appropriately addressed by way of conditions of development approval.

Resolution No. GM/07.2019/101

Moved Cr Newman **Seconded Cr McMullen**

That Council:

1. **Approve the application for a Material Change of Use for a "Garden centre" and "Function facility" on part of the land located at 1344 Dargal Road and 105 Moorelands Lane, Bungeworgorai (being Lot 196 on WV 1276 and Lot 240 on WAL 5369) subject to the following conditions listed after point 2:**

UNCONFIRMED

2. **Requires that a report be brought back to Council for additional Council works required to upgrade Dargal Road in conjunction with the planned resheet/reseal in 2019/20.**

Preamble

i. **The Capricorn Municipal Development Guidelines apply to this development. Refer to http://www.cmdg.com.au/ for the Capricorn Municipal Development Guidelines (CMDG).**

ii. **The relevant planning scheme for this development is the Maranoa Planning Scheme 2017. All references to the 'Planning Scheme' and 'Planning Scheme Schedules' within these conditions refer to the above Planning Scheme.**

iii. **Under the Maranoa Planning Scheme:**

"Garden centre" means the use of premises for—
(a) selling pants; or
(b) selling gardening and landscape products and supplies that are mainly in pre-packaged form; or
(c) a food and drink outlet is ancillary to the use in paragraph (a).

"Function facility" means the use of premises for—
(a) receptions or functions; or
(b) preparing and providing food and liquor for consumption on the premises as part of a reception or function.

iv. **All Aboriginal Cultural Heritage in Queensland is protected under the (*Aboriginal Cultural Heritage Act 2003*) and penalty provisions apply for any unauthorised harm. Under the legislation a person carrying out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage. This applies whether or not such places are recorded in an official register and whether or not they are located in, on or under private land. The developer is responsible for implementing reasonable and practical measures to ensure the Cultural Heritage Duty of Care Guidelines are met and for obtaining any clearances required from the responsible entity.**

v. **The *Environmental Protection Act 1994* states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard, persons and entities involved in the operation of the approved development are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm to adjoining premises.**

vi. **The land use rating category for the site may change upon commencement of any approved use on the site. Council's current Revenue Statement, which includes the minimum general rate levy for the approved use/s is available on the Council website: www.maranoa.qld.gov.au.**

vii. **It is the responsibility of the developer to obtain all necessary permits and approvals associated with the development of the site and submit all necessary plans and policies to the relevant authorities for the approved use.**

viii. **Refer to Attachment 2 – Adopted Infrastructure Charges Notice for infrastructure charges levied for the approved development.**

ix. **In completing an assessment of the proposed development, Council has relied on the information submitted in support of the development application as true and correct. Any change to the approved operations on the site may require a new or changed development approval. It is recommended to contact Council for advice in the event of any potential change in circumstances.**

Use

1. **The approved development is for a "Garden centre" and "Function facility" as defined in the Planning Scheme and as shown on the Approved Plans and Documents.**

   Note: The development approval and the approval conditions apply to the area delineated as "Development area" as shown on Approved Plan Moorelands Bush Nursery Layout dated 19/01/2018. This approval does not apply to or authorise any other development or use within or outside of the approved "Development area".

Compliance

2. **All development approval conditions must be fulfilled within three months of the development approval taking effect, unless otherwise stated in the conditions of approval.**

   Note: The applicant shall contact Council's Planning Department to arrange a development compliance inspection prior to the expiration of the period outlined above.

Approved plans and documents

3. **All works and operations are to be carried out generally in accordance with the approved plans and documents listed in the following table. Where approved plans are in conflict with the Assessment Manager's conditions, the Assessment Manager's conditions prevail.**

Plan/Document Name	Date
Location Map (marked in Red by Council)	19/01/2018
Mooreland's Bush Nursery Layout	19/01/2018
Kitchen Elevations	
Toilet Block Elevations	
Traffic Impact Report prepared by One Eng	01/06/2018
Information request response	05/09/2018

4. **The developer shall ensure that all works are carried out by appropriately qualified persons and the developer and the persons carrying out and supervising the work shall be responsible for all aspects of the works, including public and worker safety, and shall ensure adequate barricades, signage and other warning devices are in place at all times.**

5. **The developer is responsible for locating and protecting any Council and public utility services, infrastructure and assets that may be impacted on during construction of the development. Any damage to existing infrastructure that is attributable to the progress of works on the site or vehicles associated with the development of the site shall be immediately rectified in accordance with the asset owners' requirements and specifications and to the satisfaction of the asset owners' representative(s)**

Detailed plans

6. **Elevation and floor plans of the Greenhouse for propagating wholesale plants, the Greenhouse for retail plants and the Slab Hut for storage and shade as shown on Approved Plan Moorelands Bush Nursery Layout dated 19/01/2018 must be submitted to Council for approval within 6 months of the date this development approval takes effect. The approved plans will form part of the approved documents for the development.**

Applicable standards

7. **All works must comply with:**

   a. **this development approval;**
   b. **any relevant Acceptable Solutions of the applicable codes of the planning scheme for the area;**
   c. **Council's standard designs for such work where such designs exist;**
   d. **the Capricorn Municipal Development Guidelines; and**
   e. **any relevant Australian Standard that applies to that type of work.**

   Despite the requirements of paragraphs a-e above, Council may agree in writing to an alternative specification. This alternative specification prevails over those specified in paragraphs a-e in the event of any inconsistency.

   The developer must also ensure that any works do not conflict with any requirements imposed by any concurrent lawful requirements outside those stated above.

Biosecurity Plan

8. **A Biosecurity Plan for the site must be prepared and implemented in accordance with the *Biosecurity Act 2014*. The plan must be prepared by an appropriately qualified person taking into account all existing and approved operations on the site and addressing the risk of spread of Priority Pest Plants. A copy of the plan must be submitted to Council within 6 months of the date this development approval takes effect.**

   Note: The Pest Management Plan (PMP) for the Maranoa Region is available on Council's website via the following link: http://www.maranoa.qld.gov.au/council/Documents/Pest_Management_Plan_2012_2016.pdf#search=PEST%20MANAGMENT. The PMP identifies, among others, Parkinsonia, Prickly Acacia and Parthenium as Priority Pest Plants to be managed in the Maranoa Region.

Advertising signage

9. **Any proposed advertising signage is subject to a further development approval unless compliant with the self-assessable development provisions of the Planning Scheme, or other applicable planning instrument in force at the relevant time.**

10. **Any free standing advertising signage or structure to be constructed on the subject site shall be designed by an RPEQ (Structural) Engineer and certification provided for both design and construction.**

Refuse storage

11. **Waste containers must be provided within the "Development area" and maintained in a clean and tidy state at all times while the use continues, and shall be emptied and the waste removed from the site on a regular basis, and immediately after a function or event.**

12. **A bulk refuse storage area must be provided within the area denoted as "Refuse collection area" on approved plan Moorelands Bush Nursery Layout dated 19/01/2018.**

13. **Bulk refuse storage shall be screened and retain reasonable standards of amenity for users of the premises. Refuse storage facilities must not be visually obtrusive. The bulk refuse storage containers must be maintained in a clean and tidy state at all times while the use continues, and shall be emptied and the waste removed from the site on a regular basis.**

14. **A dedicated area shall be provided for service vehicle access and manoeuvring for waste collection within the Development site area. The dedicated area shall be provided in accordance with the Capricorn Municipal Development Guidelines.**

15. **A convenient access shall be provided between all refuse storage areas and the designated area for waste collection service vehicles.**

Lighting

16. **Lighting associated with the approved use, including any security lighting, shall be such that the lighting intensity does not exceed 8.0 lux at a distance of 1.5 meters from the site at any property boundary.**

17. **All lighting shall be directed or shielded so as to ensure that no glare directly affects adjoining and nearby properties.**

Avoiding nuisance

18. **No nuisance is to be caused to adjoining properties and occupiers by way of smoke, dust, rubbish, contaminant, stormwater discharge or siltation at any time, including non-working hours.**

19. **There must not be unreasonable or sustained levels of noise or odour and no nuisance caused to adjoining properties while the use continues.**

20. **The development site and its surrounds must be kept in an orderly fashion, free of rubbish and clear of weeds and long grasses. The approved development and the premises are to be maintained in a clean and tidy condition and not pose any health and safety risks to the community.**

21. **All reasonable measures shall be undertaken to mitigate potential noise nuisance to adjoining properties during functions and events. Measures may include temporary sound barriers such as hay stacks and/or temporary fencing.**

Perimeter signage

22. **Signage must be erected on the southern perimeter of the 'Development area' deterring visitors from congregating adjacent to or passing beyond this boundary of the 'Development area'.**

Earthworks

23. **Any earthworks associated with the approved use are to be undertaken in accordance with CMDG Design Guidelines D6 – Site Regrading.**

    Note: Any cut or fill associated with the progression of works for the approved use that exceeds 100m^2 will require a Development Permit for Operational works prior to any earthworks being undertaken.

Erosion control

24. **All construction works on site are to be undertaken in accordance with the Institute of Engineers (Australia) (IEAUST) Soil Erosion and Sediment Control Engineering Guidelines for Queensland Construction sites.**

Services

25. **The approved development is to be provided with an on-site water supply with sufficient capacity to meet all operational needs, including potable water sufficient to meet the needs of all visitors to the site and to mitigate dust nuisance generated by vehicles accessing the site.**

26. **The site must be connected to an on-site sewerage treatment system that is designed in accordance with AS/NZS 1547:2012 and that is adequate for the approved use. The removal and disposal of any effluent from the site must be performed by a suitably licensed contractor.**

27. **The number of people using the "Function facility" shall be limited to the maximum capacity of the onsite sewerage treatment system.**

    Note: The landowner/operator is responsible for obtaining any permits required to achieve compliance with environmental laws relevant to the provision of onsite sewerage treatment and/or disposal.

28. **Amenities are to be provided on site generally in the location denoted as "Ablution block" on Approved Plan Moorelands Bush Nursery Layout dated 19/01/2018.**

29. **In the event that the approved development cannot be supplied with an adequate supply of electricity through efficient design and alternative energy technologies, a connection to the reticulated electricity network must be provided to service the development.**

30. **If the approved development is connected to a telecommunication service, any works required to establish this connection are to be undertaken in accordance with the relevant service provider's requirements and specifications, along with relevant building standards, requirements and specifications.**

31. **Any conflicts associated with proposed and existing services shall be forwarded by the developer to the appropriate controlling authority for approval for any proposed changes.**

Stormwater and drainage

32. **Stormwater is collected internally within the site and discharged so as to:**
    - **(a) protect the stability of buildings and the use of adjacent land;**
    - **(b) prevent water-logging of nearby land; and**
    - **(c) protect and maintain environmental values.**

33. **No nuisance ponding of stormwater is to be created within the vicinity of the approved development or to adjacent properties or roads.**

34. **Appropriate pollution control devices and/or methods shall be implemented to ensure that no contamination or silting of creeks or other waterways result from the stormwater generated from the approved development facility.**

Operating hours

35. **Operating hours for the approved "Garden centre" are restricted to 9:00am to 2:00pm on Fridays and 8:00am to 4:00pm on Saturdays and Sundays. Signage must be provided at the Site Access clearly displaying the operating hours of the "Garden centre".**

36. **Operating hours for the approved "Function facility" are restricted to the hours between 9:00am to 2:00pm and 5:00pm to 11:00pm on Fridays and 8:00am to 11:00pm Saturdays and Sundays (noise permitted).**

    Note: The operator may apply to Council to vary the hours of operation for a particular event where the extended operating hours are necessary in the opinion of the Council having considered the requirements and community benefits of the particular event and the duration of the additional impacts upon the local community. Any decision to alter the operating hours may be subject to consultation with adjacent land owners.

Number of "Function facility" events

37. **The number of events (including market days and charity events) that are permitted to be held at the approved "Function facility' is strictly restricted to 20 events per year.**

Road signs

38. **Road signage shall be provided at the start of the unsealed section of Dargal Road to advise drivers about the oncoming section of unsealed road. A tourist sign shall be included on the same sign post advising motorists of the distance (in kilometers) to the approved entrance to the development site.**

39. **Tourist road signage advising of the distance to the approved access and the required turn movement into the approved development shall be provided in proximity to the intersection of Dargal Road and Moorelands Lane to deter approaching motorists from accessing the development site via Moorelands Lane.**

Emergency events

40. **A Bushfire Hazard Management Plan is to be prepared having regard to the site characteristics and management procedures in the event of a bushfire. All staff shall be made aware of the Bushfire Hazard Management Plan, its content, and the procedures that need to be followed in the case of a bushfire event.**

    Note: A copy of the Bushfire Hazard Management Plan must be made available during Council's compliance inspection.

41. **The approved development must incorporate measures for fire protection, including firefighting equipment and adequate water supplies, in accordance with the relevant legislation and standards.**

42. **Access to a reliable water supply for firefighting purposes (such as a dedicated water tank with a minimum 22,500 litre capacity, a swimming pool or dam located on the site and within the proximity of the approved use).**

43. **A Flood Management Plan shall be prepared prior to the commencement of the use having regard to the site characteristics and management procedures in the event of flood. All staff be made aware of the Flood Management Plan, its content, and the procedures that need to be followed in the case of a major flood event.**

44. **All reasonable efforts should be made to advise visitor/s in advance of premises closures that required due to inclement weather events.**

Access

45. **Access and egress for the approved use shall be provided from Dargal Road in the location denoted as "Site Access" on Approved Drawing Location Map (marked in Red by Council). Signage is to be erected at the "Site Access" clearly identifying it as the entry and exit point to the approved development.**

46. **Access and egress to the approved development from Moorelands Lane is strictly prohibited at all times.**

47. **A vehicle crossover from the development site to Dargal Road shall be constructed in the location denoted as "Site Access" in accordance with CMDG standard drawing CMDG-R-040 Rev E – Access along Gravel Roads.**

    Note: The landowner shall be responsible for the maintenance of vehicle crossovers from the road carriageway to the property boundary. Should any damage be caused to Dargal Road at the approved access location, it is the landowner's responsibility to ensure this is reinstated. Any repair works are to be undertaken in consultation with Council and at the landowner's expense.

48. **A "Give Way" sign is to be erected internally within the development site generally in the location of the "Site Access" instructing vehicles exiting the site to give way to incoming traffic.**

49. **The existing single lane cattle grid located at the "Site Access" shall be relocated a minimum distance of 25 metres from the property boundary to allow safe storage for entering traffic. Each approach to the grid shall include narrow grid warning signs and hazard markers in accordance with the Manual of Uniform Traffic Control Devices (Qld).**

50. **A 4.0 metre wide internal access road shall be maintained from the "Site Access" to the "Development area" as denoted on Approved Drawing Moorelands Bush Nursery Layout dated 19/01/2018. Signage and/or other markings must be provided along the internal access road to provide clear direction for motorists and ensure the safe movement for vehicles entering and exiting the facility.**

    Note: In the event that the internal access road becomes unpassable due to inclement weather, signage shall be erected at the "Site Access" discouraging vehicles from using the internal access road.

51. **Signage is to be erected internally within the site at each end of the internal access road to inform motorists of the potential for stock to be present on, or in proximity to the roadway.**

    Note: Refer to the MUTCD for approved stock warning signs.

Visitor parking

52. **The area denoted as "Car parking area" on Approved Drawing Moorelands Bush Nursery Layout dated 19/01/2018, is to be made a dedicated visitor parking area. This area shall be clearly delineated from the "Function facility" and Garden centre" area(s) via the use of signage and barricading (i.e. fenced/roped-off) so as to avoid any conflicts between pedestrians and vehicles.**

53. **The "Car parking area" on Approved Drawing Moorlands Bush Nursery Layout dated 19/01/2018, must be made trafficable (i.e. mowed, levelled etc.) and remain free of impediment or obstacle at all times to ensure the safe manoeuvring of vehicles accessing the site.**

54. **In addition to the dedicated car parking area, there must be adequate provision for bus parking and manoeuvring within the "Development area". Bus parking areas are to be distinguished from car parking and manoeuvring areas through the use of signage and/or other demarcation/s.**

55. **Adequate separation distances between vehicle parking areas and driveways/access in the "Area for parking" shall be provided to ensure the safe manoeuvrability of vehicles through the car parking area. Car parking attendants shall be available during large events to direct vehicles in and out of the car parking area safely.**

56. **The minimum number of car parks provided during events shall be equal to 1 space per 30m^2 of Gross Floor Area of the "Function facility." Additional onsite parking is to be provided to the extent required to accommodate the anticipated number of visitors to the site during each event.**

57. **Designated PWD accessible parking space/s are to be provided in accordance with the National Construction Code.**

58. **The "Area for parking" as shown on Approved Drawing RP2 (marked in Red by Council) shall not be used in the event that the area becomes unsafe and/or inaccessible for vehicles due to inclement weather events. In the event that the "Area for parking" becomes inaccessible for vehicles to enter and exit safely, the "Garden centre" and the "Function facility" is not permitted to operate.**

No Cost to Council

59. **The developer is responsible for meeting all costs associated with the approved development unless there is specific agreement by other parties, including the Council, to meeting those costs.**

60. **All civil and related work shall be designed and supervised by a Registered Professional Engineer of Queensland (RPEQ) who is competent in the construction of the works.**

61. **All rates and charges of any description and all arrears of such rates and charges, together with interest outstanding thereon, on the land, due to Council, shall be paid to the Council prior to the required Council Compliance inspection.**

Latest versions

62. **Where another condition refers to a specific published standard, manual or guideline, including specifications, drawings, provisions and criteria within those documents, that condition shall be deemed as referring to the latest versions of those publications that are publicly available at the time the first operational works or compliance approval is lodged with the assessment manager or approval agency for those types of works to be performed or approved, unless a regulation or law requires otherwise.**

Application documentation

63. **It is the developer's responsibility to ensure that all entities associated with the Development Approval have a legible copy of the Decision Notice and the Approved Plans and the Approved Documents bearing 'Council Approval'.**

NO VOTE TAKEN

Responsible Officer	**Lead Town Planner**

No vote was taken on the draft motion, with Cr. O'Neil proposing an amendment to Condition 36, which was recorded as follows:

Resolution No. GM/07.2019/102

Moved Cr O'Neil **Seconded Cr Chandler**

That condition No. 36 be amended to state that the operating hours are restricted Fridays and Saturdays 8am – 12pm.

MOTION LOST 3/4

Mayor Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Chandler	Cr. Golder
Cr. O'Neil	Cr. McMullen
Cr. Stanford	Cr. Newman
	Cr. Schefe

Cr. O'Neil proposed a further amendment, which was recorded as follows:

Resolution No. GM/07.2019/103

Moved Cr O'Neil **Seconded Cr McMullen**

That the proprietors have six (6) months to fulfil the conditions, with the exemption of conditions 38 and 39.

CARRIED 7/0

Responsible Officer	Lead Town Planner

Council discussed refinements to point 2 of the draft motion initially put forward, and the potential for point 2 being separated from the initial draft motion. Its removal was considered by Council to separate the consideration of potential roadworks on Dargal Road out of the development application in its own right. The outcome recorded as follows:

Resolution No. GM/07.2019/104

Moved Cr Stanford **Seconded Cr Newman**

That point two (2) of the draft motion be removed and considered separately.

CARRIED 7/0

Responsible Officer	Lead Town Planner

Council then voted on the amended motion, with the outcome recorded as follows:

Resolution No. GM/07.2019/105

Moved Cr Newman **Seconded Cr McMullen**

That Council approve the application for a Material Change of Use for a "Garden centre" and "Function facility" on part of the land located at 1344 Dargal Road and 105 Moorelands Lane, Bungeworgorai (being Lot 196 on WV 1276 and Lot 240 on WAL 5369) subject to the following conditions:

Preamble

i. **The Capricorn Municipal Development Guidelines apply to this development. Refer to http://www.cmdg.com.au/ for the Capricorn Municipal Development Guidelines (CMDG).**

ii. **The relevant planning scheme for this development is the Maranoa Planning Scheme 2017. All references to the 'Planning Scheme' and 'Planning Scheme Schedules' within these conditions refer to the above Planning Scheme.**

iii. **Under the Maranoa Planning Scheme;**

"Garden centre" means the use of premises for—
- **(a) selling pants; or**
- **(b) selling gardening and landscape products and supplies that are mainly in pre-packaged form; or**
- **(c) a food and drink outlet is ancillary to the use in paragraph (a).**

"Function facility" means the use of premises for—
- **(a) receptions or functions; or**
- **(b) preparing and providing food and liquor for consumption on the premises as part of a reception or function.**

iv. **All Aboriginal Cultural Heritage in Queensland is protected under the (*Aboriginal Cultural Heritage Act 2003*) and penalty provisions apply for any unauthorised harm. Under the legislation a person carrying out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage. This applies whether or not such places are recorded in an official register and whether or not they are located in, on or under private land. The developer is responsible for implementing reasonable and practical measures to ensure the Cultural Heritage Duty of Care Guidelines are met and for obtaining any clearances required from the responsible entity.**

v. **The *Environmental Protection Act 1994* states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard, persons and entities involved in the operation of the approved development are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm to adjoining premises.**

vi. **The land use rating category for the site may change upon commencement of any approved use on the site. Council's current Revenue Statement, which includes the minimum general rate levy for the approved use/s is available on the Council website: www.maranoa.qld.gov.au.**

vii. **It is the responsibility of the developer to obtain all necessary permits and approvals associated with the development of the site and submit all necessary plans and policies to the relevant authorities for the approved use.**

viii. **Refer to Attachment 2 – Adopted Infrastructure Charges Notice for infrastructure charges levied for the approved development.**

ix. **In completing an assessment of the proposed development, Council has relied on the information submitted in support of the development application as true and correct. Any change to the approved operations on the site may require a new or changed development approval. It is recommended to contact Council for advice in the event of any potential change in circumstances.**

Use

1. **The approved development is for a "Garden centre" and "Function facility" as defined in the Planning Scheme and as shown on the Approved Plans and Documents.**

   Note: The development approval and the approval conditions apply to the area delineated as "Development area" as shown on Approved Plan Moorelands Bush Nursery Layout dated 19/01/2018. This approval does not apply to or authorize any other development or use within or outside of the approved "Development area".

Compliance

2. **All development approval conditions must be fulfilled within six months of the development approval taking effect, unless otherwise stated in the conditions of approval.**

   Note: The applicant shall contact Council's Planning Department to arrange a development compliance inspection prior to the expiration of the period outlined above.

Approved plans and documents

3. **All works and operations are to be carried out generally in accordance with the approved plans and documents listed in the following table. Where approved plans are in conflict with the Assessment Manager's conditions, the Assessment Manager's conditions prevail.**

Plan/Document Name	Date
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4. **The developer shall ensure that all works are carried out by appropriately qualified persons and the developer and the persons carrying out and supervising the work shall be responsible for all aspects of the works, including public and worker safety, and shall ensure adequate barricades, signage and other warning devices are in place at all times.**

5. **The developer is responsible for locating and protecting any Council and public utility services, infrastructure and assets that may be impacted on during construction of the development. Any damage to existing infrastructure that is attributable to the progress of works on the site or vehicles associated with the development of the site shall be immediately rectified in accordance with the asset owners' requirements and specifications and to the satisfaction of the asset owners' representative(s)**

Detailed plans

6. **Elevation and floor plans of the Greenhouse for propagating wholesale plants, the Greenhouse for retail plants and the Slab Hut for storage and shade as shown on Approved Plan Moorelands Bush Nursery Layout dated 19/01/2018 must be submitted to Council for approval.**

   The approved plans will form part of the approved documents for the development.

Applicable standards

7. **All works must comply with:**

   a. **this development approval;**
   b. **any relevant Acceptable Solutions of the applicable codes of the planning scheme for the area;**
   c. **Council's standard designs for such work where such designs exist;**
   d. **the Capricorn Municipal Development Guidelines; and**
   e. **any relevant Australian Standard that applies to that type of work.**

   Despite the requirements of paragraphs a-e above, Council may agree in writing to an alternative specification. This alternative specification prevails over those specified in paragraphs a-e in the event of any inconsistency.

   The developer must also ensure that any works do not conflict with any requirements imposed by any concurrent lawful requirements outside those stated above.

Biosecurity Plan

8. **A Biosecurity Plan for the site must be prepared and implemented in accordance with the *Biosecurity Act 2014*. The plan must be prepared by an appropriately qualified person taking into account all existing and approved operations on the site and addressing the risk of spread of Priority Pest Plants. A copy of the plan must be submitted to Council.**

   Note: The Pest Management Plan (PMP) for the Maranoa Region is available on Council's website via the following link: http://www.maranoa.qld.gov.au/council/Documents/Pest_Management_Plan_2012_2016.pdf#search=PEST%20MANAGMENT. The PMP identifies, among others, Parkinsonia, Prickly Acacia and Parthenium as Priority Pest Plants to be managed in the Maranoa Region.

Advertising signage

9. **Any proposed advertising signage is subject to a further development approval unless compliant with the self-assessable development provisions of the Planning Scheme, or other applicable planning instrument in force at the relevant time.**

10. **Any free standing advertising signage or structure to be constructed on the subject site shall be designed by an RPEQ (Structural) Engineer and certification provided for both design and construction.**

Refuse storage

11. **Waste containers must be provided within the "Development area" and maintained in a clean and tidy state at all times while the use continues, and shall be emptied and the waste removed from the site on a regular basis, and immediately after a function or event.**

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14. A dedicated area shall be provided for service vehicle access and manoeuvring for waste collection within the Development site area. The dedicated area shall be provided in accordance with the Capricorn Municipal Development Guidelines.

15. A convenient access shall be provided between all refuse storage areas and the designated area for waste collection service vehicles.

Lighting

16. Lighting associated with the approved use, including any security lighting, shall be such that the lighting intensity does not exceed 8.0 lux at a distance of 1.5 meters from the site at any property boundary.

17. All lighting shall be directed or shielded so as to ensure that no glare directly affects adjoining and nearby properties.

Avoiding nuisance

18. No nuisance is to be caused to adjoining properties and occupiers by way of smoke, dust, rubbish, contaminant, stormwater discharge or siltation at any time, including non-working hours.

19. There must not be unreasonable or sustained levels of noise or odour and no nuisance caused to adjoining properties while the use continues.

20. The development site and its surrounds must be kept in an orderly fashion, free of rubbish and clear of weeds and long grasses. The approved development and the premises are to be maintained in a clean and tidy condition and not pose any health and safety risks to the community.

21. All reasonable measures shall be undertaken to mitigate potential noise nuisance to adjoining properties during functions and events. Measures may include temporary sound barriers such as hay stacks and/or temporary fencing.

Perimeter signage

22. Signage must be erected on the southern perimeter of the 'Development area' deterring visitors from congregating adjacent to or passing beyond this boundary of the 'Development area'.

Earthworks

23. Any earthworks associated with the approved use are to be undertaken in accordance with CMDG Design Guidelines D6 – Site Regrading.

Note: Any cut or fill associated with the progression of works for the approved use that exceeds 100m^2 will require a Development Permit for Operational works prior to any earthworks being undertaken.

Erosion control

24. **All construction works on site are to be undertaken in accordance with the Institute of Engineers (Australia) (IEAUST) Soil Erosion and Sediment Control Engineering Guidelines for Queensland Construction sites.**

Services

25. **The approved development is to be provided with an on-site water supply with sufficient capacity to meet all operational needs, including potable water sufficient to meet the needs of all visitors to the site and to mitigate dust nuisance generated by vehicles accessing the site.**

26. **The site must be connected to an on-site sewerage treatment system that is designed in accordance with AS/NZS 1547:2012 and that is adequate for the approved use. The removal and disposal of any effluent from the site must be performed by a suitably licensed contractor.**

27. **The number of people using the "Function facility" shall be limited to the maximum capacity of the onsite sewerage treatment system.**

    Note: The landowner/operator is responsible for obtaining any permits required to achieve compliance with environmental laws relevant to the provision of onsite sewerage treatment and/or disposal.

28. **Amenities are to be provided on site generally in the location denoted as "Ablution block" on Approved Plan Moorelands Bush Nursery Layout dated 19/01/2018.**

29. **In the event that the approved development cannot be supplied with an adequate supply of electricity through efficient design and alternative energy technologies, a connection to the reticulated electricity network must be provided to service the development.**

30. **If the approved development is connected to a telecommunication service, any works required to establish this connection are to be undertaken in accordance with the relevant service provider's requirements and specifications, along with relevant building standards, requirements and specifications.**

31. **Any conflicts associated with proposed and existing services shall be forwarded by the developer to the appropriate controlling authority for approval for any proposed changes.**

Stormwater and drainage

32. **Stormwater is collected internally within the site and discharged so as to:**
    - **(a) protect the stability of buildings and the use of adjacent land;**
    - **(b) prevent water-logging of nearby land; and**
    - **(c) protect and maintain environmental values.**

33. **No nuisance ponding of stormwater is to be created within the vicinity of the approved development or to adjacent properties or roads.**

34. **Appropriate pollution control devices and/or methods shall be implemented to ensure that no contamination or silting of creeks or other waterways result from the stormwater generated from the approved development facility.**

Operating hours

35. **Operating hours for the approved "Garden centre" are restricted to 9:00am to 2:00pm on Fridays and 8:00am to 4:00pm on Saturdays and Sundays.**

    Signage must be provided at the Site Access clearly displaying the operating hours of the "Garden centre".

36. **Operating hours for the approved "Function facility" are restricted to the hours between 9:00am to 2:00pm and 5:00pm to 11:00pm on Fridays and 8:00am to 11:00pm Saturdays and Sundays (noise permitted).**

    Note: The operator may apply to Council to vary the hours of operation for a particular event where the extended operating hours are necessary in the opinion of the Council having considered the requirements and community benefits of the particular event and the duration of the additional impacts upon the local community. Any decision to alter the operating hours may be subject to consultation with adjacent land owners.

Number of "Function facility" events

37. **The number of events (including market days and charity events) that are permitted to be held at the approved "Function facility' is strictly restricted to 20 events per year.**

Road signs

38. **Road signage shall be provided at the start of the unsealed section of Dargal Road to advise drivers about the oncoming section of unsealed road. A tourist sign shall be included on the same sign post advising motorists of the distance (in kilometers) to the approved entrance to the development site. The required signage must be installed within 3 months of the development approval taking effect.**

39. **Tourist road signage advising of the distance to the approved access and the required turn movement into the approved development shall be provided in proximity to the intersection of Dargal Road and Moorelands Lane to deter approaching motorists from accessing the development site via Moorelands Lane. The required signage must be installed within 3 months of the development approval taking effect.**

Emergency events

40. **A Bushfire Hazard Management Plan is to be prepared having regard to the site characteristics and management procedures in the event of a bushfire. All staff shall be made aware of the Bushfire Hazard Management Plan, its content, and the procedures that need to be followed in the case of a bushfire event.**

    Note: A copy of the Bushfire Hazard Management Plan must be made available during Council's compliance inspection.

41. **The approved development must incorporate measures for fire protection, including firefighting equipment and adequate water supplies, in accordance with the relevant legislation and standards.**

42. **Access to a reliable water supply for firefighting purposes (such as a dedicated water tank with a minimum 22,500 litre capacity, a swimming pool or dam located on the site and within the proximity of the approved use).**

43. **A Flood Management Plan shall be prepared prior to the commencement of the use having regard to the site characteristics and management procedures in the event of flood. All staff be made aware of the Flood Management Plan, its content, and the procedures that need to be followed in the case of a major flood event.**

44. **All reasonable efforts should be made to advise visitor/s in advance of premises closures that required due to inclement weather events.**

Access

45. **Access and egress for the approved use shall be provided from Dargal Road in the location denoted as "Site Access" on Approved Drawing Location Map (marked in Red by Council). Signage is to be erected at the "Site Access" clearly identifying it as the entry and exit point to the approved development.**

46. **Access and egress to the approved development from Moorelands Lane is strictly prohibited at all times.**

47. **A vehicle crossover from the development site to Dargal Road shall be constructed in the location denoted as "Site Access" in accordance with CMDG standard drawing CMDG-R-040 Rev E – Access along Gravel Roads.**

    Note: The landowner shall be responsible for the maintenance of vehicle crossovers from the road carriageway to the property boundary. Should any damage be caused to Dargal Road at the approved access location, it is the landowner's responsibility to ensure this is reinstated. Any repair works are to be undertaken in consultation with Council and at the landowner's expense.

48. **A "Give Way" sign is to be erected internally within the development site generally in the location of the "Site Access" instructing vehicles exiting the site to give way to incoming traffic.**

49. **The existing single lane cattle grid located at the "Site Access" shall be relocated a minimum distance of 25 metres from the property boundary to allow safe storage for entering traffic. Each approach to the grid shall include narrow grid warning signs and hazard markers in accordance with the Manual of Uniform Traffic Control Devices (Qld).**

50. **A 4.0 metre wide internal access road shall be maintained from the "Site Access" to the "Development area" as denoted on Approved Drawing Moorelands Bush Nursery Layout dated 19/01/2018. Signage and/or other markings must be provided along the internal access road to provide clear direction for motorists and ensure the safe movement for vehicles entering and exiting the facility.**

    Note: In the event that the internal access road becomes unpassable due to inclement weather, signage shall be erected at the "Site Access" discouraging vehicles from using the internal access road.

51. **Signage is to be erected internally within the site at each end of the internal access road to inform motorists of the potential for stock to be present on, or in proximity to the roadway.**

    Note: Refer to the MUTCD for approved stock warning signs.

Visitor parking

52. **The area denoted as "Car parking area" on Approved Drawing Moorelands Bush Nursery Layout dated 19/01/2018, is to be made a dedicated visitor parking area. This area shall be clearly delineated from the "Function facility" and Garden centre" area(s) via the use of signage and barricading (i.e. fenced/roped-off) so as to avoid any conflicts between pedestrians and vehicles.**

53. **The "Car parking area" on Approved Drawing Moorlands Bush Nursey Layout dated 19/01/2018, must be made trafficable (i.e. mowed, levelled etc.) and remain free of impediment or obstacle at all times to ensure the safe manoeuvring of vehicles accessing the site.**

54. **In addition to the dedicated car parking area, there must be adequate provision for bus parking and manoeuvring within the "Development area". Bus parking areas are to be distinguished from car parking and manoeuvring areas through the use of signage and/or other demarcation/s.**

55. **Adequate separation distances between vehicle parking areas and driveways/access in the "Area for parking" shall be provided to ensure the safe manoeuvrability of vehicles through the car parking area. Car parking attendants shall be available during large events to direct vehicles in and out of the car parking area safely.**

56. **The minimum number of car parks provided during events shall be equal to 1 space per 30m^2 of Gross Floor Area of the "Function facility." Additional onsite parking is to be provided to the extent required to accommodate the anticipated number of visitors to the site during each event.**

57. **Designated PWD accessible parking space/s are to be provided in accordance with the National Construction Code.**

58. **The "Area for parking" as shown on Approved Drawing RP2 (marked in Red by Council) shall not be used in the event that the area becomes unsafe and/or inaccessible for vehicles due to inclement weather events. In the event that the "Area for parking" becomes inaccessible for vehicles to enter and exit safely, the "Garden centre" and the "Function facility" is not permitted to operate.**

No Cost to Council

59. **The developer is responsible for meeting all costs associated with the approved development unless there is specific agreement by other parties, including the Council, to meeting those costs.**

60. **All civil and related work shall be designed and supervised by a Registered Professional Engineer of Queensland (RPEQ) who is competent in the construction of the works.**

61. **All rates and charges of any description and all arrears of such rates and charges, together with interest outstanding thereon, on the land, due to Council, shall be paid to the Council prior to the required Council Compliance inspection.**

Latest versions

62. **Where another condition refers to a specific published standard, manual or guideline, including specifications, drawings, provisions and criteria within those documents, that condition shall be deemed as referring to the latest versions of those publications that are publicly available at the time the first operational works or compliance approval is lodged with the assessment manager or approval agency for those types of works to be performed or approved, unless a regulation or law requires otherwise.**

Application documentation

63. **It is the developer's responsibility to ensure that all entities associated with the Development Approval have a legible copy of the Decision Notice and the Approved Plans and the Approved Documents bearing 'Council Approval'.**

CARRIED

Responsible Officer	**Town Planner**

Resolution No. GM/07.2019/106

Moved Cr Stanford **Seconded Cr McMullen**

That Council:

1. **Consider the additional works required to upgrade Dargal Road project in the 2019/20 Budget Meeting.**
2. **Notify the applicant and submitters of the outcome following the meeting.**

CARRIED 7/0

Responsible Officer	**Deputy Director Infrastructure Services/Strategic Road Management**

Item Number: **L.2** **File Number: D19/63024**

SUBJECT HEADING: **QUEENSLAND OPERA PERFORMANCE SEPTEMBER 2019**

Officer's Title: **Manager - Economic & Community Development**

Executive Summary:
Council has previously resolved to host a performance of the Queensland Opera in the Maranoa region on Friday, 6 September 2019. This report provided recommendations regarding venue, budget and ticket prices.

Resolution No. GM/07.2019/107

Moved Cr Chandler **Seconded Cr O'Neil**

That Council:

1. **Hold the event in the Hibernian Hall.**
2. **Book the St Paul's Hall as an alternative venue to Dance West in lieu of Hibernian Hall at Council cost.**
3. **Provide Dance West with workforce assistance to move to St Paul's Hall and back.**
4. **Offer the community the opportunity to provide a bar or catering.**
5. **Update the 2019/20 Fees and Charges to include the ticket prices for the Queensland Opera performance:**

UNCONFIRMED

- **$45 per person for adults**
- **$15 for school aged children (5-17)**
- **Children 0 - 4 free.**

NO VOTE TAKEN

Responsible Officer	**Manager - Economic & Community Development**

No vote was taken on the draft motion at that time, with Cr. O'Neil proposing the following Procedural Motion:

Resolution No. GM/07.2019/108

Moved Cr O'Neil **Seconded Cr**

That Council suspend 'Standing Orders' for Item L.2 to allow all Councillors to speak on the matter should they wish to do so.

CARRIED 7/0

Mayor Golder moved an amendment to point 5 of the draft motion, which was recorded as follows:

Resolution No. GM/07.2019/109

Moved Cr Golder **Seconded Cr Newman**

Update the 2019/20 Fees and Charges to include the ticket prices for the Queensland Opera performance:

- **$45 per person for adults**
- **$ 5 for school aged children (5-17)**
- **Children 0 - 4 free.**

MOTION LOST 3/4

Mayor Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Golder	Cr. Chandler
Cr. McMullen	Cr. Newman
Cr. Stanford	Cr. O'Neil
	Cr. Schefe

Council then voted on the initial draft motion, with the outcome recorded as follows:

Resolution No. GM/07.2019/110

Moved Cr Chandler **Seconded Cr O'Neil**

That Council:

1. **Hold the event in the Hibernian Hall.**
2. **Book the St Paul's Hall as an alternative venue to Dance West in lieu of Hibernian Hall at Council cost.**
3. **Provide Dance West with workforce assistance to move to St Paul's Hall and back.**

4. **Offer the community the opportunity to provide a bar or catering.**

5. **Update the 2019/20 Fees and Charges to include the ticket prices for the Queensland Opera performance:**

   - **$45 per person for adults**
   - **$15 for school aged children (5-17)**
   - **Children 0 - 4 free.**

CARRIED 5/2

Mayor Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Chandler	Cr. Golder
Cr. Newman	Cr. McMullen
Cr. O'Neil	
Cr. Schefe	
Cr. Stanford	

Responsible Officer	**Manager - Economic & Community Development**

COUNCIL ADJOURNED THE MEETING
FOR A BRIEF RECESS AT 5.44PM

SUBJECT HEADING: RESUMPTION OF STANDING ORDERS
COUNCIL RESUMED THE MEETING AT 5.47PM

LATE VERBAL ITEM

Resolution No. GM/07.2019/111

Moved Cr O'Neil **Seconded Cr McMullen**

That Council approve the inclusion of a further late verbal item as part of the late open agenda, as requested by the Manager Economic & Community Development and Chief Executive Officer.

(Item L.3 - Request for letter of support – Wellcamp Regional Export Distribution Centre)

CARRIED 7/0

Item Number: **L.3** **File Number: N/a**

SUBJECT HEADING: **REQUEST FOR LETTER OF SUPPORT - WELLCAMP REGIONAL EXPORT DISTRIBUTION CENTRE**

Officer's Title: **Manager - Economic & Community Development**

Executive Summary:
It was requested that a Letter of Support be provided to Toowoomba & Surat Basin (TSBE) in their bid to attract funds to establish a Regional Export Distribution Centre at Wellcamp Airport.

TSBE has been asked to submit a business case for their funding application under the Queensland Government's Jobs and Regional Growth Fund.

Resolution No. GM/07.2019/112	
Moved Cr O'Neil	**Seconded Cr Schefe**
That Council provide a letter of support to the applicant (signed by Mayor Golder), in support of their proposed project.	
CARRIED	7/0

Responsible Officer	**Manager - Economic & Community Development**

LATE CONFIDENTIAL ITEM (Discussed in closed session)

In accordance with the provisions of section 275 of the *Local Government Regulation 2012*, Council resolved to close the meeting to discuss Item LC.1, which it has deemed to be of a confidential nature and specifically pertaining to the following section:

(c) the local government budget.

Resolution No. GM/07.2019/113	
Moved Cr O'Neil	**Seconded Cr Newman**
That Council close the meeting to the public at 5.50pm.	
CARRIED	7/0

Resolution No. GM/07.2019/114	
Moved Cr O'Neil	**Seconded Cr Newman**
That Council open the meeting the public at 5.54pm.	
CARRIED	7/0

LATE CONFIDENTIAL ITEM (Discussed in closed session)

Item Number:	**LC.1**	**File Number: D19/61534**
SUBJECT HEADING:	**MUGGINS LANE BRIDGE OPTIONS ANALYSIS**	
Officer's Title:	**Deputy Director Infrastructure Services/Strategic Road Management**	

Executive Summary:
In June, Council was presented a report regarding the current condition of the timber bridge on Muggins Lane, Yuleba. The report provided a summary of the findings from recent Level 2 and 3 Inspections to be completed on the bridge. At the meeting, Council resolved, the bridge be closed to all vehicle traffic.

This report provided Council a summary of options regarding the long term asset management of the Muggins Lane Bridge.

UNCONFIRMED

Moved Cr McMullen **Seconded Cr Schefe**

That Council:

1. **Note and receive the options analysis for the timber bridge on Muggins Lane, Yuleba.**
2. **Provide a budget allocation of $30,000 to complete the detailed design for Option 5, Reinforced Concrete Box Culvert.**
3. **Submit a funding application for Round 5 of the Australian Government's Bridges Renewal Program to replace the existing timber bridge structure.**

NO VOTE TAKEN

No vote was taken on the draft motion at that time, with Cr. O'Neil proposing the follow procedural motion:

Resolution No. GM/07.2019/115
Moved Cr O'Neil

That Council suspend 'Standing Orders' for Item LC.1 to allow Councillors an opportunity to speak on the matter should they wish to do so.

CARRIED 7/0

Resolution No. GM/07.2019/116

Moved Cr McMullen **Seconded Cr Schefe**

That Council:

1. **Note and receive the options analysis for the timber bridge on Muggins Lane, Yuleba.**
2. **Provide a budget allocation of $30,000 to complete the detailed design for Option 5, Reinforced Concrete Box Culvert.**
3. **Submit a funding application for Round 5 of the Australian Government's Bridges Renewal Program opens to replace the existing timber bridge structure.**

CARRIED 6/1

Mayor Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Chandler	Cr. Golder
Cr. McMullen	
Cr. Newman	
Cr. O'Neil	
Cr. Schefe	
Cr. Stanford	

Responsible Officer	**Deputy Director Infrastructure Services/Strategic Road Management**

CLOSURE

There being no further business, the Mayor thanked Council for their attendance and declared the meeting closed at 5.57pm.

These Minutes are to be confirmed at the next General Meeting of Council to be held on 14 August 2019, at Roma Administration Centre.

.....……..... .....

Mayor. Date.

UNCONFIRMED

MINUTES OF THE SPECIAL BUDGET MEETING OF MARANOA REGIONAL COUNCIL HELD AT ROMA ADMINISTRATION CENTRE ON 30 JULY 2019 COMMENCING AT 11.00AM

ATTENDANCE

Mayor Cr. T D Golder chaired the meeting with, Deputy Mayor Cr. J L Chambers, Cr. N H Chandler, Cr. P J Flynn, Cr. G B McMullen, Cr. W M Newman, Cr. C J O'Neil, Cr. D J Schefe, Cr. J M Stanford, Chief Executive Officer – Julie Reitano, Deputy Chief Executive Officer/Director Development, Facilities & Environmental Services – Rob Hayward, Director Corporate, Community & Commercial Services – Sharon Frank and Minutes Officer – Kelly Rogers in attendance.

WELCOME

The Mayor welcomed all present and declared the meeting open at 11.10am.

BUSINESS

SUPPLEMENTARY ITEM

Item Number:	**S.2**	**File Number: D19/55781**
SUBJECT HEADING:	**SUMMARY OF BUDGET SUBMISSIONS AND FINANCIAL PLANNING STANDING COMMITTEE RECOMMENDATIONS AND FINAL AMENDMENTS RECOMMENDED TO COUNCIL**	
Officer's Title:	**Director - Corporate, Community & Commercial Services**	

Executive Summary:
This report tabled a summary of the Proposed Budget as presented by the Mayor (Column 1), amendments recommended to the Proposed Budget (Column 2), amendments recommended and discussed by the Budget Submissions and Financial Planning Standing Committee (Column 3), final amendments recommended to Council (Column 4) and Budget with Amendments 2019/20 (Column 5).

Notes on the variations between Columns 1, 2, 3, 4 and 5 were included within the report for ease of reference.

Resolution No. SMB/07.2019/01

Moved Cr Newman **Seconded Cr Chambers**

That the information be received.

CARRIED 8/1

Mayor. Golder called for a division of the vote. The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Chambers	Cr. Schefe
Cr. Chandler	
Cr. Flynn	
Cr. Golder	
Cr. McMullen	
Cr. Newman	
Cr. O'Neil	
Cr. Stanford	

Responsible Officer	**Director - Corporate, Community & Commercial Services**

CONFIRMED

Resolution No. SMB/07.2019/02

Moved Cr Chambers **Seconded Cr Newman**

That Council suspend 'Standing Orders' for the remainder of the meeting, to allow all Councillors to speak should they wish to do so.

CARRIED 9/0

Item Number: **3.1** **File Number: D19/55779**

SUBJECT HEADING: **PREPARATION AND PRESENTATION OF A BUDGET TO COUNCIL**

Councillor's Title: **Mayor Golder**

Executive Summary:
The report presented a proposed budget for 2019/20.

Resolution No. SMB/07.2019/03

Moved Cr Golder **Seconded Cr McMullen**

That the proposed budget as presented by the Mayor be formally received by Council.

CARRIED 9/0

Responsible Officer	**Mayor**

Item Number: **3.2** **File Number: D19/55780**

SUBJECT HEADING: **STATEMENT OF ESTIMATED FINANCIAL POSITION 2018/19**

Officer's Title: **Chief Executive Officer**

Executive Summary:
Section 205 of the Local Government Regulation 2012 requires the Chief Executive Officer to present to the local government at its annual budget meeting, with a Statement of Estimated Financial Position for the previous financial year.

Resolution No. SMB/07.2019/04

Moved Cr Chandler **Seconded Cr Stanford**

That pursuant to Section 205 of the *Local Government Regulation 2012*, the Statement of Estimated Financial Position for the previous financial year (2018/19) be received and its contents noted.

CARRIED 9/0

Responsible Officer	**Chief Executive Officer**

UNCONFIRMED

Item Number: **3.3** **File Number: D19/55782**

SUBJECT HEADING: **ADOPTION OF BUDGET**

Councillor's Title: **Mayor Golder**

Executive Summary:
This report presented the proposed budget for 2019/20 for Council's consideration.

Resolution No. SMB/07.2019/05

Moved Cr Golder **Seconded Cr McMullen**

That pursuant to section 170A of the *Local Government Act 2009* and sections 169 and 170 of the *Local Government Regulation 2012*, the proposed budget, as tabled in Agenda Item 3.1 and the amendments included in column 2 of the supplementary report tabled at this meeting ("Summary of Budget Submissions and Financial Planning Standing Committee Recommendations and Final Amendments Recommended to Council") be adopted, incorporating:

- **The statement of financial position;**
- **The statement of cash flow;**
- **The statement of income and expenditure;**
- **The statement of changes in equity;**
- **The long-term financial forecast;**
- **The revenue statement;**
- **The revenue policy;**
- **An assessment of business activities to determine if they meet the threshold for classification as a significant business activity;**
- **Relevant measure of financial sustainability;**
- **The total value of the change, expressed as a percentage, in the rates and utility charges levied for the financial year compared with the rates and utility charges levied in the previous budget;**
- **Estimated Activity Statement; and**
- **Supplementary table - capital expenditure, one off projects and carryover projects.**

MOTION LOST 2/7

Mayor Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Golder	Cr. Chambers
Cr. McMullen	Cr. Chandler
	Cr. Flynn
	Cr. Newman
	Cr. O'Neil
	Cr. Schefe
	Cr. Stanford

Resolution No. SMB/07.2019/06

Moved Cr Chambers **Seconded Cr O'Neil**

That pursuant to section 170A of the *Local Government Act 2009* and sections 169 and 170 of the *Local Government Regulation 2012*, the Proposed Budget presented by the Mayor for the 2019/20 financial year, incorporating:

- **The statement of financial position;**
- **The statement of cash flow;**
- **The statement of income and expenditure;**
- **The statement of changes in equity;**
- **The long-term financial forecast;**
- **The revenue statement;**
- **The revenue policy;**
- **An assessment of business activities to determine if they meet the threshold for classification as a significant business activity;**
- **Relevant measure of financial sustainability;**
- **The total value of the change, expressed as a percentage, in the rates and utility charges levied for the financial year compared with the rates and utility charges levied in the previous budget;**
- **Estimated Activity Statement; and**
- **Supplementary table - capital expenditure, one off projects and carryover projects.**

as tabled in Agenda Item 3.1 be adopted with amendments equivalent to the variations as outlined in Column 2, 3 and 4 to give effect to Column 5 of the supplementary report tabled at this meeting ("Summary of Budget Submissions and Financial Planning Standing Committee Recommendations and Final Amendments Recommended to Council").

To remove any doubt, this includes the updated Revenue Statement 2019/20 (as tabled at the meeting).

The adopted budget document (Budget with amendments) can be accessed by clicking on the link below:

http://www.maranoa.qld.gov.au/council/budgets

CARRIED 7/2

Mayor Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Chambers	Cr. Golder
Cr. Chandler	Cr. McMullen
Cr. Flynn	
Cr. Newman	
Cr. O'Neil	
Cr. Schefe	
Cr. Stanford	

Responsible Officer	Chief Executive Officer

Item Number:	**3.4**	**File Number: D19/55783**
SUBJECT HEADING:	**DEBT (BORROWING) POLICY**	
Officer's Title:	**Director - Corporate, Community & Commercial Services**	

Executive Summary:
It is a requirement of the Local Government Regulation 2012 (Section 192) that a local government prepare and adopt a debt policy for a financial year.

A draft policy was tabled for Council's consideration.

Resolution No. SMB/07.2019/07

Moved Cr Newman **Seconded Cr Flynn**

That Council adopt the draft Debt (Borrowings) Policy 2019/20 incorporating Table 1 with Column B of the officer's report, as follows:

1. PURPOSE

The purpose of Borrowings policy is to:

- To comply with the requirements of Chapter 5, Part 4, Section 192 of the *Local Government Regulation 2012;*
- To ensure that borrowings will only be used to finance capital works that will provide services now and into the future;
- To ensure that there will be no borrowings used to finance recurrent expenditure;
- Identify new borrowings;
- The time over which it is planned to repay existing and proposed borrowings to ensure the sound management of any Council debt.

2. SCOPE

This policy and procedures apply to Borrowings by Council in accordance with *Local Government Act 2009* and *Local Government Regulation 2012*. The policy also provides the option for Council to borrow internally – i.e. to source funds from income producing business units of Council, and then to repay those funds in future years on normal commercial terms.

3. DEFINITIONS

Council	Maranoa Regional Council
Act	*Local Government Act 2009*
Regulation	*Local Government Regulation 2012*
QTC	Queensland Treasury Corporation

All other definitions are as per the *Local Government Act 2009* and the *Local Government Regulation 2012*.

4. DETAILS

4.1 INTRODUCTION

Council currently has loans with Queensland Treasury Corporation and may need to seek loans in future years, therefore the following will be considered prior to making any commitments.

In order to provide a better service to ratepayers, Council will restrict the purpose of loans to asset acquisition and expenditure of a capital nature only. The service that will be provided will benefit present and future generations; therefore it is the opinion of Council that the cost should be shared between present and future generations.

The appropriate mix of debt to internal funding used is intended to provide the lowest long term level of rates which does not over commit the future and which provides adequate flexibility of funding in the short term.

4.2 TERM OF BORROWINGS

The term of debt will generally relate to the life of the asset created but will not exceed twenty years for any individual asset. Current and new borrowings are planned to be repaid within a twenty (20) year term.

4.3 OPTION TO BORROW INTERNALLY

Council proposes to implement an internal borrowing policy whereby one Department is able to borrow from another Department / Business Unit. Loan terms and conditions will be based on commercial terms and will apply QTC's cost of debt to calculate an appropriate rate of (internal) interest.

For 2019/20 financial year, the general fund will borrow $1,233,869 from the gravel pits reserves. Funding will be used as Council co-contribution for the Bigger Big Rig Outback Tourism Infrastructure. Loan term will be an estimated of three years.

4.4 PROPOSED EXTERNAL BORROWINGS

Pursuant to *Section 192 Local Government Regulation 2012*, Council must prepare a debt policy each year that states the new borrowings planned for the current financial year and the next 9 financial years per annum.

As a result of Council's review of its capital funding requirements, the following borrowings are identified as being required for the current financial year and the next 9 financial years.

YEAR	PURPOSE	TERM	AMOUNT
2019/20			Nil
2020/21			Nil
2021/22			Nil
2022/23			Nil
2023/24			Nil
2024/25			Nil
2025/26			Nil
2026/27			Nil
2027/28			Nil
2028/29			Nil

4.5 PROPOSED LOAN PAYOUT

Proposed loan payout	**Column B**
Partly pay existing loans	Nil

5. SPECIAL PROVISIONS

N/A.

6. RELATED POLICIES AND LEGISLATION

Local Government Act 2009
Local Government Regulation 2012
Statutory Bodies Financial Arrangements Act 1982
Statutory Bodies Financial Arrangements Regulation 2007.

7. ASSOCIATED DOCUMENTS

Investment Policy Budget 2019/20.

CARRIED 7/2

Mayor Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Chambers	Cr. Golder
Cr. Chandler	Cr. McMullen
Cr. Flynn	
Cr. Newman	
Cr. O'Neil	
Cr. Schefe	
Cr. Stanford	

Responsible Officer	**Director - Corporate, Community & Commercial Services**

Item Number: **3.5** **File Number: D19/55784**

SUBJECT HEADING: **DIFFERENTIAL GENERAL RATES CATEGORIES AND DESCRIPTION 2019/20**

Officer's Title: **Director - Corporate, Community & Commercial Services**

Executive Summary:
The purpose of this report was to adopt categories of rateable land for the levying of general rates for the financial year ending 30 June 2020.

Resolution No. SMB/07.2019/08

Moved Cr McMullen **Seconded Cr Golder**

That Council:

1. **Pursuant to section 81 of the *Local Government Regulation 2012*, the categories into which rateable land is categorised, the description of those categories and, pursuant to sections 81(4) and 81(5) of the *Local Government Regulation 2012*, the method by which land is to be identified and included in its appropriate category Column A of the officer's report as follows; and**

UNCONF

2. **Delegate to the Chief Executive Officer the power, pursuant to sections 81(4) and 81(5) of the *Local Government Regulation 2012*, to identify the rating category to which each parcel of rateable land belongs.**

Column A Proposed Budget		
Category (section 81)	**Description (section 81)**	**Identification (sections 81(4) and 81(5))**
Category 1 – Residential A	**Land used, or capable of being used for residential purposes, which has a rating valuation less than or equal to $40,000.**	**Land having the land use codes of 01, 02, 03, 06, 08, 09, 72.**
Category 2 – Residential B	**Land used, or capable of being used for residential purposes, which has a rating valuation greater than $40,000 but less than or equal to $70,000.**	**Land having the land use codes of 01, 02, 03, 06, 08, 09, 72.**
Category 3 – Residential C	**Land used, or capable of being used for residential purposes, which has a rating valuation greater than $70,000 but less than or equal to $200,000.**	**Land having the land use codes of 01, 02, 03, 06, 08, 09, 72.**
Category 4 – Residential D	**Land used, or capable of being used for residential purposes, which has a rating valuation greater than $200,000.**	**Land having the land use codes of 01, 02, 03, 06, 08, 09, 72.**
Category 5 – Large Housesite or Small Rural or Rural Residential A	**Land used, or capable of being used for rural residential, residential or rural purposes, which has an area less than 80 hectares and a rating valuation of less than or equal to $40,000 which is not otherwise categorised.**	**Land having the land use codes of 03, 04, 05, 06, 60-87, 89, 93, 94.**
Category 6 – Large Housesite or Small Rural or Rural Residential B	**Land used, or capable of being used for rural residential, residential or rural purposes, which has an area less than 80 hectares and a rating valuation greater than $40,000 but less than or equal to $70,000 which is not otherwise categorised.**	**Land having the land use codes of 03, 04, 05, 06, 60-87, 89, 93, 94.**
Category 7 – Large Housesite or Small Rural or Rural Residential C	**Land used, or capable of being used for rural residential, residential or rural purposes, which has an area less than 80 hectares and a rating valuation greater than $70,000 but less than or equal to $200,000 which is not otherwise categorised.**	**Land having the land use codes of 03, 04, 05, 06, 60-87, 89, 93, 94.**
Category 8 – Large Housesite or Small Rural or Rural Residential D	**Land used, or capable of being used for rural residential, residential or rural purposes, which has an area less than 80 hectares and a rating valuation greater than $200,000 which is not otherwise categorised.**	**Land having the land use codes of 03, 04, 05, 06, 60-87, 89, 93, 94.**

Category 9 – Commercial and/or Industrial	**Land used, or capable of being used, in whole or in part, for commercial or industrial purposes other than where land is included in category 10-12 or 29-38.**	**Land having the land use codes of 01, 04, 06-39, 41-48, 72, 92, 96, 97 or 99.**
Category 10 - Caravan Parks	**Land used, or capable of being used, in whole or in part, for a caravan park.**	**Land having the land use code of 49.**
Category 11 – Shopping Centre (>2,500sqm)	**Land used for the purpose of a shopping centre with a gross floor area exceeding 2,500m2, where the land is tenanted by either a department store or large supermarket with major on-site parking facilities and/or a number of specialty shops or offices with major on-site parking facilities.**	**Land having the land use codes of 12 -16.**
Category 12 – Transformers	**Land used, in whole or in part, for the purpose of a transformer.**	**Land having the land use code of 91.**
Category 13 – Extractive Industry/Waste Processing, Recycling or Disposal A (<=5,000tpa, <=1ha)	**Land used, in whole or in part, for the purpose of extractive industry and/or waste processing, recycling or disposal activities, where the permitted tonnage of extractive material production and/or waste volumes per annum is less than or equal to 5,000 tonnes or the permitted tonnage of extractive material production and/or waste volumes per annum is unknown and the land is less than or equal to 1 hectare.**	**Land having the land use code of 40 or has an alternative land use with an extractive and/or waste receival approval.**
Category 14 – Extractive Industry/Waste Processing, Recycling or Disposal B (5,001-20,000tpa)	**Land used, in whole or in part, for the purpose of extractive industry and/or waste processing, recycling or disposal activities, where the permitted tonnage of extractive material production and/or waste volumes per annum is more than 5,000 tonnes but less than or equal to 20,000 tonnes.**	**Land having the land use code of 40 or has an alternative land use with an extractive and/or waste receival approval.**
Category 15 – Extractive Industry/Waste Processing, Recycling or Disposal C (20,001 – 50,000tpa)	**Land used, in whole or in part, for the purpose of extractive industry and/or waste processing, recycling or disposal activities, where the permitted tonnage of extractive material production and/or waste volumes per annum is more than 20,000 tonnes but less than or equal to 50,000 tonnes.**	**Land having the land use code of 40 or has an alternative land use with an extractive and/or waste receival approval.**

Category 16 – Extractive Industry/Waste Processing, Recycling or Disposal D (50,001 – 100,000tpa)	**Land used, in whole or in part, for the purpose of extractive industry and/or waste processing, recycling or disposal activities, where the permitted tonnage of extractive material production and/or waste volumes per annum is more than 50,000 tonnes but less than or equal to 100,000 tonnes.**	**Land having the land use code of 40 or has an alternative land use with an extractive and/or waste receival approval.**
Category 17 – Extractive Industry/Waste Processing, Recycling or Disposal E (100,001 – 200,000tpa)	**Land used, in whole or in part, for the purpose of extractive industry and/or waste processing, recycling or disposal activities, where the permitted tonnage of extractive material production and/or waste volumes per annum is more than 100,000 tonnes but less than or equal to 200,000 tonnes.**	**Land having the land use code of 40 or has an alternative land use with an extractive and/or waste receival approval.**
Category 18 – Extractive Industry/Waste Processing, Recycling or Disposal F (200,001 – 500,000tpa)	**Land used, in whole or in part, for the purpose of extractive industry and/or waste processing, recycling or disposal activities, where the permitted tonnage of extractive material production and/or waste volumes per annum is more than 200,000 tonnes but less than or equal to 500,000 tonnes.**	**Land having the land use code of 40 or has an alternative land use with an extractive and/or waste receival approval.**
Category 19 – Extractive Industry/Waste Processing, Recycling or Disposal G (>500,000tpa)	**Land used, in whole or in part, for the purpose of extractive industry and/or waste processing, recycling or disposal activities, where the permitted tonnage of extractive material production and/or waste volumes per annum exceeds 500,000 tonnes.**	**Land having the land use code of 40 or has an alternative land use with an extractive and/or waste receival approval.**
Category 20 – Extractive Industry/Waste Processing, Recycling or Disposal H (1ha-50ha, tonnage unknown)	**Land used, in whole or in part, for the purpose of extractive industry and/or waste processing, recycling or disposal activities, where the permitted tonnage of extractive material production and/or waste volumes per annum is unknown and the area is greater than 1 hectare but less than or equal to 50 hectares.**	**Land having the land use code of 40 or has an alternative land use with an extractive and/or waste receival approval.**

Category 21 – Extractive Industry/Waste Processing, Recycling or Disposal I (>50ha, tonnage unknown)	**Land used, in whole or in part, for the purpose of extractive industry and/or waste processing, recycling or disposal activities, where the permitted tonnage of extractive material production and/or waste volumes per annum is unknown and the area is greater than 50 hectares.**	**Land having the land use code of 40 or has an alternative land use with an extractive and/or waste receival approval.**
Category 22 – Refinery	**Land used for the purpose of a gas refinery or separation plant.**	**Land having the land use code of 31.**
Category 23 - Petroleum Leases A (<=10,000ha)	**Petroleum leases issued within the Region with an area less than or equal to 10,000 hectares.**	**Land having the land use code of 40.**
Category 24 - Petroleum Leases B (10,001ha-20,000ha)	**Petroleum leases issued within the Region with an area greater than 10,000 but less than or equal to 20,000 hectares.**	**Land having the land use code of 40.**
Category 25 - Petroleum Leases C (>20,000ha)	**Petroleum leases issued within the Region with an area greater than 20,000 hectares.**	**Land having the land use code of 40.**
Category 26 – Gas & Oil A (<=6ha)	**Land used for, or in association or connection with, the extraction of petroleum or natural gas pursuant to a lease, where the leased area is less than or equal to 6 hectares, other than land included in category 22 or 29-38.**	**Land having the land use code of 31, 35 or 36.**
Category 27 – Gas & Oil B (>6ha-1,000ha)	**Land used for, or in association or connection with, the extraction of petroleum or natural gas pursuant to a lease, where the leased area is greater than 6 hectares and less than or equal to 1,000 hectares, other than land included in category 22 or 29-38.**	**Land having the land use code of 31, 35 or 36.**
Category 28 – Gas & Oil C (>1,000ha)	**Land used for, or in association or connection with, the extraction of petroleum or natural gas pursuant to a lease, where the leased area is greater than 1,000 hectares, other than land included in category 22 or 29-38.**	**Land having the land use code of 31, 35 or 36.**

Category 29 – Accommodation Work Camps D (1-20)	**Land used, or available for use, in whole or in part for the purpose of an accommodation work camp with greater than or equal to 1 accommodation unit but less than or equal to 20 accommodation units.**	
Category 30 – Accommodation Work Camps E (21-50)	**Land used, or available for use, in whole or in part for the purpose of an accommodation work camp with greater than 20 accommodation units but less than or equal to 50 accommodation units.**	
Category 31 – Accommodation Work Camps F (51-150)	**Land used, or available for use, in whole or in part for the purpose of an accommodation work camp with greater than 50 accommodation units but less than or equal to 150 accommodation units.**	
Category 32 – Accommodation Work Camps G (151-250)	**Land used, or available for use, in whole or in part for the purpose of an accommodation work camp with greater than 150 accommodation units but less than or equal to 250 accommodation units.**	
Category 33 – Large Accommodation Work Camps in Urban Area - A (251-500)	**Land used, or available for use, in whole or in part for the purpose of a large accommodation work camp with greater than 250 accommodation units but less than or equal to 500 accommodation units located in the designated localities of Roma, Mitchell, Injune, Surat, Wallumbilla and Yuleba.**	
Category 34 – Large Accommodation Work Camps in Urban Area - B (501-750)	**Land used, or available for use, in whole or in part for the purpose of a large accommodation work camp with greater than 500 accommodation units but less than or equal to 750 accommodation units located in the designated localities of Roma, Mitchell, Injune, Surat, Wallumbilla and Yuleba.**	
Category 35 – Large Accommodation Work Camps in Urban Area - C (>750)	**Land used, or available for use, in whole or in part for the purpose of a large accommodation work camp with greater than 750 accommodation units located in the designated localities of Roma, Mitchell, Injune, Surat, Wallumbilla and Yuleba.**	

Category 36 – Large Accommodation Work Camps A (251-500)	**Land used, or available for use, in whole or in part for the purpose of a large accommodation work camp with greater than 250 accommodation units but less than or equal to 500 accommodation units.**	
Category 37 – Large Accommodation Work Camps B (501-750)	**Land used, or available for use, in whole or in part for the purpose of a large accommodation work camp with greater than 500 accommodation units but less than or equal to 750 accommodation units.**	
Category 38 – Large Accommodation Work Camps C (>750)	**Land used, or available for use, in whole or in part for the purpose of a large accommodation work camp with greater than 750 accommodation units.**	
Category 39 – Rural > = 80ha	**Land used or capable of being used for rural purposes, which has an area equal to or greater than 80 hectares which is not otherwise categorised.**	**Land having the land use codes of 04, 05, 06, 60-89, 93, 94.**
Category 40 - Rural >=20ha - <80ha	**Land used or capable of being used for rural purposes, which has an area with equal to or greater than 20ha but less than 80 hectares which is not otherwise categorised.**	**Land having the land use codes of 04, 05, 06, 60-89, 93, 94.**
Category 41 – Intensive Animal Industry (1,000-1,999)	**Land used or intended for use, in whole or in part, for the purposes of Intensive Animal Industry requiring approval by Council or requiring licensing as an Environmentally Relevant Activity and having an approved capacity of more than or equal to 1,000 SCU but less than 2,000 SCU.**	**Land having the land use code of 64, 65 or 66 or has an alternative land use with an intensive animal industry approval.**
Category 42 – Intensive Animal Industry (2,000-2,999)	**Land used or intended for use, in whole or in part, for the purposes of Intensive Animal Industry requiring approval by Council or requiring licensing as an Environmentally Relevant Activity and having an approved capacity of more than or equal to 2,000 SCU but less than 3,000 SCU.**	**Land having the land use code of 64, 65 or 66 or has an alternative land use with an intensive animal industry approval.**

Category 43 – Intensive Animal Industry (3,000-3,999)	**Land used or intended for use, in whole or in part, for the purposes of Intensive Animal Industry requiring approval by Council or requiring licensing as an Environmentally Relevant Activity and having an approved capacity of more than or equal to 3,000 SCU but less than 4,000 SCU.**	**Land having the land use code of 64, 65 or 66 or has an alternative land use with an intensive animal industry approval.**
Category 44 – Intensive Animal Industry (4,000-4,999)	**Land used or intended for use, in whole or in part, for the purposes of Intensive Animal Industry requiring approval by Council or requiring licensing as an Environmentally Relevant Activity and having an approved capacity of more than or equal to 4,000 SCU but less than 5,000 SCU.**	**Land having the land use code of 64, 65 or 66 or has an alternative land use with an intensive animal industry approval.**
Category 45 – Intensive Animal Industry (5,000-7,499)	**Land used or intended for use, in whole or in part, for the purposes of Intensive Animal Industry requiring approval by Council or requiring licensing as an Environmentally Relevant Activity and having an approved capacity of more than or equal to 5,000 SCU but less than 7,500 SCU.**	**Land having the land use code of 64, 65 or 66 or has an alternative land use with an intensive animal industry approval.**
Category 46 – Intensive Animal Industry (7,500-9,999)	**Land used or intended for use, in whole or in part, for the purposes of Intensive Animal Industry requiring approval by Council or requiring licensing as an Environmentally Relevant Activity and having an approved capacity of more than or equal to 7,500 SCU but less than 10,000 SCU.**	**Land having the land use code of 64, 65 or 66 or has an alternative land use with an intensive animal industry approval.**
Category 47 – Intensive Animal Industry (10,000-14,999)	**Land used or intended for use, in whole or in part, for the purposes of Intensive Animal Industry requiring approval by Council or requiring licensing as an Environmentally Relevant Activity and having an approved capacity of more than or equal to 10,000 SCU but less than 15,000 SCU.**	**Land having the land use code of 64, 65 or 66 or has an alternative land use with an intensive animal industry approval.**
Category 48 – Intensive Animal Industry (15,000-19,999)	**Land used or intended for use, in whole or in part, for the purposes of Intensive Animal Industry requiring approval by Council or requiring licensing as an Environmentally Relevant Activity and having an approved capacity of more than or equal to 15,000 SCU but less than 20,000 SCU.**	**Land having the land use code of 64, 65 or 66 or has an alternative land use with an intensive animal industry approval.**

Category 49 – Intensive Animal Industry (>=20,000)	**Land used or intended for use, in whole or in part, for the purposes of Intensive Animal Industry requiring approval by Council or requiring licensing as an Environmentally Relevant Activity and having an approved capacity of more than or equal to 20,000 SCU.**	**Land having the land use code of 64, 65 or 66 or has an alternative land use with an intensive animal industry approval.**
Category 50 – Pump Sites & Bores	**Land owned by one or more persons for the purpose of stock water or bore supplies used to water stock or supply domestic premises.**	**Land having the land use code of 95.**
Category 51 – Community Purposes (not for profit)	**Land used for community purposes, where the land is operated on a not-for-profit basis and including land used for the purposes of sporting clubs, religious facilities, educational facilities, libraries, parks, showgrounds, racecourses and cemeteries except where exempt under Section 93 (3) (j) (ii) of the Local Government Act 2009.**	**Land having the land use codes of 48, 50-59.**
Category 52 – Other Land (not categorised elsewhere)	**Land not included in any of the other categories.**	
Category 53 - Solar Farm 1MW to < 10MW	**Land used, in whole or in part, as a solar farm with a combined output capacity at least equal to 1MW but less than 10MW.**	
Category 54 - Solar Farm 10MW to < 20MW	**Land used, in whole or in part, as a solar farm with a combined output capacity at least equal to 10MW but less than 20MW.**	
Category 55 - Solar Farm 20MW to < 40MW	**Land used, in whole or in part, as a solar farm with a combined output capacity at least equal to 20MW but less than 40MW.**	
Category 56 - Solar Farm 40MW to < 60MW	**Land used, in whole or in part, as a solar farm with a combined output capacity at least equal to 40MW but less than 60MW.**	
Category 57 - Solar Farm 60MW to < 100MW	**Land used, in whole or in part, as a solar farm with a combined output capacity at least equal to 60MW but less than 100MW.**	
Category 58 - Solar Farm 100MW to < 200MW	**Land used, in whole or in part, as a solar farm with a combined output capacity at least equal to 100MW but less than 200MW.**	

Category 59 - Solar Farm 200MW to < 300MW	**Land used, in whole or in part, as a solar farm with a combined output capacity at least equal to 200MW but less than 300MW.**	
Category 60 - Solar Farm 300MW to < 400MW	**Land used, in whole or in part, as a solar farm with a combined output capacity at least equal to 300MW but less than 400MW.**	
Category 61 - Solar Farm 400MW to < 500MW	**Land used, in whole or in part, as a solar farm with a combined output capacity at least equal to 400MW but less than 500MW.**	
Category 62 - Solar Farm > = 500MW	**Land used, in whole or in part, as a solar farm with a combined output capacity at least equal to or more than 500MW.**	
Category 63 – Abattoir < 75,000 kills	**Land used, in whole or in part, as an abattoir with less than 75,000 kills annually**	
Category 64 – Abattoir > = 75,000 kills	**Land used, in whole or in part, as an abattoir with equal to or more than 75,000 kills annually**	

MOTION LOST 2/7

Mayor Golder called for a division of the vote. The outcomes were recorded as follows:

Those in Favour of the Motion	**Those Against the Motion**
Cr. Golder	Cr. Chambers
Cr. McMullen	Cr. Chandler
	Cr. Flynn
	Cr. Newman
	Cr. O'Neil
	Cr. Schefe
	Cr. Stanford

Resolution No. SMB/07.2019/09

Moved Cr Chambers **Seconded Cr Stanford**

That Council:

1. **Pursuant to section 81 of the *Local Government Regulation 2012*, the categories into which rateable land is categorised, the description of those categories and, pursuant to sections 81(4) and 81(5) of the *Local Government Regulation 2012*, the method by which land is to be identified and included in its appropriate category Column B of the officer's report, as follows; and**

2. **Delegate to the Chief Executive Officer the power, pursuant to sections 81(4) and 81(5) of the *Local Government Regulation 2012*, to identify the rating category to which each parcel of rateable land belongs.**

Column B - Budget with Amendment		
Category (section 81)	**Description (section 81)**	**Identification (sections 81(4) and 81(5))**
Category 1 – Residential A	**Land used, or capable of being used for residential purposes, which has a rating valuation less than or equal to $40,000.**	**Land having the land use codes of 01, 02, 03, 06, 08, 09, 72.**
Category 2 – Residential B	**Land used, or capable of being used for residential purposes, which has a rating valuation greater than $40,000 but less than or equal to $70,000.**	**Land having the land use codes of 01, 02, 03, 06, 08, 09, 72.**
Category 3 – Residential C	**Land used, or capable of being used for residential purposes, which has a rating valuation greater than $70,000 but less than or equal to $200,000.**	**Land having the land use codes of 01, 02, 03, 06, 08, 09, 72.**
Category 4 – Residential D	**Land used, or capable of being used for residential purposes, which has a rating valuation greater than $200,000.**	**Land having the land use codes of 01, 02, 03, 06, 08, 09, 72.**
Category 5 – Large Housesite or Small Rural or Rural Residential A	**Land used, or capable of being used for rural residential, residential or rural purposes, which has an area less than 20 hectares and a rating valuation of less than or equal to $40,000 which is not otherwise categorised.**	**Land having the land use codes of 03, 04, 05, 06, 60-87, 89, 93, 94.**
Category 6 – Large Housesite or Small Rural or Rural Residential B	**Land used, or capable of being used for rural residential, residential or rural purposes, which has an area less than 20 hectares and a rating valuation greater than $40,000 but less than or equal to $70,000 which is not otherwise categorised.**	**Land having the land use codes of 03, 04, 05, 06, 60-87, 89, 93, 94.**
Category 7 – Large Housesite or Small Rural or Rural Residential C	**Land used, or capable of being used for rural residential, residential or rural purposes, which has an area less than 20 hectares and a rating valuation greater than $70,000 but less than or equal to $200,000 which is not otherwise categorised.**	**Land having the land use codes of 03, 04, 05, 06, 60-87, 89, 93, 94.**
Category 8 – Large Housesite or Small Rural or Rural Residential D	**Land used, or capable of being used for rural residential, residential or rural purposes, which has an area less than 20 hectares and a rating valuation greater than $200,000 which is not otherwise categorised.**	**Land having the land use codes of 03, 04, 05, 06, 60-87, 89, 93, 94.**
Category 9 – Commercial and/or Industrial	**Land used, or capable of being used, in whole or in part, for commercial or industrial purposes other than where land is included in category 10-12 or 29-38.**	**Land having the land use codes of 01, 04, 06-39, 41-48, 72, 92, 96, 97 or 99.**
Category 10 - Caravan Parks	**Land used, or capable of being used, in whole or in part, for a caravan park.**	**Land having the land use code of 49.**

Category 11 – Shopping Centre (>2,500sqm)	**Land used for the purpose of a shopping centre with a gross floor area exceeding 2,500m2, where the land is tenanted by either a department store or large supermarket with major on-site parking facilities and/or a number of specialty shops or offices with major on-site parking facilities.**	**Land having the land use codes of 12 -16.**
Category 12 – Transformers	**Land used, in whole or in part, for the purpose of a transformer.**	**Land having the land use code of 91.**
Category 13 – Extractive Industry/Waste Processing, Recycling or Disposal A (<=5,000tpa, <=1ha)	**Land used, in whole or in part, for the purpose of extractive industry and/or waste processing, recycling or disposal activities, where the permitted tonnage of extractive material production and/or waste volumes per annum is less than or equal to 5,000 tonnes or the permitted tonnage of extractive material production and/or waste volumes per annum is unknown and the land is less than or equal to 1 hectare.**	**Land having the land use code of 40 or has an alternative land use with an extractive and/or waste receival approval.**
Category 14 – Extractive Industry/Waste Processing, Recycling or Disposal B (5,001-20,000tpa)	**Land used, in whole or in part, for the purpose of extractive industry and/or waste processing, recycling or disposal activities, where the permitted tonnage of extractive material production and/or waste volumes per annum is more than 5,000 tonnes but less than or equal to 20,000 tonnes.**	**Land having the land use code of 40 or has an alternative land use with an extractive and/or waste receival approval.**
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Category 16 – Extractive Industry/Waste Processing, Recycling or Disposal D (50,001 – 100,000tpa)	**Land used, in whole or in part, for the purpose of extractive industry and/or waste processing, recycling or disposal activities, where the permitted tonnage of extractive material production and/or waste volumes per annum is more than 50,000 tonnes but less than or equal to 100,000 tonnes.**	**Land having the land use code of 40 or has an alternative land use with an extractive and/or waste receival approval.**

Category 17 – Extractive Industry/Waste Processing, Recycling or Disposal E (100,001 – 200,000tpa)	**Land used, in whole or in part, for the purpose of extractive industry and/or waste processing, recycling or disposal activities, where the permitted tonnage of extractive material production and/or waste volumes per annum is more than 100,000 tonnes but less than or equal to 200,000 tonnes.**	**Land having the land use code of 40 or has an alternative land use with an extractive and/or waste receival approval.**
Category 18 – Extractive Industry/Waste Processing, Recycling or Disposal F (200,001 – 500,000tpa)	**Land used, in whole or in part, for the purpose of extractive industry and/or waste processing, recycling or disposal activities, where the permitted tonnage of extractive material production and/or waste volumes per annum is more than 200,000 tonnes but less than or equal to 500,000 tonnes.**	**Land having the land use code of 40 or has an alternative land use with an extractive and/or waste receival approval.**
Category 19 – Extractive Industry/Waste Processing, Recycling or Disposal G (>500,000tp)	**Land used, in whole or in part, for the purpose of extractive industry and/or waste processing, recycling or disposal activities, where the permitted tonnage of extractive material production and/or waste volumes per annum exceeds 500,000 tonnes.**	**Land having the land use code of 40 or has an alternative land use with an extractive and/or waste receival approval.**
Category 20 – Extractive Industry/Waste Processing, Recycling or Disposal H (1ha-50ha, tonnage unknown)	**Land used, in whole or in part, for the purpose of extractive industry and/or waste processing, recycling or disposal activities, where the permitted tonnage of extractive material production and/or waste volumes per annum is unknown and the area is greater than 1 hectare but less than or equal to 50 hectares.**	**Land having the land use code of 40 or has an alternative land use with an extractive and/or waste receival approval.**
Category 21 – Extractive Industry/Waste Processing, Recycling or Disposal I (>50ha, tonnage unknown)	**Land used, in whole or in part, for the purpose of extractive industry and/or waste processing, recycling or disposal activities, where the permitted tonnage of extractive material production and/or waste volumes per annum is unknown and the area is greater than 50 hectares.**	**Land having the land use code of 40 or has an alternative land use with an extractive and/or waste receival approval.**
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Category 23 - Petroleum Leases A (<=10,000ha)	**Petroleum leases issued within the Region with an area less than or equal to 10,000 hectares.**	**Land having the land use code of 40.**

Category 24 - Petroleum Leases B (10,001ha-20,000ha)	**Petroleum leases issued within the Region with an area greater than 10,000 but less than or equal to 20,000 hectares.**	**Land having the land use code of 40.**
Category 25 - Petroleum Leases C (>20,000ha)	**Petroleum leases issued within the Region with an area greater than 20,000 hectares.**	**Land having the land use code of 40.**
Category 26 – Gas & Oil A (<=6ha)	**Land used for, or in association or connection with, the extraction of petroleum or natural gas pursuant to a lease, where the leased area is less than or equal to 6 hectares, other than land included in category 22 or 29-38.**	**Land having the land use code of 31, 35 or 36.**
Category 27 – Gas & Oil B (>6ha-1,000ha)	**Land used for, or in association or connection with, the extraction of petroleum or natural gas pursuant to a lease, where the leased area is greater than 6 hectares and less than or equal to 1,000 hectares, other than land included in category 22 or 29-38.**	**Land having the land use code of 31, 35 or 36.**
Category 28 – Gas & Oil C (>1,000ha)	**Land used for, or in association or connection with, the extraction of petroleum or natural gas pursuant to a lease, where the leased area is greater than 1,000 hectares, other than land included in category 22 or 29-38.**	**Land having the land use code of 31, 35 or 36.**
Category 29 – Accommodation Work Camps D (1-10)	**Land used, or available for use, in whole or in part for the purpose of an accommodation work camp with greater than or equal to 1 accommodation unit but less than or equal to 10 accommodation units.**	
Category 30 – Accommodation Work Camps E (11-50)	**Land used, or available for use, in whole or in part for the purpose of an accommodation work camp with greater than 10 accommodation units but less than or equal to 50 accommodation units.**	
Category 31 – Accommodation Work Camps F (51-150)	**Land used, or available for use, in whole or in part for the purpose of an accommodation work camp with greater than 50 accommodation units but less than or equal to 150 accommodation units.**	

Category 32 – Accommodation Work Camps G (151-250)	**Land used, or available for use, in whole or in part for the purpose of an accommodation work camp with greater than 150 accommodation units but less than or equal to 250 accommodation units.**	
Category 33 – Large Accommodation Work Camps in Urban Area - A (251-500)	**Land used, or available for use, in whole or in part for the purpose of a large accommodation work camp with greater than 250 accommodation units but less than or equal to 500 accommodation units located in the designated localities of Roma, Mitchell, Injune, Surat, Wallumbilla and Yuleba.**	
Category 34 – Large Accommodation Work Camps in Urban Area - B (501-750)	**Land used, or available for use, in whole or in part for the purpose of a large accommodation work camp with greater than 500 accommodation units but less than or equal to 750 accommodation units located in the designated localities of Roma, Mitchell, Injune, Surat, Wallumbilla and Yuleba.**	
Category 35 – Large Accommodation Work Camps in Urban Area - C (>750)	**Land used, or available for use, in whole or in part for the purpose of a large accommodation work camp with greater than 750 accommodation units located in the designated localities of Roma, Mitchell, Injune, Surat, Wallumbilla and Yuleba.**	
Category 36 – Large Accommodation Work Camps A (251-500)	**Land used, or available for use, in whole or in part for the purpose of a large accommodation work camp with greater than 250 accommodation units but less than or equal to 500 accommodation units.**	
Category 37 – Large Accommodation Work Camps B (501-750)	**Land used, or available for use, in whole or in part for the purpose of a large accommodation work camp with greater than 500 accommodation units but less than or equal to 750 accommodation units.**	
Category 38 – Large Accommodation Work Camps C (>750)	**Land used, or available for use, in whole or in part for the purpose of a large accommodation work camp with greater than 750 accommodation units.**	

Category 39 – Rural > = 80ha	**Land used or capable of being used for rural purposes, which has an area equal to or greater than 80 hectares which is not otherwise categorised.**	**Land having the land use codes of 04, 05, 06, 60-89, 93, 94.**
Category 40 - Rural >=20ha - <80ha	**Land used or capable of being used for rural purposes, which has an area with equal to or greater than 20ha but less than 80 hectares which is not otherwise categorised.**	**Land having the land use codes of 04, 05, 06, 60-89, 93, 94.**
Category 41 – Intensive Animal Industry (1,000-1,999)	**Land used or intended for use, in whole or in part, for the purposes of Intensive Animal Industry requiring approval by Council or requiring licensing as an Environmentally Relevant Activity and having an approved capacity of more than or equal to 1,000 SCU but less than 2,000 SCU.**	**Land having the land use code of 64, 65 or 66 or has an alternative land use with an intensive animal industry approval.**
Category 42 – Intensive Animal Industry (2,000-2,999)	**Land used or intended for use, in whole or in part, for the purposes of Intensive Animal Industry requiring approval by Council or requiring licensing as an Environmentally Relevant Activity and having an approved capacity of more than or equal to 2,000 SCU but less than 3,000 SCU.**	**Land having the land use code of 64, 65 or 66 or has an alternative land use with an intensive animal industry approval.**
Category 43 – Intensive Animal Industry (3,000-3,999)	**Land used or intended for use, in whole or in part, for the purposes of Intensive Animal Industry requiring approval by Council or requiring licensing as an Environmentally Relevant Activity and having an approved capacity of more than or equal to 3,000 SCU but less than 4,000 SCU.**	**Land having the land use code of 64, 65 or 66 or has an alternative land use with an intensive animal industry approval.**
Category 44 – Intensive Animal Industry (4,000-4,999)	**Land used or intended for use, in whole or in part, for the purposes of Intensive Animal Industry requiring approval by Council or requiring licensing as an Environmentally Relevant Activity and having an approved capacity of more than or equal to 4,000 SCU but less than 5,000 SCU.**	**Land having the land use code of 64, 65 or 66 or has an alternative land use with an intensive animal industry approval.**
Category 45 – Intensive Animal Industry (5,000-7,499)	**Land used or intended for use, in whole or in part, for the purposes of Intensive Animal Industry requiring approval by Council or requiring licensing as an Environmentally Relevant Activity and having an approved capacity of more than or equal to 5,000 SCU but less than 7,500 SCU.**	**Land having the land use code of 64, 65 or 66 or has an alternative land use with an intensive animal industry approval.**

Category 46 – Intensive Animal Industry (7,500-9,999)	**Land used or intended for use, in whole or in part, for the purposes of Intensive Animal Industry requiring approval by Council or requiring licensing as an Environmentally Relevant Activity and having an approved capacity of more than or equal to 7,500 SCU but less than 10,000 SCU.**	**Land having the land use code of 64, 65 or 66 or has an alternative land use with an intensive animal industry approval.**
Category 47 – Intensive Animal Industry (10,000-14,999)	**Land used or intended for use, in whole or in part, for the purposes of Intensive Animal Industry requiring approval by Council or requiring licensing as an Environmentally Relevant Activity and having an approved capacity of more than or equal to 10,000 SCU but less than 15,000 SCU.**	**Land having the land use code of 64, 65 or 66 or has an alternative land use with an intensive animal industry approval.**
Category 48 – Intensive Animal Industry (15,000-19,999)	**Land used or intended for use, in whole or in part, for the purposes of Intensive Animal Industry requiring approval by Council or requiring licensing as an Environmentally Relevant Activity and having an approved capacity of more than or equal to 15,000 SCU but less than 20,000 SCU.**	**Land having the land use code of 64, 65 or 66 or has an alternative land use with an intensive animal industry approval.**
Category 49 – Intensive Animal Industry (>=20,000)	**Land used or intended for use, in whole or in part, for the purposes of Intensive Animal Industry requiring approval by Council or requiring licensing as an Environmentally Relevant Activity and having an approved capacity of more than or equal to 20,000 SCU.**	**Land having the land use code of 64, 65 or 66 or has an alternative land use with an intensive animal industry approval.**
Category 50 – Pump Sites & Bores	**Land owned by one or more persons for the purpose of stock water or bore supplies used to water stock or supply domestic premises.**	**Land having the land use code of 95.**
Category 51 – Community Purposes (not for profit)	**Land used for community purposes, where the land is operated on a not-for-profit basis and including land used for the purposes of sporting clubs, religious facilities, educational facilities, libraries, parks, showgrounds, racecourses and cemeteries except where exempt under Section 93 (3) (j) (ii) of the Local Government Act 2009.**	**Land having the land use codes of 48, 50-59.**
Category 52 – Other Land (not categorised elsewhere)	**Land not included in any of the other categories.**	

Category 53 - Solar Farm 1MW to < 10MW	**Land used, in whole or in part, as a solar farm with a combined output capacity at least equal to 1MW but less than 10MW.**	
Category 54 - Solar Farm 10MW to < 20MW	**Land used, in whole or in part, as a solar farm with a combined output capacity at least equal to 10MW but less than 20MW.**	
Category 55 - Solar Farm 20MW to < 40MW	**Land used, in whole or in part, as a solar farm with a combined output capacity at least equal to 20MW but less than 40MW.**	
Category 56 - Solar Farm 40MW to < 60MW	**Land used, in whole or in part, as a solar farm with a combined output capacity at least equal to 40MW but less than 60MW.**	
Category 57 - Solar Farm 60MW to < 100MW	**Land used, in whole or in part, as a solar farm with a combined output capacity at least equal to 60MW but less than 100MW.**	
Category 58 - Solar Farm 100MW to < 200MW	**Land used, in whole or in part, as a solar farm with a combined output capacity at least equal to 100MW but less than 200MW.**	
Category 59 - Solar Farm 200MW to < 300MW	**Land used, in whole or in part, as a solar farm with a combined output capacity at least equal to 200MW but less than 300MW.**	
Category 60 - Solar Farm 300MW to < 400MW	**Land used, in whole or in part, as a solar farm with a combined output capacity at least equal to 300MW but less than 400MW.**	
Category 61 - Solar Farm 400MW to < 500MW	**Land used, in whole or in part, as a solar farm with a combined output capacity at least equal to 400MW but less than 500MW.**	
Category 62 - Solar Farm > = 500MW	**Land used, in whole or in part, as a solar farm with a combined output capacity at least equal to or more than 500MW.**	
Category 63 – Abattoir < 75,000 kills	**Land used, in whole or in part, as an abattoir with less than 75,000 kills annually**	
Category 64 – Abattoir > = 75,000 kills	**Land used, in whole or in part, as an abattoir with equal to or more than 75,000 kills annually**	

CARRIED 7/2

Mayor Golder called for a division of the vote. The outcomes were recorded as follows:

Those in Favour of the Motion	**Those Against the Motion**
Cr. Chambers	Cr. Golder
Cr. Chandler	Cr. McMullen
Cr. Flynn	
Cr. Newman	
Cr. O'Neil	
Cr. Schefe	
Cr. Stanford	

Responsible Officer	Director – Corporate, Community & Commercial Services

Item Number: **3.6** **File Number: D19/58571**

SUBJECT HEADING: **DIFFERENTIAL GENERAL RATES 2019/20**

Officer's Title: **Director - Corporate, Community & Commercial Services**

Executive Summary:
The purpose of this report was to decide the differential general rate and minimum general rates for each differential general rate category, for the financial year ending 30 June 2020.

Resolution No. SMB/07.2019/10

Moved Cr Golder **Seconded Cr McMullen**

That pursuant to section 94 of the *Local Government Act 2009* and section 80 of the *Local Government Regulation 2012*, the differential general rate to be made and levied for each differential general rate category and, pursuant to section 77 of the *Local Government Regulation 2012*, the minimum general rate to be made and levied for each differential general rate category be as set out in Column A of the officer's report as follows:

Column A Proposed Budget		
Category	**Rate in the Dollar**	**Minimum Differential General Rate**
Category 1 - Residential A	0.02021426	$615.00
Category 2 - Residential B	0.01920354	$808.56
Category 3 - Residential C	0.01516064	$1,344.24
Category 4 - Residential D	0.01212854	$3,032.14
Category 5 - Large Housesite & Small Rural & Rural Residential A	0.02021426	$615.00
Category 6 - Large Housesite & Small Rural & Rural Residential B	0.01718212	$808.56
Category 7 - Large Housesite & Small Rural & Rural Residential C	0.01061248	$1,202.74
Category 8 - Large Housesite & Small Rural & Rural Residential D	0.00960176	$2,122.50
Category 9 - Commercial & Industrial	0.00607056	$730.12
Category 10 - Caravan Parks	0.00607056	$730.12
Category 11 - Shopping Centre (>2,500sqm)	0.00607056	$73,339.28
Category 12 - Transformers	0.03968734	$1,460.24
Category 13 - Extractive Industry/Waste Processing, Recycling or Disposal A (<=5,000tpa, <=1ha)	0.00607056	$766.62
Category 14 - Extractive Industry/Waste Processing, Recycling or Disposal B (5,001 – 20,000tpa)	0.00607056	$1,312.50
Category 15 - Extractive Industry/Waste Processing, Recycling or Disposal C (20,001 – 50,000tpa)	0.00607056	$5,250.00

Category 16 - Extractive Industry/Waste Processing, Recycling or Disposal D (50,001 – 100,000tpa)	**0.00607056**	**$10,500.00**
Category 17 - Extractive Industry/Waste Processing, Recycling or Disposal E (100,001 – 200,000tpa)	**0.00607056**	**$21,000.00**
Category 18 - Extractive Industry/Waste Processing, Recycling or Disposal F (200,001 – 500,000tpa)	**0.00607056**	**$31,500.00**
Category 19 - Extractive Industry/Waste Processing, Recycling or Disposal G (>500,000tpa)	**0.00607056**	**$63,000.00**
Category 20 - Extractive Industry/Waste Processing, Recycling or Disposal H (1ha – 50ha, tonnage unknown)	**0.00607056**	**$5,250.00**
Category 21 - Extractive Industry/Waste Processing, Recycling or Disposal I (>50ha, tonnage unknown)	**0.00607056**	**$21,000.00**
Category 22 - Refinery	**20.35051552**	**$192,544.00**
Category 23 - Petroleum Leases A (<=10,000ha)	**1.45306570**	**$120,226.20**
Category 24 - Petroleum Leases B (10,001ha-20,000ha)	**1.23939634**	**$229,189.35**
Category 25 - Petroleum Leases C (>20,000ha)	**1.10031312**	**$327,413.40**
Category 26 - Other Gas & Oil A (<=6ha)	**0.91937684**	**$27,751.55**
Category 27 - Other Gas & Oil B (>6ha-1,000ha)	**1.22583578**	**$44,266.25**
Category 28 - Other Gas & Oil C (>1,000ha)	**1.48690962**	**$108,963.15**
Category 29 - Accommodation Work Camps D (1-20)	**0.05183144**	**$1,858.50**
Category 30 - Accommodation Work Camps E (21-50)	**0.17958724**	**$27,877.50**
Category 31 - Accommodation Work Camps F (51-150)	**0.08796500**	**$92,925.00**
Category 32 - Accommodation Work Camps G (151-250)	**0.38873582**	**$185,850.00**
Category 33 - Large Accommodation Work Camps in Urban Area A (251-500)	**0.38873582**	**$348,468.75**
Category 34 - Large Accommodation Work Camps in Urban Area B (501-750)	**0.38873582**	**$580,781.25**
Category 35 - Large Accommodation Work Camps in Urban Area C (>750)	**0.38873582**	**$929,250.00**
Category 36 - Large Accommodation Work Camps A (251-500)	**0.53748208**	**$348,468.75**
Category 37 - Large Accommodation Work Camps B (501-750)	**0.69057264**	**$580,781.25**

Category 38 - Large Accommodation Work Camps C (>750)	**1.08495382**	**$929,250.00**
Category 39 - Rural > = 80ha	**0.00607056**	**$743.92**
Category 40 – Rural >=20ha – <80 ha	**0.00607056**	**$615.00**
Category 41 - Intensive Animal Industry (1,000 - 1,999 SCU)	**0.00607056**	**$1,528.34**
Category 42 - Intensive Animal Industry (2,000 - 2,999 SCU)	**0.00607056**	**$3,056.70**
Category 43 - Intensive Animal Industry (3,000 - 3,999 SCU)	**0.00607056**	**$4,585.04**
Category 44 - Intensive Animal Industry (4,000 - 4,999 SCU)	**0.00607056**	**$6,113.40**
Category 45 - Intensive Animal Industry (5,000 - 7,499 SCU)	**0.00607056**	**$7,641.74**
Category 46 - Intensive Animal Industry (7,500 - 9,999 SCU)	**0.00607056**	**$11,462.62**
Category 47 - Intensive Animal Industry (10,000 - 14,999 SCU)	**0.00607056**	**$15,283.50**
Category 48 - Intensive Animal Industry (15,000 -19,999 SCU)	**0.00607056**	**$22,925.24**
Category 49 – Intensive Animal Industry (> = 20,000 SCU)	**0.00607056**	**$30,567.00**
Category 50 - Pump Sites & Bores	**0.00607056**	**$324.82**
Category 51 - Community Purposes (not for profit)	**0.00607056**	**$586.38**
Category 52 - Other Land (not categorised elsewhere)	**0.00607056**	**$730.12**
Category 53 - Solar Farm 1MW to < 10MW	**0.006070566**	**$3,500.00**
Category 54 - Solar Farm 10MW to < 20MW	**0.006070566**	**$10,500.00**
Category 55 - Solar Farm 20MW to < 40MW	**0.006070566**	**$21,000.00**
Category 56 - Solar Farm 40MW to < 60MW	**0.006070566**	**$35,000.00**
Category 57 - Solar Farm 60MW to < 100MW	**0.006070566**	**$56,000.00**
Category 58 - Solar Farm 100MW to < 200MW	**0.006070566**	**$105,000.00**
Category 59 - Solar Farm 200MW to < 300MW	**0.006070566**	**$175,000.00**
Category 60 - Solar Farm 300MW to < 400MW	**0.006070566**	**$245,000.00**
Category 61 - Solar Farm 400MW to < 500MW	**0.006070566**	**$315,000.00**
Category 62 - Solar Farm > = 500MW	**0.006070566**	**$385,000.00**
Category 63 - Abattoir < 75,000 kills	**0.00607056**	**$615.00**
Category 64 - Abattoir > = 75,000 kills	**0.00607056**	**$743.92**

MOTION LOST 2/7

Resolution No. SMB/07.2019/11

Moved Cr Chambers **Seconded Cr Stanford**

That pursuant to section 94 of the *Local Government Act 2009* and section 80 of the *Local Government Regulation 2012*, the differential general rate to be made and levied for each differential general rate category and, pursuant to section 77 of the *Local Government Regulation 2012*, the minimum general rate to be made and levied for each differential general rate category be as set out in Column B of the officer's report as follows:

Column B - Budget with Amendment		
Category	**Rate in the Dollar**	**Minimum Differential General Rate**
Category 1 - Residential A	0.02057812	$626.06
Category 2 - Residential B	0.01954920	$823.10
Category 3 - Residential C	0.01543358	$1,368.44
Category 4 - Residential D	0.01234686	$3,086.72
Category 5 - Large Housesite & Small Rural & Rural Residential A	0.02057812	$626.06
Category 6 - Large Housesite & Small Rural & Rural Residential B	0.01749140	$823.10
Category 7 - Large Housesite & Small Rural & Rural Residential C	0.01080350	$1,224.38
Category 8 - Large Housesite & Small Rural & Rural Residential D	0.00977460	$2,160.70
Category 9 - Commercial & Industrial	0.02020086	$743.26
Category 10 - Caravan Parks	0.01010042	$743.26
Category 11 - Shopping Centre (>2,500sqm)	0.03030128	$74,659.38
Category 12 - Transformers	0.02579677	$949.16
Category 13 - Extractive Industry/Waste Processing, Recycling or Disposal A (<=5,000tpa, <=1ha)	0.00667762	$843.28
Category 14 - Extractive Industry/Waste Processing, Recycling or Disposal B (5,001 – 20,000tpa)	0.00667762	$1,443.74
Category 15 - Extractive Industry/Waste Processing, Recycling or Disposal C (20,001 – 50,000tpa)	0.00667762	$5,775.00
Category 16 - Extractive Industry/Waste Processing, Recycling or Disposal D (50,001 – 100,000tpa)	0.00667762	$11,550.00
Category 17 - Extractive Industry/Waste Processing, Recycling or Disposal E (100,001 – 200,000tpa)	0.00667762	$23,100.00
Category 18 - Extractive Industry/Waste Processing, Recycling or Disposal F (200,001 – 500,000tpa)	0.00667762	$34,650.00
Category 19 - Extractive Industry/Waste Processing, Recycling or Disposal G (>500,000tpa)	0.00667762	$69,300.00
Category 20 - Extractive Industry/Waste Processing, Recycling or Disposal H (1ha – 50ha, tonnage unknown)	0.00667762	$5,775.00
Category 21 - Extractive Industry/Waste Processing, Recycling or Disposal I (>50ha, tonnage unknown)	0.00667762	$23,100.00

Category 22 - Refinery	26.45567018	$250,307.20
Category 23 - Petroleum Leases A (<=10,000ha)	0.75559416	$62,517.62
Category 24 - Petroleum Leases B (10,001ha-20,000ha)	0.64448610	$119,178.46
Category 25 - Petroleum Leases C (>20,000ha)	0.57216282	$170,254.96
Category 26 - Other Gas & Oil A (<=6ha)	0.47807596	$14,430.80
Category 27 - Other Gas & Oil B (>6ha-1,000ha)	0.63743460	$23,018.46
Category 28 - Other Gas & Oil C (>1,000ha)	0.77319300	$56,660.84
Category 29 - Accommodation Work Camps D (1-10)	0.06738088	$2,416.06
Category 30 - Accommodation Work Camps E (11-50)	0.09338536	$14,496.30
Category 31 - Accommodation Work Camps F (51-150)	0.04574180	$48,321.00
Category 32 - Accommodation Work Camps G (151-250)	0.20214262	$96,642.00
Category 33 - Large Accommodation Work Camps in Urban Area A (251-500)	0.20214262	$181,203.76
Category 34 - Large Accommodation Work Camps in Urban Area B (501-750)	0.20214262	$302,006.26
Category 35 - Large Accommodation Work Camps in Urban Area C (>750)	0.20214262	$483,210.00
Category 36 - Large Accommodation Work Camps A (251-500)	0.27949068	$181,203.76
Category 37 - Large Accommodation Work Camps B (501-750)	0.35909778	$302,006.26
Category 38 - Large Accommodation Work Camps C (>750)	0.56417598	$483,210.00
Category 39 - Rural > = 80ha	0.00617984	$757.30
Category 40 – Rural >=20ha – <80 ha	0.00617984	$626.06
Category 41 - Intensive Animal Industry (1,000 - 1,999 SCU)	0.00617984	$1,555.84
Category 42 - Intensive Animal Industry (2,000 - 2,999 SCU)	0.00617984	$3,111.72
Category 43 - Intensive Animal Industry (3,000 - 3,999 SCU)	0.00617984	$4,667.56
Category 44 - Intensive Animal Industry (4,000 - 4,999 SCU)	0.00617984	$6,223.44
Category 45 - Intensive Animal Industry (5,000 - 7,499 SCU)	0.00617984	$7,779.28
Category 46 - Intensive Animal Industry (7,500 - 9,999 SCU)	0.00617984	$11,668.94
Category 47 - Intensive Animal Industry (10,000 - 14,999 SCU)	0.00617984	$15,558.60
Category 48 - Intensive Animal Industry (15,000 -19,999 SCU)	0.00617984	$23,337.88
Category 49 – Intensive Animal Industry (> = 20,000 SCU)	0.00617984	$31,117.20
Category 50 - Pump Sites & Bores	0.00617984	$330.66
Category 51 - Community Purposes (not for profit)	0.00422966	$596.92
Category 52 - Other Land (not categorised elsewhere)	0.02020086	$743.26
Category 53 - Solar Farm 1MW to < 10MW	0.00617984	$3,563.00

Category 54 - Solar Farm 10MW to < 20MW	**0.00617984**	**$10,689.00**
Category 55 - Solar Farm 20MW to < 40MW	**0.00617984**	**$21,378.00**
Category 56 - Solar Farm 40MW to < 60MW	**0.00617984**	**$35,630.00**
Category 57 - Solar Farm 60MW to < 100MW	**0.00617984**	**$57,008.00**
Category 58 - Solar Farm 100MW to < 200MW	**0.00617984**	**$106,890.00**
Category 59 - Solar Farm 200MW to < 300MW	**0.00617984**	**$178,150.00**
Category 60 - Solar Farm 300MW to < 400MW	**0.00617984**	**$249,410.00**
Category 61 - Solar Farm 400MW to < 500MW	**0.00617984**	**$320,670.00**
Category 62 - Solar Farm > = 500MW	**0.00617984**	**$391,930.00**
Category 63 - Abattoir < 75,000 kills	**0.00617984**	**$626.06**
Category 64 - Abattoir > = 75,000 kills	**0.00617984**	**$757.30**

CARRIED 7/2

Mayor Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	**Those Against the Motion**
Cr. Chambers	Cr. Golder
Cr. Chandler	Cr. McMullen
Cr. Flynn	
Cr. Newman	
Cr. O'Neil	
Cr. Schefe	
Cr. Stanford	

Responsible Officer	**Director – Corporate, Community & Commercial Services**

Item Number: **3.7** **File Number: D19/58581**

SUBJECT HEADING: **SETTING THE LIMIT OF INCREASE IN THE AMOUNT OF GENERAL RATES 2019/20**

Officer's Title: **Director - Corporate, Community & Commercial Services**

Executive Summary:

The purpose of this report was to set the limit of the increase in the amount of differential general rates to be levied for the 2019/20 financial year, on each rating category.

UNCO

Resolution No. SMB/07.2019/12

Moved Cr Golder **Seconded Cr McMullen**

That Council:

As required by section 172(2) of the *Local Government Regulation 2012*, but subject to paragraphs (a) to (e) below, records that pursuant to section 116 of the *Local Government Regulation 2012*, the amount of the differential general rate to be levied for the 2019/20 financial year on the categories of land identified in Column 1 of the table below, be limited to an amount no more than an amount equal to the amount of general rate levied on that land in the previous financial year increased by the percentage identified in Column A of the Officer's report as follows:

Column A Proposed Budget	
Category	**Percentage Increase (i.e. "the cap")**
Category 1 - Residential A	0%
Category 2 - Residential B	0%
Category 3 - Residential C	0%
Category 4 - Residential D	0%
Category 5 - Large Housesite & Small Rural & Rural Residential A	0%
Category 6 - Large Housesite & Small Rural & Rural Residential B	0%
Category 7 - Large Housesite & Small Rural & Rural Residential C	0%
Category 8 - Large Housesite & Small Rural & Rural Residential D	0%
Category 9 - Commercial & Industrial	0%
Category 10 - Caravan Parks	Not Capped
Category 11 - Shopping Centre (>2,500sqm)	Not Capped
Category 12 - Transformers	Not Capped
Category 13 - Extractive Industry/Waste Processing, Recycling or Disposal A (<=5,000tpa, <=1ha)	0%
Category 14 - Extractive Industry/Waste Processing, Recycling or Disposal B (5,001 – 20,000tpa)	0%
Category 15 - Extractive Industry/Waste Processing, Recycling or Disposal C (20,001 – 50,000tpa)	0%
Category 16 - Extractive Industry/Waste Processing, Recycling or Disposal D (50,001 – 100,000tpa)	0%
Category 17 - Extractive Industry/Waste Processing, Recycling or Disposal E (100,001 – 200,000tpa)	0%
Category 18 - Extractive Industry/Waste Processing, Recycling or Disposal F (200,001 – 500,000tpa)	0%
Category 19 - Extractive Industry/Waste Processing, Recycling or Disposal G (>500,000tpa)	0%
Category 20 - Extractive Industry/Waste Processing, Recycling or Disposal H (1ha – 50ha, tonnage unknown)	0%
Category 21 - Extractive Industry/Waste Processing, Recycling or Disposal I (>50ha, tonnage unknown)	0%
Category 22 - Refinery	0%
Category 23 - Petroleum Leases A (<=10,000ha)	Not Capped
Category 24 - Petroleum Leases B (10,001ha-20,000ha)	Not Capped
Category 25 - Petroleum Leases C (>20,000ha)	Not Capped
Category 26 - Other Gas & Oil A (<=6ha)	Not Capped
Category 27 - Other Gas & Oil B (>6ha-1,000ha)	Not Capped
Category 28 - Other Gas & Oil C (>1,000ha)	Not Capped
Category 29 - Accommodation Work Camps D (1-20)	Not Capped
Category 30 - Accommodation Work Camps E (21-50)	Not Capped
Category 31 - Accommodation Work Camps F (51-150)	Not Capped
Category 32 - Accommodation Work Camps G (151-250)	Not Capped

Category 33 - Large Accommodation Work Camps in Urban Area - A (251-500)	**Not Capped**
Category 34 - Large Accommodation Work Camps in Urban Area - B (501-750)	**Not Capped**
Category 35 - Large Accommodation Work Camps in Urban Area - C (>750)	**Not Capped**
Category 36 - Large Accommodation Work Camps A (251-500)	**Not Capped**
Category 37 - Large Accommodation Work Camps B (501-750)	**Not Capped**
Category 38 - Large Accommodation Work Camps C (>750)	**Not Capped**
Category 39 - Rural > = 80ha	**0%**
Category 40 - Rural >=20ha – <80 ha	**0%**
Category 41 - Intensive Animal Industry (1,000 - 1,999 SCU)	**0%**
Category 42 - Intensive Animal Industry (2,000 - 2,999 SCU)	**0%**
Category 43 - Intensive Animal Industry (3,000 - 3,999 SCU)	**0%**
Category 44 - Intensive Animal Industry (4,000 - 4,999 SCU)	**0%**
Category 45 - Intensive Animal Industry (5,000 - 7,499 SCU)	**0%**
Category 46 - Intensive Animal Industry (7,500 - 9,999 SCU)	**0%**
Category 47 - Intensive Animal Industry (10,000 - 14,999 SCU)	**0%**
Category 48 - Intensive Animal Industry (15,000 -19,999 SCU)	**0%**
Category 49 - Intensive Animal Industry (> = 20,000 SCU)	**0%**
Category 50 - Pump Sites & Bores	**0%**
Category 51 - Community Purposes (not for profit)	**0%**
Category 52 - Other Land (not categorised elsewhere)	**0%**
Category 53 - Solar Farm 1MW to < 10MW	**Not Capped**
Category 54 - Solar Farm 10MW to < 20MW	**Not Capped**
Category 55 - Solar Farm 20MW to < 40MW	**Not Capped**
Category 56 - Solar Farm 40MW to < 60MW	**Not Capped**
Category 57 - Solar Farm 60MW to < 100MW	**Not Capped**
Category 58 - Solar Farm 100MW to < 200MW	**Not Capped**
Category 59 - Solar Farm 200MW to < 300MW	**Not Capped**
Category 60 - Solar Farm 300MW to < 400MW	**Not Capped**
Category 61 - Solar Farm 400MW to < 500MW	**Not Capped**
Category 62 - Solar Farm > = 500MW	**Not Capped**
Category 63 – Abattoir < 75,000 kills	**Not Capped**
Category 64 – Abattoir > = 75,000 kills	**Not Capped**

MOTION LOST 2/7

Mayor Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	**Those Against the Motion**
Cr. Golder	Cr. Chambers
Cr. McMullen	Cr. Chandler
	Cr. Flynn
	Cr. Newman
	Cr. O'Neil
	Cr. Schefe
	Cr. Stanford

Resolution No. SMB/07.2019/13

Moved Cr Chambers **Seconded Cr Stanford**

That Council:

As required by section 172(2) of the *Local Government Regulation 2012*, but subject to paragraphs (a) to (e) below, records that pursuant to section 116 of the *Local Government Regulation 2012*, the amount of the differential general rate to be levied for the 2019/20 financial year on the categories of land identified in Column 1 of the table below, be limited to an amount no more than an amount equal to the amount of general rate levied on that land in the previous financial year increased by the percentage identified in Column B of the Officer's report as follows:

Column B Budget with Amendment	
Category	**Percentage Increase (i.e. "the cap")**
Category 1 - Residential A	**10%**
Category 2 - Residential B	**10%**
Category 3 - Residential C	**10%**
Category 4 - Residential D	**10%**
Category 5 - Large Housesite & Small Rural & Rural Residential A	**10%**
Category 6 - Large Housesite & Small Rural & Rural Residential B	**10%**
Category 7 - Large Housesite & Small Rural & Rural Residential C	**10%**
Category 8 - Large Housesite & Small Rural & Rural Residential D	**10%**
Category 9 - Commercial & Industrial	**25%**
Category 10 - Caravan Parks	**Not Capped**
Category 11 - Shopping Centre (>2,500sqm)	**Not Capped**
Category 12 - Transformers	**Not Capped**
Category 13 - Extractive Industry/Waste Processing, Recycling or Disposal A (<=5,000tpa, <=1ha)	**10%**
Category 14 - Extractive Industry/Waste Processing, Recycling or Disposal B (5,001 – 20,000tpa)	**10%**
Category 15 - Extractive Industry/Waste Processing, Recycling or Disposal C (20,001 – 50,000tpa)	**10%**
Category 16 - Extractive Industry/Waste Processing, Recycling or Disposal D (50,001 – 100,000tpa)	**10%**
Category 17 - Extractive Industry/Waste Processing, Recycling or Disposal E (100,001 – 200,000tpa)	**10%**
Category 18 - Extractive Industry/Waste Processing, Recycling or Disposal F (200,001 – 500,000tpa)	**10%**
Category 19 - Extractive Industry/Waste Processing, Recycling or Disposal G (>500,000tpa)	**10%**
Category 20 - Extractive Industry/Waste Processing, Recycling or Disposal H (1ha – 50ha, tonnage unknown)	**10%**
Category 21 - Extractive Industry/Waste Processing, Recycling or Disposal I (>50ha, tonnage unknown)	**10%**
Category 22 - Refinery	**Not Capped**
Category 23 - Petroleum Leases A (<=10,000ha)	**Not Capped**
Category 24 - Petroleum Leases B (10,001ha-20,000ha)	**Not Capped**
Category 25 - Petroleum Leases C (>20,000ha)	**Not Capped**
Category 26 - Other Gas & Oil A (<=6ha)	**Not Capped**
Category 27 - Other Gas & Oil B (>6ha-1,000ha)	**Not Capped**

Category 28 - Other Gas & Oil C (>1,000ha)	**Not Capped**
Category 29 - Accommodation Work Camps D (1-10)	**Not Capped**
Category 30 - Accommodation Work Camps E (11-50)	**Not Capped**
Category 31 - Accommodation Work Camps F (51-150)	**Not Capped**
Category 32 - Accommodation Work Camps G (151-250)	**Not Capped**
Category 33 - Large Accommodation Work Camps in Urban Area - A (251-500)	**Not Capped**
Category 34 - Large Accommodation Work Camps in Urban Area - B (501-750)	**Not Capped**
Category 35 - Large Accommodation Work Camps in Urban Area - C (>750)	**Not Capped**
Category 36 - Large Accommodation Work Camps A (251-500)	**Not Capped**
Category 37 - Large Accommodation Work Camps B (501-750)	**Not Capped**
Category 38 - Large Accommodation Work Camps C (>750)	**Not Capped**
Category 39 - Rural > = 80ha	**1.8%**
Category 40 - Rural >=20ha – <80 ha	**1.8%**
Category 41 - Intensive Animal Industry (1,000 - 1,999 SCU)	**5%**
Category 42 - Intensive Animal Industry (2,000 - 2,999 SCU)	**5%**
Category 43 - Intensive Animal Industry (3,000 - 3,999 SCU)	**5%**
Category 44 - Intensive Animal Industry (4,000 - 4,999 SCU)	**5%**
Category 45 - Intensive Animal Industry (5,000 - 7,499 SCU)	**5%**
Category 46 - Intensive Animal Industry (7,500 - 9,999 SCU)	**5%**
Category 47 - Intensive Animal Industry (10,000 - 14,999 SCU)	**5%**
Category 48 - Intensive Animal Industry (15,000 -19,999 SCU)	**5%**
Category 49 - Intensive Animal Industry (> = 20,000 SCU)	**5%**
Category 50 - Pump Sites & Bores	**5%**
Category 51 - Community Purposes (not for profit)	**25%**
Category 52 - Other Land (not categorised elsewhere)	**0%**
Category 53 - Solar Farm 1MW to < 10MW	**Not Capped**
Category 54 - Solar Farm 10MW to < 20MW	**Not Capped**
Category 55 - Solar Farm 20MW to < 40MW	**Not Capped**
Category 56 - Solar Farm 40MW to < 60MW	**Not Capped**
Category 57 - Solar Farm 60MW to < 100MW	**Not Capped**
Category 58 - Solar Farm 100MW to < 200MW	**Not Capped**
Category 59 - Solar Farm 200MW to < 300MW	**Not Capped**
Category 60 - Solar Farm 300MW to < 400MW	**Not Capped**
Category 61 - Solar Farm 400MW to < 500MW	**Not Capped**
Category 62 - Solar Farm > = 500MW	**Not Capped**
Category 63 – Abattoir < 75,000 kills	**Not Capped**
Category 64 – Abattoir > = 75,000 kills	**Not Capped**

CARRIED 7/2

Mayor Golder called for a division of the vote. The outcomes were recorded as follows:

Those in Favour of the Motion	**Those Against the Motion**
Cr. Chambers	Cr. Golder
Cr. Chandler	Cr. McMullen
Cr. Flynn	
Cr. Newman	
Cr. O'Neil	
Cr. Schefe	
Cr. Stanford	

Responsible Officer	**Director – Corporate, Community & Commercial Services**

Item Number: 3.8 **File Number: D19/58589**

SUBJECT HEADING: **WATER UTILITY CHARGES**

Officer's Title: **Director - Corporate, Community & Commercial Services**

Executive Summary:
The purpose of this report was to make and levy Water Utility Charges for 2019/20.

Resolution No. SMB/07.2019/14

Moved Cr Golder **Seconded Cr McMullen**

That:

1. **Pursuant to section 94 of the *Local Government Act 2009* and section 99 of the *Local Government Regulation 2012*, Council make and levy water utility charges, for the supply of water services by the Council, as set out in Column A of the officer's report, as follows:**

Metered Potable Water

Metered Potable Water Access Infrastructure Charge	**Column A Proposed Budget**
Description	**2019/20 Charge**
Vacant (i.e. No connection)	**$231.96**
20mm meter connection	**$463.90**
25mm meter connection	**$723.68**
30mm meter connection	**$1,043.80**
40mm meter connection	**$1,855.64**
50mm meter connection	**$2,899.44**
60mm meter connection	**$4,175.20**
70mm meter connection	**$5,655.34**
80mm meter connection	**$7,422.58**
90mm meter connection	**$9,348.62**
100mm meter connection	**$11,597.80**
150mm meter connection	**$14,497.24**

Metered Potable Water Usage Charge	**Column A Proposed Budget**
Description	**2019/20 Charge**
The per kilolitre (1,000 litres) usage charge for all users connected to the metered potable water service.	**89 cents per kilolitre (1,000 litres)**

Unmetered Potable Water

Unmetered Potable Water Service Charge				Column A Proposed Budget
Classification - Areas shown below are total building "Floor Areas"	Estimated average water usage of the consumers within group (kL)	$/Unit	Allocated Units	2019/20 Charge
Commercial, Industrial				
0 - 833.91 m^2	750	$11.34	64	$701.44
833.92 - 1,633.91 m^2	1,242	$11.34	106	$1,161.76
Every 100 m^2 over 1,633.91 m^2	58	$11.34	5	$54.80
Laundries, Butchers, Bakers, Garages				
0 - 200 m^2	750	$11.34	64	$701.44
201 - 400 m^2	1,406	$11.34	120	$1,315.20
401 - 1,600 m^2	1,828	$11.34	156	$1,709.76
Public Halls, Public Theatres, Meeting Places, Community Clubs & Associations				
0 - 200 m^2	433	$11.34	37	$405.52
201 - 600 m^2	843	$11.34	72	$789.12
Hotels				
Hotels	2,625	$11.34	224	$2,455.04
Bowls Clubs, Golf Clubs				
Bowls Club	1,875	$11.34	160	$1,753.60
Golf Club	1,875	$11.34	160	$1,753.60
Places of Worship				
Churches	433	$11.34	37	$405.52

Unmetered Non-Potable Water Surat

Unmetered Non-Potable Water Charge - Surat			Column A Proposed Budget
Classification	Unit	Estimated average water usage of the consumers within group (kL)	2019/20 Charge
Vacant land water supply connection	1	222	$330.96

Private residences, Flats, CWA Hostel, Picture Theatre, Public Halls, Fire Brigade, Sawmill, Racecourse, Wild Game Boxes, Housing Commission and Government Residences, Business Premises in separate occupation or tenancy and not connected to private residence or flat.	**1**	**222**	**$330.96**	
Rural Properties including Dairy, "Dunwaitin" and "Rewfarm"	**1**	**222**	**$330.96**	
Private residence / flat with one business	**1.5**	**333**	**$496.44**	
Court House, Caravan Park, Cafe and Residence, Golf Club, Private Residences with two businesses, Industrial Estate, Macropod Processing Plants, Slaughter House	**2**	**444**	**$661.92**	
Bowls Club, Cobb & Co Country Motel Surat	**3**	**666**	**$992.88**	
Royal Hotel/Motel, Warroona Retirement Village, Hospital	**4**	**888**	**$1,323.84**	
State/Pre-School	**7**	**1,554**	**$2,316.72**	

MOTION LOST 2/7

Mayor Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Golder	Cr. Chambers
Cr. McMullen	Cr. Chandler
	Cr. Flynn
	Cr. Newman
	Cr. O'Neil
	Cr. Schefe
	Cr. Stanford

Resolution No. SMB/07.2019/15

Moved Cr Schefe **Seconded Cr Stanford**

That:

1. **Pursuant to section 94 of the *Local Government Act 2009* and section 99 of the *Local Government Regulation 2012*, Council make and levy water utility charges, for the supply of water services by the Council, as set out in Column B of the officer's report, as follows:**

Metered Potable Water

Metered Potable Water Access Infrastructure Charge	Column B Budget with Amendment
Description	**2019/20 Charge**
Vacant (i.e. No connection)	$240.00
20mm meter connection	$480.00
25mm meter connection	$748.80
30mm meter connection	$1,080.02
40mm meter connection	$1,920.02
50mm meter connection	$3,000.04
60mm meter connection	$4,320.08
70mm meter connection	$5,851.58
80mm meter connection	$7,680.14
90mm meter connection	$9,673.02
100mm meter connection	$12,000.24
150mm meter connection	$15,000.28

Metered Potable Water Usage Charge	Column B Budget with Amendment
Description	**2019/20 Charge**
The per kilolitre (1,000 litres) usage charge for all users connected to the metered potable water service.	92 cents per kilolitre (1,000 litres)

Unmetered Potable Water

Unmetered Potable Water Service Charge				Column B Budget with Amendment
Classification - Areas shown below are total building "Floor Areas"	Estimated average water usage of the consumers within group (kL)	$/Unit	Allocated Units	2019/20 Charge
Commercial, Industrial				
0 - 833.91 m^2	750	$11.34	64	$725.76
833.92 - 1,633.91 m^2	1,242	$11.34	106	$1,202.04
Every 100 m^2 over 1,633.91 m^2	58	$11.34	5	$56.70

Laundries, Butchers, Bakers, Garages				
0 - 200 m²	**750**	**$11.34**	**64**	**$725.76**
201 - 400 m²	**1,406**	**$11.34**	**120**	**$1,360.80**
401 - 1,600 m²	**1,828**	**$11.34**	**156**	**$1,769.04**
Public Halls, Public Theatres, Meeting Places, Community Clubs & Associations				
0 - 200 m²	**433**	**$11.34**	**37**	**$419.58**
201 - 600 m²	**843**	**$11.34**	**72**	**$816.48**
Hotels				
Hotels	**2,625**	**$11.34**	**224**	**$2,540.16**
Bowls Clubs, Golf Clubs				
Bowls Club	**1,875**	**$11.34**	**160**	**$1,814.40**
Golf Club	**1,875**	**$11.34**	**160**	**$1,814.40**
Places of Worship				
Churches	**433**	**$11.34**	**37**	**$419.58**

Unmetered Non-Potable Water Surat

Unmetered Non-Potable Water Charge - Surat			**Column B Budget with Amendment**
Classification	**Unit**	**Estimated average water usage of the consumers within group (kL)**	**2019/20 Charge**
Vacant land water supply connection	**1**	**222**	**$342.44**
Private residences, Flats, CWA Hostel, Picture Theatre, Public Halls, Fire Brigade, Sawmill, Racecourse, Wild Game Boxes, Housing Commission and Government Residences, Business Premises in separate occupation or tenancy and not connected to private residence or flat.	**1**	**222**	**$342.44**
Rural Properties including Dairy, "Dunwaitin" and "Rewfarm"	**1**	**222**	**$342.44**
Private residence / flat with one business	**1.5**	**333**	**$513.66**
Court House, Caravan Park, Cafe and Residence, Golf Club, Private Residences with	**2**	**444**	**$684.88**

	two businesses, Industrial Estate, Macropod Processing Plants, Slaughter House			
	Bowls Club, Cobb & Co Country Motel Surat	**3**	**666**	**$1,027.32**
	Royal Hotel/Motel, Warroona Retirement Village, Hospital	**4**	**888**	**$1,369.76**
	State/Pre-School	**7**	**1,554**	**$2,397.08**

CARRIED 6/3

Mayor Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Chambers	Cr. Flynn
Cr. Chandler	Cr. Golder
Cr. Newman	Cr. McMullen
Cr. O'Neil	
Cr. Schefe	
Cr. Stanford	

Responsible Officer	**Director - Corporate, Community & Commercial Services**

Item Number: **3.9** **File Number: D19/58607**

SUBJECT HEADING: **SEWERAGE UTILITY CHARGES 2019/20**

Officer's Title: **Director - Corporate, Community & Commercial Services**

Executive Summary:
The purpose of this report was to make and levy Sewerage Utility Charges for 2019/20.

Resolution No. SMB/07.2019/16

Moved Cr Golder **Seconded Cr McMullen**

That pursuant to section 94 of the *Local Government Act 2009* and section 99 of the *Local Government Regulation 2012*, Council make and levy sewerage utility charges, for the supply of sewerage services by the Council, as set out in either Column A of the officer's report as follows:

	Column A Proposed Budget
Service Level	**2019/20 Charge**
Vacant Land	**$208.48**
Urinal (600mm) (1) (3)	**$416.96**
Urinal (1200mm) = (1st Pedestal + 2nd Pedestal)	**$778.36**
Urinal (> 1200mm) additional rate per 600mm	**$319.68**

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1st Pedestal	**$416.96**
2nd Pedestal	**$361.40**
Additional Pedestals (per pedestal)	**$319.68**
Government Pedestals	**$569.88**
Other Services	
Trade Waste [2]	**$479.48**

MOTION LOST 2/7

Mayor Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Golder	Cr. Chambers
Cr. McMullen	Cr. Chandler
	Cr. Flynn
	Cr. Newman
	Cr. O'Neil
	Cr. Schefe
	Cr. Stanford

Resolution No. SMB/07.2019/17

Moved Cr Schefe **Seconded Cr Chandler**

That pursuant to section 94 of the *Local Government Act 2009* and section 99 of the *Local Government Regulation 2012*, Council make and levy sewerage utility charges, for the supply of sewerage services by the Council, as set out in Column B of the officer's report as follows:

	Column B Budget with Amendment
Service Level	**2019/20 Charge**
Vacant Land	**$212.24**
Urinal (600mm) [1] [3]	**$424.48**
Urinal (1200mm) = (1st Pedestal + 2nd Pedestal)	**$792.38**
Urinal (> 1200mm) additional rate per 600mm	**$325.44**
1st Pedestal	**$424.48**
2nd Pedestal	**$367.90**
Additional Pedestals (per pedestal)	**$325.44**
Government Pedestals	**$580.14**
Other Services	
Trade Waste [2]	**$488.10**

CARRIED 7/2

Mayor Golder called for a division of the vote. The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Chambers	Cr. Golder
Cr. Chandler	Cr. McMullen
Cr. Flynn	
Cr. Newman	
Cr. O'Neil	
Cr. Schefe	
Cr. Stanford	

Responsible Officer	**Director - Corporate, Community & Commercial Services**

Item Number: **3.10** **File Number: D19/58612**

SUBJECT HEADING: **WASTE MANAGEMENT UTILITY CHARGES 2019/20**

Officer's Title: **Director - Corporate, Community & Commercial Services**

Executive Summary:
The purpose of this report was to make and levy Waste Management Utility Charges for 2019/20.

Resolution No. SMB/07.2019/18

Moved Cr Golder **Seconded Cr McMullen**

That:

1. **Pursuant to section 94 of the *Local Government Act 2009* and section 99 of the *Local Government Regulation 2012*, Council make and levy waste management utility charges, for the supply of waste management services (including the collection, removal, storage and disposal of general waste) by the Council, as set out in Column A of the officer's report as follows:**

Waste Management Charges	Column A Proposed Budget
Service Level	2019/20 Charge
Wheelie Bin Service per weekly collection service	
240 Litre wheelie bin	$254.30
Each additional 240 Litre wheelie bin	$254.30
Wheelie Bin Service twice weekly collection service	
240 Litre wheelie bin	$508.60
Industrial Bin (1/2 size bin) – 1 collection per week	$450.24
Industrial Bin – 1 collection per week	$900.48
Industrial Bin – 2 collections per week	$1,800.96
Industrial Bin – 3 collections per week	$2,701.44
Industrial Bin – 1 collection per fortnight	$450.24

2. **Waste management utility charges are levied on all premises where Council's agent is prepared to provide a refuse collection service. A minimum of one charge will be made and levied on each separate occupancy and such a charge shall apply whether or not a service is rendered.**

MOTION LOST 2/7

Mayor Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Golder	Cr. Chambers
Cr. McMullen	Cr. Chandler
	Cr. Flynn
	Cr. Newman
	Cr. O'Neil
	Cr. Schefe
	Cr. Stanford

Resolution No. SMB/07.2019/19

Moved Cr Chambers **Seconded Cr Newman**

That:

1. **Pursuant to section 94 of the *Local Government Act 2009* and section 99 of the *Local Government Regulation 2012*, Council make and levy waste management utility charges, for the supply of waste management services (including the collection, removal, storage and disposal of general waste) by the Council, as set out in Column B of the officer's report as follows:**

Waste Management Charges	Column B Budget with Amendment
Service Level	**2019/20 Charge**
Wheelie Bin Service per weekly collection service	
240 Litre wheelie bin	**$258.88**
Each additional 240 Litre wheelie bin	**$258.88**
Wheelie Bin Service twice weekly collection service	
240 Litre wheelie bin	**$517.76**
Industrial Bin (1/2 size bin) – 1 collection per week	**$458.34**
Industrial Bin – 1 collection per week	**$916.68**
Industrial Bin – 2 collections per week	**$1,833.38**
Industrial Bin – 3 collections per week	**$2,750.06**
Industrial Bin – 1 collection per fortnight	**$458.34**

2. **Waste management utility charges are levied on all premises where Council's agent is prepared to provide a refuse collection service. A minimum of one charge will be made and levied on each separate occupancy and such a charge shall apply whether or not a service is rendered.**

CARRIED 7/2

Mayor Golder called for a division of the vote. The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Chambers	Cr. Golder
Cr. Chandler	Cr. McMullen

Cr. Flynn	
Cr. Newman	
Cr. O'Neil	
Cr. Schefe	
Cr. Stanford	

Responsible Officer	**Director - Corporate, Community & Commercial Services**

Item Number: **3.11** **File Number: D19/58615**

SUBJECT HEADING: **PEST MANAGEMENT SPECIAL RATE AND STATE GOVERNMENT PRECEPT SPECIAL RATE 2019/20**

Officer's Title: **Director - Corporate, Community & Commercial Services**

Executive Summary:
The purpose of this report was to make and levy a Pest Management Special Rate and a State Government Precept Special Rate for 2019/20.

Resolution No. SMB/07.2019/20

Moved Cr Golder **Seconded Cr McMullen**

That pursuant to section 94 of the *Local Government Act 2009* and section 94 of the *Local Government Regulation 2012*, Council make and levy a special rate/s as set out in Column A of the officer's report as follows:

Column A
Proposed Budget
1. State Government Precept Special Rate **a) A special rate (to be known as the "State Government Precept Special Rate") of 0.00025894 cents in the dollar on the unimproved capital value of all rateable land to which the overall plan applies, to fund the cost of the State Government Precept charge, research and 'on-ground' works.** **b) The overall plan for the State Government Precept Special Rate is as follows:** **a. The service, facility or activity for which the plan is made is the cost of the State Government Precept for the Wild Dog Barrier Fence, pest and weed research and 'on-ground' works.** **b. The rateable land to which the special rate applies is all rateable land categorised as Category 39 – Rural, in the 2019/20 financial year.** **c. The estimated cost of carrying out the overall plan is $468,372. The State Government Precept Special Rate will levy an estimated $429,860 towards the total estimated cost of carrying out the activity.** **d. The estimated time for carrying out the overall plan is 1 year.** **The rateable land or its occupier specially benefits from the service, facility or activity funded by the special rate because it will provide maintenance and renewal of the wild dog barrier fence, and pest and weed research (including 'on-ground' works) which is provided by the Department of Agriculture and Fisheries (DAF) so as to improve the agricultural activities on the land, which will increase productivity for landholders.**

2. Pest Management Special Rate

a) A special rate to be known as the ("Pest Management Special Rate) of 0.00017536 cents in the dollar on the unimproved capital value of all rateable land to which the overall plan applies, to fund the cost of Pest Management, including pest animals and pest plants, across the Maranoa.

b) The overall plan for the Pest Management Special Rate is as follows:

a. The service, facility or activity for which the plan is made is the cost of pest animals and pest plants management across the Maranoa, including meat and factory baits for two coordinated wild dog baiting programs and adhoc baiting, wild dog bonus payment for scalps and the treatment of high priority pest plants in accordance with Council's Pest Management Plan.

b. The rateable land to which the special rate applies is all rateable land categorised as Category 39 – Rural in the 2019/20 financial year.

c. The estimated cost of carrying out the activity the subject of the overall plan is $570,148. The Pest Management Special Rate will levy an estimated $291,112 towards the total estimated cost of carrying out the activity.

d. The estimated time for carrying out the overall plan is 1 year.

c) The rateable land or its occupier specially benefits from the service, facility or activity funded by the special rate because it will provide management of pests, both animal and plant, so as to improve the agricultural activities on the land which will increase productivity for landholders.

MOTION LOST 2/7

Mayor Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Golder	Cr. Chambers
Cr. McMullen	Cr. Chandler
	Cr. Flynn
	Cr. Newman
	Cr. O'Neil
	Cr. Schefe
	Cr. Stanford

Resolution No. SMB/07.2019/21

Moved Cr Newman **Seconded Cr Chambers**

That pursuant to section 94 of the *Local Government Act 2009* and section 94 of the *Local Government Regulation 2012*, Council make and levy a special rate/s as set out in Column B of the officer's report as follows:

Column B
Budget with Amendment
1. State Government Precept Special Rate **a) A special rate (to be known as the "State Government Precept Special Rate") of 0.00026360 cents in the dollar on the unimproved capital value of all rateable land to which the overall plan applies, to fund the cost of the State Government Precept charge, research and 'on-ground' works.** **b) The overall plan for the State Government Precept Special Rate is as follows:**

a. **The service, facility or activity for which the plan is made is the cost of the State Government Precept for the Wild Dog Barrier Fence, pest and weed research and 'on-ground' works.**

b. **The rateable land to which the special rate applies is all rateable land categorised as Category 39 – Rural, in the 2019/20 financial year.**

c. **The estimated cost of carrying out the overall plan is $468,372. The State Government Precept Special Rate will levy an estimated $437,593 towards the total estimated cost of carrying out the activity.**

d. **The estimated time for carrying out the overall plan is 1 year.**

The rateable land or its occupier specially benefits from the service, facility or activity funded by the special rate because it will provide maintenance and renewal of the wild dog barrier fence, and pest and weed research (including 'on-ground' works) which is provided by the Department of Agriculture and Fisheries (DAF) so as to improve the agricultural activities on the land, which will increase productivity for landholders.

2. Pest Management Special Rate

a) A special rate to be known as the ("Pest Management Special Rate) of 0.00017852 cents in the dollar on the unimproved capital value of all rateable land to which the overall plan applies, to fund the cost of Pest Management, including pest animals and pest plants, across the Maranoa.

b) The overall plan for the Pest Management Special Rate is as follows:

a. **The service, facility or activity for which the plan is made is the cost of pest animals and pest plants management across the Maranoa, including meat and factory baits for two coordinated wild dog baiting programs and adhoc baiting, wild dog bonus payment for scalps and the treatment of high priority pest plants in accordance with Council's Pest Management Plan.**

b. **The rateable land to which the special rate applies is all rateable land categorised as Category 39 – Rural in the 2019/20 financial year.**

c. **The estimated cost of carrying out the activity the subject of the overall plan is $570,148. The Pest Management Special Rate will levy an estimated $296,347 towards the total estimated cost of carrying out the activity.**

d. **The estimated time for carrying out the overall plan is 1 year.**

c) The rateable land or its occupier specially benefits from the service, facility or activity funded by the special rate because it will provide management of pests, both animal and plant, so as to improve the agricultural activities on the land which will increase productivity for landholders.

CARRIED 7/2

Mayor Golder called for a division of the vote. The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Chambers	Cr. Golder
Cr. Chandler	Cr. McMullen
Cr. Flynn	
Cr. Newman	
Cr. O'Neil	
Cr. Schefe	
Cr. Stanford	

Responsible Officer	**Director - Corporate, Community & Commercial Services**

Item Number: 3.12 **File Number: D19/58693**

SUBJECT HEADING: **RURAL FIRE BRIGADE SPECIAL CHARGE 2019/20**

Officer's Title: **Director - Corporate, Community & Commercial Services**

Executive Summary:
The purpose of this report was to set a Rural Fire Brigade Special Charge for the year ending 30 June 2020.

Resolution No. SMB/07.2019/22

Moved Cr O'Neil **Seconded Cr Chambers**

That:

1. **Pursuant to section 94 of the *Local Government Act 2009* and section 94 of the *Local Government Regulation 2012*, Council make and levy a special charge (to be known as the "Rural Fire Brigade Special Charge") as detailed in the table below on all rateable lands serviced by the rural fire brigades for Amby, Mungallala, Yuleba and Orange Hill, to contribute to the operational costs of fire-fighting and the ongoing provision and maintenance of rural fire-fighting equipment for the rural fire brigades, as follows:**

Rural Fire Brigade	Special Charge on all rateable lands serviced by each Rural Fire Brigade
Amby	$74.58
Mungallala	$74.58
Yuleba	$74.58
Orange Hill	$50.00

2. **The overall plan for the Rural Fire Brigades Special Charge is as follows:**

   a) **The service, facility or activity for which the plan is made is to contribute to the operational costs of fire-fighting and the ongoing provision and maintenance of rural fire-fighting equipment for the rural fire brigades that operate throughout the areas of Amby, Mungallala, Yuleba and Orange Hill.**

   b) **The rateable land to which the plan applies is all rateable land defined by Queensland Fire and Emergency Services (QFES) – Rural Fire Service as being serviced within each Rural Fire Brigade boundary, as identified in the QFES Administrative Map for each Brigade.**

   c) **The estimated cost of carrying out the overall plan is $20,704.**

   d) **The estimated time for carrying out the overall plan is 1 year.**

3. **The rateable land or its occupier specially benefit from the service, facility or activity funded by the special charge because these local Rural Fire Brigade units respond to emergency (fire) calls.**

CARRIED 9/0

Responsible Officer	**Director - Corporate, Community & Commercial Services**

Item Number:	**3.13**	**File Number: D19/58649**
SUBJECT HEADING:	**LEVY AND PAYMENT OF RATES AND CHARGES 2019/20**	
Officer's Title:	**Director - Corporate, Community & Commercial Services**	

Executive Summary:
Sections 107 and 118 of the Local Government Regulation 2012 require Council to determine:

1. *The issue of and period covered by a rate notice; and*
2. *The date by which rates or charges must be paid.*

Resolution No. SMB/07.2019/23

Moved Cr Chambers **Seconded Cr Newman**

That:

1. **Pursuant to section 107 of the *Local Government Regulation 2012* and section 114 of the *Fire and Emergency Services Act 1990*, Council's rates and charges, and the State Government's Emergency Management, Fire and Rescue Levy be levied:**
   - **for the half year 1 July 2019 to 31 December 2019 – in August/September 2019; and**
   - **for the half year 1 January 2020 to 30 June 2020 – in February/March 2020.**
2. **Pursuant to section 118 of the *Local Government Regulation 2012*, that Council's rates and charges, and the State Government's Emergency Management, Fire and Rescue Levy, be paid within 30 clear days of the issue of the rate notice.**

CARRIED 9/0

Responsible Officer	**Director - Corporate, Community & Commercial Services**

Item Number:	**3.14**	**File Number: D19/58657**
SUBJECT HEADING:	**DISCOUNT ON RATES 2019/20**	
Officer's Title:	**Director - Corporate, Community & Commercial Services**	

Executive Summary:
The purpose of this report was to set the level of discount and discount period for the prompt payment of specified rates for the period ending 30 June 2020.

Resolution No. SMB/07.2019/24

Moved Cr Golder **Seconded Cr McMullen**

That pursuant to section 130 of the *Local Government Regulation 2012*, the differential general rates made and levied shall be subject to a discount of the percentage set out in Column A of the officer's report as follows:

UNCONFIRMED

	Column A Proposed Budget
Discount on differential general rates	**10%**

if paid within the discount period of 30 days of the date of issue of the rate notice provided that:

(a) all of the aforementioned rates and charges are paid within 30 days of the date of issue of the rate notice;

(b) all other rates and charges appearing on the rate notice (that are not subject to a discount) are paid within 30 days after the date of issue of the rate notice; and

(c) all other overdue rates and charges relating to the rateable assessment are paid within 30 days of the date of issue of the rate notice.

MOTION LOST 2/7

Mayor Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Golder	Cr. Chambers
Cr. McMullen	Cr. Chandler
	Cr. Flynn
	Cr. Newman
	Cr. O'Neil
	Cr. Schefe
	Cr. Stanford

Resolution No. SMB/07.2019/25

Moved Cr O'Neil **Seconded Cr Chandler**

That pursuant to section 130 of the *Local Government Regulation 2012*, the differential general rates made and levied shall be subject to a discount of the percentage set out in Column B of the officer's report as follows:

	Column B Budget with Amendment
Discount on differential general rates	**5%**

if paid within the discount period of 30 days of the date of issue of the rate notice provided that:

(a) all of the aforementioned rates and charges are paid within 30 days of the date of issue of the rate notice;

(b) all other rates and charges appearing on the rate notice (that are not subject to a discount) are paid within 30 days after the date of issue of the rate notice; and

(c) all other overdue rates and charges relating to the rateable assessment are paid within 30 days of the date of issue of the rate notice.

CARRIED 7/2

Mayor Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Chambers	Cr. Golder
Cr. Chandler	Cr. McMullen
Cr. Flynn	
Cr. Newman	
Cr. O'Neil	
Cr. Schefe	
Cr. Stanford	

Responsible Officer	**Director - Corporate, Community & Commercial Services**

Item Number: **3.15** **File Number: D19/58661**

SUBJECT HEADING: **INTEREST ON ALL OVERDUE RATES AND CHARGES FOR 2019/20**

Officer's Title: **Director - Corporate, Community & Commercial Services**

Executive Summary:
The purpose of this report was to set the level of interest on overdue rates and charges for the financial period ending 30 June 2020.

Resolution No. SMB/07.2019/26

Moved Cr Flynn **Seconded Cr Chambers**

That pursuant to section 133 of the *Local Government Regulation 2012* the level of interest is set as:

1. **Compound interest on daily rests at the rate per annum set out in Column B of the officer's report as follows:**

	Column B Budget with Amendment
Interest on all overdue rates and charges	**8.95%**

2. **And is to be charged on all overdue rates or charges.**

Council has determined that rates or charges will be determined as overdue for the charging of interest if they remain unpaid after (60) days from the due date of the relevant rate notice.

CARRIED 7/2

CONFIRMED

Cr. Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Chambers	Cr. Golder
Cr. Chandler	Cr. McMullen
Cr. Flynn	
Cr. Newman	
Cr. O'Neil	
Cr. Schefe	
Cr. Stanford	

Responsible Officer	**Director - Corporate, Community & Commercial Services**

Item Number: **3.16** **File Number: D19/58670**

SUBJECT HEADING: **DIFFERENTIAL GENERAL RATE CONCESSION - PENSIONERS**

Officer's Title: **Director - Corporate, Community & Commercial Services**

Executive Summary:
The purpose of this report was to:

a) adopt a rebate for all ratepayers who are pensioners and who are eligible for the State Government pensioner remission; and

b) adopt a Pensioner Rate Concession Policy.

Resolution No. SMB/07.2019/27

Moved Cr Chambers **Seconded Cr Chandler**

That pursuant to sections 120, 121 and 122 of the *Local Government Regulation 2012*, Council adopt:

1. **a rebate of 50% of the differential general rate be granted to all ratepayers who are pensioners and who are eligible for the State Government pensioner remission, to a maximum amount per annum as set out in Column B of the officer's report as follows:**

	Column B Budget with Amendment
Pensioner Concession	**Maximum Dollar Value per annum**
50% of General Rate up to the maximum dollar value per annum	**$313.03**

2. **a Pensioner Rate Concession Policy.**

CARRIED 9/0

Responsible Officer	**Director - Corporate, Community & Commercial Services**

CONFIRMED

Item Number:	**3.17**	**File Number: D19/58677**
SUBJECT HEADING:	**SIGNIFICANT BUSINESS ACTIVITY ASSESSMENT 2019/20**	
Officer's Title:	**Director - Corporate, Community & Commercial Services**	

Executive Summary:
The report presented the assessment of business activities against the threshold for Significant Business Activities for 2019/20.

Resolution No. SMB/07.2019/28

Moved Cr Chambers **Seconded Cr Flynn**

That the result of the Significant Business Activity assessment be received, noting that no further action is required.

CARRIED 9/0

Responsible Officer	**Director - Corporate, Community & Commercial Services**

Item Number:	**3.18**	**File Number: D19/63483**
SUBJECT HEADING:	**CODE OF COMPETITIVE CONDUCT 2019/20**	
Officer's Title:	**Contractor - Strategic Finance**	

Executive Summary:
The report presented the Code of Competitive Conduct prescribed under the Local Government Act 2009 and Local Government Regulation 2012 applicable to Maranoa Regional Council for the financial year 2019/20.

Resolution No. SMB/07.2019/29

Moved Cr Chambers **Seconded Cr Newman**

That Council not apply the Code of Competitive Conduct to the following business activities for 2019/20.

- **Building certifying activity**
- **Quarry operations**
- **Saleyards operations**
- **Waste management**
- **Airport operations**
- **Water and sewerage services**
- **Gas operations**
- **Plant services**
- **Roads Operations, mainly RMPC**

Given the level of expenditure in the business activities and the little or no competition for the services' provision, Council sees no public benefit in applying the Code of Competitive Conduct at this time.

CARRIED 9/0

Responsible Officer	**Contractor - Strategic Finance**

ONFIRM

SUPPLEMENTARY ITEM

Item Number:	**S.1**	**File Number: D19/58685**
SUBJECT HEADING:	**TOTAL VALUE OF CHANGE IN RATES AND UTILITY CHARGES**	
Officer's Title:	**Director - Corporate, Community & Commercial Services**	

Executive Summary:
The purpose of this report is to adopt the total value of the change in Rates and Utility Charges, expressed as a percentage, pursuant to sections 169(6) and 169(7) of the Local Government Regulation 2012.

Resolution No. SMB/07.2019/30

Moved Cr Chambers **Seconded Cr Stanford**

That Council adopt the following:

1. **Pursuant to sections 169(6) and 169(7) of *Local Government Regulation 2012*, the total value of the change, expressed as a percentage, in the rates and utility charges budgeted to be levied for the 2019/20 financial year compared with the rates and utility charges levied in the previous budget (2018/19 financial year) is as set out in Column B of the officer's report as follows:**

	Column B Budget with Amendment
Total value of the change in rates and charges expressed as a percentage	**6.50%**

2. **For the purpose of this calculation any discounts and rebates are excluded.**

CARRIED 9/0

Responsible Officer	**Director - Corporate, Community & Commercial Services**

UNCONFIRMED

Item Number:	**3.7**	**File Number: D19/58581**
SUBJECT HEADING:	**SETTING THE LIMIT OF INCREASE IN THE AMOUNT OF GENERAL RATES 2019/20**	
Officer's Title:	**Director - Corporate, Community & Commercial Services**	

Executive Summary:
The purpose of this report is to set the limit of the increase in the amount of differential general rates to be levied for the 2019/20 financial year, on each rating category.

This matter had been resolved earlier during the meeting (Resolution No. SMB/07.2019/13), however, it was identified that the points of the recommendation following the table had inadvertently not been read out by the 'Mover' of the motion, noting that (a) to (e) were referred to in the first part of the motion.

For completeness, Council returned to the item to finalise the remainder of the item.

Resolution No. SMB/07.2019/31

Moved Cr Chambers **Seconded Cr Stanford**

The limitation of increase in the differential general rate will not apply to land, where:

a) there has been a change in valuation (other than the revaluation of the entire local government area) during the current or previous financial year; or

b) there has been a change in land area during the current or previous financial year unless that change is the result of the Council or a State Government entity acquiring (by agreement or compulsory acquisition) part of a parent parcel, thus creating a new rateable assessment, (the original parcel less the part acquired) in which case a limit on any increase will continue to apply to the new rateable assessment; or

c) a discounted valuation under Chapter 2, (Section 50) of the *Land Valuation Act 2010* has ceased; or

d) there has been a change in the differential rating category of the land during the 2019/20 financial year; or

e) the differential rating category of the land in 2018/19 financial year, changes in the 2019/20 financial year.

For land on which the rate levied for the previous financial year was for a period less than the full year, the differential general rate for the previous year will be annualised and the limitation applied to the annualised amount in accordance with Section 116(2)(b)(ii) of the *Local Government Regulation 2012*.

CARRIED 7/2

Mayor Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Chambers	Cr. Golder
Cr. Chandler	Cr. McMullen
Cr. Flynn	
Cr. Newman	

Cr. O'Neil	
Cr. Schefe	
Cr. Stanford	

Responsible Officer	**Director - Corporate, Community & Commercial Services**

Item Number: **3.8** **File Number: D19/58589**

SUBJECT HEADING: **WATER UTILITY CHARGES**

Officer's Title: **Director - Corporate, Community & Commercial Services**

Executive Summary:
The purpose of this report was to make and levy Water Utility Charges for 2019/20.

This matter had been resolved earlier during the meeting (Resolution No. SMB/07.2019/15), however, it was identified that point two (2) of the recommendation had inadvertently not been read out by the 'Mover' of the motion.

For completeness, Council returned to the item to finalise the remainder of the item.

Resolution No. SMB/07.2019/32

Moved Cr Schefe **Seconded Cr Stanford**

2. **Pursuant to section 102(2) of the *Local Government Regulation 2012*, a water meter is taken to have been read during the period that starts 2 weeks before, and ends 2 weeks after, the day on which the meter is actually read.**

CARRIED 6/3

Mayor Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	**Those Against the Motion**
Cr. Chambers	Cr. Flynn
Cr. Chandler	Cr. Golder
Cr. Newman	Cr. McMullen
Cr. O'Neil	
Cr. Schefe	
Cr. Stanford	

Responsible Officer	**Director - Corporate, Community & Commercial Services**

CLOSURE

There being no further business, the Mayor thanked Council for their attendance and declared the meeting closed at 1.11pm.

These Minutes are to be confirmed at the next General Meeting of Council to be held on 14 August 2019, at the Roma Administration Centre.

.....……..... .....

Mayor. Date.

UNCONFIRMED

MINUTES OF THE SPECIAL MEETING OF MARANOA REGIONAL COUNCIL HELD AT ROMA ADMINISTRATION CENTRE ON 30 JULY 2019 COMMENCING AT 3.49PM

ATTENDANCE

Mayor Cr. T D Golder chaired the meeting with Deputy Mayor J L Chambers, Cr. N H Chandler, Cr. P J Flynn, Cr. G B McMullen, Cr. W M Newman, Cr. C J O'Neil (from 4.14pm), Cr D J Schefe, Cr. J M Stanford, Chief Executive Officer – Julie Reitano and Minutes Officer – Kelly Rogers in attendance.

AS REQUIRED

Deputy Chief Executive Officer/Director Development, Facilities & Environmental Services – Rob Hayward, Director Corporate, Community & Commercial Services – Sharon Frank.

WELCOME

The Mayor welcomed all present and declared the meeting open at 3.49pm.

APOLOGIES

Resolution No. SM/07.2019/15

Moved Cr Stanford **Seconded Cr Schefe**

That apologies be received and leave of absence granted for Cr. O'Neil for part of this meeting.

CARRIED 8/0

DECLARATION OF CONFLICTS OF INTEREST

There were no declarations of Conflicts of Interest.

BUSINESS

Cr. O'Neil entered the Chamber at 4.14pm.

Item Number: **3.1** **File Number: D19/68962**

SUBJECT HEADING: **DRAFT OPERATIONAL PLAN – PART 1**

Officer's Title: **Chief Executive Officer**

Executive Summary:
The first part of the draft new Annual Operational Plan builds on the work done with the last Annual Report, and this year the Plan will form part of an integrated document. The following was provided for each of Council's functions as they were completed:

- *What we do*
- *Why we do it*
- *2019/20 at a glance*
- *Budget highlights*
- *Corporate plan by function*
- *Key objectives and targets*
- *Highlights for the coming year*
- *Our projects for 2019/20*
- *Our annual services*

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- *Our budget for 2019/20*

Resolution No. SM/07.2019/16

Moved Cr Chambers **Seconded Cr Newman**

That Council:

1. **Endorse the tabled sections of the draft 2019/20 Operational Plan – strategic priorities 1 – 5 as presented.**

2. **Be provided the remaining sections in the timeframe noted for ratification at an upcoming meeting.**

CARRIED 8/1

Mayor Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Chambers	Cr. Golder
Cr. Chandler	
Cr. Flynn	
Cr. McMullen	
Cr. Newman	
Cr. O'Neil	
Cr. Schefe	
Cr. Stanford	

Responsible Officer	Chief Executive Officer

CLOSURE

There being no further business, the Mayor thanked Council for their attendance and declared the meeting closed at 4.18pm.

These Minutes are to be confirmed at the next General Meeting of Council to be held on 14 August 2019, at 9.00am.

.....……..... .....

Mayor. Date.

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OFFICER REPORT

Meeting: General 14 August 2019 **Date:** 8 August 2019

Item Number: 11.1 **File Number:** D19/69465

SUBJECT HEADING: South West Regional Waste Group

Classification: Open Access

Officer's Title: Lead Officer - Councillors' Support & Community Engagement

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Executive Summary:

The Department of State Development ,Manufacturing, Infrastructure and Planning are seeking participation from Maranoa Regional Council in the proposed South West Regional Waste Group.

This group aims to facilitate discussion between councils and state government agencies from the South West to identify common key waste issues with the aim of developing sustainable regional solutions and potential partnerships for the management of waste within the region.

Officer's Recommendation:

That Council:

1. Participate as a member of the South West Regional Waste Group.
2. Appoint Cr. McMullen as Council's representative on the committee.
3. Update the Community Engagement Framework to reflect this addition.

Individuals or Organisations to which the report applies:

Are there any individuals or organisations who stand to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of consideration of this matter?

(Note: This is to assist Councillors in identifying if they have a Material Personal Interest or Conflict of Interest in the agenda item - i.e. whether they should participate in the discussion and decision making).

No

Acronyms:

Are there any industry abbreviations that will be used in the report?

Note: This is important as particular professions or industries often use shortened terminology where they refer to the matter on a regular basis. However, for individuals not within the profession or industry it can significantly impact the readability of the report if these aren't explained at the start of the report).

Acronym	Description
N/a	

Context:

Why is the matter coming before Council?

To further consider Council's 'in principle' support in joining the proposed South West Regional Waste Group in regard to appointment of a representative and update to Council's Engagement Framework as required.

Background:

Has anything already happened in relation to this matter?
(Succinct overview of the relevant facts, without interpretation)

At its General Meeting on 24 July 2019, Council considered an initial report submitted by Cr. McMullen in consideration of seeking Council's support to join the proposed South West Regional Waste Group.

At that meeting Council resolved:

That Council:

1. Give 'In Principle' support to the inclusion of Maranoa Regional Council in the proposed South West Regional Waste Group.

2. Be provided a report at an upcoming meeting in consideration of updating Council's Community Engagement Framework for this group.

The purpose of the group is to facilitate discussion between councils and state government agencies to discuss key waste issues with the aim of developing sustainable regional solutions for the management of waste within the region.

A copy of the draft Terms of Reference for the group is attached for review, and includes listed member groups.

Meetings will be held at least quarterly.

Legislation, Local Laws, State Policies & Other Regulatory Requirements:

What does the legislation and other statutory instruments include about the matter under consideration?(Include an extract of the relevant section's wording of the legislation – please do not just quote the section number as that is of no assistance to Councillors)

Local Government Act 2009 (the Act).

To ensure that the system of local government in Queensland is accountable, effective, efficient and sustainable, any actions taken or responsibilities performed must be in accordance with the local government principles detailed in the Act, specifically:

(a) transparent and effective processes, and decision-making in the public interest; and

(b) sustainable development and management of assets and infrastructure, and delivery of effective services; and
(c) democratic representation, social inclusion and meaningful community engagement; and
(d) good governance of, and by, local government; and
(e) ethical and legal behaviour of councillors and local government employees.

Council Policies or Asset Management Plans:

Does Council have a policy, plan or approach ordinarily followed for this type of decision? What are relevant sections of the policy or plan?
(Quote/insert the relevant section's wording / description within the report)

Community Engagement Framework 2016/20

Input into the Report & Recommendation*:*

Have others' views or input been sourced in developing the report and recommendation to Council? (i.e. other than the report author?) What did each say? (Please include consultation with the funding body, any dates of critical importance or updates or approvals required)

Councillors of Maranoa Regional Council

Funding Bodies*:*

Is the project externally funded (or proposed to be)? If so, are there any implications in relation to the funding agreement or grant application. (Please do not just include names)

No

This Financial Year's Budget:

Will the matter under consideration impact how much Council collects in income or how much it will spend? How much ($)? Is this already included in the budget? (Include the account number and description).
If the matter under consideration has not been included in the budget, where can the funds be transferred from? *(Include the account number and description)* ***What will not be done as a result?***

Councillor attendance at these meetings is accommodated for in the budget as part of individual Councillor Expenses allocation.

Future Years' Budgets:

Will there need to be a change in future years' budgets to cater for a change in income or increased expenditure as a result of Council's decision? How much ($)? (e.g. estimate of additional maintenance or operating costs for a new or upgraded project)

No

Impact on Other Individuals or Interested Parties:

Is there anyone who is likely to be particularly interested in or impacted by the decision, or affected by the recommendation if adopted? What would be their key interests or concerns?
(Interested Parties Analysis - IS9001:2015)

No

Risks:

What could go wrong if Council makes a decision on this matter? (What is the likelihood of it happening and the consequence if it does) (List each identified risk in a table)

Risk	Description of likelihood & consequences
Nil	Membership represents an opportunity to facilitate discussion between councils and state government agencies to discuss and present key waste issues

Advice to Council:

What do you think Council should do, based on your skills, qualifications and experience, your knowledge of this and related matters, and the facts contained in the report?

(A summary of what the employee thinks Council needs to hear, not what they think individual Councillors want to hear – i.e. employees must provide sound and impartial advice – the employee's professional opinion)

That Council endorse membership on the committee and appoint a representative on behalf of Council as recommended.

Recommendation:

What is the 'draft decision' based on the advice to Council?
Does the recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

(Note: recommendations if adopted by Council become a legal decision of government and therefore must be clear and succinct about the action required by employees (unambiguous)).

That Council:

1. Participate as a member of the South West Regional Waste Group.
2. Appoint Cr. McMullen as Council's representative on the committee.
3. Update the Community Engagement Framework to reflect this addition.

Does this recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

No

Link to Corporate Plan:

Corporate Plan 2018-2023
Strategic Priority 4: Growing our region
4.1 Work with our communities to identify priorities, and provide leadership and advocacy to grow our region
4.1.1 Continue to review and expand Council's Community Engagement Framework, further committing to initiatives such as: - Councillors Out and About - Local town improvement group meetings - Council advisory and other committees - Participation in community events - Project-specific engagement - Individual Councillor community engagement - Representation on community committees - Resident or business deputations to the elected Council.

Supporting Documentation:

1⇩ South West Regional Waste Group - Draft Terms of Reference D19/69490

Report authorised by:
Manager - Communication, Information & Administration Services
Director - Corporate, Community & Commercial Services

South West Regional Waste Group

Terms of Reference

1. BACKGROUND

Queensland's new Waste Management and Resource Recovery Strategy, underpinned by a waste disposal levy, provides the strategic framework for Queensland to become a zero-waste society, where waste is avoided, reused and recycled to the greatest possible extent.

The strategy provides the framework to help deliver coordinated, long-term and sustained growth for the recycling and resource recovery sector while reducing the amount of waste produced and ultimately disposed of, by promoting more sustainable waste management practices for business, industry and households.

This new strategy and introduction of the waste levy will pose some challenges for regional councils and state government organisations due to the remoteness and low populations. It also has the potential to create a new waste industry for the councils outside of the levy zone. It will be important for the South West Region to work together in order to implement sustainable waste management practices.

2. NAME

South West Regional Waste Group

3. PURPOSE

The purpose of the South West Regional Waste Group is to facilitate discussion between councils and state government agencies to discuss key waste issues with the aim of developing sustainable regional solutions for the management of waste within the region.

4. OBJECTIVES

The groups role will be to:

- Provide a forum to discuss common waste issues across the region
- Collaborate on projects to manage waste and resource recovery
- Opportunities for investment attraction and income generation for regional communities
- Find funding opportunities to implement innovative waste management and resource recovery solutions on a local and regional level
- Provide feedback to DES on regional issues

5. MEMBERSHIP

Membership of the South West Regional Waste Group will be as follows:

- Maranoa Regional Council
- Balonne Shire Council
- Murweh Shire Council
- Paroo Shire Council
- Quilpie Shire Council
- Bulloo Shire Council
- Department State Development, Manufacturing, Infrastructure Planning
- Department Environment and Science
- Department Transport and Main Roads
- Department Local Government
- Queensland Health

6. CHAIRPERSON

The committee will be chaired by a representative from Department State Development, Manufacturing, Infrastructure and Planning

7. MEETINGS

The following procedures will apply with regards to Committee meetings:

- Meetings will be held on a minimum Quarterly basis
- The agenda and meeting documents will be circulated to Committee Members at least one week prior to the meeting;
- Each meeting shall be properly recorded by the taking of minutes;

8. COMMUNICATION AND REPORTING

The agendas and minutes of the Committee will be stored as a permanent record by DSDMIP. The minutes of each meeting will be circulated to Committee members within one week of the meeting. Any questions regarding the minutes will be referred to DSDMIP.

OFFICER REPORT

Meeting: General 14 August 2019 **Date:** 2 August 2019

Item Number: 12.1 **File Number:** D19/66974

SUBJECT HEADING: Request for Extension to Council's Regional Water Supply Zone Boundary

Classification: Open Access

Officer's Title: Manager - Water, Sewerage & Gas

Executive Summary:
The applicants have requested a connection to the Council water reticulation network. They are outside of the Regional Water Supply Zone, there is no water main near this lot and have requested that Council extend the boundary of the zone to allow access to the network to assessment number 13010129.

There has been interest submitted from the neighbouring properties for the extension.

Officer's Recommendation:
That Council approve the request to expand the Regional Water Supply Zone

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Individuals or Organisations to which the report applies:

Are there any individuals or organisations who stand to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of consideration of this matter?
(Note: This is to assist Councillors in identifying if they have a Material Personal Interest or Conflict of Interest in the agenda item - i.e. whether they should participate in the discussion and decision making).

Owner of Assessment 13010129 requesting an extension of the Regional Water Supply Zone boundary, to enable them and others to connect to the water supply. Property requesting to connect water has been marked with an X on attached map.

Acronyms:

Are there any industry abbreviations that will be used in the report?
Note: This is important as particular professions or industries often use shortened terminology where they refer to the matter on a regular basis. However, for individuals not within the profession or industry it can significantly impact the readability of the report if these aren't explained at the start of the report).

Acronym	Description
<Insert Acronym>	<Provide details>

Context:

Why is the matter coming before Council?

There is a request to extend the boundary of the Regional Water Supply Zone. This requires Council approval.

Background:

Has anything already happened in relation to this matter?
(Succinct overview of the relevant facts, without interpretation)

The Applicant has requested a connection to the Council water reticulation network. There is no water main near this lot but they are outside of the Regional Water Supply Zone. They have therefore requested that Council extend the boundary of the supply zone to allow them to access this network.

Legislation, Local Laws, State Policies & Other Regulatory Requirements:

What does the legislation and other statutory instruments include about the matter under consideration?(Include an extract of the relevant section's wording of the legislation – please do not just quote the section number as that is of no assistance to Councillors)

NA

Council Policies or Asset Management Plans:

Does Council have a policy, plan or approach ordinarily followed for this type of decision? What are relevant sections of the policy or plan?
(Quote/insert the relevant section's wording / description within the report)

The Regional Domestic Water Services Policy sets out the conditions of the connection should this request be approved.

Input into the Report & Recommendation*:*

Have others' views or input been sourced in developing the report and recommendation to Council? (i.e. other than the report author?) What did each say? (Please include consultation with the funding body, any dates of critical importance or updates or approvals required)

Manager, Planning & Building Development – provided the following comment:

The subject lot is located in the Rural Zone of the Maranoa Planning Scheme and identifies land intended to accommodate future urban growth over the next 10-15 years

Funding Bodies*:*

Is the project externally funded (or proposed to be)? If so, are there any implications in relation to the funding agreement or grant application. (Please do not just include names)

NA

This Financial Year's Budget:

Will the matter under consideration impact how much Council collects in income or how much it will spend? How much ($)? Is this already included in the budget? (Include the account number and description).
If the matter under consideration has not been included in the budget, where can the funds be transferred from? *(Include the account number and description)* ***What will not be done as a result?***

Applicant will pay all costs associated with the proposed water connection, including the extension of the water main.

Future Years' Budgets:

Will there need to be a change in future years' budgets to cater for a change in income or increased expenditure as a result of Council's decision? How much ($)? (e.g. estimate of additional maintenance or operating costs for a new or upgraded project)

The applicant would be charged an access charge as well as usage charge for the water connection, which would go towards the ongoing cost for maintenance and operations.

Impact on Other Individuals or Interested Parties:

Is there anyone who is likely to be particularly interested in or impacted by the decision, or affected by the recommendation if adopted? What would be their key interests or concerns?
(Interested Parties Analysis - IS9001:2015)

Allowing the Regional Water Supply Zone to expand will give other residents the ability to access a water connection.

Risks:

What could go wrong if Council makes a decision on this matter? (What is the likelihood of it happening and the consequence if it does) (List each identified risk in a table)

Risk	Description of likelihood & consequences
Pressure and supply issues to other consumers	The expansion of the Regional Water Supply Zone places an additional burden on the system with a high probability of affecting other consumers. This can result in other consumers experiencing pressure problems and other supply issues such as poor flow. If bores are used for excessive hours this can also create taste problems and can lead to equipment failures. Expanding the Regional Water Supply Zone boundary encourages other properties adjacent to that extended area to apply for a water supply as well, further exacerbating the problem.

Advice to Council:

What do you think Council should do, based on your skills, qualifications and experience, your knowledge of this and related matters, and the facts contained in the report?
(A summary of what the employee thinks Council needs to hear, not what they think individual Councillors want to hear – i.e. employees must provide sound and impartial advice – the employee's professional opinion)

It is recommended that council approve this request.

Recommendation:

What is the 'draft decision' based on the advice to Council?
Does the recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?
(Note: recommendations if adopted by Council become a legal decision of government and therefore must be clear and succinct about the action required by employees (unambiguous)).

Does this recommendation suggest a decision contrary to an existing Council policy?
If so, for what reason?

That Council approve this request and approve the expansion of the Regional Water Supply Zone

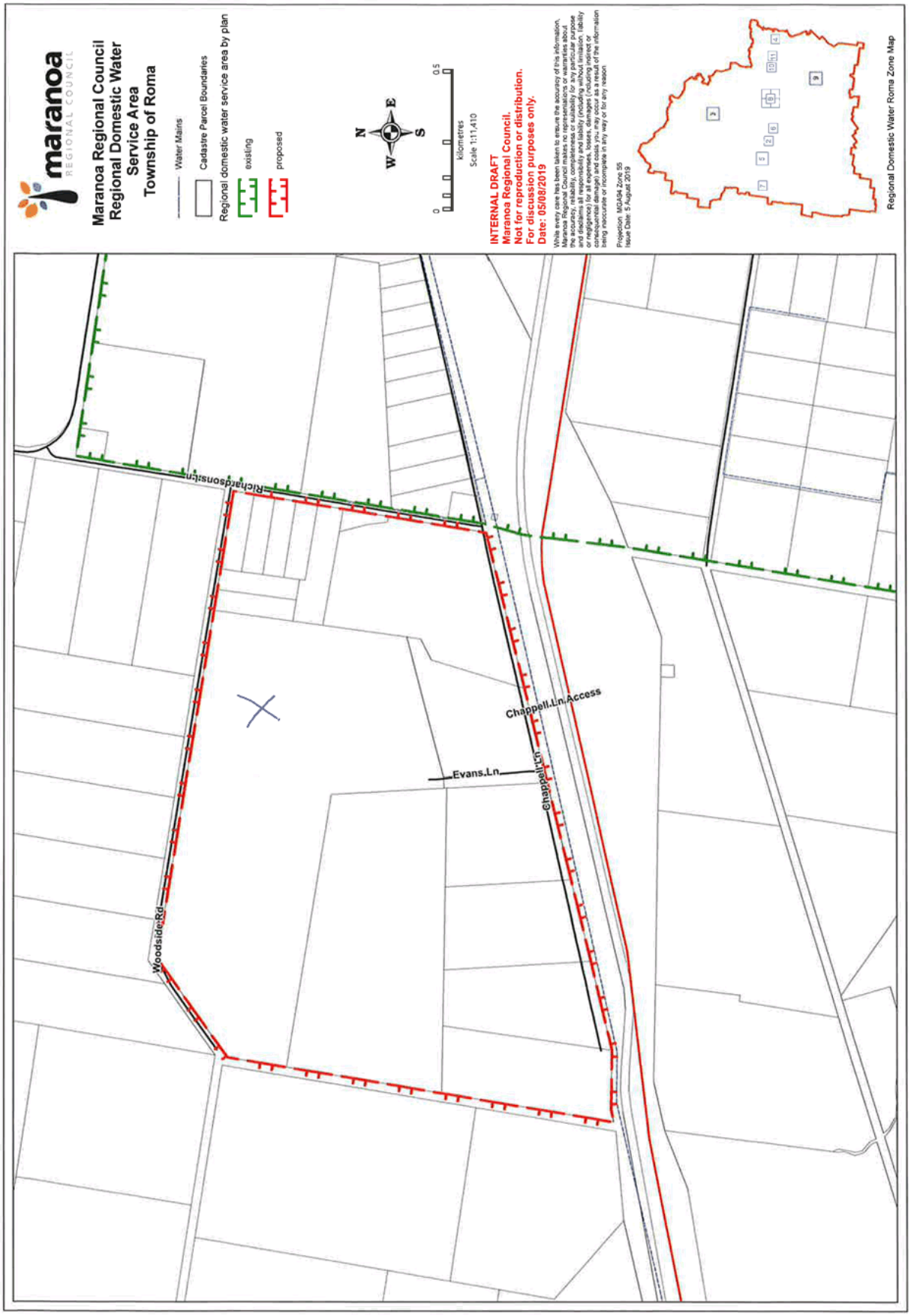
Link to Corporate Plan:

Corporate Plan 2018-2023
Strategic Priority 1: Getting the basics right
1.1 Supply water to our towns
1.1.1 Deliver water to the right standard for the health of our communities, ensuring compliance with the State Government's Water Supply (Safety and Reliability) Act 2008 and Regulation 2011, and Public Health Act 2005 and Regulation 2005.

Supporting Documentation:

1⇩	Map - Proposed Extension to Council's Regional Water Supply Zone Boundary	D19/68406

Report authorised by:
Deputy Chief Executive Officer/Director - Development, Facilities & Environmental Services


maranoa
REGIONAL COUNCIL
Maranoa Regional Council
Regional Domestic Water
Service Area
Township of Roma
Water Mains
Cadastre Parcel Boundaries
Regional domestic water service area by plan
existing
proposed
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Scale 1:11,410
INTERNAL DRAFT
Maranoa Regional Council.
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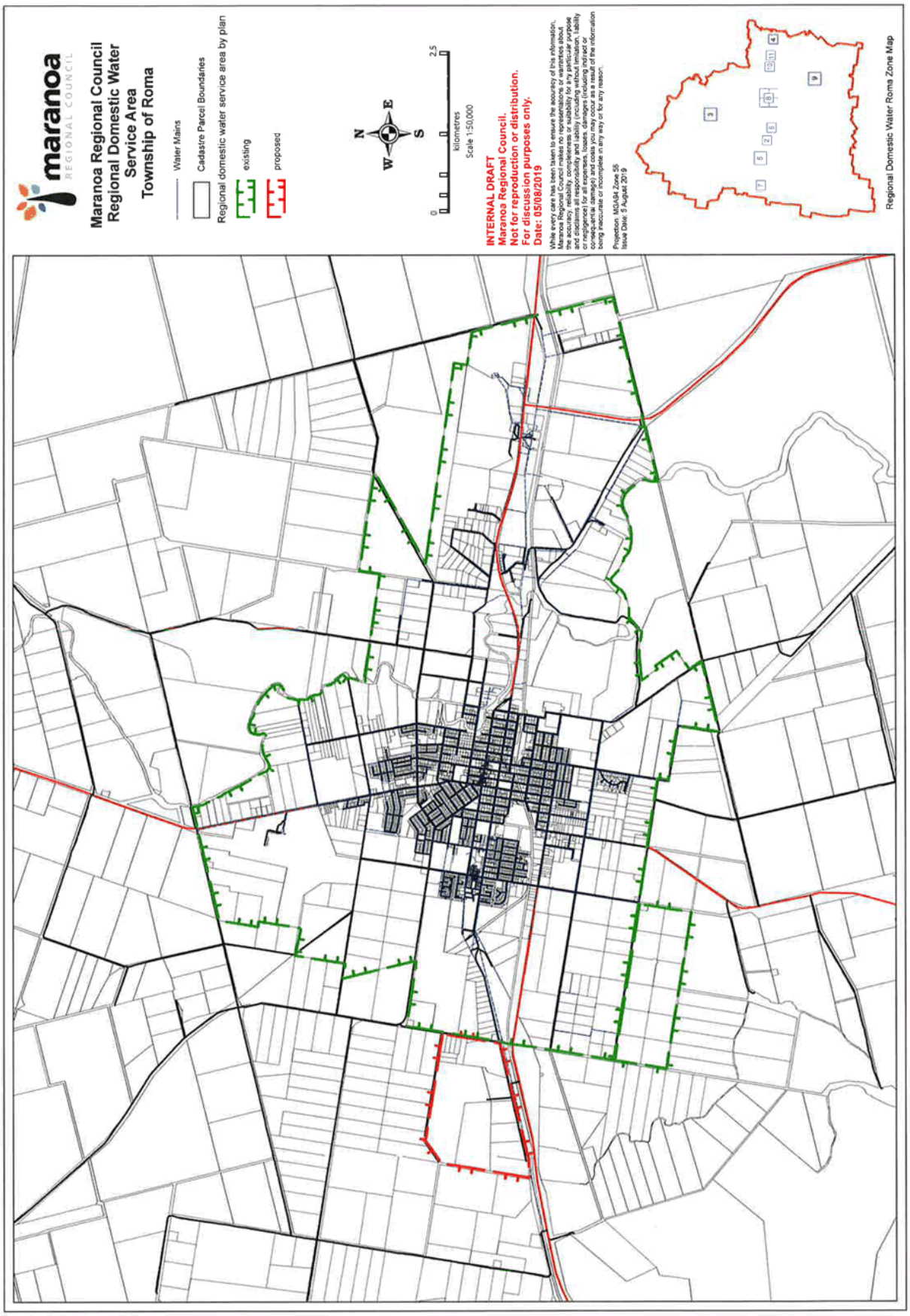
For discussion purposes only.
Date: 05/08/2019
While every care has been taken to ensure the accuracy of this information, Maranoa Regional Council makes no representations or warranties about the accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and liability (including without limitation, liability or negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs you may occur as a result of the information being inaccurate or incomplete in any way or for any reason
Projection: MGA94 Zone 55
Issue Date: 5 August 2019
Regional Domestic Water Roma Zone Map
Richardsons Ln
Chappell Ln Access
Evans Ln
Chappell Ln
Woodside Rd


maranoa
REGIONAL COUNCIL
Maranoa Regional Council
Regional Domestic Water
Service Area
Township of Roma
Water Mains
Cadastre Parcel Boundaries
Regional domestic water service area by plan
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INTERNAL DRAFT
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Date: 05/08/2019
Regional Domestic Water Roma Zone Map

OFFICER REPORT

Meeting: General 14 August 2019 **Date:** 3 July 2019

Item Number: 13.1 **File Number:** D19/56428

SUBJECT HEADING: Renewal of Membership Toowoomba and Surat Basin Enterprise Pty Ltd.

Classification: Open Access

Officer's Title: Manager - Economic & Community Development

Executive Summary:
Maranoa Regional Council has been a "Partner Regional Council" of Toowoomba and Surat Basin Enterprise Pty Ltd (TSBE) since 2012.

Renewal of our commitment at Platinum level links us to the outputs and benefits of the Economic Growth of both the Toowoomba Region and Western Downs Regional Councils areas together with major Industry Groups of the Darling Downs.

The consideration of Council to renew its commitment for 2019-20 is requested by way of this report.

Officer's Recommendation:

1. Approve the renewal and payment for a Platinum level sponsorship of Toowoomba and Surat Basin Enterprise for 2019/20, by way of payment in the sum of $22,000 (GST Inclusive), as described in the renewal notice.
2. Authorise its CEO to sign the partnership agreement.

Individuals or Organisations to which the report applies:

Are there any individuals or organisations who stand to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of consideration of this matter?
(Note: This is to assist Councillors in identifying if they have a Material Personal Interest or Conflict of Interest in the agenda item - i.e. whether they should participate in the discussion and decision making).

Maranoa Regional Council on behalf of the community of the Maranoa.

Acronyms:

Are there any industry abbreviations that will be used in the report?
Note: This is important as particular professions or industries often use shortened terminology where they refer to the matter on a regular basis. However, for individuals not within the profession or industry it can significantly impact the readability of the report if these aren't explained at the start of the report).

Acronym	Description
TSBE	Toowoomba and Surat Basin Enterprise Pty Ltd

Context:

Why is the matter coming before Council?

Council has involved itself in the decisions to renew annual commitments to its business development extensions.

Background:

Has anything already happened in relation to this matter?
(Succinct overview of the relevant facts, without interpretation)

Council has invested a sum total of $100,000.00 (excluding GST) over the past four years to date into TSBE sponsorship. Through this sponsorship Council has demonstrated its endorsement of the work of this organisation to advance the interests of the business community in the Maranoa and the wider Surat Basin.

At a strategic level, the officers and directors of TSBE have made many visits to the Maranoa, to host networking functions and provide strategic advocacy for projects of mutual interest. This has been well received and appreciated by the local business community.

While TSBE make no apologies for the priority it gives to the Toowoomba Region, which are in proportion to the contribution TRC makes, some of the benefits to the Maranoa of continued sponsorship on behalf of the business community are:

- Inclusion of TSBE as a partner with Department of State Development (DSD) in developing the CSG supply chain in the region.
- Regional profiles e.g. “Maranoa Development Status Report” as part of the Surat Basin Development Status Report.
- Promotion of our display banners at every function hosted by TSBE
- Direct assistance one on one to Manufacturing Industry base in the Maranoa
- Specialized assistance to the Ag Sector in the Maranoa.
- Hosted access China in 2016.

Legislation, Local Laws, State Policies & Other Regulatory Requirements:

What does the legislation and other statutory instruments include about the matter under consideration?(Include an extract of the relevant section’s wording of the legislation – please do not just quote the section number as that is of no assistance to Councillors)

Council is empowered under the Local Government Act to undertake interactions with Beneficial Enterprises. Council’s relationship with TSBE Pty Ltd is consistent with this power.

The following excerpt taken directly from the Local Government Act 2009 and is Current as at 1 March 2017 and Authorised by the Parliamentary Counsel.

Part 2 Beneficial enterprises and business activities

Division 1 Beneficial enterprises

39 What this division is about

(1) This division is about beneficial enterprises that are conducted by a local government.
(2) This division does not apply to a business unit of a local government.
(3) A ***beneficial enterprise*** is an enterprise that a local government considers is directed to benefiting, and can reasonably be expected to benefit, the whole or part of its local government area.
(4) A local government is ***conducting*** a beneficial enterprise if the local government is engaging in, or helping, the beneficial enterprise.

40 Conducting beneficial enterprises

(1) A local government may conduct a beneficial enterprise.
(2) To conduct the beneficial enterprise, the local government—
(a) may participate with an association, other than by being an unlimited partner of a partnership; and
(b) must not, either directly or by participating with an association, participate with an unlimited corporation; and
(c) must not enter into an agreement that does not limit the liability of the local government, as between the parties to the agreement, to the amount committed by the local government under the agreement.

Note— Under the *Statutory Bodies Financial Arrangements Act 1982*, a local government may need the Treasurer's approval before entering into particular financial arrangements.

(3) An ***association*** is—
(a) a partnership; or
(b) a corporation limited by shares but not listed on a stock exchange; or
(c) a corporation limited by guarantee but not listed on a stock exchange; or
(d) another association of persons that is not a corporation.

(4) An ***unlimited corporation*** means a corporation whose members have no limit placed on their liability.
(5) A local government ***participates*** with an association or unlimited corporation if the local government—
(a) forms, or takes part in forming, an association or unlimited corporation; or
(b) becomes a member of an association or unlimited corporation; or
(c) takes part in the management of an association or unlimited corporation; or
(d) acquires or disposes of shares, debentures or securities of an association or unlimited corporation.

41 Identifying beneficial enterprises

A local government's annual report for each financial year must contain a list of all the beneficial enterprises that the local government conducted during the financial year.

Council Policies or Asset Management Plans:

Does Council have a policy, plan or approach ordinarily followed for this type of decision? What are relevant sections of the policy or plan?
(Quote/insert the relevant section's wording / description within the report)

Not applicable.

Input into the Report & Recommendation*:*

Have others' views or input been sourced in developing the report and recommendation to Council? (i.e. other than the report author?) What did each say? (Please include consultation with the funding body, any dates of critical importance or updates or approvals required)

Maranoa Regional Council and its constituents stand to benefit from close involvement and cooperation with TSBE. Funded largely through membership subscriptions and sponsorships, TSBE is a wholly owned entity of Toowoomba Regional Council (TRC Annual report 2017-18), and has become the accepted and acknowledged, go-to private sector Economic Development organisation in the Darling Downs.

Its primary allegiance is to the Toowoomba Regional Council and accordingly its operational focus is weighted heavily on the Toowoomba Region. Recognising however that Toowoomba is a part of a wider economic and social community of interest, its Strategic outlook is to develop initiatives and projects that add value to the wider community irrespective of boundaries. Accordingly its reach extends into the North Burnett, the Southern Downs, Brisbane, and The Darling Downs to the Maranoa.

Its Board of Directors comprises among the most influential people in our community of interest. TSBE has positioned itself to be an effective facilitator of introductions, a key lobbying mechanism, and a passionate advocate for our region. A full summary of benefits from last year and planned for next year, is contained in the attachment to this report.

It is with this knowledge that I have no hesitation in recommending that Council resolves to continue to partner with TSBE for another year.

Funding Bodies*:*

Is the project externally funded (or proposed to be)? If so, are there any implications in relation to the funding agreement or grant application. (Please do not just include names)

Not applicable.

This Financial Year's Budget:

Will the matter under consideration impact how much Council collects in income or how much it will spend? How much ($)? Is this already included in the budget? (Include the account number and description).
If the matter under consideration has not been included in the budget, where can the funds be transferred from? *(Include the account number and description)* ***What will not be done as a result?***

If Councils approves the budget impact will be $22,000.00 in the 2019-20 finacial year.

Future Years' Budgets:

Will there need to be a change in future years' budgets to cater for a change in income or increased expenditure as a result of Council's decision? How much ($)? (e.g. estimate of additional maintenance or operating costs for a new or upgraded project)

Further commitments are assessed on a merit basis yearly.

Impact on Other Individuals or Interested Parties:

Is there anyone who is likely to be particularly interested in or impacted by the decision, or affected by the recommendation if adopted? What would be their key interests or concerns? (Interested Parties Analysis - IS9001:2015)

Nil

Risks:

What could go wrong if Council makes a decision on this matter? (What is the likelihood of it happening and the consequence if it does?) (List each identified risk in a table)

Risk	Description of likelihood & consequences

Losing a key advocate and partner in Economic Development.	Likelihood - Almost certain Consequence - Moderate

Advice to Council:

What do you think Council should do, based on your skills, qualifications and experience, your knowledge of this and related matters, and the facts contained in the report?

(A summary of what the employee thinks Council needs to hear, not what they think individual Councillors want to hear – i.e. employees must provide sound and impartial advice – the employee's professional opinion)

Approve the renewal and payment to Toowoomba and Surat Basin Enterprise Pty Ltd for 2019/20, by way of payment in the sum of $22,000 (GST Inclusive), as described in the renewal notice, and authorise its CEO to sign the partnership agreement.

Recommendation:

What is the 'draft decision' based on the advice to Council?
Does the recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

(Note: recommendations if adopted by Council become a legal decision of government and therefore must be clear and succinct about the action required by employees (unambiguous)).

Does this recommendation suggest a decision contrary to an existing Council policy?
If so, for what reason?

Approve the renewal and payment for a Platinum level sponsorship of Toowoomba and Surat Basin Enterprise for 2019/20, by way of payment in the sum of $22,000 (GST Inclusive), as described in the renewal notice, and authorise its CEO to sign the partnership agreement.

Link to Corporate Plan:

Corporate Plan 2018-2023
Strategic Priority 4: Growing our region
4.2 Encourage additional investment in the Maranoa, developing our local economy and increasing our region's population
4.2.5 Partner with State and Federal Government based agencies and private organisations to assist current businesses to be sustainable and grow, including participation in the annual Maranoa Business Awards.

Supporting Documentation:

1⇩ TSBE report on services delivered 2018-19 and proposal for 2019-20. D19/68067

Report authorised by:

Deputy Chief Executive Officer/Director - Development, Facilities & Environmental Services

1. Our Proposal

1.1 Introduction

TSBE is delighted to present the following partnership proposal to the Maranoa Regional Council for the 2020 Financial Year. Our goal is to support the Maranoa Council's Economic Development Strategy, drive business and investor interest in the region and assist local businesses to link with increased opportunities.

1.2 FY 2019 Deliverables

The FY19 financial year has seen the Maranoa Regional Council and TSBE partnership strengthen through a bonus event in Roma that was not included in the original agreement.

Activity	Agreed Outcomes	Delivered
TSBE Enterprise Evening	Enterprise Evening themed around major projects bringing approximately 70% of attendees from outside the region. 14 March 2019	Enterprise Evening featuring David Schefe, Santos, Senex and Mirvac. • 150 attendees • 72% from outside the region
Taste of the West (bonus event)	Dinner to promote food in the region. 2 April 2019.	• 80 attendees • 70% from out of Maranoa Regional Council • Fantastic feedback from participants, Santos and Compass • Three local businesses now progressing through the process to become compass suppliers, including Maranoa Beef, Muckadilla Farm Fresh Eggs and Elliot Premium Beef. • Feedback given that the food businesses would never have looked to the gas industry for opportunities, and surprised at scale of opportunity. • Growth in value added food industry in the region was showcased and delivered significant media for the region.
Regular Meetings & Communication	Regular phone/meeting updates as required	Bruce and Ed regularly catch up over the phone or in person. Ali and Bruce have met with the MRC twice in the last year in Roma and have attended the TSBE events in the

		region.
National and International Speeches	Mention and promote MRC at all national and international speaking opportunities.	• Delivered – MRC is mentioned at every event • Ali presented to Gas 2.0 conference in Brisbane • Ali presented in Darwin to the Energy Club NT • Shane Charles presented at numerous events including a QFI event in Brisbane • Ali mentioned the MRC infrastructure-cliff issues at the Parliament House event • Bruce presented to Australian input suppliers at Sugar Industry Conference • Bruce presented to the Institute of Public Accountants, Primary Production Taxation conference in Toowoomba • Bruce presented to the Farmers Learning Lab
Exposure across Channels	Significant exposure across TSBE and FLA websites, mentions in publications, social media posts , exposure in trade shows (such as APPEA), verbal acknowledgement as a partner regional council at all TSBE events, logo on all TSBE banners, newsletter, signage and email signature.	Delivered

2. Proposal

This financial year, TSBE is planning to deliver to the Maranoa Regional Council a partnership that drives business and investor interest in the region.

Activity	Details
TSBE Enterprise Evening	• TSBE to facilitate an Enterprise Evening themed around major projects • MRC to receive a speaking opportunity at the event • Complimentary attendance for 4 MRC representatives or as negotiated • 2 Complimentary tickets for local chamber representatives. MC to promote their attendance
Taste of the West	• Facilitate another "Taste of the West" style promotion focusing on the food industry for the region
National and International Speeches	• Mention and promotion of the Maranoa region in all national and international speaking opportunities
Exposure across channels	• Significant exposure on TSBE and FLA websites and social media platforms as needed • Recognition in publications • Recognition and promotional opportunities within eNews • Exposure at trade shows etc (such as APPEA)
Regular meetings and communication	• Regular phone/meeting updates as required • Invitations to quarterly catch ups, boardroom briefings, Platinum Christmas party and all other exclusive networking events at no cost

3. Investment

The pricing for the delivery of the above services is $20,000 plus GST

- All prices are in AUD
- This agreement is a 12-month commitment for the provision of services as described in this proposal.

4. Agreement

Client Company Name	Maranoa Regional Council
Vendor	TSBE
Fees (excl. OPE)	As outlined in *Investment*
Client Representatives	Edward Sims
Vendor Representative	Ali Davenport
Client Address	57 Bungil St, Roma, QLD, 4455
Vendor Address	6 Ann Street, Toowoomba, QLD, 4350

The parties agree that the vendor is to provide the detailed goods and services to the client, executed as an agreement subject to the terms and conditions contained within this proposal.

TSBE

_____

Signature of Authorised Officer

Ali Davenport

CEO

TSBE

Maranoa Regional Council

_____

Signature of Authorised Officer

Julie Reitano

CEO

Maranoa Regional Council

To be completed by Client:

Purchase Order Number	
Billing Entity Name:	
Billing Entity ABN:	
Project Manager Name:	
Project Manager Email Address:	
Invoicing Officer/Accounts Dept Contact:	
Invoicing Officer/Accounts Dept Address:	

OFFICER REPORT

Meeting: General 14 August 2019 **Date:** 7 August 2019

Item Number: 13.2 **File Number:** D19/68839

SUBJECT HEADING: South West Region Economic Development Association Membership

Classification: Open Access

Officer's Title: Manager - Economic & Community Development

Executive Summary:
Council's annual membership renewal in SWRED is due, and coincidently there is a need to review Councils current community representative on the SWRED management committee. This report seeks Council's endorsement of renewal of membership and a change in representation.

Officer's Recommendation:
That Council renew its membership in South West Regional Economic Development Association for the year 2019-20. The funds should be allocated from WO 14477.2538.2001 "Economic Development Memberships", and

Council replace Mrs Robyn Bryant on the management committee of SWRED, and appoint Deputy Mayor Cr Jan Chambers as its community representative for 2019-20.

Individuals or Organisations to which the report applies:

Are there any individuals or organisations who stand to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of consideration of this matter?
(Note: This is to assist Councillors in identifying if they have a Material Personal Interest or Conflict of Interest in the agenda item - i.e. whether they should participate in the discussion and decision making).

Maranoa Regional Council, Balonne Shire Council, Murweh Shire Council, Paroo Shire Council, Quilpie Shire Council and Bulloo Shire Council.

Acronyms:

Are there any industry abbreviations that will be used in the report?
Note: This is important as particular professions or industries often use shortened terminology where they refer to the matter on a regular basis. However, for individuals not within the profession or industry it can significantly impact the readability of the report if these aren't explained at the start of the report).

Acronym	Description
SWRED	South West Region Economic Development Association
DSDMIP	Department of State Development, Manufacturing, Infrastructure and Planning

Context:

Why is the matter coming before Council?

This is a decision for Council on an annual renewal basis.

Background:

Has anything already happened in relation to this matter?
(Succinct overview of the relevant facts, without interpretation)

SWRED has invoiced Council last financial year, however the report had to wait for 2019-20 budget adoption.

Legislation, Local Laws, State Policies & Other Regulatory Requirements:

What does the legislation and other statutory instruments include about the matter under consideration?(Include an extract of the relevant section's wording of the legislation – please do not just quote the section number as that is of no assistance to Councillors)

This initiative of Council falls under the Local Government Act of 2009…..Chapter 3 and Part 2 …Beneficial enterprises and business activities.

Section 39 "What this division is about"

(1) This division is about beneficial enterprises that are conducted by a local government.
(2) This division does not apply to a business unit of a local government.
(3) A beneficial enterprise is an enterprise that a local government considers is directed to benefiting, and can reasonably be expected to benefit, the whole or part of its local government area.

Council Policies or Asset Management Plans:

Does Council have a policy, plan or approach ordinarily followed for this type of decision? What are relevant sections of the policy or plan?
(Quote/insert the relevant section's wording / description within the report)

Nil

Input into the Report & Recommendation*:*

Have others' views or input been sourced in developing the report and recommendation to Council? (i.e. other than the report author?) What did each say? (Please include consultation with the funding body, any dates of critical importance or updates or approvals required)

Council has been a member of SWRED since 2014, and is cooperating on a number of projects namely:

SWRED continues to collaborate and forge relationships with a wide range of stakeholders across the 3 levels of Federal, State and Local Government for the economic wellbeing of our region.

1. **RAB Tourism Project 2019-2020**
    - Currently have an approved project for $150k funded form DSDMIP.
    - Currently all SWRED council's tourism officers have been involved in the regular steering committee meetings.
    - The status of the project is that contracts are currently being finalized for the contractors involved in delivery of the various components of the program which include Liz Ward (Digital Marketing) and Anita Clark (Trade Development and Event Management Training Program).

2. **Sheep Meat Project**
    - This is currently under review regarding further delivery, may expand to SW sheep industry and supply chain program to look at the sheep industry in the SW region in a broader context.
    - This project may develop out of the works each council have done in the wild dog programs and the reestablishment of the sheep industry and the economic gains this will bring to the region.
3. **Wild Dog Initiative**
    - SWRED assisting all councils across the region on agendas for establishment of wild dog programs and cluster fencing. SWRED has been involved in the assisting with funding application and data gathering.
4. **Waste and Recycling**
    - SWRED are looking to develop a collaborative approach for investment opportunities within the region for the waste and recycling sector, interest has already been shown in tyre recycling.
5. **Transport and Logistics**
    - Interests from the private sector has been shown in the developing freight on rail in the SW area with Roma and Charleville identified as potential freight hubs, SWRED are supporting this proposal, more information with be given at the council of mayors meeting to be held in Toowoomba.
6. **Strategic Plan**
    - SWRED are in the process of reviewing their strategic plan so that desired outcomes and achievements can be better planned and measured for the ever-changing requirements of the region.
    - Each council has been asked to review the existing strategic plan and make comment on changes that need to be made to make this a more affective document.
7. **National Energy Grid**
    - SWRED are still supporting the review of the national energy grid proposal to ensure that there is consideration made for the SA / SW QLD connection.
8. **Productivity Commission – Zonal Tax**
    - SWRED submitted a report to the productivity commission that can be found at: https://www.pc.gov.au/inquiries/current/remote-tax/submissions#initial

Regional Development Australia DD&SW and SWRED collaboration.

- RDA and SWRED collaboration on 5 primary issues important to SW QLD that have evolved from the 5 issues forums undertaken in early 2019, being:
- Population attraction including decentralisation of government services and the settlement of migrants and refugees in regional areas.
- Improving digital connectivity.
- Zonal Tax Arrangements.
- Access to energy including meshing the grid, i.e. connection to the South Australian power grid.
- Transport and Logistics including maintaining road infrastructure, reducing freight costs and improving access to markets.

Funding Bodies*:*

Is the project externally funded (or proposed to be)? If so, are there any implications in relation to the funding agreement or grant application. (Please do not just include names)

SWRED receives funds from members as annual subscriptions and from the State Government Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) through the Remote Area Boards Fund (RAB) for specific initiatives targeting jobs creation as the outcome.

This Financial Year's Budget:

Will the matter under consideration impact how much Council collects in income or how much it will spend? How much ($)? Is this already included in the budget? (Include the account number and description).
If the matter under consideration has not been included in the budget, where can the funds be transferred from? *(Include the account number and description)* ***What will not be done as a result?***

$22,000 inclusive of GST.

Future Years' Budgets:

Will there need to be a change in future years' budgets to cater for a change in income or increased expenditure as a result of Council's decision? How much ($)? (e.g. estimate of additional maintenance or operating costs for a new or upgraded project)

An annual commitment is by majority vote of Council accordingly this report does not commit past the end of the 2019-20 financial year.

Impact on Other Individuals or Interested Parties:

Is there anyone who is likely to be particularly interested in or impacted by the decision, or affected by the recommendation if adopted? What would be their key interests or concerns? (Interested Parties Analysis - IS9001:2015)

All levels of Government and Industry prefer to do business with communities of interest, especially clusters of local governments with like needs. This decision supports a collaborative approach to regional development, and may achieve things by acting together as opposed to isolation.

Risks:

What could go wrong if Council makes a decision on this matter? (What is the likelihood of it happening and the consequence if it does) (List each identified risk in a table)

Risk	Description of likelihood & consequences
If Council does not renew, it may isolate Council from its neighboring community of interest.	Possible and consequence moderate.

Advice to Council:

What do you think Council should do, based on your skills, qualifications and experience, your knowledge of this and related matters, and the facts contained in the report?
(A summary of what the employee thinks Council needs to hear, not what they think individual Councillors want to hear – i.e. employees must provide sound and impartial advice – the employee's professional opinion)

Council should show solidarity with its neighbouring Council in the community of South West of Queensland (SWQ). We are acknowledge as possessing the capital town (Roma) for the region and the administrative headquarters for most services to SWQ. Accordingly if a major project occurs in our region, i.e. $80M refurbishment of Roma Hospital the flow on benefits to the SWQ are obvious. Alternatively, if Industrial activity increased in Charleville i.e. Expansion of the Abattoir etc., then flow on benefits will affect the Maranoa. As examples increased transport links, inputs from our business base. The ability to aggregate our demand and supply capacity to affect the business case for the establishment of new and improved services is another positive outcome from continued membership.

It is likely that these benefits would flow irrespective of an annual subscription; however the investment of $1.50 per capita per annum (annual subscription ÷ Maranoa region population) shows good faith to the leaders of our partner communities to collaborate where possible.

Recommendation:

What is the 'draft decision' based on the advice to Council?
Does the recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?
(Note: recommendations if adopted by Council become a legal decision of government and therefore must be clear and succinct about the action required by employees (unambiguous)).

Does this recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

I. That Council renew its membership in South West Regional Economic Development Association for the year 2019-20. The funds should be allocated from WO 14477.2538.2001 "Economic Development Memberships".
II. Council has appointed Cr O'Neil to be its representative on the management committee, and Mrs. Robyn Bryant as Council's Community Representative. However due to an inability of Mrs. Bryant to continue, appoint Deputy Mayor Cr Jan Chambers as its community representative for 2019-20.

Link to Corporate Plan:

Corporate Plan 2018-2023
Strategic Priority 4: Growing our region
4.2 Encourage additional investment in the Maranoa, developing our local economy and increasing our region's population
4.2.1 In partnership with the community, commence implementation of the Maranoa Tourism strategy, with the key strategies including: - Attracting, Encouraging and Creating New Business - Supporting and Assisting Current Business - Attracting New Residents and Visitors - Leveraging Existing Facilities, Land and Resources - Developing skills and entrepreneurship - Building Community Partnerships

Supporting Documentation:

Nil

Report authorised by:

Deputy Chief Executive Officer/Director - Development, Facilities & Environmental Services

OFFICER REPORT

Meeting: General 14 August 2019 **Date:** 2 July 2019

Item Number: 13.3 **File Number:** D19/56153

SUBJECT HEADING: Renewal of Regional Tourism Memberships 2019/2020

Classification: Open Access

Officer's Title: Regional Tourism Development Coordinator

Executive Summary:
As detailed in the Maranoa Regional Council Corporate Plan, Council maximises regional tourism marketing and tourism training opportunities by maintaining industry membership and strong working relationships with a number of key organisations namely:

- Outback Queensland Tourism Association (OQTA) including OQTA Trade Mentoring Program
- The Great Inland Way (GIW)
- Visit Queensland and
- Queensland Visitor Information Centre Association.

Council's annual membership for these organisations is now due for Council consideration by way of this report.

Officer's Recommendation:
That Council renews membership for the 2019/2020 financial year of:

1) Outback Queensland Tourism Association for an annual membership fee of $32851.00 (inc GST) plus the Trade Mentoring Program for $2000.00 (plus GST), as described in the renewal notice, and sign the associated Memorandum of Understanding
2) The Great Inland Way for an annual membership fee of $3,000 (inc GST),as described in the renewal notice
3) Visit Queensland for an annual membership fee of $2000.00 (inc GST), as described in the renewal notice
4) Queensland Information Centres Association for an annual membership fee of $150.00 (no GST), as described in the renewal notice
5) Membership to these associations to be paid utisiling WO 14484.2537.2001 Memberships and Contributions in the Tourism Operations budget.

Individuals or Organisations to which the report applies:

Are there any individuals or organisations who stand to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of consideration of this matter?
(Note: This is to assist Councillors in identifying if they have a Material Personal Interest or Conflict of Interest in the agenda item - i.e. whether they should participate in the discussion and decision making).

nil

Acronyms:

Are there any industry abbreviations that will be used in the report?

Note: This is important as particular professions or industries often use shortened terminology where they refer to the matter on a regular basis. However, for individuals not within the profession or industry it can significantly impact the readability of the report if these aren't explained at the start of the report).

Acronym	Description
VIC	Visitor Information Centre
OQTA	Outback Queensland Tourism Association
GIW	Great Inland Way

Context:

Why is the matter coming before Council?

To confirm Council's commitment to membership of these associations.

Background:

Has anything already happened in relation to this matter?

(Succinct overview of the relevant facts, without interpretation)

Outback Queensland Tourism Association– Each year, Local Government Associations (LGA's) (and other public/private tourism stakeholders) can pay a membership fee to their Regional Tourism Organisation (RTO) to represent them as the primary Destination Marketing Organisation for the region.

For OQTA (and many RTO's), the LGA Membership fee is based on a per capita contribution. The Board of OQTA has carefully considered this and has deemed that this structure best accounts for the varying scale and budget of their eighteen member Councils.

For Councillors' consideration, below is a summary of Outback Queensland Tourism Digital and PR + Always on Activity as of 30 June 2019:

	Followers numbers 1 July 2018	Followers numbers 30 June 2019	% Growth
Consumer eDM	10,358	12,431	+20.01%
Facebook	67,251	83,686	+24.43%
Instragram	27,251	34,062	+24.99%
YouTube	173	206	+19.07%
Twiiter	5,954	6,163	+3.5%
Website session	35,416	68,695	+93.96%
Visitor Guide	60,000	60,000	-

Council's Outback Queensland Tourism Association membership also provided the region with access to the Outback Queensland Tourism Infrastructure fund, of which Council successfully obtained $1.23m for The Bigger Big Rig project and also the Outback Events funding, in which Easter in the Country and The Cobb&Co Festival were successful in receiving funding.

Outback Queensland Tourism Association Trade Partnership –as part of OQTA's trade mentoring program, Council receives:

- Quarterly reporting on sales figures from the trade network

- Placement in a Trade eNews that goes out to database of domestic and International travel agents, brokers, wholesalers and ITO's
- Attending travel trade events and consumer shows
- Trade work in New Zealand including Queensland on Stage where we sell directly to travel agents and travel brokers increasing awareness of Outback experiences and destinations and growing business opportunities with key trade partners
- Selling to international travel buyers through the Australian Tourism Exchange (ATE), Australia's largest annual travel and tourism business-to-business event
- The strategic direction, tourism positioning and product development of selected tourism operators to become (and maintain) travel trade ready for domestic and international travel trade distribution.
- Continual management and communication with the Product & Marketing Departments of the
- Liaise with Famil Departments to feature OQTA in agent educational itineraries
- Distribution of preferred Agent Rates for OQTA via retail calls & EDM and management of the process
- A genuine retail presence with:
    - Flight Centre Group/Infinity Holidays
    - Helloworld (HLO)
    - Second Tier Wholesale Accounts
    - Group Buying Accounts

Great Inland Way – Roma, Surat and Injune all feature heavily on The Great Inland Way and in the 2019/2020 financial year the benefits of Council's membership includes:

- All three towns feature on the Great Inland Way Map
- Highlight the must-do experiences in the re-designed 2020 brochure with 50,000 copies produced and distributed by Great Inland Way to VICs throughout QLD, NSW and VIC
- The accredited and non-accredited VIC icons will be included on the Great Inland Way map
- We can promote local events and attractions via The Great Inland Way Facebook page with over 1000 followers
- Participate in networking and information sharing opportunities along the Great Inland Way at the quarterly phone meetings.

Visit Queensland Pty Ltd - Tourism and Events Queensland have advised that there will be an increase to the annual Visitor Information Centre (VIC) Accreditation Services Fee for 2019-2020. The fee will increase to $1,000 including GST from 1 July 2019. This increase is due to increasing costs and brings Queensland in line with the other states. It should be acknowledged that the Queensland Accreditation program is regarded as one of the best Visitor Information Centre programs in Australia.

Queensland's Accredited VIC network provides visitor services for over 4.2 million visitors and ensures increased visitation and regional spend throughout the State.

As part of their accreditation fee, VICs receive at no extra cost:

- VIC i-Card program
- Participation and promotion via the Driver Reviver program
- Participation and promotion via the Tourism Passport competition
- Connection with the International Student network via 1800QStudy
- i-Collateral Catalogue for VIC branded collateral
- Personal assistance and guidance on VIC operations from the VIC Secretariat
- Access to tailored training sessions on Customer Services, Sales and other
- Access to free Storytelling Workshops funded by TEQ and grants
- Access to State and Federal funding opportunities. e.g. the Wi-Fi scheme, International Education and Training recognition.
- Free Brochure distribution of TEQ publications
- Access to various Tourism and Events Queensland project opportunities, including – Memory Makers, Shareable Moments interactive walls, You-review customer service programs, Memento Guide
- Approval for road signs on Council and State controlled roads
- Link to the VIC Portal from Tourism Australia's consumer website
- An annual assessment including training to assist building a stronger VIC and total network
- A free listing on ATDW and its network of over 150 Distributor sites
- Inclusion on all TEQ Maps, National Parks and any other TEQ authorised printed material including the events publication which lists all Accredited VICs
- Inclusion in Hema Maps
- Access to the accredited VIC Facebook Group
- Promotional campaigns are directed to Accredited VICs including the Drive Tourism campaign
- Access and use of a nationally recognised and valuable Trademark

In return, the network has contributed unique statistics and information to a wide range of reports including:

- A National Perspective on Visitor Information Services
- The North West digital visitor survey research
- Far West Queensland Valuing Visitors research by University of Southern Queensland
- Regional marketing stats which underpin numerous Local Government reviews, research and reports that vastly improve the satisfaction of visitors to their region

Legislation, Local Laws, State Policies & Other Regulatory Requirements:

What does the legislation and other statutory instruments include about the matter under consideration? (Include an extract of the relevant section's wording of the legislation – please do not just quote the section number as that is of no assistance to Councillors)

nil

Council Policies or Asset Management Plans:

Does Council have a policy, plan or approach ordinarily followed for this type of decision? What are relevant sections of the policy or plan?
(Quote/insert the relevant section's wording / description within the report)

nil

Input into the Report & Recommendation*:*

Have others' views or input been sourced in developing the report and recommendation to Council? (i.e. other than the report author?) What did each say? (Please include consultation with the funding body, any dates of critical importance or updates or approvals required)

Ed Sims, Manager Community and Economic Development
The benefits of membership have been sourced from the various Associations.

Funding Bodies*:*

Is the project externally funded (or proposed to be)? If so, are there any implications in relation to the funding agreement or grant application. (Please do not just include names)

nil

This Financial Year's Budget:

Will the matter under consideration impact how much Council collects in income or how much it will spend? How much ($)? Is this already included in the budget? (Include the account number and description).
If the matter under consideration has not been included in the budget, where can the funds be transferred from? *(Include the account number and description)* ***What will not be done as a result?***

Council has made allocation in the 2019/2020 budget for membership to these Associations.

Future Years' Budgets:

Will there need to be a change in future years' budgets to cater for a change in income or increased expenditure as a result of Council's decision? How much ($)? (e.g. estimate of additional maintenance or operating costs for a new or upgraded project)

Membership is considered annually.

Impact on Other Individuals or Interested Parties:

Is there anyone who is likely to be particularly interested in or impacted by the decision, or affected by the recommendation if adopted? What would be their key interests or concerns? (Interested Parties Analysis - IS9001:2015)

nil

Risks:

What could go wrong if Council makes a decision on this matter? (What is the likelihood of it happening and the consequence if it does) (List each identified risk in a table)

Risk	Description of likelihood & consequences
Political fallout and Isolation of Tourism Industry from disassociation.	Possible and consequences Major from a community feedback perspective.

Advice to Council:

What do you think Council should do, based on your skills, qualifications and experience, your knowledge of this and related matters, and the facts contained in the report?

(A summary of what the employee thinks Council needs to hear, not what they think individual Councillors want to hear – i.e. employees must provide sound and impartial advice – the employee's professional opinion)

Maintain membership of the listed Associations.

Recommendation:

What is the 'draft decision' based on the advice to Council?
Does the recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?
(Note: recommendations if adopted by Council become a legal decision of government and therefore must be clear and succinct about the action required by employees (unambiguous)).

Does this recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

No

Link to Corporate Plan:

Corporate Plan 2018-2023
Strategic Priority 4: Growing our region
4.3 Attract visitors to our region to bring additional customers to our region's businesses
4.3.4 Facilitate industry partnerships and skill development.

Supporting Documentation:

1⇩	MOU OQTA and MRC July 2019 -Sept 2020	D19/62466
2⇩	OQTA Trade Mentoring Program	D19/56038
3⇩	Great Inland Way GIW 2019 2020 INVOICE	D19/55603
4⇩	Visit Queensland INVOICE 2019 - Maranoa Regional Council	D19/55637
5⇩	Great Inland Way (GIW) Membership Benefits 2019/2020	D19/55621
6⇩	QICA Invoice 2019-2020 INV-0060	D19/57224
7⇩	Outback Queensland Tourism OQTA 2019 2020 INVOICE -0595	D19/55636

Report authorised by:

Manager - Economic & Community Development
Deputy Chief Executive Officer/Director - Development, Facilities & Environmental Services

MEMORANDUM OF UNDERSTANDING
(Outback Queensland Tourism Network)

This Memorandum of Understanding ("MOU") is made on 1st July 2019 by and between:

The Outback Queensland Tourism Association Inc, (ABN 46 805 356 912)
C/- Department of Agriculture & Fisheries Complex, Landsborough Hwy, LONGREACH QLD 4730;

and

Maranoa Regional Council (ABN 99 324 089 164) of PO Box 42, MITCHELL QLD 4465

(Each individually a "Party" and collectively the "Parties")

BACKGROUND

A. Outback Queensland is an important part of Queensland's extensive tourism network. Maranoa Regional Council, located within the Outback Queensland is identified as a key tourism stakeholder in building Queensland's tourism and events industry, fostering innovation, driving industry growth and boosting visitor expenditure.

B. As an outcome of DestinationQ 2012, a suite of Destination Tourism Plans (DTPs) were developed in consultation with key industry stakeholders and reflect a shared vision and direction for the destination. Further, The Outback Queensland Destination Tourist Plan (OQDT) is to be further enhanced in consultation with Local Authorities and key stakeholders, and be available for review prior to September 2019.

C. The OQDT Plan has been developed to be used as the main vehicle to drive growth in the destination to meet the 2020 tourism targets and to build a sustainable and competitive tourism and events destination. The Outback Queensland Tourism Association Inc (OQTA) has been tasked with the project management and delivery of the refreshed OQDT Plan.

D. The Parties have agreed to work together towards mutual goals for tourism in the region, including how they will work collaboratively in the spirit of the partnership and detailing the agreed activities in the DTP that work towards achieving the destination goals.

E. The arrangements specified in this MOU strengthen the partnership between OQTA and Maranoa Regional Council and relationships with key stakeholders and Outback Queensland industry operators.

The Parties agree as follows:

1 DURATION

The term of this MOU ("Term") will commence from the date of signing the MOU by both parties and end on 30 September 2020. Thereafter, the MOU will be reviewed by the Parties on an annual basis.

2 PARTIES OBLIGATIONS

2.1 With OQTA leading the process, the Parties agree to work collaboratively to update the OQDT Plan by 30 September 2019 complete with a list of priority activities to be delivered in the 2019-20 financial year.

2.2 The Parties agree to meet in September 2019 for a joint strategic planning session which will lead to the creation of individual plans (i.e. business, strategic and marketing plans); prioritisation of OQDT Plan activities to be delivered by partners in the region; and completion of the Tourism Network Fund (TNF) Activity Plan which will form part of the TNF agreement between OQTA and Tourism and Events Queensland. This planning process will ensure that the Parties are aware of all marketing, event and development activities being carried out in the Destination.

2.3 The Parties agree to identify specific actions from the OQDT Plan to be included in the TNF Activity Plan for delivery in the 2019-20 financial year. These actions may relate to infrastructure, marketing, events and development activities including event development, experience development, product development, capacity building and/or service quality and innovation for the destination.

2.4 The Parties agree to commit funds or appropriate resources for marketing, event and/or development activities identified in the OQDT Plan that will contribute towards the Destination's 2020 goals. The TNF Activity Plan will contain the annual contributions (financial and non-financial) of each organisation and proposed activities that align with the DTP. The TNF Activity Plan may not necessarily represent the entire level of activities and associated cash and resource contribution/s by the Parties.

2.5 In refreshing the OQDT Plan and prioritising activities for the 2019-20 financial year, the Parties agree to consult with other stakeholders in the Destination, such as Local Government Authorities and Local Tourism Organisations as mutually agreed and encourage alignment of priorities and activities to leverage resources across all organisations.

2.6 Lead representatives for each of the Parties agree to meet quarterly to review the results of the priority OQDT Plan activities and the TNF Activity Plan where appropriate.

2.7 Maranoa Regional Council commits to providing OQTA with $32,851.50 including GST, to match the State Government's TNF for delivery of activity in the TNF Activity Plan as agreed in the strategic planning session.

3 CONFIDENTIALITY

3.1 The Parties agree that any information they provide to each other on marketing strategy and operational methods will be treated with strict confidence (collectively referred to as "Confidential Information"), unless otherwise agreed in writing.

3.2 This Clause 3 will survive the termination or expiry of this MOU.

4 IMPLEMENTATION AND TERMINATION

4.1 The Parties agree that the terms of this MOU are in agreed form and legally binding on the Parties.

4.2 Each Party will have the right to terminate this MOU in the event that the other Parties has not fulfilled its obligations in respect to this MOU. In that event the non-defaulting Party may terminate this MOU for cause by giving thirty (30) calendar days' notice in writing of the intention to do so.

4.3 Neither Party may assign the MOU or any of the benefits or obligations under the MOU without the prior written consent of the other Party.

5 APPLICABLE LAW AND JURISDICTION

5.1 This MOU will be governed by and construed in accordance with the laws of Queensland, Australia. The Parties agree, in the event any claim or suit is brought in connection with this MOU, it will be brought to the exclusive jurisdiction and venue of the courts of Queensland, Australia.

This MOU between The Outback Queensland Tourism Association Inc and Maranoa Regional Council is agreed to and signed by:

The Outback Queensland Tourism Association Inc	**Maranoa Regional Council**
_____	_____
Authorised Officer	**Authorised Officer**
Date:	**Date:**

TRADE MENTORING PROGRAM 19/20

OQTA is pleased to offer the following Member Benefits to participants in the Trade Mentoring Program.

MEMBER BENEFITS

- Receive monthly OQTA consumer eNewsletter
- Receive weekly tourism industry updates
- Ability to apply for the OQTA Tourism Awards
- Outback Mates deal and listing on Outback Mates website
- Access to the Outback Queensland Marketing Private Facebook Group
- 1 x voting rights in the OQTA AGM
- Discounted advertising rate in the Outback Queensland Travellers Guide
- Directory listing in OQTA's Travellers Guide
- Access to OQTA image gallery
- Quarterly marketing and tourism research reports from OQTA
- Free QTIC Membership
  Benefits:
  - Advocacy on topics relating to tourism
  - Access to the grants gateway
  - Access to business planning templates
  - Resources for new tourism startups
  - Access to share materials on QTIC social media channels
- Discount of $50 for your ATDW listing
- Access to OQTA's opt-in Marketing programs outlined below

COST: POA*

*OQTA's Trade Mentoring Specialist will work with you to design a mentoring package suitable for your needs.



admin@outbackqueensland.com.au | +61 400 812 350 | outbackqueensland.com.au | PO Box 506 Longreach 4730 QLD

TRADE MENTORING

As part of OQTA's trade mentoring program, you will receive:

- Quarterly reporting on sales figures from the trade network
- Placement in a Trade eNews that goes out to database of domestic and International travel agents, brokers, wholesalers and ITO's
- Attending travel trade events and consumer shows
- Trade work in New Zealand including Queensland on Stage where we sell directly to travel agents and travel brokers increasing awareness of Outback experiences and destinations and growing business opportunities with key trade partners
- Selling to international travel buyers through the Australian Tourism Exchange (ATE), Australia's largest annual travel and tourism business-to-business event

The strategic direction, tourism positioning and product development of selected tourism operators to become (and maintain) travel trade ready for domestic and international travel trade distribution.

- Continual management and communication with the Product & Marketing Departments of the wholesale companies including the management of campaigns and activities within the wholesale framework
- Liaise with Famil Departments to feature OQTA in agent educational itineraries
- Undertake training programs with all relevant staff focusing on reservations and implementing activities to maximise sales for OQTA from these sources. Major accounts receive a minimum of 3 training sessions per year
- Distribution of preferred Agent Rates for OQTA via retail calls & EDM and management of the process

Flight Centre Group/Infinity Holidays

- Flight Centre Global Product - domestic contracting also incorporates contracting for Flight Centre in the UK, North America, New Zealand, South Africa and Asia
- Reservations training conducted at least 3 times per year of the domestic reservations Eureka Team (undertake all domestic wholesale reservations at FlightCentre)
- Infinity domestic reservations ' Eureka team' BUZZ night – evening training function held only four times per year for exclusive training and networking with all domestic reservations staff
- Minimum of 3 Flight Centre Retail Agent BUZZ nights per year
- Participation at the annual Infinity 'AUSSIE GOLD' Top Travel event (top 60agents)

Helloworld (HLO)

- Reservations training of staff at least 3 times per year
- Attendance at least one Training Dinner Forum in Brisbane reservations centre

Second Tier Wholesale Accounts

These include minor wholesalers such as those listed below;

- Discover Australia, Travel Wholesalers, My.Booking, LeisureCom, Virgin Holidays and others.

Group Buying Accounts

The surge in the market share of group buying operators providing discounted package offers direct to the public and via agents has been considerable in the last 5 years.

Operators include;

- Luxury Escapes, Travelzoo, Ignite Travel, Scoopon/Bon Voyage, Groupon and Exchange Travel.

INVOICE

The Great Inland Way Promotions Group

(please note we are not registered for GST)
ABN 78863514796

INVOICE 309
DATE: 22/4/2019

Chief Executive Officer
Maranoa Regional Council
PO BOX 42
Mitchell QLD 4465

REMIT TO

Treasurer
The Great Inland Way Promotion Group
Po Box 1706
Emerald Qld 4720
Phone Dennis Daly 07 49820777
Email
Maraboon@emeraldmotel.com.au

JOB	PAYMENT TERMS
Membership 2019/2020 Financial Year	Due 1/7/2019

DESCRIPTION	TOTAL
Membership contribution The Great Inland Way 2019/2020 Financial Year	$3,000.00
Direct deposits can be made to The Great Inland Way Promotion Group BSB: 064-429 ACCOUNT NO: 10038700	
TOTAL DUE	$3,000.00

THANK YOU FOR YOUR SUPPORT

Visit Queensland Pty Ltd

...part of the Tourism Group

A.B.N. 87 106 983 395

PO Box 401
Samford
Queensland 4520

Tax Invoice

Maranoa Regional Council
PO Box 42
Mitchell QLD 4465

Invoice No.:	00001526
Date:	1/07/2019
Your Ref:	
Terms:	Net 30

DETAILS	Total exc-GST
ATTENTION: JUSTINE MILLER	
2019/2020 ANNUAL VISITOR INFORMATION CENTRE (VIC) ACCREDITATION SERVICES FEE	$1,818.18
INJUNE ROMA	
Payment of this invoice is due no later than 31 July 2019	

Accounts
Carolyn Callaghan
Ph: 07 3406 3191
Email: info@visitqueensland.com.au

Subtotal:	$1,818.18
GST:	$181.82
Total(inc-GST):	$2,000.00
Paid to Date:	$0.00
Balance Due:	**$2,000.00**

How to Pay

Powered by MYOB

by mail

Detach this section and mail your cheque to...

Visit Queensland Pty Ltd

PO Box 401
Samford
Queensland 4520

by direct deposit

Visit Queensland Pty Ltd
BSB: 064-145
Account: 1017 7148
PLEASE QUOTE INVOICE NUMBER

Please email remittances to: info@visitqueensland.com.au

Invoice No: **00001526** Amount Due: **$2,000.00**

Page 1 of 1

Great Inland Way
www.greatinlandway.com.au

Membership Benefits 2019/2020

- Your town featured on the Great Inland Way Map
- Highlight your must-do experience along the Great Inland Way in the re-designed 2020 brochure with 50,000 copies produced and distributed by Great Inland Way to VICs throughout QLD, NSW and VIC
- Your accredited and non-accredited VIC icons will be included on the Great Inland Way map





- Promote your events and attractions via The Great Inland Way Facebook page with over 1000 followers
- Included on The Great Inland Way page on www.queensland.com & www.outbackqueensland.com.au
- Participate in networking and information sharing opportunities along the Great Inland Way



TAX INVOICE

Maranoa Regional Council
Attention: Visitor Information Centre
PO Box 129
INJUNE QLD 4454

Invoice Date
5 Apr 2019

Invoice Number
INV-0060

ABN
98 778 797 230

Queensland Information Centres Association
QICA Treasurer
C/- Cath Mitchell
PO Box 581
NOOSA HEADS QLD 4567

Description	Quantity	Unit Price	GST	Amount AUD
2019-2020 QICA Membership				
Injune Visitor Information Centre	1.00	75.00	No GST	75.00
Roma Visitor Information Centre	1.00	75.00	No GST	75.00
			Subtotal	150.00
			TOTAL AUD	**150.00**

Due Date: 1 Jun 2019
Direct Deposit Details:
Account Name: Queensland Information Centres Association
BSB: 064 449
Account Number: 101 247 39

Please include invoice number on all bank depaoists
Email remittance advices to info@qica.com.au

PAYMENT ADVICE

To: Queensland Information Centres Association
QICA Treasurer
C/- Cath Mitchell
PO Box 581
NOOSA HEADS QLD 4567

Customer	Maranoa Regional Council
Invoice Number	INV-0060
Amount Due	**150.00**
Due Date	1 Jun 2019
Amount Enclosed	

Enter the amount you are paying above

TAX INVOICE

Maranoa Regional Council
PO Box 42
MITCHELL QLD 4465
julie.reitano@maranoa.qld.gov.au

Invoice Date
01 Jul 2019

Account Number

Invoice Number
INV-0595

Reference
LGA Membership

Outback Queensland Tourism Association
ABN: 46 805 356 912
PO BOX 506
LONGREACH QLD 4730

Description	Quantity	Unit Price	GST	Amount AUD
LGA Membership - OQTA Membership 2019 - 2020	1.00	29,865.00	10%	29,865.00
			Subtotal	29,865.00
			Total GST 10%	2,986.50
			Invoice Total AUD	32,851.50
			Total Net Payments AUD	0.00
			Amount Due AUD	**32,851.50**

Due Date: 15 Jul 2019

PAYMENT ADVICE

To: Outback Queensland Tourism Association
PO BOX 506

Bank Account Details

Acc Name: Outback Queensland Tourism Association Inc.
BSB: 084 004
Acc No: 509010834

Please put Name & Inv No. as Reference

Customer	Maranoa Regional Council
Invoice Number	INV-0595
Amount Due	32,851.50
Due Date	15 Jul 2019
Amount Enclosed	

Enter the amount you are paying above

ABN: 46 805 356 912. Registered Office: PO BOX 506, LONGREACH, QLD, 4730

OFFICER REPORT

Meeting: General 14 August 2019 **Date:** 16 July 2019

Item Number: 13.4 **File Number:** D19/60980

SUBJECT HEADING: Roma Tennis Club - Request for Assistance

Classification: Open Access

Officer's Title: Regional Sport & Recreation Development Coordinator

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Executive Summary:
Roma and District Tennis Club Inc & Maranoa Tennis are hosting a Roger Rasheed High Performance Clinic limited to 16 children, aged from 10 to 18 years of age who must be regular tournament players, on 5/6 October 2019. A request has been received for $1500 sponsorship towards costs associated with the clinic.

Officer's Recommendation:
That Council:

1. Contributes $1500 sponsorship to Roma and District Tennis Club Inc for Roger Rasheed High Performance Clinic on 5/6 October.
2. Sponsorship to be sourced from GL 2887.2249.2001

Individuals or Organisations to which the report applies:

Are there any individuals or organisations who stand to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of consideration of this matter?
(Note: This is to assist Councillors in identifying if they have a Material Personal Interest or Conflict of Interest in the agenda item - i.e. whether they should participate in the discussion and decision making).

Roma and District Tennis Club junior members

Acronyms:

Are there any industry abbreviations that will be used in the report?
Note: This is important as particular professions or industries often use shortened terminology where they refer to the matter on a regular basis. However, for individuals not within the profession or industry it can significantly impact the readability of the report if these aren't explained at the start of the report).

Acronym	Description
None	None

Context:

Why is the matter coming before Council?

Council has received a request from Roma and District Tennis Club Inc for sponsorship of the Roger Rasheed High Performance Tennis Clinic on 5/6 October.

Background:

Has anything already happened in relation to this matter?
(Succinct overview of the relevant facts, without interpretation)

Host:	Roma & District Tennis Club Inc & Maranoa Tennis
Date:	Saturday 5 & Sunday 6 October 2019
	Players will spend 5 hours each day on court with Roger and his assistant coaches
Attendees:	High Performance Clinics are limited to 16 children aged from 10 to 18 years of age who must be regular tournament players. Roma currently has 12 – 14 children who regularly play tournaments. The remainder of places will be filled by other children from the South Region (This is the tennis region that Roma falls into and includes Toowoomba, Dalby, Warwick, Goondiwindi, St George, Roma, Chinchilla, Tara, Wandoan and Pittsworth). This event has been created to give the Roma children an incredible opportunity at their own club, as the travel involved for them to attend tournaments is extensive and expensive. Assistant Coaches: Dean Stansell of Maranoa Tennis has donated his time to be one of Roger's assistants for the day and an additional two young coaches from the Gold Coast will also be assisting.
Sponsorship Request:	The Roma & District Tennis Club seeks sponsorship from the Maranoa Regional Council of $1,500.
Sponsorship Utilisation:	Purchase tennis balls $880 (including freight costs) - Provide lunch & drink for 20 coaches & children ($15pp over two days) $600 Please note that children (ages 10 to 16) will be training at a high performance level for 5 hours each day and will need appropriate lunches. Lunches will be provided by a local business. - Fuel for travelling assistant coaches (driving from the Gold Coast) with any remaining monies.
Sponsor Acknowledgement:	1. Display signage around the tennis club venue 2. Have MRC logo included on the shirts provided to the children to be worn at the clinic 3. Have the Mayor/Councillor attend a sponsors/VIP dinner with Roger on the Friday night 4. Inclusion/acknowledgement in a Western Star news article and any TV news items 5. All other Councillors able to attend the fund raising event on the Saturday night and MRC representative to welcome Roger, children, club members and general community. This will be an informal event with Roger Rasheed featuring as speaker.
Objectives:	**Main Objective**: give the advanced junior tennis players from the region an opportunity to be on court with a highly regarded international tennis coach.

Legislation, Local Laws, State Policies & Other Regulatory Requirements:

What does the legislation and other statutory instruments include about the matter under consideration?(Include an extract of the relevant section's wording of the legislation – please do not just quote the section number as that is of no assistance to Councillors)

Nil

Council Policies or Asset Management Plans:

Does Council have a policy, plan or approach ordinarily followed for this type of decision? What are relevant sections of the policy or plan?
(Quote/insert the relevant section's wording / description within the report)

Nil

Input into the Report & Recommendation*:*

Have others' views or input been sourced in developing the report and recommendation to Council? (i.e. other than the report author?) What did each say? (Please include consultation with the funding body, any dates of critical importance or updates or approvals required)

Susan Sands- Regional Grants & Council Events Development Coordinator
Ed Sims-Manager Economic and Community Development

Funding Bodies*:*

Is the project externally funded (or proposed to be)? If so, are there any implications in relation to the funding agreement or grant application. (Please do not just include names)

Nil

This Financial Year's Budget:

Will the matter under consideration impact how much Council collects in income or how much it will spend? How much ($)? Is this already included in the budget? (Include the account number and description).
If the matter under consideration has not been included in the budget, where can the funds be transferred from? *(Include the account number and description)* ***What will not be done as a result?***

Nil

Future Years' Budgets:

Will there need to be a change in future years' budgets to cater for a change in income or increased expenditure as a result of Council's decision? How much ($)? (e.g. estimate of additional maintenance or operating costs for a new or upgraded project)

If Council approves this request, there could be a precedent set and expectation for future years.

Impact on Other Individuals or Interested Parties:

Is there anyone who is likely to be particularly interested in or impacted by the decision, or affected by the recommendation if adopted? What would be their key interests or concerns?
(Interested Parties Analysis - IS9001:2015)

Members of Roma and District Tennis Club Inc

Risks:

What could go wrong if Council makes a decision on this matter? (What is the likelihood of it happening and the consequence if it does) (List each identified risk in a table)

Risk	Description of likelihood & consequences
Setting a precedent	There is a risk that sponsoring this event could set a precedent to sponsor the other activities held during the weekend.

Advice to Council:

What do you think Council should do, based on your skills, qualifications and experience, your knowledge of this and related matters, and the facts contained in the report?

(A summary of what the employee thinks Council needs to hear, not what they think individual Councillors want to hear – i.e. employees must provide sound and impartial advice – the employee's professional opinion)

Council has set an amount in the sponsorship budget of $10,000 for the financial year. There is a risk that sponsoring this event could set a precedent to sponsor annually.

Recommendation:

What is the 'draft decision' based on the advice to Council?
Does the recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

(Note: recommendations if adopted by Council become a legal decision of government and therefore must be clear and succinct about the action required by employees (unambiguous)).

Does this recommendation suggest a decision contrary to an existing Council policy?
If so, for what reason?

Nil

Link to Corporate Plan:

Corporate Plan 2018-2023
Strategic Priority 4: Growing our region
4.12 Develop healthy and connected communities through sport and recreation activities and facilities
4.12.4 Deliver sport and recreation facilities and infrastructure projects for the community as funding is approved, including engagement with key stakeholders.

Supporting Documentation:

1⇩ Roma Tennis Club_Council Brief and Request for Assistance_Updated_July 2019 — D19/60979

Report authorised by:

Manager - Economic & Community Development
Deputy Chief Executive Officer/Director - Development, Facilities & Environmental Services

ROMA & DISTRICT TENNIS CLUB

Roger Rasheed High Performance - Clinic Council Brief

Host:	Roma & District Tennis Club Inc & Maranoa Tennis
Date:	Saturday 5th & Sunday 6th October 2019 Players will spend 5 hours each day on court with Roger and his assistant coaches
Attendees:	High Performance Clinics are limited to 16 children aged from 10 to 18 years of age who must be regular tournament players. Roma currently has 12 – 14 children who regularly play tournaments. The remainder of places will be filled by other children from the South Region (This is the tennis region that Roma falls into and includes Toowoomba, Dalby, Warwick, Goondiwindi, St George, Roma, Chinchilla, Tara, Wandoan and Pittsworth). This event has been created to give the Roma children an incredible opportunity at their own club, as the travel involved for them to attend tournaments is extensive and expensive. Assistant Coaches: Dean Stansell of Maranoa Tennis has donated his time to be one of Roger's assistants for the day and an additional two young coaches from the Gold Coast will also be assisting.
Sponsorship Request:	The Roma & District Tennis Club seeks sponsorship from the Maranoa Regional Council of $1,500.
Sponsorship Utilisation:	- Purchase tennis balls $880 (including freight costs) - Provide lunch & drink for 20 coaches & children ($15pp over two days) $600 Please note that children (ages 10 to 16) will be training at a high performance level for 5 hours each day and will need appropriate lunches. Lunches will be provided by a local business. - Fuel for travelling assistant coaches (driving from the Gold Coast) with any remaining monies.

Sponsor Acknowledgement:	1. Display signage around the tennis club venue 2. Have MRC logo included on the shirts provided to the children to be worn at the clinic 3. Have the Mayor and another Councillor attend a sponsors/VIP dinner with Roger on the Friday night 4. Inclusion/acknowledgement in a Western Star news article and any TV news items 5. All councillors able to attend the fund raising event on the Saturday night and MRC representative to welcome Roger, children, club members and general community. This will be an informal event with Roger Rasheed featuring as speaker.
Objectives:	Main Objective: give the advanced junior tennis players from the region and opportunity to be on court with a highly regarded international tennis coach. Secondary Objective: Commence a fund raising drive to raise money for the refurbishment of the last two tennis courts (and also avail of any opportunity to add additional courts increase venue to 12 courts).
Annual Request:	At this stage this will not be an annual request, however the club does have other events planned over the next 12 months.

Maranoa Tennis Open – Council Brief

Dates:	24th and 25th August 2019 At the Roma & District Tennis Club in conjunction with Tennis Maranoa
Prize Money:	$5,000 (currently sourcing sponsors)
Number of Players:	20 – 25 (17 years to adult players)
Overview:	The Maranoa Open has not been held since 2012 and this will be the first event held since that time. This event aims to attract our local adult players along with players from other areas to the club and the town over the two days.

	A secondary objective for this event is to see the Roma & District Tennis Club Inc & their Operator Dean Stansell of Maranoa Tennis actively showcase the ability of the Roma Club and Operator to hold very successful adult events, with the continued hospitality and efficiency of our Roma Tournaments at an excellent facility. This in turn will enable The Roma club to be considered as a host for an AMT (Australian Money Tournament – ladies and mens events that see players compete for considerable prize money and Australian Ranking points) and a JT (Junior Tournament – juniors play for Australian Ranking points). These events will bring people to the town and utilise accommodation and hospitality venues around the town.
Annual Event:	Yes

Roma & District Seniors Tournament – Council Brief

Overview:	The Roma & District Tennis Club & Maranoa Tennis have been selected to hold a Seniors Tournament by Tennis Seniors Queensland. The Roma event forms part of the 19 Seniors events held across Queensland in 2019. This is a Tennis Queensland sanctioned event.
Dates:	7th & 8th September 2019
Number of Players:	20 – 30
Additional Information:	http://www.tennisseniors.org.au/qld/about.htm

OFFICER REPORT

Meeting: General 14 August 2019 **Date:** 8 August 2019

Item Number: 13.5 **File Number:** D19/69449

SUBJECT HEADING: Roma Campdraft - Request for Non-Financial Assistance

Classification: Open Access

Officer's Title: Regional Sport & Recreation Development Coordinator

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Executive Summary:

A request has been received for non-financial support from Roma Campdraft Association for material to improve the safety and competitive surface in the cut out camp situated in the Campdraft arena at Bassett Park. It is recommended that this request be approved.

Officer's Recommendation:

That Council:

1. Provide non-financial assistance to Roma Campdraft Association's event planned for 6/7/8 September 2019 in Roma by providing the following:

a) Three (3) road trains of crusher dust ex Roma Quarry.

b) Council plant and operators to move the crusher dust on a backload basis free of charge, when travelling back to Roma prior to the event.

2. Allocate this assistance, estimated to be $720.00 to the 2019/20 Major In-kind budget GL 2887.2248.2001

3. Organisers acknowledge Council's support in all written and printed material relating to the event.

Individuals or Organisations to which the report applies:

Are there any individuals or organisations who stand to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of consideration of this matter?

(Note: This is to assist Councillors in identifying if they have a Material Personal Interest or Conflict of Interest in the agenda item - i.e. whether they should participate in the discussion and decision making).

Roma Campdraft Association members and competitors

Acronyms:

Are there any industry abbreviations that will be used in the report?

Note: This is important as particular professions or industries often use shortened terminology where they refer to the matter on a regular basis. However, for individuals not within the profession or industry it can significantly impact the readability of the report if these aren't explained at the start of the report).

Acronym	Description
<Insert Acronym>	<Provide details>

Context:

Why is the matter coming before Council?

Approval is required from Council due to the cost of the waiver being in excess of $500.

Background:

Has anything already happened in relation to this matter?
(Succinct overview of the relevant facts, without interpretation)

Roma Campdraft Association have significant improvements planned for their arena and associated infrastructure at Bassett Park. Meetings have occurred with Councillors and Council staff. Jobs were separated into those requiring attention prior to and after the 2019 draft to be held on 6/7/8 September.
The one job that was identified as important to address safety concerns was replacement of the material in the cut out camp. The executive have requested 3 road trains of crusher dust which equates to 48 tonnes/road train which totals 144 tonnes in total.

Legislation, Local Laws, State Policies & Other Regulatory Requirements:

What does the legislation and other statutory instruments include about the matter under consideration?(Include an extract of the relevant section's wording of the legislation – please do not just quote the section number as that is of no assistance to Councillors)

The Local Government Regulation 2012 states that:
Section 194 – Grants to community organisations
A local government may give a grant to a community organisation only—
(a) if the local government is satisfied—
(i) the grant will be used for a purpose that is in the public interest; and
(ii) the community organisation meets the criteria stated in the local government's community grants policy; and
(b) in a way that is consistent with the local government's community grants policy.
https://www.legislation.qld.gov.au/view/html/inforce/2018-02-18/sl-2012-0236#sec.194

Council Policies or Asset Management Plans:

Does Council have a policy, plan or approach ordinarily followed for this type of decision? What are relevant sections of the policy or plan?
(Quote/insert the relevant section's wording / description within the report)

Under Council's Non-Financial Assistance Policy, an eligible organization can apply for one non-financial assistance per financial year period. It is understood that Commerce Roma is auspicing the application, and as such would be an eligible organization.

5.1 Organisation - Under the terms of this policy, an eligible organisation must operate within the Maranoa Region and meet one of the following organisational status requirements –
(a) Be a not-for-profit legal entity; or
(b) Auspiced by a not-for-profit legal entity; or
(c) Be able to demonstrate it is a not-for-profit organisation and has had a minimum of five (5) years continuous operation.

Input into the Report & Recommendation*:*

Have others' views or input been sourced in developing the report and recommendation to Council? (i.e. other than the report author?) What did each say? (Please include consultation with the funding body, any dates of critical importance or updates or approvals required)

Evan Woods-Manager Construction
Sue Sands-Regional Grants & Council Events Development Coordinator

Funding Bodies*:*

Is the project externally funded (or proposed to be)? If so, are there any implications in relation to the funding agreement or grant application. (Please do not just include names)

Nil

This Financial Year's Budget:

Will the matter under consideration impact how much Council collects in income or how much it will spend? How much ($)? Is this already included in the budget? (Include the account number and description).
If the matter under consideration has not been included in the budget, where can the funds be transferred from? *(Include the account number and description)* ***What will not be done as a result?***

Nil

Future Years' Budgets:

Will there need to be a change in future years' budgets to cater for a change in income or increased expenditure as a result of Council's decision? How much ($)? (e.g. estimate of additional maintenance or operating costs for a new or upgraded project)

If approved, the funding will be allocated from the 2019/20 Major In-kind budget GL 2887.2248.2001

Impact on Other Individuals or Interested Parties:

Is there anyone who is likely to be particularly interested in or impacted by the decision, or affected by the recommendation if adopted? What would be their key interests or concerns? (Interested Parties Analysis - IS9001:2015)

Roma Campdraft are hopeful of receiving assistance to allow their own funds to be committed to other areas that require attention prior to their event and in areas marked for upgrade for future events. They have significant works planned for their yards and arena surface that will expend the majority of their funds.

Risks:

What could go wrong if Council makes a decision on this matter? (What is the likelihood of it happening and the consequence if it does) (List each identified risk in a table)

Risk	Description of likelihood & consequences
Risk of setting precedent for future years	If support is provided this year, there is a risk that it may set an expectation for future years.

Advice to Council:

What do you think Council should do, based on your skills, qualifications and experience, your knowledge of this and related matters, and the facts contained in the report?
(A summary of what the employee thinks Council needs to hear, not what they think individual Councillors want to hear – i.e. employees must provide sound and impartial advice – the employee's professional opinion)

The Officer recommends that the assistance be approved as the group are moving forward with extensive upgrades to their area to position themselves to hold regional and State events.

Recommendation:

What is the 'draft decision' based on the advice to Council?
Does the recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?
(Note: recommendations if adopted by Council become a legal decision of government and therefore must be clear and succinct about the action required by employees (unambiguous)).

Does this recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

That Council:

1. Provide non-financial assistance to Roma Campdraft Association's event planned for 6/7/8 September 2019 in Roma by providing the following:

a) Three (3) road trains of crusher dust ex Roma Quarry
b) Council plant and operators to move the crusher dust free of charge, when travelling back to Roma prior to the event.

2. Allocate this assistance, estimated to be $720.00 to the 2019/20 Major In-kind budget GL 2887.2248.2001
3. Organisers acknowledge Council's support in all written and printed material relating to the event

Link to Corporate Plan:

Corporate Plan 2018-2023
Strategic Priority 4: Growing our region
4.12 Develop healthy and connected communities through sport and recreation activities and facilities
4.12.1 In partnership with the community, commence implementation of the Maranoa Sport and Recreation Strategy with the key strategies including: Sustainable and shared community leadership for sport and recreation in the Maranoa - Local communities and visitors are aware of the diverse sport and recreation opportunities across the Maranoa - Funding for sport and recreation facilities and activities is optimised and equitable across the Maranoa - Access to sport and recreation

Supporting Documentation:

Nil

Report authorised by:

Manager - Economic & Community Development
Deputy Chief Executive Officer/Director - Development, Facilities & Environmental Services

OFFICER REPORT

Meeting: General 14 August 2019 **Date:** 2 July 2019

Item Number: 13.6 **File Number:** D19/56194

SUBJECT HEADING: Request for Sponsorship - Roma and District Eisteddfod 2019

Classification: Open Access

Officer's Title: Local Development Officer - Roma

Executive Summary:
The Roma and District Eisteddfod committee has requested sponsorship from Maranoa Regional Council for their event to be held at the Roma Cultural Centre 17 – 19 October 2019. As in past years, it is recommended that support be provided.

Officer's Recommendation:
That Council:

1. Provide up to $5,000 to support the Roma & District Eisteddfod, held on 17-19 October 2019.
2. Allocate funds from the Arts & Culture Operations GL 2885.2001.2001
3. Council considers the Roma Eisteddfod for an annual commitment in its budget annually.

Individuals or Organisations to which the report applies:

Are there any individuals or organisations who stand to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of consideration of this matter?
(Note: This is to assist Councillors in identifying if they have a Material Personal Interest or Conflict of Interest in the agenda item - i.e. whether they should participate in the discussion and decision-making).

The Roma and District Eisteddfod Committee

Acronyms:

Are there any industry abbreviations that will be used in the report?
Note: This is important as particular professions or industries often use shortened terminology where they refer to the matter on a regular basis. However, for individuals not within the profession or industry it can significantly impact the readability of the report if these aren't explained at the start of the report).

Acronym	Description
N/A	

Context:

Why is the matter coming before Council?

The Roma Eisteddfod Committee have approached Council requesting support for the 2019 Eisteddfod, which will be held in Roma from 17-19 October 2019.

Background:

Has anything already happened in relation to this matter?
(Succinct overview of the relevant facts, without interpretation)

This event was revived in 2014, and has received Council support in 2014 ($3,159 from RADF) and 2016 ($5,000), 2017 ($5,000) from Arts and Culture operations GL 2888.2001.2001

Legislation, Local Laws, State Policies & Other Regulatory Requirements:

What does the legislation and other statutory instruments include about the matter under consideration?(Include an extract of the relevant section's wording of the legislation – please do not just quote the section number as that is of no assistance to Councillors)

N/A

Council Policies or Asset Management Plans:

Does Council have a policy, plan or approach ordinarily followed for this type of decision? What are relevant sections of the policy or plan?
(Quote/insert the relevant section's wording / description within the report)

This type of support is very consistent with outcomes sought from implementing our Corporate and Operational Plans.

Input into the Report & Recommendation*:*

Have others' views or input been sourced in developing the report and recommendation to Council? (i.e. other than the report author?) What did each say? (Please include consultation with the funding body, any dates of critical importance or updates or approvals required)

The Roma and District Eisteddfod committee member Leesa Murray

Funding Bodies*:*

Is the project externally funded (or proposed to be)? If so, are there any implications in relation to the funding agreement or grant application. (Please do not just include names)

No

This Financial Year's Budget:

Will the matter under consideration impact how much Council collects in income or how much it will spend? How much ($)? Is this already included in the budget? (Include the account number and description).
If the matter under consideration has not been included in the budget, where can the funds be transferred from? *(Include the account number and description)* ***What will not be done as a result?***

Up to $5000.00 allocated funds from the Arts & Culture Operations GL 2885.2001.2001 (Management and Support Services).

Future Years' Budgets:

Will there need to be a change in future years' budgets to cater for a change in income or increased expenditure as a result of Council's decision? How much ($)? (e.g. estimate of additional maintenance or operating costs for a new or upgraded project)

This has been a regular request each year since 2014, so it is reasonable to expect further annual requests for assistance. The Council sponsorship fund is competitive by design, so it is unreliable for annual commitments. Accordingly, it is recommended that Council considers an annual commitment to accommodate recurrent sponsorship for future Eisteddfods by creating a dedicated Work Order under the Arts and Culture budget, "Special projects" GL 02885.2500.

Impact on Other Individuals or Interested Parties:

Is there anyone who is likely to be particularly interested in or impacted by the decision, or affected by the recommendation if adopted? What would be their key interests or concerns?
(Interested Parties Analysis - IS9001:2015)

The Roma and District Eisteddfod committee struggle each year to obtain necessary budget to run this event, accordingly the financial support of the ratepayer through Council, would be a tangible demonstration of community input into youth development in the arts.

Risks:

What could go wrong if Council makes a decision on this matter? (What is the likelihood of it happening and the consequence if it does) (List each identified risk in a table)

Risk	Description of likelihood & consequences
Decline sponsorship	A missed opportunity to highlight Maranoa Regional Council's support of local community groups and arts and culture within the community

Advice to Council:

What do you think Council should do, based on your skills, qualifications and experience, your knowledge of this and related matters, and the facts contained in the report?
(A summary of what the employee thinks Council needs to hear, not what they think individual Councillors want to hear – i.e. employees must provide sound and impartial advice – the employee's professional opinion)

Sponsorship of the event will support the development of our youth through their involvement in the arts.

Recommendation:

What is the 'draft decision' based on the advice to Council?
Does the recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?
(Note: recommendations if adopted by Council become a legal decision of government and therefore must be clear and succinct about the action required by employees (unambiguous)).

Does this recommendation suggest a decision contrary to an existing Council policy?
If so, for what reason?

That Council:

1. Provide up to $5,000 to support the Roma & District Eisteddfod, held on 17-19 October 2019.
2. Allocate funds from the Arts & Culture Operations GL 2885.2001.2001

Link to Corporate Plan:

Corporate Plan 2018-2023
Strategic Priority 4: Growing our region
4.11 Support development of our local communities through planning, programs and events
4.11.5 Provide support to community festivals and events through access to opportunities for financial and in kind assistance.

Supporting Documentation:

1⇩	Request Sponsorship Roma and District Eisteddfod - 17 to 19 October 2019 - Roma & District Eisteddfod Committee Inc	D19/53277

Report authorised by:

Manager - Economic & Community Development
Deputy Chief Executive Officer/Director - Development, Facilities & Environmental Services



RECEIVED
25 JUN 2019
MARANOA REGIONAL COUNCIL

16th June 2019

Dear Sue,

Thank you for your past support of the Roma and District Eisteddfod. Your generous sponsorship has provided wonderful opportunities for local performers and we would like to offer you the opportunity to sponsor the Eisteddfod again this year. The 2019 Eisteddfod will be held from the 17-19th of October and will be focusing on "Speech and Drama" with a very experienced adjudicator Bryanne Jardine overseeing the program.

The Roma and District Eisteddfod Committee expect there will be up to 1000 individuals attending the competition from southwest Queensland. Your business would receive a high level of exposure through your sponsorship of the Eisteddfod. As we are a non-profit organisation, and we are staffed by volunteers, we are kindly asking for your support to help us meet the substantial costs of running an event of this calibre in the region.

The Eisteddfod committee endeavours to publicly thank our sponsors every year so that the performers and spectators are aware of your generous donation. This year we are offering different levels on sponsorship to assist us in acknowledging the invaluable support of the generous businesses within our community.

Gold, Silver and Bronze sponsorship offers are outlined on the reverse of this letter. When local businesses purchase one of these sponsorship packages it allows the Roma and District Eisteddfod Committee to manage costs associated with the Eisteddfod and promote your business during the event. Alternatively, we would also appreciate any donations of products, prizes or your valuable time to assist in organising the event.

To accept a sponsorship package or for further information please email us at romaeisteddfod@gmail.com or phone Leesa Murray on 0403174450. We will need to confirm all payments and receive business logos by the 16th of August to ensure we can create a program to acknowledge our sponsors.

We would gratefully receive cheques made out to "Roma and District Eisteddfod" or you may donate directly into our bank account (BSB: 064428 A/C: 10225453). We will be providing receipts for all payments and are able to send a tax invoice for payment if required.

The Roma and District Eisteddfod Committee thanks you for your consideration of this offer and looks forward to a successful and mutually beneficial sponsorship arrangement with you and your business.

Yours Sincerely,

A. McArthur for

Leesa Murray
President (Roma & District Eisteddfod Committee Inc)

Roma & District Eisteddfod Committee Inc.
PO Box 396 Roma Q 4455
romaeisteddfod@gmail.com.au

Sponsorship Packages for the 2019 Eisteddfod

$400 Gold Level Sponsorship (8 packages available)

- Naming rights to solo/duo Category with the presentation of a trophy engraved with your business name and an invitation to attend the Eisteddfod and present the trophy for this category
- Naming rights to one Category that involves large groups or choirs
- Naming rights to one Category that involves Individual/duo performances
- Your business logo displayed across the front of the stage
- Prominent placement of your logo throughout the program
- Invitation to display promotional signage or banners in the auditorium
- Multiple verbal citations of your businesses as a sponsor by the MC during the Eisteddfod
- A certificate of recognition at the completion of the Eisteddfod
- Recognition of your business' profile, services and logo on our social media page
- Priority VIP seating and a complimentary program

$200 Silver level sponsorship

- Naming rights for three Categories that involve Individual/duo performances
- Your business logo printed in the sponsors section of the program
- Invitation to display promotional signage or banners in the auditorium
- Multiple verbal citations of your businesses as a sponsor by the MC during the Eisteddfod
- A certificate of recognition at the completion of the Eisteddfod
- Recognition of your business' services and logo on our social media page
- Priority VIP seating and a complimentary program

$100 Bronze Sponsorship

- Naming rights to one Category that involve Individual/duo performances
- Your business name listed in the sponsors section of the program
- Multiple verbal citations of your businesses as a sponsor by the MC during the Eisteddfod
- A certificate of recognition at the completion of the Eisteddfod
- Recognition of your business logo on our social media page

Please note:

- Financial donations of any amount will be gratefully received and the level of acknowledgement will be negotiated.
- All in-kind donations of products or prizes will be acknowledged at their value as indicated by the sponsoring businesses.

Roma & District Eisteddfod Committee Inc.
PO Box 396 Roma Q 4455
romaeisteddfod@gmail.com.au

OFFICER REPORT

Meeting: General 14 August 2019 **Date:** 26 July 2019

Item Number: 13.7 **File Number:** D19/64349

SUBJECT HEADING: Opportunity to Host Two Festival of Small Halls Events 2019

Classification: Open Access

Officer's Title: Local Development Officer - Roma

Executive Summary:

The Festival of Small Halls is an outreach project developed by the Woodford Folk Festival with the aim of bringing acclaimed international and national artists to regional and remote communities. Maranoa Regional Council has been offered the opportunity to host 2 Festival of Small Halls events.

Currently Maranoa Regional Council have resolved to use $3000.00 from the Western Queensland Primary Health Network, Empowering Communities Grant to underwrite the ticket sales of only 1 event. ***Resolution No. GM/05.2019/41***

The feedback from the community has been very positive and attendances have increased over the years that Council has supported this initiative. The total cost of the two event program is estimated to be up to $7,500.00 depending on the success of ticket sales.

Dates allocated for the Maranoa Region to host the events are now 2 November and 3 November 2019.

Officer's Recommendation:

1. That council accept the offer of hosting the second Festival of Small Halls
2. That council approve the applications of the Rotary club Roma to use Hibernian Hall Saturday 2 November 2019 and the Queensland Country Woman's Association to use the Jackson Hall Sunday 3 November 2019.
3. That council accept the event conditions of Woodford Folk Festival and commit to underwrite the tickets sales of 2 events using the existing allocated budget from the WQPHN funding of $3000.00 and if required $4500.00 from the Regional Arts Development Fund (RADF Strategic Initiative) ***GL 2887.2250.2001***

Individuals or Organisations to which the report applies:

Are there any individuals or organisations who stand to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of consideration of this matter?

(Note: This is to assist Councillors in identifying if they have a Material Personal Interest or Conflict of Interest in the agenda item - i.e. whether they should participate in the discussion and decision making).

Woodford Folk Festival
Rotary Club Roma

Jackson QCWA
Maranoa Regional Council

Acronyms:

Are there any industry abbreviations that will be used in the report?
Note: This is important as particular professions or industries often use shortened terminology where they refer to the matter on a regular basis. However, for individuals not within the profession or industry it can significantly impact the readability of the report if these aren't explained at the start of the report).

Acronym	Description
WQPHN	Western Queensland Primary Health Network
QCWA	Queensland Country Women's Association

Context:

Why is the matter coming before Council?

Council has resolved to underwrite ticket sales for the Festival of Small Halls on Sunday 3 November 2019. ***Resolution No. GM/05.2019/41.*** Woodford Folk Festival contacted Council with a second date available on Saturday 2 November allowing us to host the events in 2 locations within the Maranoa. Council would need to consider an increase in the current allocated budget in order to host both events.

Background:

Has anything already happened in relation to this matter?
(Succinct overview of the relevant facts, without interpretation)

In December 2013 and November 2014, the Mitchell Memorial Hall played host to the Festival of Small Halls. The response from the local community and visitors to Mitchell was that the event was of excellent quality, and attracted around 90 people on average for each event.

In December 2017 the Surat P&C Association hosted the event at the Surat Hall with door sales of $1220 (approx. 61 attendees). The underwriting fee, which was Council's contribution, was $2049, which was funded through the Community Drought Program.

Woodford Folk Festival has been in contact with some of our local communities directly to gauge their interest in potentially holding the second event; therefore, there are community members aware of the opportunity.

The current communities that have expressed interest include:

- Rotary Club of Roma
- Begonia
- Noonga
- Wallumbilla
- Jackson

Legislation, Local Laws, State Policies & Other Regulatory Requirements:

What does the legislation and other statutory instruments include about the matter under consideration?(Include an extract of the relevant section's wording of the legislation – please do not just quote the section number as that is of no assistance to Councillors)

No

Council Policies or Asset Management Plans:

Does Council have a policy, plan or approach ordinarily followed for this type of decision? What are relevant sections of the policy or plan?
(Quote/insert the relevant section's wording / description within the report)

Corporate Plan 4.11 and 4.11.5

Input into the Report & Recommendation*:*

Have others' views or input been sourced in developing the report and recommendation to Council? (i.e. other than the report author?) What did each say? (Please include consultation with the funding body, any dates of critical importance or updates or approvals required)

Woodford Folk Festival supports the recommendations
Ed Sims Manager Economic Development supports the recommendations

Funding Bodies*:*

Is the project externally funded (or proposed to be)? If so, are there any implications in relation to the funding agreement or grant application. (Please do not just include names)

Approximation of costs for the Festival of Small Halls

Example based on expressions of interest based on break-even of $3750.00

Venue & Capacity	Ticket Price	Expected Sales	Income	Underwrite Cost to MRC
Hibernian 200	$20	150	$3000.00	$750.00
Jackson 100	$15	80	$1500.00	$2250.00

Example based on worst-case scenario based on break-even of $3750.00

Venue & Capacity	Ticket Price	Required Sales	Underwrite Cost to MRC
Hibernian 200	$20	0	$3750.00
Jackson 100	$15	0	$3750.00

The cost to Council has been calculated to represent total charges in the event that there are 0 (zero) ticket sales.

This Financial Year's Budget:

Will the matter under consideration impact how much Council collects in income or how much it will spend? How much ($)? Is this already included in the budget? (Include the account number and description).

If the matter under consideration has not been included in the budget, where can the funds be transferred from? *(Include the account number and description)* ***What will not be done as a result?***

Total to host the two events if there are zero tickets sold is $7500.00. There is currently $3000.00 allocated from the WQPHN Empowering communities funding, the additional $4500.00 can be allocated from the Regional Arts Development Fund ***GL 2887.2250.2001***

Future Years' Budgets:

Will there need to be a change in future years' budgets to cater for a change in income or increased expenditure as a result of Council's decision? How much ($)? (e.g. estimate of additional maintenance or operating costs for a new or upgraded project)

No. Previously Maranoa Regional Council would host one event. This is a once off in instance due to poor response from other regional communities.

Impact on Other Individuals or Interested Parties:

Is there anyone who is likely to be particularly interested in or impacted by the decision, or affected by the recommendation if adopted? What would be their key interests or concerns? (Interested Parties Analysis - IS9001:2015)

Jackson QCWA
Rotary club of Roma
Woodford Folk Festival

Risks:

What could go wrong if Council makes a decision on this matter? (What is the likelihood of it happening and the consequence if it does) (List each identified risk in a table)

Risk	Description of likelihood & consequences
Declining the second event	This is likely to be seen unfavorably by the community in, particular the applicants for Festival of Halls as council policies reflect supporting community events with financial assistance.

Advice to Council:

What do you think Council should do, based on your skills, qualifications and experience, your knowledge of this and related matters, and the facts contained in the report?
(A summary of what the employee thinks Council needs to hear, not what they think individual Councillors want to hear – i.e. employees must provide sound and impartial advice – the employee's professional opinion)

Council would continue to demonstrate their support for community groups and arts and culture within the community. Hibernian Hall and Jackson Hall have not hosted the event in the past. The halls have a larger capacity in comparison to other applications. This enables the community groups to maximise their ticket sales and reduce the financial commitment from Council. The two dates and positioning of the halls potentially offers more community members the option to attend by hosting the events in distant locations over two days.

Recommendation:

What is the 'draft decision' based on the advice to Council?
Does the recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?
(Note: recommendations if adopted by Council become a legal decision of government and therefore must be clear and succinct about the action required by employees (unambiguous)).

Does this recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

1. That council accept the offer of hosting the second Festival of Small Halls
2. That council approve the applications of the Rotary club Roma to use Hibernian Hall Saturday 2 November 2019 and the Queensland Country Woman's Association to use the Jackson Hall Sunday 3 November 2019.
3. That council accept the event conditions of Woodford Folk Festival and commit to underwrite the tickets sales of 2 events using the existing allocated budget from the WQPHN funding of $3000.00 and a worst case estimated surplus of $4500.00 from the Regional Arts Development Fund ***GL 2887.2250.2001***

Link to Corporate Plan:

Corporate Plan 2018-2023
Strategic Priority 4: Growing our region
4.11 Support development of our local communities through planning, programs and events
4.11.5 Provide support to community festivals and events through access to opportunities for financial and in kind assistance.

Supporting Documentation:

1⇩	Action Sheet - General Meeting - 22 May 2019 - C.1 - Offer of Community Engagement Support - Empowering our Communities	D19/40731

Report authorised by:

Manager - Economic & Community Development
Deputy Chief Executive Officer/Director - Development, Facilities & Environmental Services

FOR ACTION

GENERAL **22/05/2019**

TO: Regional Grants & Council Events Development Coordinator (Susan (Sue) Sands)

Subject: Offer of Community Engagement Support - Empowering our Communities
Target Date: 3/06/2019
Notes:
File Reference SF13/423 D19/36910

Resolution No. GM/05.2019/41

Moved Cr O'Neil **Seconded Cr Newman**

That Council:

1. **Accept the offer of $50,000 (ex GST) from Western Queensland Primary Health Network (WQPHN) for Empowering our Communities funding.**

2. **Allocate the funding to local community events through relevant community groups as included in the table below.**

Events	**Amount**	
Regional		
Roma Show 2020	$10,000	
Roma Zonta Edge of the Outback event for rural women, September 2019	$500	
Christmas parties for 12 small communities - Muckadilla, Noonga, Eumamurrin, Bymount, Amby, Roughlie, Hodgson, Begonia, Teelba, Dunkeld, Mungallala, Jackson. 12 x $500	$6,000	
Festival of Small Halls	$3,000	**$13,500**
Mitchell		
Mitchell Races October	$1,000	
Fire & Water Festival September 2019	$5,000	
New Year's Rodeo	$1,000	
2020 Show	$2,000	
Campdraft September 2019	$500	
Mitchell Fishing Club	$500	**$10,000**
Surat		
Surat Races	$1,000	
Christmas party	$1,000	
Golf club event	$500	
Bowls club event	$500	
Surat Fishing & Re-stocking Club	$500	
Campdraft September 2019	$500	**$4,000**
Yuleba		
Yuleba Dance	$500	

Christmas party	$700	
Cuppa 4 Cancer and garden tour 2020	$500	
Bowls club event opening	$500	
Benderoo Bulls event	$500	
Pony club event	$500	**$3,200**
Wallumbilla		
Wallumbilla Show 2020	$4,800	
Christmas party	$700	
Jimmy Possum opening September 2019	$500	
Catering for windmill installation working bee	$300	
Workshop for silo trail	$1,000	**$7,300**
Injune		
Races	$1,000	
Swimming lessons	$500	
Rodeo	$1,000	
Tooloombilla Rodeo	$1,000	
Golf club event	$500	
Bowls club event August	$500	
Parent café program	$500	
Eumamurrin Campdraft September	$1,000	**$6,000**
	$50,000	**$50,000**

3. **Authorise the Chief Executive Officer to sign the agreement.**

4. **Note that as per the terms of the funding agreement, organisers receiving funding for these events are required to publicly acknowledge the funding, and make drought support and mental health information available at the events.**

CARRIED 7/0

Open Item in Minutes

This action sheet has been automatically been produced by Executive Services using **InfoCouncil**, the agenda and minutes database.

Please complete all subsequent notes in relation to this action in InfoCouncil.

OFFICER REPORT

Meeting: General 14 August 2019 **Date:** 7 August 2019

Item Number: 13.8 **File Number:** D19/68626

SUBJECT HEADING: Applications for Funding under Building our Regions Round Five

Classification: Open Access

Officer's Title: Regional Grants & Council Events Development Coordinator

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Executive Summary:
Maranoa Regional Council is eligible to submit projects for funding under the Queensland Government *Building our Regions* program – Round Five. It is recommended that Council submit Expression/s of Interest for funding.

Officer's Recommendation:
That Council:

1. Submit Expression/s of Interest for construction projects under the Queensland Government *Building our Regions* program – Round Five.
2. Allocate budget contributions to the 2019/20 and subsequent budgets as required, to enable construction to commence before 30 April 2020.

Individuals or Organisations to which the report applies:

Are there any individuals or organisations who stand to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of consideration of this matter?
(Note: This is to assist Councillors in identifying if they have a Material Personal Interest or Conflict of Interest in the agenda item - i.e. whether they should participate in the discussion and decision making).

N/a

Acronyms:

Are there any industry abbreviations that will be used in the report?
Note: This is important as particular professions or industries often use shortened terminology where they refer to the matter on a regular basis. However, for individuals not within the profession or industry it can significantly impact the readability of the report if these aren't explained at the start of the report).

Acronym	Description
BoR	Building our Regions

Context:

Why is the matter coming before Council?

Council is one of 17 Councils who are eligible to apply for a share of $26 million under the Royalties for Resource Producing Communities Fund. Under this Fund, eligible local governments may submit applications for construction projects that are seeking funding of $250,000 up to a maximum of $7 million per project.

Eligible local governments in this fund may also submit one application for a planning project that is seeking funding to a maximum of $300,000.
Voluntary contributions to construction and planning projects are encouraged from applicant local governments and other contributors, which may include collaborating local governments, industry, the State Government, the Australian Government and others (e.g. community groups).
Funding for construction projects will be prioritised.
Council is requested to identify project/s to submit for funding.

Note: that for this round, the guidelines request a *voluntary* co-contribution, however it also states that when assessing Criterion 3 (Leverage – weighting 25%) that *confirmed financial contributions that exceed the minimum mandatory requirements that applied to a council in previous rounds of the Building our Regions program will achieve a higher rating against this criterion.*

Background:

Has anything already happened in relation to this matter?
(Succinct overview of the relevant facts, without interpretation)

The primary objectives of Building our Regions are to fund eligible regional infrastructure projects that:

- support regional economic development and the sustainability of regional communities
- support the development of new industries or the expansion of established industries in the regions
- contribute to the creation of new sustainable employment opportunities
- improve the liveability and amenity of regional communities through improved infrastructure and increased economic activity
- align with regional industry and economic development priorities
- deliver collaborative regional priority infrastructure.

There are two classes of eligible projects under Round 5:

- construction projects (will be given priority)

- infrastructure planning projects.

Construction Projects

Local governments should submit construction projects for infrastructure that will create and sustain long-term jobs and support improvement in the liveability and economic conditions of regional communities.

These projects include construction of new infrastructure as well as the upgrade, extension or replacement of existing infrastructure. Funding is available for $250,000 up to a maximum of $7 million per project.
Examples include:

- infrastructure to establish or expand a commercial/industrial precinct, support tourism development or events attraction, including sporting and recreational facilities

- water, sewage/wastewater, and waste infrastructure projects that provides direct economic benefit to an industrial, commercial or tourism development (NOT for general community needs)

- alternative/renewable energy infrastructure

- airport infrastructure

- logistics/transportation hubs

- marine infrastructure.

Eligible projects must meet the following:

- have final construction/engineering designs available at time of business case submission
- have no outstanding land tenure issues (including native title) to resolve at the time of business case submission [note: exceptions may apply and must be agreed to in writing by the department prior to submission].
- Construction projects include construction of new infrastructure as well as the upgrade, extension or replacement of existing infrastructure. Projects that will only undertake repair or maintenance of existing infrastructure are not eligible.
- Projects must be capable of commencing construction by 30 April 2020.

What is Ineligible?

- projects (including pre-construction activities) that are intended to commence prior to official notification of funding approval
- road and bridge projects (including causeways and floodways)
- water treatment plants for general community needs
- water reservoirs for general community needs
- sewage/wastewater treatment plants for general community needs
- landfill facilities for general community needs
- water pumping stations and pipelines for general community needs
- sewage or wastewater pumping stations and pipelines for general community needs
- feasibility and planning studies
- mapping
- projects that will primarily benefit a single private sector commercial operator
- projects that are intended to enable the local government to operate a business in competition with the private sector in that local government area
- state infrastructure projects that would usually be funded through the normal business of Queensland Government agencies
- multiple projects that are not interdependent but have been submitted in a single application e.g. upgrading airports in two separate communities. [Note: the entire application will be deemed ineligible.]

This is a two-stage process – development of an Expression of Interest, followed by successful applicants providing a Business Case.

Key Dates

- Expression of Interest close 30 August 2019
- Business cases called in September 2019
- Business case application closes 25 October 2019
- Successful projects announced from 13 December 2019
- Construction to commence on or before 30 April 2020.

Planning projects

Local governments should submit planning projects for infrastructure:

- that have the potential to contribute to economic growth, jobs and liveability, and
- where additional project planning documentation is required to support investment decisions.

Building our Regions funding will be available for local governments to engage an appropriately qualified professional service provider to develop:

- final/detailed construction/engineering design for an eligible construction project type
- a project business case (including associated supporting documentation) for an eligible construction project type to provide better clarity about investment decisions.

Projects for consideration under Planning will be provided to Council at the next meeting. (One of the projects for consideration will be applying for detailed design on the next stages of The Bigger Big Rig project).

Potential projects for Construction are as follows (not in priority order):

1. **Solar Energy Efficiency Project for Council Facilities across the Maranoa Region (alternative/renewable energy infrastructure)**

- Total estimated construction costs $1,425,000 (included contingency of 15% of $213,750)
- Detailed design in progress
- Currently funded in 2019/20 approved budget, so co-contributions are already available.

Note: this project is programmed for delivery in Q2 however, if submitted for funding, would have to wait until BoR outcomes were known before starting the project.

2. **Roma CBD Upgrade (McDowall Street remaining sections between Hawthorne and Wyndham Streets)**

- Total estimated construction costs $1,500,000 (includes contingency of 15% $225,000)
- Detailed design has been completed for northern end of CBD
- No funding in current budget – potential to use CSG margin reserves for contribution

3. The Big Rig Oil, Gas and Energy Project – Stage 1b

- Estimated cost of $742,020 (inc 15% contingency) as per The Big Rig Master Plan addendum (see attached)
- This includes soft infrastructure for the tower and elevator (projectors, server), tree walk (adventure platform), night show (projectors, server) and additional funding for zip line.
- Detailed construction and engineers drawings for this project will be completed before the end of October in time for business case submission.
- There are no confirmed contributions for this project at the time of writing.

4. The Big Rig Oil, Gas and Energy Project – Stage 1b and c

- Estimated cost of $1,638,650 (inc 15% contingency) as per The Big Rig Master Plan addendum (see attached)
- This includes soft infrastructure for the tower and elevator (projectors, server), tree walk (adventure platform), night show (projectors, server) and additional funding for zip line.
- Includes car park and roads upgrade and entry on the EASTERN side (near Warrego Highway)
- Detailed construction drawings are **not** available at this stage for the car park, although concept drawings have been done.
- There are no confirmed contributions for this project at the time of writing.

5. Stables at Basset Park

- This is an opportunity to seek funding for the construction of stables at Bassett Park, if there is a co-contribution from the associated clubs.
- This project would be able to demonstrate jobs and economic growth.
- Details of costings are not available at time of writing.

Legislation, Local Laws, State Policies & Other Regulatory Requirements:

What does the legislation and other statutory instruments include about the matter under consideration?(Include an extract of the relevant section's wording of the legislation – please do not just quote the section number as that is of no assistance to Councillors)

Applications will need to be compliant with the Building our Regions program guidelines in terms of budget, construction time-frames, selection criteria and submission dates.

Council Policies or Asset Management Plans:

Does Council have a policy, plan or approach ordinarily followed for this type of decision? What are relevant sections of the policy or plan?
(Quote/insert the relevant section's wording / description within the report)

The adopted 2019/20 budget will have an impact on the projects selected for submission.

Input into the Report & Recommendation*:*

Have others' views or input been sourced in developing the report and recommendation to Council? (i.e. other than the report author?) What did each say? (Please include consultation with the funding body, any dates of critical importance or updates or approvals required)

Manager Economic and Community Development
Regional Tourism Development Coordinator
Manager, Program & Contract Management.
Lead Infrastructure Program Funding, Budget Coordination Officer.
Director Development, Facilities and Environmental Services
Katrina Marsh – Department of State Development
Building our Regions guidelines.

Funding Bodies*:*

Is the project externally funded (or proposed to be)? If so, are there any implications in relation to the funding agreement or grant application. (Please do not just include names)

Queensland Government's Building our Regions program Round Five.

This Financial Year's Budget:

Will the matter under consideration impact how much Council collects in income or how much it will spend? How much ($)? Is this already included in the budget? (Include the account number and description).
If the matter under consideration has not been included in the budget, where can the funds be transferred from? *(Include the account number and description)* ***What will not be done as a result?***

The solar energy efficiency project is already fully funded in the 2019/20 budget, which would allow for a significant co-contribution (at least 50%) thereby increasing the weighting for this criterion.
There are no allocations for co-contributions for the other projects.

Future Years' Budgets:

Will there need to be a change in future years' budgets to cater for a change in income or increased expenditure as a result of Council's decision? How much ($)? (e.g. estimate of additional maintenance or operating costs for a new or upgraded project)

The solar energy efficiency project is expected to reduce energy expenditure and deliver savings for Council.

Impact on Other Individuals or Interested Parties:

Is there anyone who is likely to be particularly interested in or impacted by the decision, or affected by the recommendation if adopted? What would be their key interests or concerns? (Interested Parties Analysis - IS9001:2015)

Visit Roma
Users of Bassett Park

Risks:

What could go wrong if Council makes a decision on this matter? (What is the likelihood of it happening and the consequence if it does) (List each identified risk in a table)

Risk	Description of likelihood & consequences
Risk of delay to Solar	The Solar Energy project is funded in this year's budget,

Energy project	and scheduled to commence in Q2. Submitting it for funding would mean delaying the project until at least September, when successful projects progress to business case. Successful projects are announced in December. In this case the delay would be offset by the potential to recoup a significant proportion of the project cost.
Risk of exceeding current budget by making unplanned co-contributions.	There is a risk of exceeding the current budget expenditure by bringing forward projects to meet funding rounds.

Advice to Council:

What do you think Council should do, based on your skills, qualifications and experience, your knowledge of this and related matters, and the facts contained in the report?
(A summary of what the employee thinks Council needs to hear, not what they think individual Councillors want to hear – i.e. employees must provide sound and impartial advice – the employee's professional opinion)

1. Select 1-2 projects which meet the criteria with economic development, detailed design and a significant financial contribution and focus on those applications.
2. Consider putting forward the Solar Energy project for the opportunity to make significant savings to the project.
3. The Big Rig project will have definite benefits for tourism and potential job creation, however, requires a financial contribution to fully meet all the criteria in the funding round.

Recommendation:

What is the 'draft decision' based on the advice to Council?
Does the recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?
(Note: recommendations if adopted by Council become a legal decision of government and therefore must be clear and succinct about the action required by employees (unambiguous)).

Does this recommendation suggest a decision contrary to an existing Council policy?
If so, for what reason?

That Council:

1. Submit Expression/s of Interest for construction projects under the Queensland Government *Building our Regions* program – Round Five.
2. Allocate budget contributions to the 2019/20 and subsequent budgets as required, to enable construction to commence before 30 April 2020.

Link to Corporate Plan:

Corporate Plan 2018-2023
Strategic Priority 2: Delivering strong financial management
2.1 Plan for our region's financial future
2.1.1 Consider both the short-term and longer term financial impacts of Council's policy development and decisions, on behalf of current and future residents.

Supporting Documentation:

1⇩ Excerpt from Big Rig Master Plan Addendum - Building our Regions Funding - Council meeting 14 August 2019 D19/69089

Report authorised by:
Manager - Economic & Community Development
Deputy Chief Executive Officer/Director - Development, Facilities & Environmental Services

7.0 CAPITAL COST ESTIMATES

Set out below are preliminary cost estimates for each stage of the master plan (ref table 9, section 4.4) based on conceptual drawings provided by the architect and using a design and construct maximum price type estimate for stage 1 and general estimates for stages 2 to 5. These estimates include remote location allowance. In addition, soft infrastructure estimates have been provided based on post-construction fit out installations under the supervision of a specialist AV technical provider.

7.1 Stage One – Tower & Tree Walk

Set out below is the proposed expansion capex plan with cost estimates as at April 2019 and assuming completion by late 2020/early 2021.

Commencement date for documentation for priority stage 1 will be based on a start date of May/June 2019.

Table 20: The Big Rig – Australian Oil, Gas & Energy Centre Master Plan – Stage 1 (Tower & Tree Walk) Capital Cost Estimate (ex GST)

Element	Description	Unit	Qty	Rate	Total Cost ($)
Site Preparation & Demolition	- Existing structures	item			$40,000
	- Site clearance	m²	10,000	4	$40,000
	- Removal of existing in-ground services	item			$40,000
				Sub-total:	$120,000
Tower & Elevator (Hard Infra)(1)	- Staircase, lift shaft incl. foundations	M/R	28	10,000	$280,000
	- Elevator (2 stops) tree walk & 20m platform	item			$250,000
	- Lighting to tower and observation deck	item			$100,000
				Hard Infrastructure Sub-total:	$630,000
Tower & Elevator (Soft Infra)	- Graphics projectors	item	3	16,000	$48,000
	- Weatherproof housing, cabling & frame	item	1	10,000	$10,000
	- Media server (to tech centre)	item	1	5,000	$5,000
	- Screen (20mx5m)	m²	100	-	-
	- Interpretive content/ thematic design	minute	TBA	7,000	
				Soft Infrastructure Sub-total:	$63,000
				Tower & Elevator Hard & Soft Infrastructure Sub-total:	$693,000
Tree Walk (Hard Infra) (1)	- Curved structure, 2 level, 2m wide incl. foundations 150m length allowance	m²	150	5,000	$750,000
	- Feature lighting	item	1	50,000	$50,000
	- Mature tree allowance	item	30	3,000	$90,000
	- Ground cover/low level plant allowance	item	1	40,000	$40,000
				Hard Infrastructure Sub-total:	$930,000
Tree Walk (Soft Infra) (2)	- Adventure vibrating platform allowance	Item	-	-	$200,000
	- Projector/cabling and server allowance	item	-	-	$50,000
				Soft Infrastructure Sub-total:	$250,000
				Tree Walk Hard & Soft Infrastructure Sub-total:	$1,180,000
Car Park & Roads Upgrade Entry, car park (eastern side)	- Removal of existing road from site	m²	1,373	25	$34,325
	- Coach park and roads	m²	894	200	$178,800
	- Parking areas	m²	2,082	100	$208,200
	- Stormwater drainage to roads and carpark	m²	4,537	30	$136,110
	- Removal of existing landscaping and clear site	m²	2,650	5	$13,250
	- Soft landscaping to roads and drop-off		1,036	30	$31,080

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Table 20: The Big Rig – Australian Oil, Gas & Energy Centre Master Plan – Stage 1 (Tower & Tree Walk) Capital Cost Estimate (ex GST)

Element	Description	Unit	Qty	Rate	Total Cost ($)
		m²			
				Eastern Car Park, Entry & Roads Sub-total:	$601,765
Night Show (Hard Infra)	- Retractable roof (seating only) – incl. electrics, 3 beam rail, power box - Optional fixed roof (seating only) - $65,000	m²	145	$2,000	$290,000
				Hard Infrastructure Sub-total:	$290,000
Night Show (Soft Infra)	- Projectors - Housing/ Cabling - Media server (to tech centre) - Screen (7m x 4m)	item item item m²	1 1 1 28	20,000 9,000 5,000 0	$20,000 $9,000 $5,000 0
				Soft Infrastructure Sub-total:	$34,000
OPTIONAL: Green Room	- Conversion of old JTT space to include 4 change rooms & small rehearsal area	Item	1	45,000	$45,000(3)
				Night Show Hard & Soft Infrastructure Sub-total:	$324,000
Roma Town Night Light Show (Soft Infra)	- Graphic Projectors - Graphic Projector - Media computer - Housings, cabling, frame, installation	Item Item Item Item	2 1 1 1	15,000 17,000 5,000 34,000	$30,000 $17,000 $5,000 $34,000
				Roma Town Night Light Show Sub-total:	$86,000
				All Elements Sub-total:	$3,004,765
On-Costs	- Construction Preliminaries (18%) - Builders Margin (5%) - Professional Fees (10%) - Authority Fees (1%) - Contingency Allowance (5%)	% % % % %	18 5 10 1 5		$540,857.70 $150,238.25 $300,476.50 $30,047.65 $150,238.25
				On-Costs Subtotal:	$1,171,858.30
				GRAND TOTAL ESTIMATE May 2019:	$4,176,623.30

Notes: Costs estimates exclude GST, land cost, Council fees. Furnishings and office equipment fit out included. Escalation assumed start date for design August and construction start within six months, with completion by late 2020.
Table notations:
(1) Full design and documentation fees included
(2) Video script writing, direction, production is included
(3) Green Room is optional and the cost ($45,000) has not been included in the stage 1 capex estimate total
Source: Pacific Southwest Strategy Group, May 2019 based on industry data

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Stage Two

Table 21: The Big Rig - Australian Oil, Gas & Energy Centre Master Plan – Stage 2 (Café/NOGI Refurbishment/zipline) Capital Cost Estimate (ex GST)

Element	Description	Unit	Qty	Rate	Total Cost ($)
	- Centre Managers office	m²	20	2,500	$50,000
		m²	18	2,200	$39,600
				Sub-total:	$99,600
Zipline	- Rig platform/ zipline tower access	Item	1	100,000	$100,000
	- Allowance for zipline equipment	Item	1	75,000	$75,000
	- Installation (contingency)	Item	1	10,000	$10,000
				Sub-total:	$185,000
				All Elements Sub-total:	$925,725
On-Costs	- Construction Preliminaries (18%)				$166,630.50
	- Builders Margin (5%)				$46,286.25
	- Professional Fees (10%)				$92,572.50
	- Authority Fees (1%)				$9,257.25
	- Contingency Allowance (5%)				$46,286.25
				On-Costs Sub-total:	$361,032.75
				GRAND TOTAL ESTIMATE April 2019:	$1,286,757.70

Notes: Costs estimates exclude GST, land cost, Council fees. Furnishings and office equipment fit out included. Escalation assumed start date for design approximately August 2019 and construction start within 6 months, with no further escalation allowance.

Table notations:

(1) Major focus should be considered for during formal site induction (10-15 mins) to ensure CSG story is fully communicated prior to entry to the Journey Through Time, Oil Patch or site hours

(2) Such a strategy mitigated the need for the Oil Patch Theatrette which is under-utilised

(3) The Theatrette could be reconfigured for more productive purposes

(4) Local student video production studio for future The Big Rig digital content source material;

* Supplied by local industry companies

** Should be updated video show at beginning, rather than at end of oil patch experience

Note 1 – By scheduling oil patch tours and formally inducting all visitors in groups, more effective knowledge transfer will occur.

Note 2 – Best delivered during a 15-minute induction and to allow CSG industry to present a comprehensive story of the features, advantages and benefits largely via video based on recent government policy changes resulting from 2019 federal election.

Note 3 – This would do away with uncontrolled/ optional visit to the theatrette, which is largely ineffective/wasted resource

Source: Pacific Southwest Strategy Group, May 2019 based on industry data

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OFFICER REPORT

Meeting: General 14 August 2019 **Date:** 19 December 2018

Item Number: 13.9 **File Number:** D18/101663

SUBJECT HEADING: Request for Fee Waiver - Edrine Keegan School of Ballet

Classification: Open Access

Officer's Title: Support Officer - Facilities

Executive Summary:
Council has received correspondence from Edrine Keegan School of Ballet requesting a fee waiver for the use of the Roma Cultural Centre Auditorium in support of the group's 2019 Charity Concerts.

Officer's Recommendation:
That Council waive the hire and set up fees for the use of the Roma Cultural Centre Auditorium for the 2019 Edrine Keegan School of Ballet annual charity concert with the cost of approximately $2,435.50 to be allocated to major in-kind assistance GL 2887.2248.2001.

Individuals or Organisations to which the report applies:

Are there any individuals or organisations who stand to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of consideration of this matter?
(Note: This is to assist Councillors in identifying if they have a Material Personal Interest or Conflict of Interest in the agenda item - i.e. whether they should participate in the discussion and decision making).

Edrine Keegan School of Ballet

Acronyms:

Are there any industry abbreviations that will be used in the report?
Note: This is important as particular professions or industries often use shortened terminology where they refer to the matter on a regular basis. However, for individuals not within the profession or industry it can significantly impact the readability of the report if these aren't explained at the start of the report).

Acronym	Description
Nil	Nil

Context:

Why is the matter coming before Council?

Edrine Keegan School of Ballet is requesting Council's consideration of waiving fees relating to hire and use of the Cultural Centre Auditorium for the charity dance concert in December 2019.

As Mrs Keegan operates a commercial dance school, she is not eligible for a fee waiver under Council's standard not-for-profit hall hire. Mrs Keegan has advised that she donates money from the dance concert to charity each year and puts the concert on for the local community.

Background:

Has anything already happened in relation to this matter?
(Succinct overview of the relevant facts, without interpretation)

Council has received correspondence from Edrine Keegan School of Ballet requesting Council consider waiving the fees for the use of the Roma Cultural Centre Auditorium for the charity dance concert.

In 2019, the dance concert is planned for the week commencing Monday 2 December through to Friday 6 December 2019.

This request includes rehearsal time for the four afternoons preceding the concert from 4.00pm to 8.00pm.

All profits from the concert will be donated to a deserving local community member, group or family to provide financial assistance at a time of need. At this stage the final decision is yet to be made on who the proceeds will be donated to from this year's concerts.

An application form for this event has been completed and is attached. Mrs Keegan has asked for all fees and charges to be waived including specialty visual and sound equipment. Mrs Keegan's request also asks for use of catering equipment (mugs, cups saucers, teapots, urns) and set up of seating, and for the stage to be waxed on Monday 2nd and Friday the 6th of December. Council cleaning staff can undertake the waxing of the stage.

At the 2018 Edrine Keegan School of Ballet Annual Charity Dance Concert a total of $2,000 was raised and kindly donated to Roma Lions Drought Relief Appeal.

Legislation, Local Laws, State Policies & Other Regulatory Requirements:

What does the legislation and other statutory instruments include about the matter under consideration?(Include an extract of the relevant section's wording of the legislation – please do not just quote the section number as that is of no assistance to Councillors)

Nil

Council Policies or Asset Management Plans:

Does Council have a policy, plan or approach ordinarily followed for this type of decision? What are relevant sections of the policy or plan?
(Quote/insert the relevant section's wording / description within the report)

Nil

Input into the Report & Recommendation*:*

Have others' views or input been sourced in developing the report and recommendation to Council? (i.e. other than the report author?) What did each say? (Please include consultation with the funding body, any dates of critical importance or updates or approvals required)

Edrine Keegan School of Ballet – Request for Assistance

Funding Bodies*:*

Is the project externally funded (or proposed to be)? If so, are there any implications in relation to the funding agreement or grant application. (Please do not just include names)

Nil

This Financial Year's Budget:

Will the matter under consideration impact how much Council collects in income or how much it will spend? How much ($)? Is this already included in the budget? (Include the account number and description).
If the matter under consideration has not been included in the budget, where can the funds be transferred from? *(Include the account number and description)* ***What will not be done as a result?***

Loss of income - $2,435.50

Future Years' Budgets:

Will there need to be a change in future years' budgets to cater for a change in income or increased expenditure as a result of Council's decision? How much ($)? (e.g. estimate of additional maintenance or operating costs for a new or upgraded project)

Nil

Impact on Other Individuals or Interested Parties:

Is there anyone who is likely to be particularly interested in or impacted by the decision, or affected by the recommendation if adopted? What would be their key interests or concerns?
(Interested Parties Analysis - IS9001:2015)

Edrine Keegan School of Ballet
Students and families associated with the dance school.

Risks:

What could go wrong if Council makes a decision on this matter? (What is the likelihood of it happening and the consequence if it does) (List each identified risk in a table)

Risk	Description of likelihood & consequences
Reputation	Risk that if Council does not waive the fee, it may cause some complaints (justified or unjustified)

Advice to Council:

What do you think Council should do, based on your skills, qualifications and experience, your knowledge of this and related matters, and the facts contained in the report?
(A summary of what the employee thinks Council needs to hear, not what they think individual Councillors want to hear – i.e. employees must provide sound and impartial advice – the employee's professional opinion)

That Council grant this request from Edrine Keegan School of Ballet and waive the hire charges for the Roma Cultural Centre Auditorium.

Recommendation:

What is the 'draft decision' based on the advice to Council?
Does the recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?
(Note: recommendations if adopted by Council become a legal decision of government and therefore must be clear and succinct about the action required by employees (unambiguous)).

Does this recommendation suggest a decision contrary to an existing Council policy?
If so, for what reason?

That Council waive the hire fee for the use of the Roma Cultural Centre Auditorium for Edrine Keegan School of Ballet to hold their annual charity concert on Monday 2 December through to Friday 6 December 2019 with costs to be allocated to Major Financial Assistance GL 2887.2248.2001.

Link to Corporate Plan:
Corporate Plan 2018-2023
Strategic Priority 4: Growing our region
4.9 Manage Council's land and buildings that contribute to the provision of a range of services across the region and are used by residents, visitors, business, industry and Council
4.9.1 Provide operation and maintenance, renewal, upgrade and construction of Council's buildings and structures according to the priorities and funding approved by Council, ensuring fit-for-purpose specification development for new and upgraded assets.

Supporting Documentation:

1⇩	Edrine Keegan - Request for fee waiver Roma Cultural Centre Auditorium	D18/101534
2⇩	Edrine Keegan - Confirmation of allocation of donation 2018 concert	D19/51898

Report authorised by:
Manager - Facilities (Land, Buildings & Structures)
Deputy Chief Executive Officer/Director - Development, Facilities & Environmental Services

FORM: CASUAL HALL & ROOM HIRE AGREEMENT

maranoa REGIONAL COUNCIL

HIRER'S DETAILS:				
Hirer's Name *(If a Community Organisation, Business or Company please nominate a Contact Person)*	EDRINE KEEGAN SCHOOL OF BALLET **Contact Person** *(if applicable)*: EDRINE KEEGAN			
Postal Address	P.O. 355, ROMA 4455			
Phone	**Daytime Phone** 0428752896		**Mobile**	0428752896
Email	EDRINEKEEGAN@HOTMAIL.COM (all lowercase)			
Hirer Category	☑ Non Profit Organisation ☑ Maranoa Resident ☐ Commercial ☐ Council Internal Use			

VENUE DETAILS

If you require a hall, kitchen and/or speciality equipment please tick each facility required.

*(**Hire fee includes** use of hall, kitchen facilities, tables & chairs, air-conditioning, catering equipment and tableware where provided)*
*(**Hire fee excludes** speciality technical equipment e.g. audio visual and sound equipment)*

Roma Community Arts Precinct
- ☐ Hibernian Hall
- ☐ Community Lounge

Roma Cultural Centre
- ☐ Ernest Brock Room
- ☐ Kitchenette (Ernest Brock Room)
- ☑ Roma Auditorium
- ☑ Auditorium Kitchen
- ☑ Auditorium Speciality Visual/Sound Equipment

Injune & Surrounds
- ☐ Visiting Professional's Room
- ☐ RSL Room Injune Hall
- ☐ Injune Hall Kitchen / Supper Room
- ☐ Injune Hall

Mitchell & Surrounds
- ☐ Council Chambers Meeting Room
- ☐ Mitchell Hall
- ☐ Hall Speciality Visual/Sound Equipment
- ☐ Mitchell Hall Kitchen

Surat & Surrounds
- ☐ Council Chambers Meeting Room
- ☐ Surat RSL Hall
- ☐ Surat Hall
- ☐ Surat Supper Room

Yuleba & Surrounds
- ☐ Yuleba Services Centre Meeting Room

Other
- ☐

FUNCTION DETAILS

Date/s Required	2-12-19 – 6-12-19.	**Access Times**	FROM 3-30
Function Type	☐ Meeting ☑ Fundraising Event ☐ Private Function ☐ Business / Commercial Activity ☐ Other *(Please specify)* _____		
Licensing Status	☐ Unlicensed ☐ Licensed ***(If licensed Council will need to endorse the licensing permit)***		
Insurance Details	☐ Casual Hire Liability Insurance Cover *(Please complete and attach a Casual Hirer of Council Facilities Liability Insurance Acknowledgement & Declaration Form available from Council to access this cover which is available at no cost to eligible applicants)* ☐ Other Liability Insurance Cover *(Please attach copy of Certificate of Currency)*		

DECLARATION

I EDRINE KEEGAN of EDRINE KEEGAN SCHOOL OF BALLET

Hereby make application for hire of the premises set out in this Agreement for the day/s and times specified and I acknowledge having received and understood a copy of the Conditions of Hire and undertake to be bound by and comply with these Conditions in every respect. I further undertake to be responsible for ensuring that all individuals or groups using the premises in association with this application shall comply with said Conditions. I have inspected the premises and acknowledge that they are suitable for the intended purpose of use.

Name	EDRINE KEEGAN		
Signature	E Keegan	**Date**	14-12-2018

FORM: ROMA CULTURAL CENTRE VENUE EQUIPMENT AND ROOM SET-UP REQUEST FORM

maranoa REGIONAL COUNCIL

HIRE DETAILS			
Function Title	BEP - Training Workshop		
Date/s of Function	Wednesday, 13 February 2019	**Function Times**	8.30 - 5pm
Hirer Contact Name	Sarah Holt	**Contact Phone Number**	0419 772 850
Rooms Hired	*Please specify the rooms hired as per your Casual Hall & Room Hire Agreement:* ☐ Cultural Centre Foyer ☐ Kitchenette ☐ Roma Auditorium ☑ Ernest Brock Room (Ernest Brock Room) ☐ Auditorium Kitchen		

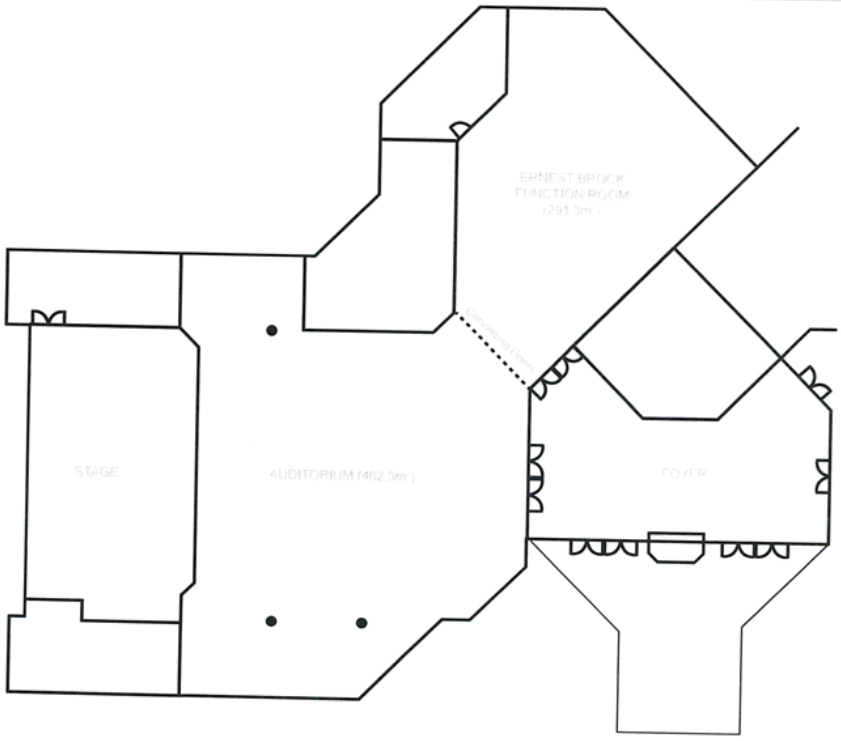
VENUE EQUIPMENT	Quantity Required	Additional Hire Charge*
Tables & Seating		
Tables *(1500mm x 750mm – 64 available)*	10	–
Chairs *(434 available – 97 single / 337 interlocking)*	20	–
Chair Multi Sets *(36 sets of 4 & 40 sets of 6 chairs)*		–
Auditorium Seating *(As per Council's Plan – seating for 500)*		–
Sound and Audio Visual Equipment & Presentation Aids		
Auditorium Speciality Visual and Sound Equipment		Yes
PA System *(Portable)*		Yes
Data Projector		Yes
Small Screen		Yes
Large Movie Screen *(3700mm x 2800mm – available in Auditorium only)*		Yes
White Board		Yes
Lectern *(Small or Large)*		–
Catering Equipment		
Glasses *(200ml x 350 – including trays)*		–
Glass Trays *(x16 – without glasses)*		–
Jugs *(x24)*		–
Bar Towels *(x10)*		–
Mugs and Saucers *(x50)*		–
White Cups & Saucers *(x50)*		–
Teapots *(x3)*		–
Electric Urn *(x2 – 1 small, 1 large)*		–
Oven Trays *(x3 – 1 large, 2 small)*		–
Miscellaneous Equipment		
Grand Piano *(Available in Auditorium only)*		–
Upright Piano *(Available in the Ernest Brock Room only)*		–
Mobile Partitions *(x16 – 6 blue, 10 cream)*		–
Welcome to Roma Banner *(2000mm x 4000mm)*		–
Ladder *(14ft / 4.26m)*		–
Mop, Bucket & Broom *(2 of each)*		–

**Please refer to Council's current Fees & Charges Schedule for hire fees for items identified as having an additional charge*

SPECIAL REQUIREMENTS / INSTRUCTIONS

FORM: ROMA CULTURAL CENTRE VENUE EQUIPMENT AND ROOM SET-UP REQUEST FORM

maranoa REGIONAL COUNCIL

ROOM SET-UP DETAILS				
Time Set-up Required *(Please specify time)*				
Style of Room Set-up *(If more than one room and different set-ups are needed choose multiple and identify on floor plan)*	☐ Classroom	☐ Workshop	☐ Hollow Square	☑ U-shape
	☐ Conference Tables	☐ Theatre Style	☐ Banquet Style	☐ Chevron Style
Roma Cultural Centre Floor Plan *(Please indicate on floor plan any special room set-up / layout preferences or requirements)*				

OFFICE USE ONLY			
SET-UP NOTIFICATION			
Issued to		**Date**	
Customer Request ID Number			
Process By		**Date**	

FORM: CASUAL HALL & ROOM HIRE AGREEMENT

maranoa REGIONAL COUNCIL

OFFICE USE ONLY:					
PRE EVENT – Receipt and Payment Details					
Date Application Received	14/12/18	**Process By**	MOZ	**Customer Request ID Number**	
Amount Due					
Hire Fees	$				
Speciality Visual/Sound Equipment	$				
Other Miscellaneous/Equipment Hire Fees	$				
Total Amount Hire Fees Due	$			**Receipt Number**	
Bond *(if applicable)*	$			**Receipt Number**	
				Trust ID Number	
Invoicing Details *(if applicable)*					
Invoice Required	☐ No ☐ Yes				
Purchase Order Number *(if provided)*	☐ No ☐ Yes				
Debtor Invoice Request Completed	☐ No ☐ Yes				
Name & Address Register (NAR) Completed	☐ No ☐ Exisitng ☐ Yes – NAR Number: _____				
Comments / Special Conditions					
Venue Access					
Facility Induction:	☐ No ☐ N/A *(e.g. induction not required, hirer previously inducted)* ☐ Yes Date:_____ By:_____ Inductee:_____				
Key Collection	☐ N/A ☐ Yes Date:_____ By:_____ Phone:_____				
POST EVENT – Inspection and Bond Release					
Key Return	☐ N/A ☐ Yes Date:_____ By:_____				
Post Event Inspection	☐ N/A ☐ Yes Date:_____ By:_____				
Bond Released	☐ N/A *(Bond not required)* ☐ No *(If bond is to be withheld please provide details)* ☐ Yes Date:_____				
	Bond comments:				

FORM: ROMA CULTURAL CENTRE VENUE EQUIPMENT AND ROOM SET-UP REQUEST FORM

maranoa REGIONAL COUNCIL

HIRE DETAILS			
Function Title	ANNUAL CHARITY CONCERT / EDRINE KEEGAN Sch		
Date/s of Function	2-12-19 - 6-12-19.	**Function Times**	3-6 AFTERNOON - EARLY EV. REHEARSAL 6 FEB. CONCERT 7th ALL D.
Hirer Contact Name	EDRINE KEEGAN	**Contact Phone Number**	0428752896
Rooms Hired	*Please specify the rooms hired as per your Casual Hall & Room Hire Agreement:* ☐ Cultural Centre Foyer ☐ Ernest Brock Room ☐ Kitchenette (Ernest Brock Room) ☑ Roma Auditorium ☑ Auditorium Kitchen		

VENUE EQUIPMENT	Quantity Required	Additional Hire Charge*
Tables & Seating		
Tables *(1500mm x 750mm – 64 available)*		–
Chairs *(434 available – 97 single / 337 interlocking)*		–
Chair Multi Sets *(36 sets of 4 & 40 sets of 6 chairs)*		–
Auditorium Seating *(As per Council's Plan – seating for 500)*	✓	–
Sound and Audio Visual Equipment & Presentation Aids		
Auditorium Speciality Visual and Sound Equipment	✓	Yes
PA System *(Portable)*		Yes
Data Projector		Yes
Small Screen		Yes
Large Movie Screen *(3700mm x 2800mm – available in Auditorium only)*		Yes
White Board		Yes
Lectern *(Small or Large)*		–
Catering Equipment		
Glasses *(200ml x 350 – including trays)*		–
Glass Trays *(x16 – without glasses)*		–
Jugs *(x24)*		–
Bar Towels *(x10)*		–
Mugs and Saucers *(x50)*	✓ 50	–
White Cups & Saucers *(x50)*	✓ 50	–
Teapots *(x3)*	2	–
Electric Urn *(x2 – 1 small, 1 large)*	✓ 2	–
Oven Trays *(x3 – 1 large, 2 small)*		–
Miscellaneous Equipment		
Grand Piano *(Available in Auditorium only)*		–
Upright Piano *(Available in the Ernest Brock Room only)*		–
Mobile Partitions *(x16 – 6 blue, 10 cream)*		–
Welcome to Roma Banner *(2000mm x 4000mm)*		–
Ladder *(14ft / 4.26m)*	✓	–
Mop, Bucket & Broom *(2 of each)*	✓	–

**Please refer to Council's current Fees & Charges Schedule for hire fees for items identified as having an additional charge*

SPECIAL REQUIREMENTS / INSTRUCTIONS

Can the stage be waxed on the Monday 2nd + Friday 6th please. (uncut polish).

Form created September 2014
UNCONTROLLED DOCUMENT WHEN PRINTED

Page 1 of 2

FORM: CASUAL HIRER OF COUNCIL FACILITIES LIABILITY INSURANCE ACKNOWLEDGEMENT & DECLARATION

maranoa REGIONAL COUNCIL

I, EDRINE KEEGAN
HIRER'S NAME(S)

Of EDRINE KEEGAN School of BALLET - 30 QUEEN ST, RO
ADDRESS

Acknowledge that Council has in place a Liability Insurance Cover with a $2,000 Policy Deductible (Excess) and Limit of Indemnity of $20,000,000 for Casual Hirers of Council facilities at no cost to the casual hirer.

I further acknowledge that I have read the following clause which provides an understanding of what constitutes a Casual Hirer for the purpose of this insurance.

CASUAL HIRER COVERAGE

The Liability Insurance Policy cover is restricted to Hirers who can be described as non-commercial, not incorporated, not for profit and irregular users of Council facilities.

Casual Hirers are further defined as third parties who hire Council facilities for no more than a total of ten (10) days over a twelve (12) month period.

No cover is provided for incorporated bodies, sporting clubs or associations of any kind.

I advise that upon reading this, and having received independent advice (legal or otherwise) to satisfy my needs, I believe this definition extends to include myself in the circumstances I will be using the Council facility and I will avail myself of the cover.

I understand and acknowledge that Council is not representing the insurer and/or myself in respect of this insurance, and is not in a position to grant or confirm cover in my particular instance other than to confirm that the liability insurance policy is current.

I understand that in the event of an incident occurring that could possibly result in a claim under this policy that I must advise Council as soon as possible there after so that guidance can be provided on the appropriate action to take to ensure the insurer is advised in accordance with the Policy Conditions.

I also understand that it will be my responsibility to pay the $2,000 Policy (Excess).

I also understand and acknowledge that if for some reason I may not be indemnified under this insurance that I would be personally liable for any claims arising out of my use of this facility.

Venue	Auditorium	**Date of Hire**	2-12-19 - 6-12-19
Signed		**Date**	14-12-18.

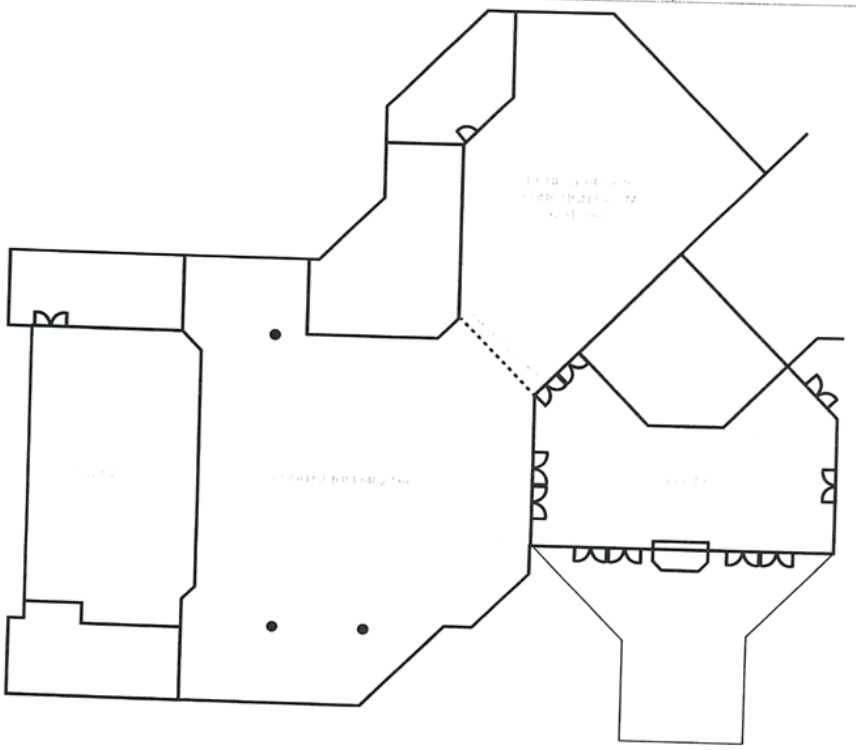
INFORMATION

1. The Insurance Policy wording is held by Council and is available for perusal at the Council Customer Service Centres upon request.
2. For the purpose of this acknowledgement "I" is construed to read "I" or "we" and "myself" is construed to read "myself" or "ourselves" to represent one or more persons.
3. Maranoa Regional Council strongly recommends that you seek professional independent advice before deciding to avail yourself of this insurance cover.

FORM: ROMA CULTURAL CENTRE VENUE EQUIPMENT AND ROOM SET-UP REQUEST FORM

maranoa

ROOM SET-UP DETAILS				
Time Set-up Required *(Please specify time)*				
Style of Room Set-up *(If more than one room and different set-ups are needed choose multiple and identify on floor plan)*	☐ Classroom	☐ Workshop	☐ Hollow Square	☐ U-shape
	☐ Conference Tables	☐ Theatre Style	☐ Banquet Style	☐ Chevron Style
Roma Cultural Centre Floor Plan *(Please indicate on floor plan any special room set-up / layout preferences or requirements)*				



OFFICE USE ONLY			
SET-UP NOTIFICATION			
Issued to		**Date**	
Customer Request ID Number			
Process By		**Date**	

COMMUNITY HALLS & ROOMS CONDITIONS OF HIRE

maranoa

1. **Agreement -** Hiring of the hall/room is subject to Council receiving a completed Casual Hall & Room Hire Agreement form signed by the proposed hirer undertaking to comply with the conditions outlined herein. The Hirer must be at least 18 years of age – proof of age may be required.

   Only the specific room(s) booked may be used and only for the day(s) and time period detailed on the Agreement. Any time required for setting up the venue or for cleaning up at the end of the event must be included in the period booked. The venue must be vacated by the time stated on the Agreement.

2. **Assignment -** Hirers that are granted permission to use a venue shall not assign the right of use to any person, organisation or body.

3. **Permission to Occupy**
   (a) The hirer shall only be entitled to the use of the particular part or parts of the building hired on the date set out in the Casual Hall Hire & Room Agreement and Council reserves the right to permit any other portion of the building to be hired for any other purpose at the same time.
   (b) The right conferred on the hirer shall be a permission to occupy and shall not be construed as a tenancy. Nothing contained in these conditions shall confer on a regular hirer the right to exclusive possession and Council may at its discretion allow other individuals and groups to have casual use of the premises.

4. **Hire Fees -** Hire Fees shall be in accordance with the current Maranoa Regional Council Fees and Charges Schedule.

5. **Security Bond -** The Fees and Charges Schedule details the amount of the security bond applicable to the venue and hirer. Where applicable, a bond is required to be paid by the hirer as security against damage to the building or any fittings and furniture contained therein, and for any cleaning arranged by the Council resulting from the hirer's use of the premises. The hirer shall be liable to pay any further amount in excess of such bond to meet the full cost of such damage or cleaning.

6. **Refusal to Grant Hire -** At the discretion of the Chief Executive Officer, or delegated Council officer, permission to hire the venue maybe refused. If an agreement has been signed and the fees and bond paid, the Chief Executive Officer, or delegated Council Officer, will direct the return of the fees and bond paid. The hirer hereby agrees in such case to accept the same and to have no claim at law or in equity for any loss or damage sustained as a result.

7. **Booking Confirmation -** A booking is not confirmed until payment of the applicable fees and charges have been received and receipted by Council or a purchase order presented. This provision shall not apply to those Hire Categories determined by Council as being exempt from the payment of fees and charges.

8. **Cancellation of booking -** Failure to notify Council in writing of a cancellation or amendment of a booking at least seven (7) days prior to the booked date may result in a forfeiture of hire fees. In the event of extenuating circumstances Council will consider a refund of hire fees on receipt of a written request.

9. **Opening and Closing the Venue -** Hirers will be responsible to open and close the venue unless otherwise agreed.

10. **Key Collection** - Unless alternative arrangements for the collection of keys have been agreed to by Council, hirers can collect keys during Council business hours from the Customer Service Centre located closest to the venue prior to their function. Persons collecting keys will be required to complete Council's Key Register.

    Key Return – Hirers are required to return the keys to the Customer Services Centre from which the keys were issued after the event or the following working day whichever is practicable, unless an alternative prior arrangement has been made with Council. Persons returning keys will be required to complete Council's Key Register.

11. **Sound, Electrical & Lighting Equipment -** There must be no connection of or interference with the electrical installation, lighting, spotlights or any other electrical property without authorisation by the Chief Executive Officer, or delegated Council Officer. This includes all specialty equipment, such as sound, DVD and projectors.

12. **Decoration & Signage -**No notice, sign, advertisement, scenery, fittings or decoration of any kind shall be erected on or in the venue or attached or affixed to the wall, doors or any other portion of the venue, fittings or furniture, without prior consent of the Chief Executive Officer or delegated officer.

    The hirer shall not cause any nails, tacks, adhesives, or other articles to be driven into the floor, walls or ceilings. The hirer shall immediately after the function remove all decorations from the venue to the satisfaction of Council.

13. **Subject of Entertainment** - Council may require the hirer to submit for approval, the subject and program for any entertainment or lecture prior to the use of the premises.

14. **Performing Rights -** In the case of a dramatic or other performance or concert, the hirer shall not produce, or permit to be produced or performed, any dramatic or musical work in infringement of the copyright or performing right of any owner of such right or rights, and the hirer agrees to indemnify the Maranoa Regional Council against any claim for breach of copyright or any other action herewith.

15. **Licensed Functions -** A licensed function is defined as a function where alcohol is offered for sale. The sale of liquor at the venue is forbidden unless the hirer obtains a permit from the appropriate authority. The hirer is responsible for ensuring compliance with all liquor licensing requirements.

16. **Gambling -** No game of chance, at which either directly or indirectly money is passed as a prize, shall take place in any part of the venue, with the exception that this provision shall not prevent the hirer using the venue for games of bingo or equivalent, providing that the relevant permits have been obtained.

17. **No Smoking -** In accordance with legislation, smoking inside all areas of the venue is prohibited. Areas designated for smoking are located outside the venue and are identified with appropriate signage.

COMMUNITY HALLS & ROOMS CONDITIONS OF HIRE

maranoa

18. Obstructions - The hirer shall comply in every respect with legislation, Codes or Australian Standards with regard to public buildings for the prevention of overcrowding and obstruction of gangways, passages, corridors, or of any part of the building. Any person causing an offence against such regulations shall be removed from the building.

19. Acts and Regulations - The hirer shall conform to the requirements of the Health Act, Local Government Act, any Local Law or Regulation made thereunder, and shall be liable for any breach of such Acts, Local Law or Regulation. All other statutory rules, provision and regulations of the Commonwealth of Australia or State of Queensland for the time being in force must be complied with by the user and the notices give to the proper officers.

20. Good Order & Conduct -The hirer shall be responsible for the full observance of these conditions and for the maintenance and preservation of good order in the venue throughout the whole duration of the period of use.

(a) No spitting, obscene or insulting language or disorderly behaviour or damage to property shall be permitted in any part of the venue.
(b) The hirer shall be responsible for the conduct of each and every person in attendance at the function and for the maintenance and preservation of goodwill generally. Should it become necessary for the hirer to leave the venue during the function he/she must nominate a responsible person to act on his/her behalf.
(c) Children must be supervised at all times by a responsible adult.

21. Security -The Chief Executive Officer may direct that security be organised to ensure crowd control.

22. Vacating the Venue -Where practicable, the hirer shall immediately after the function vacate the venue or in the event of an evening function ensure that the venue is vacated by 7.00 am the following day, unless otherwise agreed by Council. If the venue is not vacated by the nominated time, Council can elect to retain all or part of the bond held. Every consideration must be given by people using and vacating the venue to the residents who live nearby in regards to minimising noise and unruly behaviour.

23. Cleanliness -The hirer is responsible for leaving the venue in a clean and tidy state, and shall immediately remove all rubbish, refuse and waste matter from the venue. Removal of garbage is included in the hiring fee, provided that garbage is left in the bins provided ready for collection. No loose garbage or litter is to be left in the venue. Any cost incurred by Council in cleaning the premises resulting from the condition in which the hirer left the premises shall be recoverable from the hirer.

24. Insurance - Casual Hire Liability Insurance Cover - Where a hirer is eligible and elects to access Casual Hire Liability Insurance Cover, the hirer must complete and provide a Council Casual Hirer of Council Facilities Liability Insurance Acknowledgement & Declaration Form.

Hirer's Liability Cover – Where a hirer has existing liability insurance cover and is able to access such coverage for the purpose of the function, the hirer shall provide Council with a copy of the Certificate of Currency confirming liability insurance cover status.

25. Damages

(a) Any damage caused to the venue and equipment arising out of, and in the course of, the function will be restored by Council and the cost of such repairs or replacements will be charged to the hirer. Council retains the right to determine the cost of any damage or cleaning required and to retain this amount from the bond if held. Where damage exceeds the amount of the bond, the hirer will be charged the balance.
(b) Council is not liable or responsible for the loss, theft or damage to any property belonging to either the hirer or any person attending the function.

26. Free Access - Any officer, employee or representative of Council whom the Chief Executive Officer may appoint shall at all times be entitled to free access to any and every part of the venue.

27. Indemnity - The hirer agrees to indemnify, and keep indemnified, and to hold harmless Council, its servants and agents, and each of them from and against all actions, costs, charges, expenses and damages whatsoever which may be brought, or made, or claimed against them, or any of them, arising out of, or in relation to the hiring arrangement.

28. Failure to Comply - If the hirer commits, permits or allows any breach or default in the performance and observance of any terms and conditions herein, the Chief Executive Officer or delegated officer, may terminate permission to use the premises and the hirer and patrons shall immediately vacate the premises. Council shall have the right to recover any amount due in respect of any such breach and/or cancel any future bookings.

29. Disputes - In the event of any dispute or difference arising as to the interpretation of these terms and conditions or any matter contained therein the decision of the Chief Executive Officer thereon shall be final and conclusive.

I HAVE READ THE CONDITIONS OF HIRE AND UNDERSTAND THE ABOVE GUIDELINES, ACKNOWLEDGING THAT I CAN ONLY USE THE FACILITY FOR THE STATED PURPOSE AND TIMES SPECIFIED IN THE HIRE AGREEMENT.

Hirer's Signature	E Keegan
Date	14/12/18
Hirer's Name *(Please Print)*	EDRINE KEEGAN
Venue	AUDITORIUM
Date of Event	2-6th Dec 2019

Please sign one copy and return with your Hire Agreement and retain one copy for your records.

8 June 2018

Mayor & Councillors
Maranoa Regional Council
PO BOX 620
ROMA QLD 4455

Dear Mayor Golder & Councillors

I am writing to request the use of the Auditorium in the Roma Cultural Centre on Monday 2nd December through to Friday 6th December for our annual Charity Ballet Concert which is being held on the night of Friday December 6th 2019, we will be rehearsing each afternoon during the week from 4.00 pm to 8.00 pm and in doing so, I am asking if all fees & charges for the use of the facility including the speciality lighting be waived for the interest of the Charity and Community.

My name is Edrine Keegan, and I am the director of the Edrine Keegan School of Ballet and have been teaching ballet to young people of our Region for over 40 years which have included 39 charity concerts. The concert is a Non-Profit event, with all proceeds that are made on the night going directly to the nominated recipient of the charity.

If you require further information, please don't hesitate to contact me, I look forward to your valuable support for this worthy community event.

Kind Regards



Edrine Keegan

RECEIVED
19 JUN 2019
MARANOA REGIONAL COUNCIL

March 2019.

TO. ROMA TOWN COUNCIL

TO whom it may concern COUNCIL

RE. EDRINE KEEGAN SCHOOL OF (ANNUAL CHARITY) BALLET CONCERT 2018.

I wish to thank Council for the help & waiving of fees for Our concert. We are very grateful for this as we are then able to give all our profits to our designated charity.

This year we supported Roma Lions drought relief appeal and was able to donate a total of $2,000 to the cause.

To save Council we set up the auditorium ourselves & broke down & replaced chairs after the concert. We fully cleaned up so little was needed to be done by janitor who I must compliment on his fixing

the stage. It was the best floor done since Lindsay retired I have nothing but praise for this young man. Thankyou to him.

We acknowledged council help on our programs & had hoped to give you a copy, but alas can't find one.

Every thing was great thank to you & hope we may enjoy your support for our concert 2019, which we have booked for Friday 6th December.

Thank you again

Edrine Keegan.

courts," he said. "There is no council insurance over the graves themselves as they are individually owned, but I have heard some people are already looking at legal action themselves.

"I can't make any commitments until the matter goes to full council, and I would imagine it will be on the agenda for next week's meeting. "I'm sure council will do everything we can in our power to help wherever we can. "We encourage people to write to us." Council has not released estimates on repair costs, but it is expected to be about $20,000. "At this point in time I'm not aware of the total costing, but I do believe some of the individuals are getting quotes for repairs," Cr McMullen said.

"Council staff have contacted all the relatives."

After attending the scene last week, local police estimated the driver had caused $20,000 in damages.

Readers can contact the Maranoa Regional Council on at council@maranoa.qld.gov.au

Charitable dancers hand over proceeds

EDRINE Keegan's school of ballet has come a long way from their first ever charity concert, which raised five pounds for the Blue Nurses back in 1965.

At their most recent recital, held late last year, the dancers raised $2000 for the Roma Lions' drought relief efforts, and two members of the local club stopped by rehearsal to collect the money this week.

As well as the cash donation, Ms Keegan also donated a hand-made crocheted blanket to the Lions' Youth InSearch foundation, which helps young people who are doing it tough.

Ms Keegan said the proceeds from the concert went to a different cause every year.

"Our charity concerts have been held annually since 1984, and have supported a different cause every year.

"I would like to thank the Maranoa Regional Council for their help around concert time, we couldn't do it without them," she said.



Christine Beling, Edrine Keegan and Aileen Knowles with ballerinas from the Edrine Keegan school of ballet.

Public nuisance

TWO men, 40 and 19, have been charged with public nuisance after the 19-year-old attended a Robertson St address and confronted the 40-year-old man at 6.10pm on Monday. The two men were holding a metal bar and were yelling and screaming at each other, making threats. Police attended the scene and subsequently charged both men with public nuisance who are to appear before the Roma Magistrates Court on April 17.

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INFORMATION REPORT

Meeting: General 14 August 2019 **Date:** 29 July 2019

Item Number: 13.10 **File Number:** D19/64608

SUBJECT HEADING: Regional Pool Report June 2019

Classification: Open Access

Officer's Title: Administration Officer - Council Buildings & Structures

Executive Summary:
Across the region, Council maintains five swimming pool complexes and the Great Artesian Spa complex.

Contractors operate the pools under Management Agreements, and provide monthly reports to Council identifying attendance, pool temperatures, chemical levels, maintenance issues and consumables.

Reports presented for the Month of June 2019 include Denise Spencer Pool Roma, Wallumbilla Pool, Surat Pool, Mitchell Pool and The Great Artesian Spa. Injune Pool May report included, and June's report not received at time of this report.

Officer's Recommendation:
That Council receive the Regional Swimming Pool reports for the Denise Spencer Pool Roma, Wallumbilla Pool, Surat Pool, Mitchell Pool and the Great Artesian Spa for the month of June 2019. The Injune Pool report for the month of May 2019 is presented, however the report for the month of June was not received at the time of preparing this report.

Background:
Due to the risk and nature of public pools, this report is presented to Council to keep Councillors informed of any ongoing issues with our regional pools as reported by Pool contractors.

Body of Report:

Issued maintenance requests and current actions tabled below:

DENISE SPENCER POOL ROMA	First Aid Equipment.	None required.
	Consumables	240lt Garbage bags ordered but not collected in May 2019.
	Maintenance	Birds – on going issue with the excess amount of pigeons on site, bird

		deterrent in use, bird spikes installed and bird mesh installed but the birds continue to remain onsite.
	Maintenance	Palm Trees – quotes received. Options under review.
	Maintenance	Rats climbing in and out of the ceiling near the entrance. Baits placed for control.
	Maintenance	Water tap water play park pump shed. Plumbers have inspected and tap was working on the day of inspection. Will continue to monitor.
	Maintenance	Bund is compliant just needs a new stick which has been ordered.
	Maintenance	Missing tiles were replaced 19/7/2019.
	Maintenance	Heater shutdown completed.
	Maintenance	Chlorine leak. Chlorine tank has split and requires replacing. Quotes received. For new tanks temporary IBC setup to keep the pool running.
	Maintenance	Water leak from the pool believed to be in the water return pipe. Under investigation.
	Maintenance	Pest control, carried out 19/7/19
	Maintenance	Mowers have been serviced
	Maintenance	Balance tank has been pumped out on the water play park.
	Maintenance	Waste pit on the 50 metre pool has been pumped out as requested.
	Maintenance	Painting of the splash pool has been completed.
Surat Swimming Pool	First Aid	None required.
	Consumables	None required.

	Maintenance	Leaking seal on sand filter. Repairs will be carried out as part of the capital upgrade.
	Maintenance	Wading pool valve on filter leaking while backwashing. Part of capital upgrade on wading pool.
	Maintenance	Wading pool opening and closing valve needs replacing. Part of capital upgrade on wading pool.
	Maintenance	Wading pool drain pipe replacement. Part of capital upgrade on wading pool.
	Maintenance	Rust coming through the wall on the 25m pool. Requires fibre glassing to coping tile to prevent further decay of pool. This will require future capital upgrade. Under investigation.
	Maintenance	Holes and gaps appearing around the concourse of the 25m pool. Under investigation.
	Maintenance	Handrails rusted out. It's only the cap that has rusted, not the hand rail. Requested quote for new cap.
	Maintenance	Blanket roller bearings. Requested parts be sourced from supplier.
	Maintenance	Main circulation pump is corroded. Surat Plumbers have ordered parts.
	Safety	No dry area/shade for patrons. Identified in audit, Recommended for budget consideration.
	Safety	Concrete BBQ area. Budget considerations.
	Safety	First aid room, future budget considerations.
	Safety	Mosquito breeding area

		requires additional drainage into the Rec oval behind the pool to prevent the water entering the pool grounds.
Wallumbilla Pool	First Aid	None required.
	Consumables	None required.
	Maintenance	Puncture in mower tyre. Defect sent to plant to have this repaired.
	Maintenance	Ride on mower blades require replacement or sharpening, defect sent to plant to have this repaired.
	Maintenance	Water leak eastern side of the pool referred to the school for repair.
	Maintenance	Removal of trees. Referred to the school for action.
	Maintenance	Removal of contaminated dirt and top dressing of lawns. Referred to the school for action.
	Maintenance	Air conditioning of Kiosk. Referred to the school for action.
	Maintenance	Pest control completed June 2019.
	Safety	Additional lighting required for night use of the pool. Referred to the school for action.
	Safety	Pool hoist required, as there are no steps just a ladder. Referred to school.
Great Artesian Spa	First Aid	None required.
	Consumables	Ordered 3/7/2019.
	Maintenance	Rowing machine, serviced equipment and new rowing machine installed.
	Maintenance	Dosing equipment scheduled for August
	Maintenance	Leaking café tap has been repaired.
	Maintenance	Water dispenser in gym has split bottle. New bottle supplied.

	Maintenance	Chemical shed tilt-a-door has been repaired.
	Maintenance	Gum tree request for lopping or removal, will need to wait till off season.
	Maintenance	Heaters cut out when the night reaches negative temperatures. Industrial blow heater purchased to see if it assists with problem.
Mitchell Memorial Pool	First Aid	None required.
	Consumables	None required.
	Maintenance	None reported.
Injune Swimming Pool	First Aid	None required.
	Consumables	None required.
	Maintenance	Smoke detector going off all the time. False alarms. Replaced detector.
	Maintenance	Wading Pool mushroom water feature tap stopped working. Quote received to replace tap.

A

Link to Corporate Plan:
Corporate Plan 2018-2023
Strategic Priority 4: Growing our region
4.9 Manage Council's land and buildings that contribute to the provision of a range of services across the region and are used by residents, visitors, business, industry and Council
4.9.4 Manage the region's 6 swimming pools.

Supporting Documentation:

1⇩	Denise Spencer Memorial Pool Roma Monthly Pool Management Report June 2019	D19/55419
2⇩	Surat Pool Monthly Pool Management Report June 2019	D19/58551
3⇩	Wallumbilla Pool Monthly Pool Management Report June 2019	D19/58552
4⇩	Great Artesian Spa Monthly Pool Management Report June 2019	D19/56761
5⇩	Mitchell Memorial Pool June 2019 Monthly Pool Management Report	D19/56131
6⇩	Injune Pool Monthly Pool Mangement Report May 2019	D19/64693

Report authorised by:
Manager - Facilities (Land, Buildings & Structures)
Deputy Chief Executive Officer/Director - Development, Facilities & Environmental Services
Lead Land Administration Officer

Maranoa Regional Council

Monthly Pool Management Report

For the Month of June 2019

Pool Name – DENISE SPENCER MEMORIAL POOL

1. **Pool Entries**

	General Entry	School Group	Swimming Club	Squad	Aqua Aerobics	Vital Health	Learn to Swim	Season Pass
Adult	97	N/A	N/A	12	16	8		125
Pensioner-65+	7					8		
Children	4			21			19	16

Comments: **Figures rely on people completing data sheets on entry.**

Since the Maranoa Regional Council has released the "Roma Denise Spencer Pool Community Survey" on the 24th July, I have been approached by numerous members of the public who are extremely concerned with the strong possibility of the council decommissioning the current Denise Spencer Pool.

I am fully encouraging these people to complete the survey supplied in order to have their concerns recorded. However, this survey does bring up some pressing concerns by the public and others by myself that I feel should be passed on.

- A report was completed a couple of years ago by John McMahon. His proposal included and engineers report outlining details to fix the existing swimming complex. Why is there another survey being completed?
- Why does the swimming complex need to be shut for a minimum of 12mths to complete the upgrade?
- When would Maranoa Regional Council schedule a closure to the pool complex?

Programmes are set a year in advance with colleagues doing clinics with me for our athletes and their own personal progressions as well as compulsory training for maintaining up to date qualifications for employment.

This year Roma had 7 children make it to School Swimming States. A majority of those competed in several different lengths and strokes. Roma also has 13 children from the Swimming Club that I train who make it into the JX Ladder (1 Gold, 2 Silver, 4 Bronze, 6 Blue Level = 3 x 9 years, 3 x 10 years, 2 x 11 years, 3 x 12 years, 2 x 14 years). These children train for a majority 7 months of the year. Squad children limit their training times throughout the months of May, June, August and September with July being our month of closure.

Over my years of working within the swimming industry, I average a minimum of 4 conferences a year where I embrace the opportunity to liaise and consult with private swim school owners, consultants, pool builders, filtration experts, heating specialists, pool managers, company managers and other experts in the industry. It would be extremely beneficial for the council to send a representative along to listen to these industry experts and liaise with other facility managers. There is a lot of knowledge, years of experience, lessons already learnt and best practices adopted to be freely accessed.

2. **Pool Chemical Log**

Averages	Chlorine PPM	PH	Total Alkalinity	Calcium
Week 1	2-3	7.6	79	250
Week 2	2-3	7.6	17	120
Week 3	4-6	7.6	43	210
Week 4	4-6	7.9	120	150

Comments:-

3. **Pool Temperature**

	Daily Average
Week 1	28
Week 2	28
Week 3	28
Week 4	28

Comments:-

4. **First Aid Kit Check/ Oxygen Resuscitation Kit -**
5. **Consumables – 240 litre garbage bags for in the wheelie bins used in bathrooms. Have not received these yet.**

6. **Maintenance Issues (please list):-**

From June Report Bird poo is a real issue and so are broken rotten eggs with dead chicks inside ending up in the pool. Berries and fronds are falling from palm trees into waterpark. The trees may need trimmed again. Rats climbing in and out of ceiling near entrance early in the morning. Bird mesh went up, but the pigeons just fly underneath, so this is still an issue.

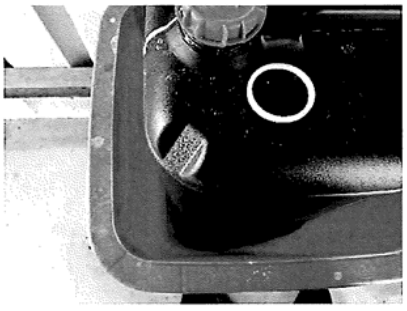
Learn To Swim Pool

After discussions with commercial pool builders a new programs pool could potentially be reinstated meeting guidelines and using the current shed and concrete. If the concrete is level it can be filled with an expansion substance. The roof could be removed along with solar heating that needs to go as it has been leaking and causing corrosion. A new pool could be built on the existing slab. Please contact me to discuss further.

Wet Feature

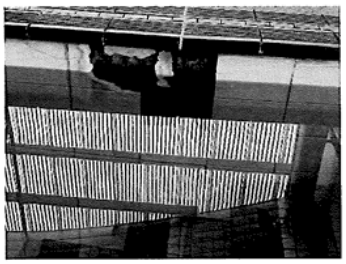
The tap in the water park shed does not always supply water to clean filters. Sometimes when the valve is open no water comes out.





I require bunding for Chlorine in Play Park Shed that meets recommended guidelines. There has been a leak of chlorine into the pink wheelie bin.

50m Pool



Tiles missing from pool still near shallow end stairs waterpark side.

Am I right to shut heating down last day of June and shut all pumps down? This will allow for sufficient water drop to replace missing tiles from stairs on wet park side of pool. I take it this is okay to happen as per previous seasons.

Can council please organise for Jamie to help start wet park and turn heaters on between Monday 22nd July and Wednesday 24th July? Has this been organised? Also sink in equipment storage room leaks from s bend.



Chlorine spill of approx. 1500litres first reported on June 4. Once the tanks are fixed, I will require a bulk chlorine delivery of between 2000 and 2300 litres to open.





Water leaks from the base of this pipe whenever the power or pumps are out. It also leaks around the base of the filter basket (black cylinder right picture). I do get a lot of air in my filters. I cannot see any area where the water loss might come from the filter side of the southern cross.

I have had a water loss of 98000 litres in the past 6 days. This has been reported to council. We thought it might have been via the severely corroded emptying valve. But after using food colouring on two occasions and photo graphing and videoing the results and with Jamie's assistance, after gaining permission from councils' manager, we removed the lid to view the valve. There is a slow leak from a hole/pipe inside this cavity. The dye also flocked/ hung

Version 3. 03/06/15 Maranoa Regional Council

around the base of the wall near an expansion joint near the shallow end of the pool. The only place where I have unusual plant growth, which I have poisoned is a diagonal line starting at the corner of the acid room to the lane way gate. If someone wanted to check it out, they will see a row of dead weeds. I know for certain water leaks out the side of the pool at the shallow end near the wet park. Eureka builders pointed it out and put ag pipe along the side and under the park so it would not be an issue with their building. Maybe the leak is at the end of the pool straight into a sewage line and that is why it is not showing signs. I was putting in 12500 litres every second day. This increased to 10308 everyday and is on the increase. The increase would have started around the same time as the sewage guys were doing work in here. I will mark the pool level today with a black Nikko so we can see how much the level drops but also when I fill the pool before re starting the pumps, I will record the figures off the metre. Even if the metre is faulty. I know that the balance tank is losing more water now as I measure it with a stick before filling, so I have two points of reference.

Heaters

The electrical switch to heater closest to the pool is sticky or spongey when you turn it off whereas the other one makes a crisp click as it is turned off. Has Jamie been organised to service these throughout the break?
As per previous reports: I don't know if the facility was sprayed this season. I have loads of redbacks.

Basic Maintenance

Could pest control be organised for last week in June so there is a 2-week period where the spray has time to kill vermin before I start gurneying again. This did not happen.

Ride on, wiper snipper and blower vac were taken last week for maintenance. Push mower was left for us to use but it would be great if this could also be serviced?

I need the gurney replaced as the motor has burnt out. I have bought 3 gurneys since the last one purchased by council. They burn out as we use them too much to clean the bird faeces off everything.

Has something been organised to suck the crap out the bottom of the wet feature balance tank and also the back wash holding tank under filters for 50m. Last time this was organised I ended up with all sorts of nasty growth in wet feature so please ensure hoses used for emptying septic tanks or sewage lines are not used.

Please don't hesitate to contact me via 0408847255 should you require any clarification on this report. However if I miss the number and it shows up as a private number I will not be able to return your call.

7. Safety Issues (Please list)
   Are all teachers in the Maranoa aware that they need extra adults in the pool with children under 4 in lessons. As per the GSPO children under four must be with in arms reach of an actively supervising adult. Having children under 4 in lessons without parents does not comply with the GSPO. Should something go terribly wrong in a lesson insurance may be an issue.

8. Safety Issues Resolved

9. Issues with unruly patrons ect (Drunk, abusive, violation of pool rules)
10. Incidents: N/A
11. Austswim is running 4 days' worth of workshops for the teachers of the Maranoa and beyond from 20-23rd September here at the Denise Spencer, using some rooms near the church for the theory side. Alina Graham will be one of the guest presenters and Stacey Robertson is the other.

Name & Signature of Pool Manager

Signed:- *Stacey Robertson*

Date: 30/06/2019

Maranoa Regional Council

SURAT POOL MANAGEMENT REPORT

Month of June, 2019.

- **Pool Entries**

	General Entry	Schools	Race Night	Squad	Learn to Swim	Aqua Ducks	Total
Adult	0	0	-	-	-	-	**0**
Children	0	0	-	-	-	-	**0**
Total							**0**

Comments:

- **Pool Chemical Log**

25m Pool	Averages	Chl PPM	PH	T/A	CaH	Temp	TDS	SI
	Week 1	1 - 3	7.80	80	150	20˚	1900	-0.1
	Week 2	1 - 3	7.80	80	150	20˚	1900	-0.1
	Week 3	1 - 3	7.80	80	150	20˚	1900	-0.1
	Week 4	1 - 3	7.80	80	150	20˚	1900	-0.1
Wading Pool	**Averages**	**Chl PPM**	**PH**	**T/A**	**CaH**	**Temp**		
	Week 1							
	Week 2							
	Week 3							
	Week 4							

Comments:- Water clarity is excellent. Running the pH around the 7.80 to keep my alkalinity around the 80 without adding bicarb all the time.

Wading pool is empty.

- **First Aid Kit Check/ Oxygen Resuscitation Kit - Replacement Supplies Required (please list):-**

  None required. I have a couple thing out of date or just on due but will order August in time for the start of season.

- **Consumables - Items required *e.g. Toilet paper, hand towel, soap* (please list):-**
  None required

- **Maintenance Issues (please list):-**

  - Leaking seal on Sand filter. (photo below) reported 10/01/18
  - Sharp point on hand rail. A patron came across it on 1/12/17 and notified me. (have put putty over it)
  - Wading pool – opening and closing valve needs replacing.
  - Wading pool - valve on the filter leaks after doing a backwash.
  - Wading Pool – drain pipe will need to be replaced in the off season.
  - Rust coming though in 25m pool – *pictured below.*
  - There are holes and gaps appearing around the concourse. Some have been there a long time and have been checked and cleared however I think it's time to have them rechecked as there are new holes appearing.

Note: I rang Rob Hayward on the 28/11/18 to explain how the concourse has sagged taking photos of it doesn't really show how bad it has gotten.

  - Hand rail on ladder located deep end West side is rusted out.
  - Blanket roller bearing is damaged and needs replacing.
  - Main circulation pump is corroded (Josh Broadhead was ordering parts to replace).

- **Safety Issues (Please list)**

  - Shade/ shelter area as identified in the audit. Surat Pool has no shelter for patrons to stand under when it rains.
  - HEALTH HAZZARD in October I had problems with the ladies amenities blocking and have discovered that the septic and storm water is all connected. I had faeces coming up in the change room and over flowing in the BBQ area. I have moved the BBQ outside the fenced area until we can make the BBQ area hygienic again. I have suggested concreting the area that way if the drain trap (DT) overflows again we can wash the area down with sanitiser. Emailed Facilities 26/10/17. UPDATE: new toilets and pipes have been put in, can we lay a cement pad down for hygiene?

  - Mosquito breeding ground at the back gate every time it rains as there is no drainage between the Rec oval and the pool. *Picture below.*
  - First aid room. Identified in the audit.

- **Safety and Maintenance Issues Resolved this month**
  None to report

- **Incidents (please ensure all incidents are reported to council the same day they occur on council's incident form)**
  Nothing to report.

- **Issues with unruly patrons ect (Drunk, abusive, violation of pool rules)**
  None to report

- **Any other issues that should be reported to council**

Photos

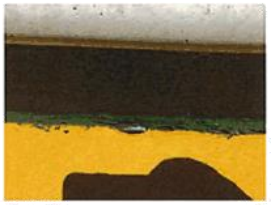
- Leaking seal on Sand filter.



- Rust – there is rust coming through at the shallow end of 25m pool



- Gaps in concourse - Hard to see in the photo.




- Hand rail rusted out.



- Mosquito breeding ground



Off Season Jobs

- Wading Pool – drain pipe will need to be replaced in the off season. April 2018

- Pest control - to spray all buildings and sheds. Sprayed May 2017
- Service mowers, whipper snipper, blower – 1 x ride on, 1 x push mower, 1 x whipper snipper, 1 x blower
- Service dosing pumps – August is a good time to do this. Last serviced 19/09/2017

Wish List

- Covered area for shelter and shade. There is a small area at the entrance of the facility that people can take shelter if it rains. (Patrick measured this up when he was here)
- Tables and chairs for the sheltered area
- Office/first aid room – on Ros Waldron's pool visit (26/10/17) we spoke about my lack of room and how much I am cramming into a small space. I have previously had in my monthly reports about turning the front room (adjacent the kiosk, though the wall of picture 3) into an office. If we can put a double door through that wall it can be a first aid and office combined ticking off on issues brought up in our audit.
  When Ricky Jones was here measuring up the amenities I asked if he could look at the possibility of doing this. Firstly he said it could be done, secondly he said that the brick wall is a load bearing wall and that there will need to be electrical work done as in rerouting wiring and split system air conditioner.

1 2 3



Name & Signature of Pool Manager

Name:- Mel Sutton – Outback Swim School - Manager Surat Pool

Signed:- .....

M N SUTTON

Date : 09.06.2019

Maranoa Regional Council

WALLUMBILLA POOL MANAGEMENT REPORT

For the Month of June 2019.

1. **Pool Entries**

	General Entry	Schools	Race Night	Squad	Learn to Swim	AquaFit	Total
Adult	0	0	0	0	0	0	0
Children	0	0	0	0	0	0	0
						Total	**0**

Comments: Off season

---

2. **Pool Chemical Log**

Averages	Chl PPM	PH	T/A	CaH	Temp	TDS	SI
Week 1	2 - 4	8.00	100	150	18°	6.0	-0.3
Week 2	2 - 4	8.00	100	150	18°	6.0	-0.3
Week 3	2 - 4	8.00	100	150	15°	6.0	-0.3
Week 4	2 - 4	8.00	100	150	13°	6.0	-0.3

Comments:- Water clarity is great.

---

3. **First Aid Kit Check/ Oxygen Resuscitation Kit - Replacement Supplies Required (please list):-**
   None required
4. **Consumables - Items required *e.g. Toilet paper, hand towel, soap* (please list):-**
   None required
5. **Maintenance request (please list):-**
   Mower tyre has a puncture and needs repairing. Reported on the 15th April
   Ride on mower blades need replacing they are blunt and not cutting the grass, I would say it needs a service as well. *Update – mower and whipper snipper were picked up for repairs and servicing*
   Water leak on the eastern side of the pool,
   Removal of trees – there are gum trees around the pool that create a huge mess daily and the flowers are hard to get rid of as they float on top of the water.
   Removal of contaminated dirt and top dressing with feed lot manure to establish grass. Is there a grant that could help with this?

7. Safety Issues (Please list)

- Pool hoist as there is no steps for older people to enter the water. This was also identified by a patron as their friend couldn't come to the pool as she couldn't enter or exit the pool.
- Extra lighting for night use (photo below)

8. **Safety Issues Resolved**

NA

---

9. **Incidents (please ensure all incidents are reported to council the same day they occur on council's incident form)**

None to report

10. Issues with unruly patrons ect (Drunk, abusive, violation of pool rules)

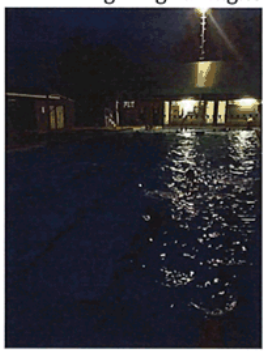
No

11. Any other issues that should be reported to council

The kiosk is not lined and has no air conditioning and really is a hot box. We took the thermometer in there and it was 36 degrees with everything open. Could you approach school and see if they would like to go halves in lining it. Christmas holidays last year Kirsten York (swim club) made mention of wanting to get it done.
Disposal of chemical drums. Where is the nearest depot for disposable chemical drums?

Photos

- Needs more lighting for night use.



Off Season Jobs

- Pest control - to spray all buildings and sheds.
- Service mowers, whipper snipper, blower – 1 x ride on, 1 x push mower, 1 x whipper snipper
- Service dosing pumps

Name & Signature of Pool Manager

Signed:- M N SUTTON

Date : 09.07.2019

Maranoa Regional Council

Monthly Pool Management Report

For the Month of June 2019

Pool Name – Great Artesian Spa

1. Pool Entries

	General Entry	School Group	Swimming Club	Learn to Swim	Other
Adult	1566				792
Children	Combined with adults				

Comments:-

Friday Morning Tea – 47, Sunday Breakfast – 45, Vital Health – 10.

2. Gymnasium Use :

Comments:

213 entries into the gym with a total of 28 attendees for Yoga and Zumba has been postponed until the warmer months.

3. Cold Pool Chemical Log

Averages	Chlorine PPM	PH	Total Alkalinity	Calcium
Week 1	3.23	7.64	2.2AF	2.2CF
Week 2	4.07	7.44	1.7AF	2.1CF
Week 3	4.21	7.39	2.0AF	2.2CF
Week 4	5.47	5.51	2.2AF	1.3CF

Comments:-

4. Hot Pool Chemical Log

Averages	Chlorine PPM	PH	Total Alkalinity	Calcium
Week 1	2.67	7.31	1.6AF	1.8CF
Week 2	1.80	7.33	1.9AF	1.5CF
Week 3	2.98	7.33	2.2AF	1.2CF
Week 4	1.58	6.49	2.2AF	1.0CF

Comments: -

Calcium is low in the hot pool due to the continuous factor of having to dump and fill the hot pool every morning due to the heater cutting out overnight. Adjustments have been accordingly.

5. Cold Pool Temperature

	Daily Average
Week 1	24.1
Week 2	19
Week 3	21.6
Week 4	21.2

Comments:-

6. Hot Pool Temperature

	Daily Average
Week 1	38.3
Week 2	37.5
Week 3	37.7
Week 4	37.5

Comments:-

7. First Aid Kit Check

Replacement Supplies Required (please list): -

No items required.

8. Consumables

Items required eg. Toilet paper, hand towel, soap (please list):-

1 box Kleenex Paper Towel, 1 box 82L Bin Liners, 1 box Halo, 1 bottle 5L Sudzee, 1 box Jumbo toilet roll, 1 pallet chlorine.

9. Maintenance Issues (please list):-

Booringa Action Group Inc.
Outstanding Maintenance Report
All Transactions

Date	Num	Description
10/04/2019	69	Rowing machines in the gym both need to be looked at. Both are faulty.
10/04/2019	71	On site inspection and service of the automatic dosing equipment is requested.
02/05/2019	81	Tap in cafe area is leaking. Can we please get this looked at and fixed.
02/05/2019	82	Water Dispenser in gym - The bottle has a split down the side and is now unable to be used.
02/05/2019	83	Gum Tree surrounding pool has been dropping endless amounts of debris into the spa pools
05/06/2019	88	Chemical Shed Door to be fixed, too hard for staff to shut properly. Needs great force to close ...

2

10. Any other Issues Requiring Reporting

The cold weather is once again creating major problems with the spa heaters and subsequently pool temperature and chemical balance. This has been a long-term problem which I believe predates our lease at the spa. The most considered cause of this problem is failure of the heaters (which are refrigerated units) when the ambient temperature falls below 2c particularly for the most exposed unit. If this is the case, it could easily be rectified by running an industrial blow heater near the units on cold nights to keep the ambient temperature within the operational range. This could be trialled for a week or a month by simply hiring in a unit for that time and I ask that council please consider this course of action.

Name & Signature of Pool Manager

Signed:-



Jeffrey Watson

Date : 02/07/2019

Maranoa Regional Council

Monthly Pool Management Report

For the Month of June 2019.

Pool Name – Mitchell Memorial Swimming Pool

1. Pool Entries

	General Entry	Average per day pool is open	School Group	Swimming Club	Learn to Swim	Other
Adult	0		N/A	N/A	N/A	N/A
Children	0		N/A	N/A	N/A	N/A
Family (2Adults&2Children)	0		N/A	N/A	N/A	N/A

Comments:-

Pool Chemical Log

Averages	Chlorine PPM	PH	Total Alkalinity	Calcium
Week 1	1.70	7.80	110	60
Week 2	1.80	7.80	110	60
Week 3	1.99	7.80	120	50
Week 4	2.00	7.90	120	50

Comments:-

2. Pool Temperature

	Daily Average
Week 1	20.0
Week 2	19.8
Week 3	19.8
Week 4	19.7

Comments:-

3. First Aid Kit Check/ Oxygen Resuscitation Kit - Replacement Supplies Required (please list):-

4. **Consumables**

Items required eg. Toilet paper, hand towel, soap (please list)

5. **Maintenance Issues (please list):**

6. **Safety Issues (Please list)**

7. **Safety Issues Resolved**

8. **Incidents (please ensure all incidents are reported to council the same day they occur on council's incident form)**

9. **Issues with unruly patrons ect (Drunk, abusive, violation of pool rules)**

11. Any other issues that should be reported to Council

Name & Signature of Pool Manager

Signed:- Katrina Mansfield

Date :- 1st July 2019

Version 3. 03/06/15 Maranoa Regional Council

Maranoa Regional Council

Monthly Pool Management Report

For the Month of May 2019

Pool Name – Injune Swimming Pool

1. **Pool Entries**

	General Entry	School Group	Swimming Club	Learn to Swim	Other
Adult					
Children					

Comments Injune Pool closed another successful season on 18th April and will reopen for the new season on 25th September.

Pool Chemical Log

Averages	Chlorine PPM	PH	Total Alkalinity	Calcium
Week 1	2.7	7.8	74	230
Week 2	2.2	7.5	70	250
Week 3	2.9	7.9	66	210
Week 4	2.4	7.6	71	220

Comments:

2. **Pool Temperature**

	Daily Average
Week 1	23.8
Week 2	22.3
Week 3	21.4
Week 4	17.4

Comments:-

3. **First Aid Kit Check/ Oxygen Resuscitation Kit - replacement Supplies Required (please list):-**

4. **Consumables Items required eg. Toilet paper, hand towel, soap (please list):**

5. **Safety Issues (Please list) Issues with unruly patrons ect (Drunk, abusive, violation of pool rules)**
   Smoke detector in the pump shed has repeated false alarms
   Wading pool mushroom taps have stopped working

6. **Safety Issues Resolved incidents (please ensure all incidents are reported to council the same day they occur on council's incident form**

6. **Any other issues that should be reported to council**

Name & Signature of Pool Manager

Signed:- _K. Wolski_____

Version 3. 03/06/15 Maranoa Regional Council

PLANNING & BUILDING DEVELOPMENT REPORT

Meeting: General 14 August 2019 **Date:** 29 July 2019

Item Number: 13.11 **File Number:** D19/64863

SUBJECT HEADING: Minor Changes to Westrex Facility in Injune

Classification: Open Access

Officer's Title: Lead Town Planner

Executive Summary: Westrex Services Pty Ltd C/- Duggan & Hede Pty Ltd have submitted a minor change application to amend the negotiated decision notice (as amended) issued by Council for a waste storage facility located at 29 Airport Road, Injune.

Officer's Recommendation:

That Council;

1) give a decision notice to the applicant agreeing to the proposed changes to negotiated decision notice (as amended) reference 2013/18667;

   and;

2) make the following changes to the negotiated decision notice 2013/18667 (as amended);

   Delete Conditions 29, 43-1, 43-2, 43-3, 60 and 62;

   and;

   Delete Schedule of Charges A – Local Roads Additional Impacts;

   and;

   Amend the approved plan table from;

   7. Approved plans

   The approved plans and/or documents for this development approval are listed in the following table:

Plan/Document number	Plan/Document name	Date
RI272-DA-01	Site Layout Plan	06/13
RI272-H-01 Rev B	Tank Farm Stormwater Quality & Drainage	01/13

RI272-00-07 Rev A	Elevations	12/12
RI272-00-08 Rev A	Cross Section	12/12
RI272-DA-02 Rev A	Proposed Resource Recovery Facility	08/10
WA130011 BA-100	Caretaker's Residence	21/03/13
RPB-06514	Office & Amenities	16/05/2013
RPB-06514 Rev 1	Amenities Elevation	21/06/2013
R1272-C-03/B	Hardstand Pavement and Detail Plan	07/13
R1272-C-02/A	Earthworks Plan	01/13
Issue B	Stormwater Management Plan Proposed JJ Richards Injune Depot at Airport Drive, Injune	06/2013
CMDG D5	Capricorn Municipal Development Guidelines - Stormwater Drainage Design D5 Design Guidelines	03/2012
CMDG D7	Capricorn Municipal Development Guidelines - Erosion Control and Stormwater Management D7 Design Guidelines	03/2012
CMDG D11	Capricorn Municipal Development Guidelines - Water Reticulation D11 Design Guidelines	10/2007

to;

Plan/Document number	**Plan/Document name**	**Date**
WE1718-00-01	Site Layout Plan	06/19
RI272-H-01 Rev B	Tank Farm Stormwater Quality & Drainage	01/13
RI272-00-07 Rev A	Elevations	12/12
RI272-00-08 Rev A	Cross Section	12/12
RI272-DA-02 Rev A	Proposed Resource Recovery Facility	08/10
WA130011 BA-100	Caretaker's Residence	21/03/13
RPB-06514	Office & Amenities	16/05/2013
RPB-06514 Rev 1	Amenities Elevation	21/06/2013
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CMDG D7	Capricorn Municipal Development Guidelines - Erosion Control and Stormwater Management D7 Design Guidelines	03/2012
CMDG D11	Capricorn Municipal Development Guidelines - Water Reticulation D11 Design Guidelines	10/2007

and;

Amend Condition 3 from;

3. Maintain the approved development Material Change of Use - "Industry" (High Impact Industry), Caretaker's Residence, Environmentally Relevant Activity (ERA) 56 (Regulated Waste Storage) & ERA 62 (Waste Transfer Station Operation), in accordance with the approved plans;

Plan/Document number	Plan Document Name	Date
RI272-DA-01	Site Layout Plan	06/13
RI272-H-01 Rev B	Tank Farm Stormwater Quality & Drainage	01/13
RI272-00-07 Rev A	Elevations	12/12
RI272-00-08 Rev A	Cross Section	12/12
RI272-DA-02 Rev A	Proposed Resource Recovery Facility	08/10
WA130011 BA-100	Caretaker's Residence	21/03/2013
RPB-06514	Office & Amenities	16/05/2013
RPB-06514 Rev 1	Amenities Elevation	21/06/2013
R1272-C-03/B	Hardstand Pavement and Detail Plan	07/13
R1272-C-02/A	Earthworks Plan	01/13
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CMDG D7	Capricorn Municipal Development Guidelines - Erosion Control and Stormwater Management D7 Design Guidelines	03/2012
CMDG D11	Capricorn Municipal Development Guidelines - Water Reticulation D11 Design Guidelines	10/2007

to:

3. Maintain the approved development Material Change of Use - "Industry" (High Impact Industry), Caretaker's Residence, Environmentally Relevant Activity (ERA) 56 (Regulated Waste Storage) & ERA 62 (Waste Transfer Station Operation), in accordance with the approved plans;

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RI272-00-07 Rev A	Elevations	12/12
RI272-00-08 Rev A	Cross Section	12/12
RI272-DA-02 Rev A	Proposed Resource Recovery Facility	08/10
WA130011 BA-100	Caretaker's Residence	21/03/13
RPB-06514	Office & Amenities	16/05/2013
RPB-06514 Rev 1	Amenities Elevation	21/06/2013
R1272-C-03/B	Hardstand Pavement and Detail Plan	07/13
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CMDG D11	Capricorn Municipal Development Guidelines - Water Reticulation D11 Design Guidelines	10/2007

Individuals or Organisations to which the report applies:

Are there any individuals or organisations who stand to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of consideration of this matter?

(Note: This is to assist Councillors in identifying if they have a Material Personal Interest or Conflict of Interest in the agenda item - i.e. whether they should participate in the discussion and decision making).

Council's decision regarding this matter is relevant to the following parties in particular;

- stakeholders and associates of Westrex Pty Ltd; and
- original submitters to the application; John Rose, M.J. Ashely, Ainsley Taylor and S.W. Sheehan.

Acronyms:

Are there any industry abbreviations that will be used in the report?

Note: This is important as particular professions or industries often use shortened terminology where they refer to the matter on a regular basis. However, for individuals not within the profession or industry it can significantly impact the readability of the report if these aren't explained at the start of the report).

Acronym	Description
N/A	

Context:

Why is the matter coming before Council?

The original development application was decided by Council at a General Meeting. A determination to change the approval is therefore required to be made by Council resolution.

Background:

Has anything already happened in relation to this matter?

(Succinct overview of the relevant facts, without interpretation)

A negotiated decision notice was issued by Council on 27 October 2014 to establish a waste storage facility over two stages of development at 29 Airport Road, Injune (the subject premises). The approval was subsequently amended by Council in August 2015. A copy of the negotiated decision (as amended) is attached in the Supporting Documents. Stage 1 of the approved development has commenced, whereas Stage 2 of the development is yet to begin.

Westrex Services Pty Ltd C/- Duggan & Hede Pty Ltd has submitted a minor change application to amend the following aspects of the negotiated decision notice (as amended);

- deletion of conditions 43-1, 43-2, 43-3 – which place time restrictions on operations; and
- deletion of conditions 60 and 62 and Schedule of Charges A – which require the payment of a Local Roads Additional Impacts Charge; and

- changes to the approved site layout plan – replacement of a decommissioned storage tank with four smaller storage tanks with a similar combined storage capacity as the decommissioned tank (a copy of the revised site layout is provided in the Supporting Documents and a marked up copy of the site layout plan is shown below).

A copy of the covering letter provided by Duggan & Hede Pty Ltd in support of the minor change application is included in the Supporting Documents.

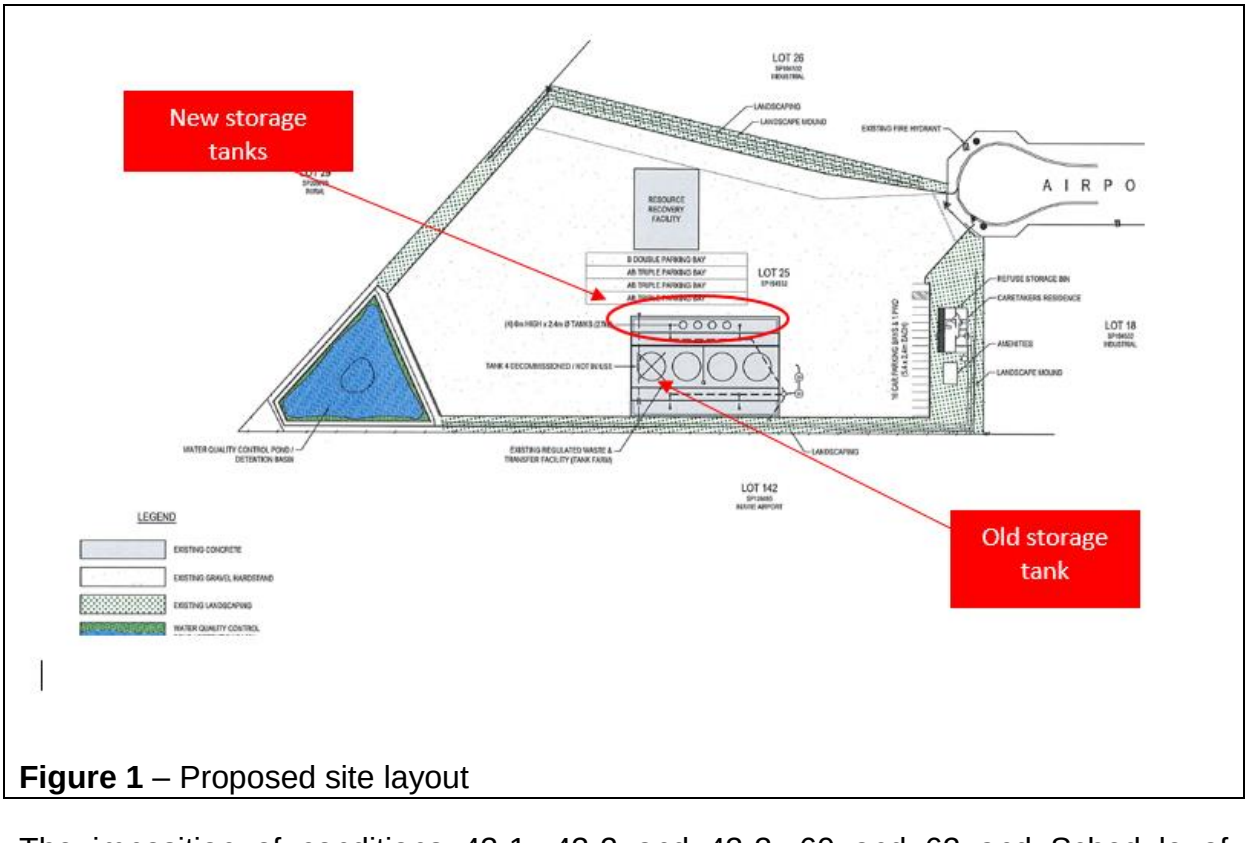


Figure 1 – Proposed site layout

The imposition of conditions 43-1, 43-2 and 43-3, 60 and 62 and Schedule of Charges A in the Negotiated decision notice (as amended) are a direct result of the *Adopted Infrastructure Charges Policy (Local Road Impact Cost Recovery) 2013,* which was repealed by Council in October 2017 *(GM/10.2017/03).* The cost of local road impacts that are attributable to waste storage facilities and other similar activities in the region which were intended to be captured by the *Local Road Impact Cost Recovery* policy are now recovered via a differential rating system.

Changes proposed to the site layout plan involve the replacement of a decommissioned storage tank with four smaller storage tanks at a combined similar capacity as the decommissioned tank. The total waste able to be received at the site will not increase and no change to the waste acceptance criteria is proposed.

Legislation, Local Laws, State Policies & Other Regulatory Requirements:
What does the legislation and other statutory instruments include about the matter under consideration?(Include an extract of the relevant section's wording of the legislation – please do not just quote the section number as that is of no assistance to Councillors)

In determining whether or not a proposed change to a development approval constitutes a "minor change", Council must have regard to the definition of a *minor change* as provided in Schedule 2 of the *Planning Act 2016,* being the changes:

a. would not result in substantially different development; and

b. if a development application for the development, including the change, were made when the change application is made would not cause –

- *the inclusion of prohibited development in the application; or*
- *referral to a referral agency, other than to the chief executive (SARA), if there were no referral agencies for the development application;*
- *involve a referral agency, other than the chief executive (SARA), if there were no referral agencies for the development application; or*
- *involve extra referral agencies, other than to the chief executive (SARA); or*
- *a referral agency to assess the application against, or have regard to, matters prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have had regard to, when the application was made; or*
- *public notification if public notification was not required for the development application*

In determining if a proposed change would result in a "substantially different development", regard must be given to Schedule 1 of the Development Assessment Rules, which state;

"A change may be considered to result in a substantially different development if the proposed change;

a) Involves a new use; or

b) Results in the application applying to a new parcel of land; or

c) Dramatically changes the built form in terms of scale, bulk or appearance; or

d) Changes the ability of the proposed development to operate as intended; or

e) Removes a component that is integral to the operation of the development; or

f) Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or

g) Introduces new impacts or increases the severity of known impacts; or

h) Removes an incentive or offset component that would have balanced a negative impact of the development; or

i) Impacts on infrastructure provision."

In accordance the *Planning Act 2016* Council must also consider *all matters that Council would or may assess against or have regard to, if the change application were a development application.*

An assessment of the proposed change application against the statutory framework is attached in the Supporting Documents.

Council Policies or Asset Management Plans:
Does Council have a policy, plan or approach ordinarily followed for this type of decision? What are relevant sections of the policy or plan?
(Quote/insert the relevant section's wording / description within the report)

Council does not have a policy, plan or approach ordinarily followed for this type of decision. The *Planning Act 2016* and the *Development Assessment Rules* provide the framework for assessing and deciding change applications for a minor change.

Input into the Report & Recommendation*:*
Have others' views or input been sourced in developing the report and recommendation to Council? (i.e. other than the report author?) What did each say? (Please include consultation with the funding body, any dates of critical importance or updates or approvals required)

Manager Planning & Building Development (internal)

Funding Bodies*:*
Is the project externally funded (or proposed to be)? If so, are there any implications in relation to the funding agreement or grant application. (Please do not just include names)

N/A - this development is not reliant on external funding.

This Financial Year's Budget:
Will the matter under consideration impact how much Council collects in income or how much it will spend? How much ($)? Is this already included in the budget? (Include the account number and description).
If the matter under consideration has not been included in the budget, where can the funds be transferred from? *(Include the account number and description)* ***What will not be done as a result?***

The outcome of Council's decision on this matter will not have any implications to this year's budget. The costs of fulfilling development approval obligations, financial or otherwise, remains the sole responsibility of the landowner/s. There is potential for Council to incur costs only in the event that its decision regarding the application is appealed to the Court.

Future Years' Budgets:
Will there need to be a change in future years' budgets to cater for a change in income or increased expenditure as a result of Council's decision? How much ($)? (e.g. estimate of additional maintenance or operating costs for a new or upgraded project)

As above.

Impact on Other Individuals or Interested Parties:

Is there anyone who is likely to be particularly interested in or impacted by the decision, or affected by the recommendation if adopted? What would be their key interests or concerns?
(Interested Parties Analysis - IS9001:2015)

Four properly made submissions were received during the assessment of the original development application. The submitters are likely to be *interested* in Council's decision.

The submitters were John Rose, M.J. Ashely, Ainsley Taylor and S.W. Sheehan.

Issues raised in the submissions included the potential environmental nuisance that could be generated from the facility; decreased property values for surrounding landholders as a result of the facility; and questions about the justifiable need for the facility.

Risks:

What could go wrong if Council makes a decision on this matter? (What is the likelihood of it happening and the consequence if it does) (List each identified risk in a table)

Risk	Description of likelihood & consequences
See below	

Potential risks associated with the proposal have been addressed in the planning assessment. Other matters outside of this, which are not called up in the *Planning Act 2016*, cannot be considered in decision making.

As with any planning decision reached by Council, there is a risk that the applicant can appeal any aspect of the decision to the Planning and Environment Court (the Court).

Note: The likelihood of an appeal by any party is not a valid planning consideration and must not be used to inform Council's decision on any planning matter.

Advice to Council:

What do you think Council should do, based on your skills, qualifications and experience, your knowledge of this and related matters, and the facts contained in the report?
(A summary of what the employee thinks Council needs to hear, not what they think individual Councillors want to hear – i.e. employees must provide sound and impartial advice – the employee's professional opinion)

It is recommended that Council endorse the officer recommendation and agree to the proposed changes to development approval 2013/18667.

In assessing the proposed changes and in determining whether or not the proposed changes constitute a "minor change", Council assessing officers have had regard to the definition of a *minor change* as provided in Schedule 2 of the *Planning Act 2016,* and the definition of a "substantially different development" provided in Schedule 1 of the *Development Assessment Rules*. Having reviewed the application in the context of both the *Planning Act 2016* and the *Development Assessment Rules*, Council assessing officers consider the proposed changes do not constitute a "substantially different development" and therefore can be considered to be a "minor change".

Planning matters raised in the submissions received during the assessment of the original application will continue to be appropriately mitigated through the remaining conditions of development approval. Council assessing officers consider that the changes to the approval would not result in additional matters being raised by any submitter as the changes will not result in a new use or increase the scale or intensity of the approved use.

Recommendation:

What is the 'draft decision' based on the advice to Council?
Does the recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?
(Note: recommendations if adopted by Council become a legal decision of government and therefore must be clear and succinct about the action required by employees (unambiguous)).

Does this recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

That Council endorse the officer recommendation and agree to the changes to development approval 2013/18667. This recommendation does not suggest a decision contrary to an existing Council policy.

Link to Corporate Plan:

Corporate Plan 2018-2023
Strategic Priority 4: Growing our region
4.2 Encourage additional investment in the Maranoa, developing our local economy and increasing our region's population
4.2.3 Create an environment that is conducive to growth through progressive integration of Council's Planning Scheme, Economic & Community Development Plan and Business & Industry Strategy.

Supporting Documentation:

1⇩	Amended Decision Notice	D19/28625
2⇩	Change Application - Applicant request	D19/65100
3⇩	Site Layout (changes)	D19/65121
4⇩	Planning Officer Assessment	D19/65108

Report authorised by:

Manager - Planning & Building Development
Deputy Chief Executive Officer/Director - Development, Facilities & Environmental Services

Amended decision notice
***Sustainable Planning Act 2009* s.376**

maranoa REGIONAL COUNCIL

File: 2012/18667
Enquires to: Department of Development, Facilities and Environmental Services
Phone: 1300 007 662
Post: PO Box 620, Roma QLD 4455

31 August 2015

JJ Richards & Sons Pty Ltd
C/- Duggan & Hede Pty Ltd
PO Box 496
Clayfield Qld 4011

Attention: Michael McMahon

RE: Development Application for Material Change of Use – "Industry" (High Impact Industry), Caretaker's Residence and Environmentally Relevant Activities ERA 56 (Regulated Waste Storage) & ERA 62 (Waste Transfer Station Operation)

On land situated at 29 Airport Road, Injune QLD 4454

Described as Lot: 25 SP: 194532

Dear Mr. McMahon,

I wish to advise that on 26 August 2015 a decision was made to issue an amended decision notice. This amended decision notice replaces the negotiated decision notice previously issued and dated 27 October 2014. Changes made to the decision notice do not affect the relevant period of the development approval.

The above development application is approved in full with amended conditions. The conditions of this approval are set out in **Attachment 1**.

1. Nature of the changes

The development approval has been amended to allow works detailed in Condition 21 to be deferred until Stage 2 of development. Condition 21, which originally required upgrades to the Airport Road/Carnarvon Highway intersection in Injune prior to the commencement of use, has been amended and the works at the intersection are now required to be undertaken prior to the development of the Solid Waste Transfer Station Operation (Stage 2). Condition 42 has also been amended to reflect the change. Condition 42 originally required all conditions to be fulfilled prior to the commencement of use but has been amended to distinguish between the two stages of development. Additional changes made to the original decision are set out in red. Original conditions are shown with 'strikethrough' of font and are replaced with the amended condition shown in **blue**.

2. Details of the approval

The following approvals are given:

	Sustainable Planning Regulation 2009, schedule 3 reference	Development Permit	Preliminary Approval
Making a material change of use assessable under the planning scheme, a temporary local planning instrument, a master plan or a preliminary approval to which section 242 applies		✓	
Making a material change of use for an environmentally relevant activity	Part 1, table 2, item 1	✓	

3. Other necessary development permits and/or compliance permits

Listed below are other development permits and/or compliance permits that are necessary to allow the development to be carried out:

☒ Development Permit – Operational Works

☒ Development Permit – Building Works

☒ Development Permit – Plumbing & Drainage Works

4. Submissions

There were four properly made submissions about the application.

The name and address of the principal submitter for each properly made submission are as follows:

Name of principal submitter	Address
1. John Rose	28 Airport Drive Injune QLD 4454
2. M J Ashley	Racecourse Road Injune QLD 4454
3. Ainsley Taylor	Injune Daily Express 3 Flower Street Injune QLD 4454
4. S W Sheehan	PO Box 65 Injune QLD 4454

5. Conflict with a relevant instrument and reasons for the decision despite the conflict

The assessment manager does not consider that the assessment manager's decision conflicts with a relevant instrument.

6. Referral agencies

The referral agencies for this application are:

For an application involving	Name of referral agency	Advice agency or concurrence agency	Address
A material change of use for an environmentally relevant activity made assessable under schedule 3, part 1, table 2, item 1 *Sustainable Planning Regulation 2009, Schedule 7, Table 2, item 1.*	Department of Environment and Resource Management	Concurrence agency	Department of Environment & Resource Management PO Box 318 Toowoomba Qld 4350
A material change of use made assessable under schedule 3, part 1, table 2, item 6 or 7 *Sustainable Planning Regulation 2009, Schedule 7, Table 2, item 23.*	Department of Environment and Resource Management	Concurrence agency	Department of Environment & Resource Management PO Box 318 Toowoomba Qld 4350

See Attachment 1 – Part 2 for conditions of approval imposed by the Department of Environment and Resource Management as a result of the referral.

7. Approved plans

The approved plans and/or documents for this development approval are listed in the following table:

Plan/Document number	Plan/Document name	Date
RI272-DA-01	Site Layout Plan	06/13
RI272-H-01 Rev B	Tank Farm Stormwater Quality & Drainage	01/13
RI272-00-07 Rev A	Elevations	12/12
RI272-00-08 Rev A	Cross Section	12/12
RI272-DA-02 Rev A	Proposed Resource Recovery Facility	08/10
WA130011 BA-100	Caretaker's Residence	21/03/13
RPB-06514	Office & Amenities	16/05/2013
RPB-06514 Rev 1	Amenities Elevation	21/06/2013
R1272-C-03/B	Hardstand Pavement and Detail Plan	07/13
R1272-C-02/A	Earthworks Plan	01/13
Issue B	Stormwater Management Plan Proposed JJ Richards Injune Depot at Airport Drive, Injune	06/2013
CMDG D5	Capricorn Municipal Development Guidelines - Stormwater Drainage Design D5 Design Guidelines	03/2012
CMDG D7	Capricorn Municipal Development Guidelines - Erosion Control and Stormwater Management D7 Design Guidelines	03/2012
CMDG D11	Capricorn Municipal Development Guidelines - Water Reticulation D11 Design Guidelines	10/2007

8. When approval lapses if development not started (s.341)

To the extent a development approval is for a material change of use of premises, the approval lapses in five (5) years from the commencement of the use, or if the first change of use under the approval does not start within the following period (the *relevant period*) — 2 years starting the day the approval takes effect.

9. Appeal rights

Appeals by applicants

An applicant for a development application may appeal to the Planning and Environment Court against the following:

- the refusal, or refusal in part of the development application
- any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242 of SPA
- the decision to give a preliminary approval when a development permit was applied for
- the length of a period mentioned in section 341
- a deemed refusal of the development application.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 461(2) of SPA.

Applicants may also have a right to appeal to the Building and Development Dispute Resolution Committee. For more details, see SPA, chapter 7, part 2.

Appeals by submitters

A submitter for a development application may appeal to the Planning and Environment Court against:

- the part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment
- the part of the approval relating to the assessment manager's decision under section 327.

Details about submitter appeal rights for the Planning and Environment Court are set out in sections 462, 463 and 464 of SPA.

Submitters may also have a right to appeal to the Building and Development Dispute Resolution Committee. For more details, see SPA, chapter 7, part 2.

Attachment 2 is an extract from SPA which details the applicant's appeal rights and the appeal rights of any submitters regarding this decision.

If you wish to discuss this matter further, please contact the Department of Development, Facilities and Environmental Services on the above telephone number.

Yours faithfully,

Danielle Pearn
Manager Planning & Building Development

Attachment 1
- **Part 1 - Conditions of the approval imposed by the assessment manager**
- **Part 2 - Conditions of the approval imposed by the Department of Environment and Resource Management**

Attachment 2 SPA extract on appeal rights.

ATTACHMENT 1, Part 1 - CONDITIONS OF APPROVAL IMPOSED BY THE ASSESSMENT MANAGER, MARANOA REGIONAL COUNCIL

Preamble

a) Refer to http://www.cmdg.com.au for the Capricorn Municipal Development Guidelines (CMDG).

Complete and Maintain

1. Complete and maintain the approved development as follows: (i) generally in accordance with development approval documents and (ii) strictly in accordance with those parts of the approved development which have been specified in detail by the Council or Referral Agency unless the Council or Referral Agency agrees in writing that those parts will be adequately complied with by amended specifications.

2. Complete and maintain all operational, building and plumbing and drainage work associated with this development approval, including work required by any of the development approval conditions.

3. Maintain the approved development Material Change of Use - "Industry" (High Impact Industry), Caretaker's Residence, Environmentally Relevant Activity (ERA) 56 (Regulated Waste Storage) & ERA 62 (Waste Transfer Station Operation), in accordance with the approved plans:

Plan/Document number	Plan Document Name	Date
RI272-DA-01	Site Layout Plan	06/13
RI272-H-01 Rev B	Tank Farm Stormwater Quality & Drainage	01/13
RI272-00-07 Rev A	Elevations	12/12
RI272-00-08 Rev A	Cross Section	12/12
RI272-DA-02 Rev A	Proposed Resource Recovery Facility	08/10
WA130011 BA-100	Caretaker's Residence	21/03/2013
RPB-06514	Office & Amenities	16/05/2013
RPB-06514 Rev 1	Amenities Elevation	21/06/2013
R1272-C-03/B	Hardstand Pavement and Detail Plan	07/13
R1272-C-02/A	Earthworks Plan	01/13
Issue B	Stormwater Management Plan Proposed JJ Richards Injune Depot at Airport Drive, Injune	06/2013
CMDG D5	Capricorn Municipal Development Guidelines - Stormwater Drainage Design D5 Design Guidelines	03/2012
CMDG D7	Capricorn Municipal Development Guidelines - Erosion Control and Stormwater Management D7 Design Guidelines	03/2012
CMDG D11	Capricorn Municipal Development Guidelines - Water Reticulation D11 Design Guidelines	10/2007

4. During the course of the development works, the developer shall ensure that all works are carried out by appropriately qualified persons and the developer and the persons carrying out and supervising the work shall be responsible for all aspects of the works, including public and worker safety, and shall ensure adequate barricades, signage and other warning devices are in place at all times.

5. All civil and related work shall be designed and supervised by RPEQ Registered Professional Engineers of Queensland (RPEQ) who are competent in the construction of the works.

6. The developer is responsible for locating and protecting any Council and public utility services, infrastructure and assets that may be impacted on during construction of the development. Any damage to existing infrastructure (kerb, road pavement, existing underground assets, etc) that is attributable to the progress of works on the site or vehicles associated with the development of the

site shall be immediately rectified in accordance with the asset owners' requirements and specifications and to the satisfaction of the asset owners' representative(s).

7. All works must comply with (i) the development approval conditions, (ii) any relevant provisions in the planning scheme for the area, (iii) Council's standard designs for such work where such designs exist (iv) the CMDG, (v) any relevant Australian Standard that applies to that type of work and (vi) any alternative specifications that Council has agreed to in writing and which the developer must ensure do not conflict with any requirements imposed by any applicable laws and standards.

Latest versions

8. Where another condition refers to a specific published standard, manual or guideline, including specifications, drawings, provisions and criteria within those documents, that condition shall be deemed as referring to the latest versions of those publications that are publicly available at the time the first operational works or compliance approval is lodged with the assessment manager or approval agency for those types of works to be performed or approved, unless a regulation or law requires otherwise.

Stormwater and Drainage

9. The stormwater drainage system is to be constructed generally in accordance with the Stormwater Management Plan prepared by Duggan & Hede Issue B dated June 2013. Any damage to adjoining properties as a result of these works is to be mitigated to the satisfaction of the adjoining property owner.

10. There shall be no increases in any silt loads or contaminants in any overland flow from the property being developed during the development process and after the development has been completed.

11. Stormwater must not be allowed to pond on the property being developed during the development process and after the development has been completed unless the type and size of ponding has been agreed in writing by the Council or as a specific development approval condition.

12. The stormwater disposal system must be designed to include appropriate pollution control devices or methods to ensure no contamination or silting of creeks or other waterways.

Services Provisions

13. The development shall be connected to Council's reticulated water supply system in accordance with the Water Services Association of Australia (WSAA) publication WSA03-2002 Water Reticulation Code of Australia (version 2.3), and CMDG – D11 Design Guidelines 'Water Reticulation', at no cost to Council.

14. Reticulated sewerage is unavailable to the development site. A development permit for plumbing and drainage works shall be sought from Council for any onsite sewerage system provided to the development.

15. All onsite sewerage systems shall be designed in accordance with Schedule 6 – Standards for Sewerage Supply of the planning scheme.

16. The development is to be connected to a reticulated electricity supply service in accordance with the relevant service provider's requirements and specifications along with relevant building standards, requirements and specifications.

17. If the premises is connected to a telecommunications service, then such works shall be undertaken in accordance with the relevant service provider's requirements and specifications along with relevant building standards, requirements and specifications (as relevant).

18. All services installation, including water, electricity and telecommunications connections to the respective networks, must comply with (i) the development approval conditions, (ii) any relevant

provisions in the planning scheme for the area, (iii) Council's standard designs for such work where such designs exist (iv) the Capricorn Municipal Development Guidelines (v) any relevant Australian Standard that applies to that type of work and (vi) any alternative specifications that Council has agreed to in writing and which the developer must ensure do not conflict with any requirements imposed by any applicable laws and standards.

19. Any conflicts associated with proposed and existing services shall be forwarded by the developer to the appropriate controlling authority for approval for any proposed changes.

Rubbish Collection

20. At all times while the use continues, waste containers shall be maintained in a clean and tidy state and shall be emptied and the waste removed from the site on a regular basis.

CONDITION DELETED

~~**Airport Road and Carnarvon Highway Intersection**~~

~~21. The Airport Road and Carnarvon Highway intersection must be upgraded to a BAR/BAL Type intersection for Type 1 Road Trains. The intersection must be designed and constructed in accordance with the requirements outlined in the Department of Transport and Main Roads Road Planning and Design Manual (2nd Edition) and any manuals/standards referenced therein.~~

CONDITION INSERTED

Airport Road and Carnarvon Highway Intersection

21. The Airport Road and Carnarvon Highway intersection must be upgraded to a BAR/BAL Type intersection for Type 1 Road Trains prior to the development of the Solid Waste Transfer Operation (Stage 2). The intersection must be designed and constructed in accordance with the requirements outlined in the Department of Transport and Main Roads Planning and Design Manual (2nd Edition) and any manuals/standards referenced therein.

Access, Car parking and Manoeuvring

22. The developer shall be responsible for construction and maintenance of vehicle crossovers from the road carriageway to the property boundary and for obtaining any approvals that may be required and for complying with the applicable designs and standards.

23. Vehicle access from Airport Drive to the development site shall be designed in accordance with AS/NZS 2890.2-2002 Off-street Commercial Vehicle Facilities. The width of the vehicle crossover must be sufficient to ensure the extent of vehicle movements to and from the site are completely contained within the crossover

24. Vehicle crossovers to the development site must be located a minimum distance of one metre from any street signage, power poles, street lights, manholes, stormwater gully pits or other Council assets.

25. Vehicles entering and exiting the development site must be able to enter and leave in forward direction. Reversing out of development site is not permitted. Vehicle manoeuvres in this regard are to be totally contained within the development site boundaries.

26. All vehicle movements within the site are to be clear of proposed parking areas, buildings and landscape treatments. Vehicle parking bays must not encroach into swept paths for vehicle movements onsite.

27. Light Vehicle access and manoeuvring areas are to comply with AS/NZS 2890.1:2004 Parking facilities Part 1: Off-street car parking

28. Service vehicle access and manoeuvring is to be designed in accordance with AS/NZS 2890.2:2004 - Parking facilities Part 2: Off-street commercial vehicle facilities requirements.

29. Designated vehicle parking spaces must be provided onsite in accordance with "Layout Plan" R1272-00-05 Rev B, dated 10/01/2013.

30. Parking bay configurations (width and lengths) to be in accordance with AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-Street Car Parking and AS/NZS 2890.2:2004 - Parking facilities Part 2: Off-street commercial vehicle facilities.

31. Disabled car parking bays shall be designed in accordance with AS/NZS 2890.6:2009 Parking Facilities Part 1: Off-Street Car Parking.

32. No on-street parking is permitted at the frontage of the development site at any time.

33. All vehicular access and related items must comply with (i) the development approval conditions, (ii) any relevant provisions in the planning scheme for the area including Schedule 2: "Standards for Roads, Car Parking, Access and Manoeuvring Areas", (iii) Council's standard designs for such work where such designs exist, (iv) any relevant Australian Standard that applies to that type of work and (vi) the Capricorn Municipal Development Guidelines (CMDG) and (vii) any alternative specifications that Council has agreed to in writing and which the developer must ensure do not conflict with any requirements imposed by any applicable laws and standards.

Earthworks

34. Development will be subject to the 'Filling and Excavation Code 5.3 of Part 5' and any earthworks are to be undertaken in accordance with Schedule 8: "Standards for Construction Activity" of Bungil Shire Council Planning Scheme 2006.

35. All earthworks, including batters, must be fully contained within the development area and must not in any way impact on the properties adjoining the site.

Erosion Control

36. All construction works on site to be undertaken in accordance with the Institute of Engineers (Australia) (IEAUST) Soil Erosion and Sediment Control Engineering Guidelines for Queensland Construction sites and the CMDG Design Guidelines – D7.

37. Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained at all times during the course of the project. Should the proposed controls prove to be ineffective, the developer must install additional measures and provide written notice to Council advising of the additional control measures implemented.

38. Measures shall be applied to prevent site vehicles tracking sediment and other pollutants onto adjoining roads during the course of the construction period and to prevent dust nuisance during construction.

39. Should it be necessary for the road and/or drainage system to be reinstated or cleaned up due to erosion and/or sedimentation from the site, then such works shall be at no cost to Council. Such works shall be undertaken immediately where there is a potential hazard to pedestrians and/or passing traffic.

40. In the event that Council receives a complaint relative to the quality of runoff from the site from a downstream property owner, the developer must take immediate steps to rectify the cause of any such substantiated complaint. The developer will also be required to meet the cost of any repair/clean up of downstream properties resulting from undesirable impacts of their works.

41. The developer is to ensure that there is no dust or sediment nuisance emanating from the site on completion of the approved works.

Operations of Approved Use

CONDITION DELETED

42. ~~All development approval conditions relating to the establishment of the approved development must be fulfilled prior to any approved use commencing~~.

CONDITION INSERTED

42. The approved development is permitted to occur in the following two stages:

    Stage 1: "Industry" (High Impact Industry) – Liquid Waste Facility and "Caretakers Residence"
    Stage 2 "Industry" (High impact Industry) – Solid Waste Transfer Station

    All development approval conditions relating to the establishment of the approved development must be fulfilled prior to any approved use commencing. Unless otherwise stated, the conditions of approval apply to all stages of the approved development.

CONDITION DELETED

~~43. The development is approved to be operated for a maximum period of five (5) years, starting from the day the use commences. All buildings and structures are to be removed from the site immediately after the use ceases.~~

CONDITIONS INSERTED

43-1 The approval for the liquid waste facility (Stage 1) is current for 5 years commencing from the date of approval. The life of this approval is restricted as neither Council nor the liquid waste facility operator can be sure of the longer term impacts on the Council road system from the development. The conditions requiring road impact contributions are based on a timeframe of 5 years.

43-2 The period of the currency of the approval for the liquid waste facility (Stage 1) may be extended to 20 years by an infrastructure agreement which allows the Council, the liquid waste facility operator and the approval holder to establish longer term protocols and arrangements which address the possible variations to the impacts on Council's road infrastructure over an extended period.

43-3 The development for Waste Transfer Station Operation (Stage 2) is approved to be operated for a maximum period of five (5) years, starting from the day the use commences. All buildings and structures associated with the Waste Transfer Station Operation (Stage 2) are to be removed from the site immediately after the use ceases.

44. This approval relies on the environmental authority issued by a State agency for the environmentally relevant activities of 'regulated waste storage' and 'waste transfer station operation' to set conditions for the environmental management of this site. If the environmental approval issued by a State agency to undertake this use on this site ceases to have effect and is not replaced by an appropriate approval, code or law to manage the use and the rehabilitation of the site, then the conditions of the original environmental authority given for this use on this site shall become conditions of this approval. References in the original environmental approval to the State agency will then be construed as references to the Council to the greatest extent possible. The standards referenced by the original environmental approval will be the applicable standards.

45. The civil works and services conditions of this approval are to be read in conjunction with the approved plans for the Stormwater Management Plan and the Hardstand Management Plan and in conjunction with any environmental authority for the approved use on this site. To the extent that specific requirements are set out in these conditions, those specific requirements shall prevail over the Stormwater Management Plan and the Hardstand Management Plan where the requirements

are related to civil works and services, and the environmental authority conditions shall prevail where the requirements are related to environmental management.

Signage and Line marking

46. Signage and line marking is to be provided in accordance with MUTCD requirements and AS/NZS 2890.1:2004 – Parking facilities Part 1: Off-street car parking.

Landscaping

47. Landscaping is to be provided in accordance with approved plan R1272-DA-01, dated 06/2013. Vegetation is to be established within three (3) months of commencement of the use and must comprise a mix of trees, shrubs and groundcovers.

48. Site landscaping must not interfere with electrical infrastructure nor restrict maintenance access to any onsite infrastructure, public utility or easement.

Waste Collection and Disposal

49. The storage and removal of effluent must not have an adverse effect on the surrounding areas and must not cause an environmental nuisance to neighbouring properties.

Advertising Signs

50. Any proposed advertising signage is subject to a further development approval unless compliant with the self-assessable development provisions of the planning scheme.

51. Any free-standing advertising signage or structure to be constructed on site shall be designed by an RPEQ (Structural) Engineer and certification provided for both design and construction.

Avoiding Nuisance

52. Whilst the approved works are in progress, no nuisance is to be caused to adjoining properties and occupiers by the way of noise, smoke, dust, rubbish, contaminant, stormwater discharge or siltation at any time, including non-working hours.

53. There must not be unreasonable or sustained levels of noise or odour and no nuisance caused to adjoining properties during the course of the construction works.

54. All vehicles transporting fill or other bulk materials to and from the site must have their loads covered.

55. Any damage which is incurred to existing infrastructure including underground services, signs, footpaths or roadways, as a result of the development works, shall be rectified immediately in accordance with the asset owners' requirements and specifications and to the satisfaction of the asset owners' representative(s).

56. Any air conditioning, generator, refrigeration, pump, exhaust, fans, or other equipment must be acoustically screened to ensure noise levels do not exceed 5dB above the background noise level.

57. Lighting of the site, including any security lighting, shall be such that the lighting intensity does not exceed 8.0 lux at a distance of 1.5 metres from the site at any property boundary.

58. All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties.

59. The area and its surrounds shall be kept in an orderly fashion, free of rubbish and clear of weeds and long grasses. The approved development and the premises are to be maintained in a clean and tidy condition and not to pose any health and safety risks to the community.

Infrastructure and Impact Contributions

60. A local roads additional impacts charge will be paid to Maranoa Regional Council in accordance with the Local Roads Additional Impacts Charges Schedule A attached to and forming part of these conditions.

61. Infrastructure charges are to be paid in accordance with the attached Schedule B of Infrastructure Charges attached to and forming part of these conditions.

62. The applicant may enter into an Infrastructure Agreement with Council in a standard format to be provided by Council. This agreement will show details of charges, review period and dispute resolution procedures.

No Cost to Council

63. The developer is responsible for meeting all costs associated with the approved development unless there is specific agreement by other parties, including the Council, to meeting those costs.

64. All rates and charges of any description and all arrears of such rates and charges, together with interest outstanding thereon, on the land, due to Council, shall be paid to the Council prior to any use commencing onsite.

Schedule of Charges A - Local Roads Additional Impacts

1. This condition is required because the development will impact on the local roads when materials associated with the operation of the industry are carried along those local roads. The local roads additional impacts charge covers all roads in the Maranoa Regional Council Area where heavy vehicles of the type used in this activity/use are permitted to travel. The tonnage of extracted material leaving the industry is deemed to be a proportional measure of the total traffic to and from the site.

2. A local roads additional impacts charge of $0.50 per tonne will be paid to Maranoa Regional Council for all material transported from the site. This is the local roads additional impacts charge for the 2013-2014 financial year. Until such time as (1) the methodology is amended or (2) the level of use is changed or (3) Council has amended charges as a result of a review requested by the industry operator, the local roads additional impacts charges amount will be increased or decreased annually by a percentage equivalent to the change in All groups consumer price index for Brisbane published by the Australian Statistician.

3. The payment of the local roads additional impacts charge must be made by the industry operator within 14 days of the end of each 3 month period, with the periods starting with the commencement of the use/activity. The industry operator must calculate the payment and provide details of the calculation. If no payment is made within the set time, the Council may demand payment based on the maximum approved annual production capacity of the activity/use divided by 4. The maximum approved annual production capacity of the industry will be deemed to be the maximum capacity of the tank storage listed in the approvals for the site multiplied by 300. If the industry operator does not pay the local roads additional impacts charge for two consecutive periods, the Council can require the holder of the development approval to pay the local roads additional impacts charge to the Council.

4. The holder of the development approval or the industry operator may ask for the local roads additional impacts charge to be reviewed once in every three year period after the approval for the activity/use was given. The review will take account of the rates and methodology applying to similar operators in the Council Area and the facts and circumstances applying to this approved activity/use.

5. The Council may review and amend the methodology for calculating the local roads additional impacts charge but any changes resulting from amendments to the methodology will not take effect

for a minimum of 2 years from the date of adoption by Council unless the industry operator requests earlier changes to the charges.

6. Despite the payment of a local roads additional impacts charge, the Council may stop the industry operator from using particular roads. The reasons may include Council concerns about the level of damage being caused or may be caused to those particular local roads by the addition to total road use of heavy vehicles associated with the industry.

7. Council or its representative(s) is entitled to inspect, copy and audit any records which may help to prove the actual use of the road network by the industry operator or the approval holder(s) for the purposes of assessing the local roads additional impacts charge. The industry operator and the approval holder(s) have agreed by the acceptance of this condition that the Council has their agreement and permission to access those records wherever held and that their agreement and permission cannot be revoked.

8. These charges can be included within an infrastructure agreement or deed of agreement with the Council, the industry operator and any other relevant parties by consent of the parties. The industry operator, the approval holder and the Council may vary the charges and other factors by mutual consent where circumstances warrant such variations and the community interest is protected.

Schedule of Charges B - Schedule of Infrastructure Charges

(a) Why the condition is required:

The condition is required because the development is outside of the Priority Infrastructure Area (PIA) for Injune. The development will need to be connected to the water and transport networks of the PIA. In the future, it may need to be connected to the sewerage network of the PIA. The development will have additional impacts upon the water, transport and community infrastructure networks

(b) Amount of the payment required:

The payments required for additional impacts establishment costs upon the water, transport and community infrastructure networks are $79,891. These costs do not include the cost of the road and intersection needed to connect the site to the Carnarvon Highway or the costs for any water main extension required to connect the site to the closest existing water main.

The payment for the water main extension needed to connect the site to the closest existing water main is to be the cost of connection.

If sewerage is connected to the site within the next 10 years, payments for the additional impacts establishment costs on the external sewerage network will be at the PIA infrastructure charges rate applicable at the time sewerage is made available to the premises.

(c) Details of the infrastructure for which the payment is required:

Establishment costs of the following trunk infrastructure made necessary by the development –

- Water network
- Roads network
- Community infrastructure networks

As the sewer network will not be extended into this area in the existing infrastructure programs, the establishment charges for this component of infrastructure is deferred.

The establishment costs include the costs of connecting the site to the water network.

The establishment costs also include the costs of connecting the site to the road network.

If the developer enters into an infrastructure agreement with the Council, the agreement can include provisions for the partial refund on a pro-rata basis of the establishment costs of the water main extension if other new development occurs in the locality and uses this part of the infrastructure.

(d) When the payment must be made:

The payment must be made before the use commences or in accordance with the provisions of an infrastructure agreement.

A part-payment of $50,275 is to be paid to Maranoa Regional Council before use commences. The balance of the payment is to be paid to Maranoa Regional Council within one year of the use commencing. When the balance of the payment is due to be paid, the developer can elect to have the amount reassessed under the system of infrastructure charges applicable at that time. The part-payment already made will be counted as a part-payment of the reassessed infrastructure charges.

(e) Person to whom the payment must be made:

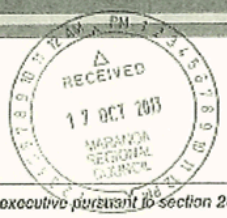
Maranoa Regional Council

(f) Supply of infrastructure

The applicant may elect to supply all or part of the infrastructure instead of making payment for the infrastructure to be supplied. If the applicant makes an election to supply all or part of the infrastructure required, the infrastructure must be supplied before the use commences. The standards applying for the provision of the infrastructure are those set out in the applicable planning scheme, the Capricorn Municipal Development Guidelines and the latest standards for other matters as set out in legislation.

ATTACHMENT 1, PART 2 CONDITIONS OF APPROVAL IMPOSED BY THE DEPARTMENT OF ENVIRONMENT AND RESOURCE MANAGEMENT

Department of Environment and Heritage Protection



Sustainable Planning Act 2009

Notice

Concurrence agency response

This notice is issued by the chief executive pursuant to section 287 (concurrence agency response), of the Sustainable Planning Act 2009.

Maranoa Regional Council
PO Box 620
ROMA QLD 4455

J.J. Richards & Sons Pty Ltd
c/- Duggan and Hede Pty Ltd
PO Box 496
CLAYFIELD QLD 4011

Our reference: 404899

Re: Concurrence agency response.

Application details:

Applicant: J.J. Richards & Sons Pty Ltd

Assessment manager ref: 2013/18667

Date application referred to the concurrence agency: 29 July 2013

Development approval applied for: development permit.

Permit:	SPCE05787713
Date of decision:	11 October 2013
Decision:	The concurrence agency has no requirements relating to the application.
Relevant laws and policies:	*Sustainable Planning Act 2009* and *Environmental Protection Act 1994*
Jurisdiction(s):	• *Sustainable Planning Regulation 2009* – Schedule 3, Part 1, table 2, item 1 • *Sustainable Planning Regulation 2009* – Schedule 3, Part 1, table 2, item 6, 7, 8 & 9

Development Description(s)

Property/Location		Development
29 Airport Road, INJUNE QLD 4454	Lot 25 on SP194532	ERA 56 – Regulated Waste Storage ERA 62 – Waste transfer operation

ABN 46 640 294 485

Great state. Great opportunity.

Queensland Government

Notice

1. **Concurrence jurisdiction**

- The concurrence agency response for the aspect of development involved with the application subject of this Development Permit is to tell the assessment manager that the concurrence agency has no requirements relating to the *Sustainable Planning Regulation 2009* – Schedule 3, table 2, item 1.
- The concurrence agency response for the aspect of development involved with the application subject of this Development Permit is to tell the assessment manager that the concurrence agency has no requirements relating to the *Sustainable Planning Regulation 2009* – Schedule 3, table 2, item 6, 7, 8 & 9.

2. **Environmental authority**

Under section 115 of the *Environmental Protection Act 1994*, the application for development approval is taken to also be an application for an environmental authority for the prescribed ERA(s).

The application for the Environmental Authority (EPPR01529513) was decided on 11 October 2013 and is approved subject to conditions.

3. **General advice to assessment manager**

Pursuant to section 334 and section 363 of the *Sustainable Planning Act 2009*, a copy of a decision notice or negotiated decision notice issued by the assessment manager must be forwarded to the referral agency for the relevant application. Please send a copy of the relevant notice to Department of Environment and Heritage Protection, 173 Hume Street Toowoomba QLD 4350 **and** an electronic copy to palm@ehp.qld.gov.au.

The state's Native Title Work Procedures provide that responsibility for assessment of native title issues for an IDAS application rests with the assessment manager.

J A. M. D.	11 - OCT - 2013
Signature	Date

Delegate
James Mackenzie
Department of Environment and Heritage Protection
Delegate of the administering authority
Environmental Protection Act 1994

Enquiries:
Department of Environment and Heritage Protection
173 Hume Street Toowoomba QLD 4350
Phone: (07) 4699 4333
Fax: (07) 4699 4399
Email: southwest.es@ehp.qld.gov.au

Department of Environment and Heritage Protection

Notice

This notice is issued by the relevant entity pursuant to the Sustainable Planning Act 2009.

Maranoa Regional Council
Chief Executive Officer
PO Box 620
Roma QLD 4011

Cc: JJ Richards and Sons Pty Ltd
C/- Duggan & Hede Pty Ltd
Attention: Michael McMahon
PO Box 496
Clayfield QLD 4011

Our reference: 404899 – 101/0000212-002

Re: **Sustainable Planning Act 2009 (Material Change of Use) for development approval for assessable development to be carried out Airport Road, Injune (Lot 25 on SP194532) (Council Application No: 2013/18667)**

The Department of Environment & Heritage Protection (EHP) – Waste and Land Contamination Assessments has reviewed the supporting information for the above application and considers that an exemption stated in the *Sustainable Planning Regulation 2009*, Schedule 26, 2 (b) applies:

Potentially affected premises does not include—

- Premises on the environmental management register or contaminated land register if there is a notifiable activity on the premises that is continuing.

The removal of any contaminated soil from land that is listed on the Environmental Management Register (EMR) requires prior approval from EHP under the section 424 of the Environmental Protection Act 1994 (EP Act).

Should you require any further information in relation to the above please do not hesitate to contact the above officer on the telephone number listed below.

.....

Delegate
Kate Armstrong
Delegate, Chief Executive administering the
Environmental Protection Act 1994

Date: 28/8/2013

Enquiries:
Ben Willey
Department of Environment and Heritage Protection
Phone: (07) 3330 5816
Fax: (07) 3330 5754
Email: ben.willey@ehp.qld.gov.au

ABN 46 640 294 485

Great state. Great opportunity.

Queensland Government

ATTACHMENT 2 – SPA EXTRACT ON APPEAL RIGHTS

Division 8 Appeals to court relating to development applications and approvals

461 Appeals by applicants

(1) An applicant for a development application may appeal to the court against any of the following—

(a) the refusal, or the refusal in part, of the development application;
(b) any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242;
(c) the decision to give a preliminary approval when a development permit was applied for;
(d) the length of a period mentioned in section 341;
(e) a deemed refusal of the development application.

(2) An appeal under subsection (1)(a), (b), (c) or (d) must be started within 20 business days (the ***applicant's appeal period***) after—

(a) if a decision notice or negotiated decision notice is given—the day the decision notice or negotiated decision notice is given to the applicant; or
(b) otherwise—the day a decision notice was required to be given to the applicant.

(3) An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.

462 Appeals by submitters—general

(1) A submitter for a development application may appeal to the court only against—

(a) the part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
(b) the part of the approval relating to the assessment manager's decision under section 327.

(2) To the extent an appeal may be made under subsection (1), the appeal may be against 1 or more of the following—

(a) the giving of a development approval;
(b) any provision of the approval including—
  (i) a condition of, or lack of condition for, the approval; or
  (ii) the length of a period mentioned in section 341 for the approval.

(3) However, a submitter may not appeal if the submitter—

(a) withdraws the submission before the application is decided; or
(b) has given the assessment manager a notice under section 339(1)(b)(ii).

(4) The appeal must be started within 20 business days (the ***submitter's appeal period***) after the decision notice or negotiated decision notice is given to the submitter.

Division 11 Making an appeal to court

481 How appeals to the court are started

(1) An appeal is started by lodging written notice of appeal with the registrar of the court.

(2) The notice of appeal must state the grounds of the appeal.

(3) The person starting the appeal must also comply with the rules of the court applying to the appeal.

(4) However, the court may hear and decide an appeal even if the person has not complied with subsection (3).

482 Notice of appeal to other parties—development applications and approvals

(1) An appellant under division 8 must give written notice of the appeal to—

(a) if the appellant is an applicant—
  (i) the chief executive; and
  (ii) the assessment manager; and
  (iii) any concurrence agency; and
  (iv) any principal submitter whose submission has not been withdrawn; and
  (v) any advice agency treated as a submitter whose submission has not been withdrawn; or

(b) if the appellant is a submitter or an advice agency whose response to the development application is treated as a submission for an appeal—
  (i) the chief executive; and
  (ii) the assessment manager; and
  (iii) any referral agency; and
  (iv) the applicant; or

(c) if the appellant is a person to whom a notice mentioned in section 465(1) has been given—
  (i) the chief executive; and
  (ii) the assessment manager for the development application to which the notice relates; and
  (iii) any entity that was a concurrence agency for the development application to which the notice relates; and
  (iv) the person who made the request under section 383 to which the notice relates, if the person is not the appellant; or

(d) if the appellant is a person mentioned in section 466(1)—
  (i) the chief executive; and
  (ii) the responsible entity for making the change to which the appeal relates; and
  (iii) the person who made the request to which the appeal relates under section 369, if the person is not the appellant; and
  (iv) if the responsible entity is the assessment manager—any entity that was a concurrence agency for the development application to which the notice of the decision on the request relates; or

(e) if the appellant is a person to whom a notice mentioned in section 467 has been given—the entity that gave the notice.

(2) The notice must be given within—

(a) if the appellant is a submitter or advice agency whose response to the development application is treated as a submission for an appeal—2 business days after the appeal is started; or

(b) otherwise—10 business days after the appeal is started.

(3) The notice must state—

(a) the grounds of the appeal; and

(b) if the person given the notice is not the respondent or a co-respondent under section 485—that the person may, within 10 business days after the notice is given, elect to become a co-respondent to the appeal by filing in the court a notice of election in the approved form.

485 Respondent and co-respondents for appeals under div 8

(1) Subsections (2) to (8) apply for appeals under sections 461 to 464.

(2) The assessment manager is the respondent for the appeal.

(3) If the appeal is started by a submitter, the applicant is a co-respondent for the appeal.

(4) Any submitter may elect to become a co-respondent for the appeal.

(5) If the appeal is about a concurrence agency's response, the concurrence agency is a co-respondent for the appeal.

(6) If the appeal is only about a concurrence agency's response, the assessment manager may apply to the court to withdraw from the appeal.

(7) The respondent and any co-respondents for an appeal are entitled to be heard in the appeal as a party to the appeal.

(8) A person to whom a notice of appeal is required to be given under section 482 and who is not the respondent or a co-respondent for the appeal may elect to be a co-respondent.

(9) For an appeal under section 465—

(a) the assessment manager is the respondent; and (b) if the appeal is started by a concurrence agency that gave the assessment manager a notice under section 385—the person asking for the extension the subject of the appeal is a co-respondent; and

(c) any other person given notice of the appeal may elect to become a co-respondent.

(10) For an appeal under section 466—

(a) the responsible entity for making the change to which the appeal relates is the respondent; and

(b) if the responsible entity is the assessment manager—

(i) if the appeal is started by a person who gave a notice under section 373 or a pre-request response notice—the person who made the request for the change is a co-respondent; and

(ii) any other person given notice of the appeal may elect to become a co-respondent.

(11) For an appeal under section 467, the respondent is the entity given notice of the appeal.

488 How an entity may elect to be a co-respondent

An entity that is entitled to elect to be a co-respondent to an appeal may do so, within 10 business days after notice of the appeal is given to the entity, by following the rules of court for the election.

489 Minister entitled to be party to an appeal involving a State interest

If the Minister is satisfied an appeal involves a State interest, the Minister may, at any time before the appeal is decided, elect to be a party to the appeal by filing in the court a notice of election in the approved form.

490 Lodging appeal stops particular actions

(1) If an appeal, other than an appeal under section 465, 466 or 467, is started under division 8, the development must not be started until the appeal is decided or withdrawn.

(2) If an appeal is about a condition imposed on a compliance permit, the development must not be started until the appeal is decided or withdrawn.

(3) Despite subsections (1) and (2), if the court is satisfied the outcome of the appeal would not be affected if the development or part of the development is started before the appeal is decided, the court may allow the development or part of the development to start before the appeal is decided.

PO Box 496
Clayfield Qld 4011

DUGGAN & HEDE Pty Ltd
Professional Engineers, Planners, Environmental Consultants
ABN 42 077 618 663

Telephone: 07 3357 3666
Facsimile: 07 3857 6233
Email: dh@dhenv.com.au

24 June 2015

Maranoa Regional Council
PO Box 620
ROMA QLD 4455
Att: Danielle Pearn - Coordinator - Planning

Dear Danielle

Change application - Material Change of Use for Industry (High Impact Industry), Caretaker's Residence, Environmentally Relevant Activities ERA 56 (Regulated waste storage) & ERA 62 (Waste transfer station operation) - 29 Airport Road, Injune Qld 4454 - Lot 25 SP194532
Council Reference: 2013/18667

I refer to Council's Negotiated Decision Notice for the above application, dated 27 October 2014. On behalf of our client, Westrex Services Pty Ltd, please find attached a Change application - to make a minor change to the above development approval.

In support of the attached Change application, please find enclosed the following documentation:

1. Completed SARA template Form 5 for the request, including owners consent;
2. Supporting documentation including:

- Copy of Negotiated Decision Notice - Council Ref: 2013/18667;
- Copy of the current environmental authority - EA0000784;
- Drawing WE1718-00-01 (Site Layout Plan).

Background

On 6 February 2013 approval was granted for the establishment of the first (interim) stage of the J.J. Richards Depot - being an *in-transit* liquid regulated waste storage facility (Council Ref: 2012/18477). This approval initially permitted to operate for a period of twelve (12) months, with the development permit extended for a further twelve (12) months on 7 April 2014.

A second application - Negotiated Decision Notice - was granted by Council on 27 October 2014 (as amended) to establish the use on the site on a permanent basis (Council Reference 2013/18667 – copy [as amended] attached), together with Stage 2 of the development for a waste transfer station operation. Stage 1 of the development commenced operations, whereas Stage 2 of the development has not yet proceeded.

The Stage 1 activities onsite are subject to a current environmental authority for the site (EA0000784 – copy attached) held by Westrex Services Pty Ltd.

Proposed Minor Change

The proposed minor change requested relates to the following:

1. Deletion of Conditions 43-1, 43-2 & 43-2 - relating to time limitations on Stage 1 and Stage 2;

2. Deletion of Condition 60 & 62 and the Schedule of Charges A - relating to the Local Roads Additional Impacts Charge; and
3. A minor change to the tank farm layout in Stage 1.

With regard to items 1 and 2 above, our client understands that Council resolved (Resolution No. GM/10.2017/03) on 11 October 2017 the following:

That Council:

1. *Repeal the Adopted Infrastructure Charges Policy (Local Road Impact Cost Recovery) 2015.*
2. *Write to the owners/operators who have development approvals with the Network Access Charge advising that Council will not seek to enforce the payment while the differential rating system is in effect.*

Deletion of Condition 60 & 62 and the Schedule of Charges A - relating to the Local Roads Additional Impacts Charge is therefore supported by Council's above resolution.

We further understand that Conditions 43-1, 43-2 & 43-2 - relating to time limitations on Stage 1 and Stage 2 - were imposed by Council and linked to Council's (repealed) Adopted Infrastructure Charges Policy (Local Road Impact Cost Recovery) 2015 by way of an intended infrastructure agreement. Similarly, therefore, retention of the aforementioned conditions relating to time limitations on Stage 1 and Stage 2 are no longer considered warranted.

In regard to item 3 of the minor change application, the applicant is further seeking to amend the approved site layout plan (refer to Drawing WE1718-00-01) to reflect the recent decommissioning of one of the existing 257kL storage tanks, with replacement by 4 x 27kL storage tanks (total 108kL), with the following salient points noted:

- The new tanks are installed within a roll over bund, such that the trucks back into the bund during loading / unloading;
- This area is provided with a 100mm high roll over bund, having around 19.7m^3 storage, plus an additional 20m^3 in the existing inground tanks – which equates to greater than 120% storage volume of the largest vertical tank;
- Total liquid regulated waste storage capacity does not increase as a consequence of the additional tanks, given the decommissioning of one of the existing 257kL storage tanks;
- No change to waste acceptance criteria is proposed as a consequence of the minor change.

There are no other changes proposed. The applicant will make a separate amendment application to reflect the changed tank configuration above and as indicated the submitted Drawing WE1718-00-01.

Minor change assessment

In regard to the matters included in Schedule 1 of the DA Rules, the proposed changes to the development approval do not result in a *substantially different development* - in consideration of the minor nature of the proposed change being effectively inconsequential to the approved use of the site.

In regard to *substantially different development*, Schedule 1 of the DA Rules states the following:

1. *An assessment manager or responsible entity may determine that the change is a minor change to a development application or development approval, where – amongst other criteria – a minor change is a change that would not result in 'substantially different' development.*
2. *An assessment manager or responsible entity must determine if the proposed change would result in substantially different development for a change—*
   - *(a) made to a proposed development application the subject of a response given undersection 57(3) of the Act and a properly made application;*
   - *(b) made to a development application in accordance with part;*
   - *(c) **made to a development approval after the appeal period**.*
3. *In determining whether the proposed change would result in substantially different development, the assessment manager or referral agency must consider the individual circumstances of the development, in the context of the change proposed.*
4. *A change may be considered to result in a substantially different development if any of the following apply to the proposed change:*
   - *(a) involves a new use; or*
   - *(b) results in the application applying to a new parcel of land; or*
   - *(c) dramatically changes the built form in terms of scale, bulk and appearance; or*
   - *(d) changes the ability of the proposed development to operate as intended;27 or*
   - *(e) removes a component that is integral to the operation of the development; or*
   - *(f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or*
   - *(g) introduces new impacts or increase the severity of known impacts; or*
   - *(h) removes an incentive or offset component that would have balanced a negative impact of the development; or*
   - *(i) impacts on infrastructure provisions.*

In regard to the matters included in Schedule 1 of the DA Rules above, the proposed changes to the existing development approval do not result in a substantially different development in consideration of the following:

- (a) the changes have no effect on the existing approved use and do not involve a new use of the site;
- (b) the changes do not apply to a new parcel of land;
- (c) there is no significant change in built form in terms of scale, bulk and appearance, given the scale of the existing works (tank farm) and additional of smaller storage tanks within the bunded area;
- (d) the ability of the proposed development to operate as intended is not affected, rather the changes merely provide for replacement of (lesser) storage capacity removed as a consequence of the decommissioning of one of the larger storage tanks associated with the existing use;
- (e) the changes do not remove any component that is integral to the operation of the development;
- (f) the changes have no effect on site operations in terms of traffic flow or transport networks;

(g) the changes do not introduce any new impacts or increase the severity of known impacts, given the works have no effect on waste acceptance criteria and considering the lesser overall storage capacities retained on site as a consequence of the replacement storage tanks;

(h) there are no incentives or offset component associated with the development;

(i) there is no effect on infrastructure provisions associated with the proposed changes.

Schedule 2 of the *Planning Act 2016* states that a ***minor change*** means a change that—

(b) for a development approval—

(i) would not result in substantially different development; and

(ii) if a development application for the development, including the change, were made when the change application is made would not cause—

(A) the inclusion of prohibited development in the application; or

(B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or

(C) referral to extra referral agencies, other than to the chief executive; or

(D) a referral agency to assess the application against, or have regard to, matters prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have had regard to, when the application was made; or

(E) public notification if public notification was not required for the development application.

The change proposed is otherwise considered a Minor change, pursuant to the above provisions and in consideration of the following salient points:

- if a development application for the development, including the change, were made when the change application it would:

A. **not** cause inclusion of prohibited development or referral to a referral agency;

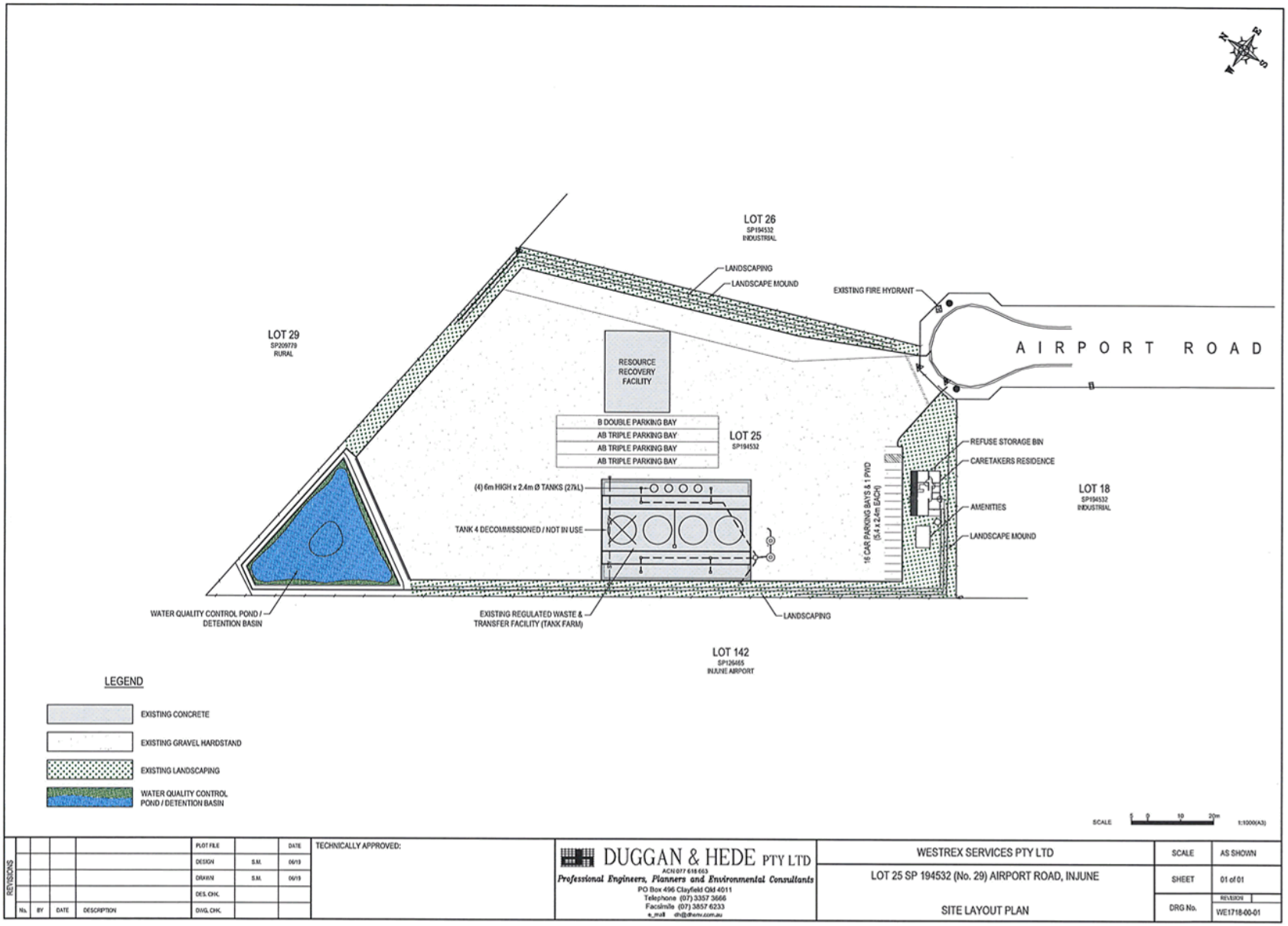
B. **not** cause referral to extra referral agencies, other than to the chief executive;

C. **not** cause public notification – noting that the public notification was required for the original development application.

Should you wish any of the above matters to be clarified please do not hesitate to contact me.

Yours sincerely

Michael McMahon
Duggan & Hede Pty Ltd


LOT 26
SP194532
INDUSTRIAL
LANDSCAPING
LANDSCAPE MOUND
EXISTING FIRE HYDRANT
LOT 29
SP209779
RURAL
RESOURCE RECOVERY FACILITY
AIRPORT ROAD
B DOUBLE PARKING BAY
AB TRIPLE PARKING BAY
AB TRIPLE PARKING BAY
AB TRIPLE PARKING BAY
LOT 25
SP194532
REFUSE STORAGE BIN
CARETAKERS RESIDENCE
(4) 6m HIGH x 2.4m Ø TANKS (27kL)
TANK 4 DECOMMISSIONED / NOT IN USE
16 CAR PARKING BAYS & 1 PWD (5.4 x 2.4m EACH)
LOT 18
SP194532
INDUSTRIAL
AMENITIES
LANDSCAPE MOUND
WATER QUALITY CONTROL POND / DETENTION BASIN
EXISTING REGULATED WASTE & TRANSFER FACILITY (TANK FARM)
LANDSCAPING
LOT 142
SP126485
INJUNE AIRPORT
LEGEND
EXISTING CONCRETE
EXISTING GRAVEL HARDSTAND
EXISTING LANDSCAPING
WATER QUALITY CONTROL POND / DETENTION BASIN
SCALE
1:1000(A3)
REVISIONS
No. BY DATE DESCRIPTION
PLOT FILE DATE
DESIGN S.M. 06/19
DRAWN S.M. 06/19
DES. CHK.
DWG. CHK.
TECHNICALLY APPROVED:
DUGGAN & HEDE PTY LTD
ACN 077 618 663
Professional Engineers, Planners and Environmental Consultants
PO Box 496 Clayfield Qld 4011
Telephone (07) 3357 3566
Facsimile (07) 3857 6233
e_mail dh@dhenv.com.au
WESTREX SERVICES PTY LTD
LOT 25 SP 194532 (No. 29) AIRPORT ROAD, INJUNE
SITE LAYOUT PLAN
SCALE AS SHOWN
SHEET 01 of 01
DRG No. WE1718-00-01
REVISION

Attachment 1 – Assessment against the Statutory Framework

In assessing the proposed changes and in determining whether or not the proposed changes constitute a "minor change", Council must have regard to the definition of a *minor change* as provided in Schedule 2 of the *Planning Act 2016,* being essentially that the changes would not result in substantially different development.

In determining if the proposed change would result in a "substantially different development", regard must be given to Schedule 1 of the Development Assessment Rules.

Having reviewed the application materials in the context of both the *Planning Act 2016* and the Development Assessment Rules, the proposed changes are considered not to be "substantially different development" as defined for the following reasons;

a) The changes do not involve a new use.

b) The changes do not apply to a new parcel of land.

c) The existing built form in terms of scale, bulk or appearance will not change dramatically, with no increase in GFA or changes to waste storage capacity or waste acceptance criteria.

d) The changes will not affect the ability of the proposed development to operate as intended. The site will continue to be used as waste storage facility.

e) All components integral to the operation of the activity will be maintained, with, amenities, access-ways, fencing and landscaping still being provided.

f) The changes will not increase traffic flow or impact on the transport network significantly because their will be no change to waste storage capacity or waste acceptance criteria. The changes will not generate the need for an additional staff member/s. No new access or internal access routes are proposed.

g) There will be no new impacts or increase in the severity of known impacts. The important planning elements have been incorporated into the original development approval by way of development conditions and these conditions will be maintained and apply to the whole of the approved activity and will continue to apply whilst the activity continues. Conditions that will be deleted are now captured by different Council policy (differential Rates system).

h) The changes will not result in the removal of any incentive/s or offset/s component. All infrastructure charges associated with the development

remain payable and the impacts on the local road network attributable to the development are now captured by a differential rates system.

i) There will be no new impacts on infrastructure provisions as a result of the changes to the approved activity. The added demand on Councils network will be inconsequential and the current networks are adequate to accommodate the use.

In determining that the proposed change would not result in a "substantially different development", regard has also be given to the following;

- **The information the applicant included with the application**; **and**
- **Matters raised in the submissions to the original development application. These matters will continue to be mitigated through the remaining development conditions.**
- **All assessment benchmarks in the event the application was a new development application**.

Having considered the information the applicant included with the application and all other matters prescribed by the *Planning Act 2016*, the proposed changes to development approval 2018/19547 are considered a "minor change" as defined in Schedule 2 the *Planning Act 2016* and Schedule 1 of the Development Assessment Rules.

PLANNING & BUILDING DEVELOPMENT REPORT

Meeting: General 14 August 2019 **Date:** 10 July 2019

Item Number: 13.12 **File Number:** D19/59333

SUBJECT HEADING: Application for Preliminary Approval for a "High Impact Industry" (abattoir)

Classification: Open Access

Officer's Title: Lead Town Planner

Executive Summary: Valinda Team Pty Ltd is seeking a preliminary approval for an abattoir located approximately 7 kilometres west of the township of Wallumbilla at the intersection of Pickanjinnie North Road and the Warrego Highway (the *subject premises*). The proposed facility has capacity to process 1,200 cattle per day and an operational personnel base of approximately 460-490 staff.

A preliminary approval approves a development to the extent stated in the decision notice but does not authorise the carrying out of assessable development. In other words, a development permit is still required in order to allow a development to take place. In essence, a preliminary approval provides a level of certainty about how land will be used in the future, but is conceptual in nature and detailed planning is still required before a development permit can be issued.

In principle, an abattoir at the subject premises is supportable but a development permit will still need to be obtained prior to the commencement of works. The required development permit application will need to demonstrate, amongst other things, how compliance with the applicable planning instruments can be achieved and include plans, documents and reports that detail mitigation measures that will be implemented to address nuisance and potential impacts from the development.

Officer's Recommendation: That the application for a preliminary approval for a "High impact industry" (abattoir) over Lot: 210 WAL: 53390, Lot: 209 RP: 835683, Lot: 208 RP: 835683, Lot 13 P: 6042, Lot 5 P: 6041, Lot: 3 P: 6041, Lot: 219 WV: 1588, Lot 218 WAL: 533943, Lot 224 WV: 1802 be approved subject to the following conditions;

1. A development permit must be obtained in accordance with the *Planning Act 2016* prior to the commencement of works. The required development permit application;

   a) will be subject to *impact assessment;* and

   b) must be made in accordance with the Planning *Act 2016;* and

   c) must have regard to any matters prescribed by the *Planning Regulation 2017*; and

d) must be generally in accordance with the *Pickanjinnie Beef Processing Facility Site Based Management Plan* (including appendices) prepared by *pitt&sherry* dated *21/12/17;* and

e) must demonstrate compliance with the applicable assessment benchmarks in the *Maranoa Planning Scheme 2017* or otherwise how compliance can be achieved through the imposition of development conditions; and

f) must include plans, reports and documents demonstrating what infrastructure will be constructed and how potential impacts generated from the activity will be mitigated. Reports are to include, but are not limited to, a planning assessment report, stormwater management report, effluent irrigation report, traffic impact assessment report, air quality assessment report, noise impact assessment report, pest management plan, bushfire management plan and a site based management plan. All plans, reports and documents must be in final revision and must be prepared by suitably qualified professionals; and

g) must include a final site plan/s and elevation/s showing all proposed buildings and structures.

h) must include a response to each of the matters raised in the properly made submissions received during public notification about the preliminary approval application. The response must include information about how the matters raised in the submissions can be overcome and/or mitigated; and

i) must have regard to the general advice provided by the Department of State Development, Manufacturing, Infrastructure and Planning dated 5 June 2019.

2. On receipt of a properly made development permit application, Council may issue an information request asking for additional items to those outlined above in a) to i).

3. Prior to the submission of the development permit application, a supply and volume of water that is adequate for the proposed activity must be secured.

4. No buildings or structures are to be constructed within 100 metres either side of a gas pipeline corridor.

5. Information confirming that the viability of gas pipeline corridor/s will not be compromised by the construction and/or operation of the proposed development must be submitted as part of the development permit application.

   Note: It is recommended the applicant contact the relevant pipeline owner/s for advice prior to lodgement of the development permit application.

6. This site is subject to Easement B in favour of Ergon for high voltage overhead powerlines, and numerous other powerlines traverse across the site that are not protected by easements. The applicant must be aware of the location of the powerlines and Easement when undertaking the detailed design of the development. Detailed plans must be submitted to Ergon for review prior to the commencement of any works in the vicinity of any electrical infrastructure.

Individuals or Organisations to which the report applies:

Are there any individuals or organisations who stand to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of consideration of this matter?

(Note: This is to assist Councillors in identifying if they have a Material Personal Interest or Conflict of Interest in the agenda item - i.e. whether they should participate in the discussion and decision making).

Council's decision regarding this matter is likely to affect;

- The applicant, Valinda Team Pty. Ltd. (Val Cormak);
- Submitters to the application, Michael Proud, Keith Proud, George and Lyn York, Graham and Christina York, John and Trish Rowbotham, Jenny L York and Isabella Humphries and Ryan York.
- The wider Maranoa community less directly.

Acronyms:

Are there any industry abbreviations that will be used in the report?

Note: This is important as particular professions or industries often use shortened terminology where they refer to the matter on a regular basis. However, for individuals not within the profession or industry it can significantly impact the readability of the report if these aren't explained at the start of the report).

Acronym	Description
N/A	

Context:

Why is the matter coming before Council?

This development application is subject to impact assessment. Determination of an impact assessable application sits outside the scope of officer delegations and a decision about the application is required to be made by Council resolution.

Background:

Has anything already happened in relation to this matter?

(Succinct overview of the relevant facts, without interpretation)

An application was submitted to Council by Valinda Team Pty seeking a preliminary approval for an abattoir to be located approximately 7 kilometres west of the township of Wallumbilla at the intersection of Pickanjinnie North Road and the Warrego Highway (*subject premises*).

The subject premises is properly described as Lot: 210 WAL: 53390, Lot: 209 RP: 835683, Lot: 208 RP: 835683, Lot 13 P: 6042, Lot 5 P: 6041, Lot: 3 P: 6041, Lot: 219 WV: 1588, Lot 218 WAL: 533943, Lot 224 WV: 1802.

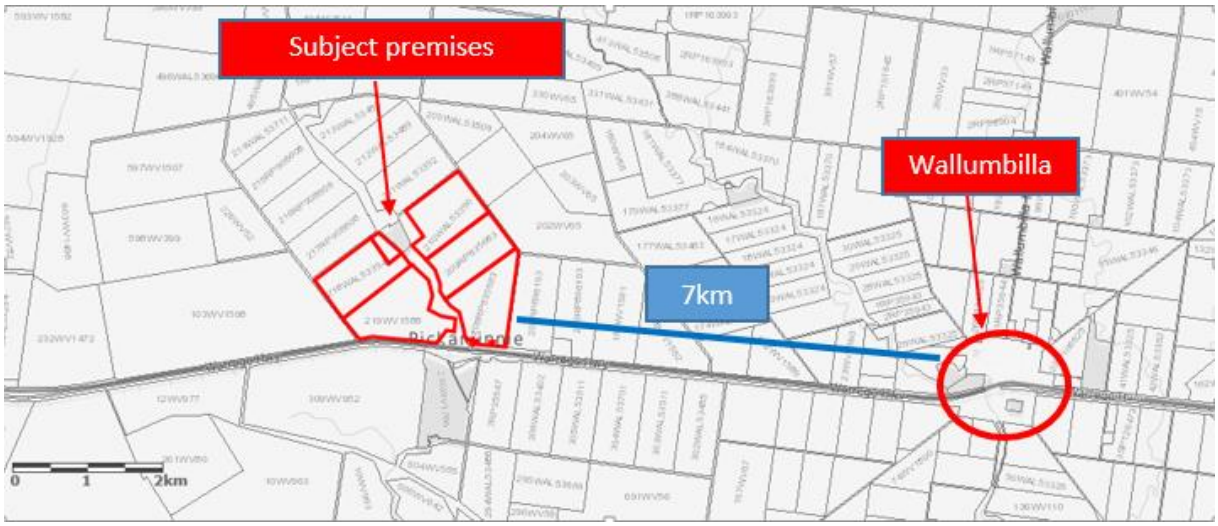


Figure 1 – Site location

Once constructed and operational, the facility will have capacity to process 1,200 head of livestock per day and an operational personnel base of approximately 460-490 staff. The abattoir will process approximately 600 head per day in a single shift in the initial stage of operation, progressively increasing to 1,200 head per day over two shifts as stock availability and markets allow. Meat produced from the facility is proposed for both the domestic and export industry. A site layout plan submitted with the application materials is provided in the Supporting Documents.

The procedural requirements set out by the *Development Assessment Rules* to enable Council to make a decision on this application have been fulfilled, including; referral of the application to the Department of State Development, Manufacturing, Infrastructure and Planning, and to Ergon Energy (as an advice agency); and public notification about the application was undertaken for a period of no less than fifteen business days.

The Department of State Development, Manufacturing, Infrastructure and Planning provided the following advice to the applicant about the application; *Upon submission of the Development Application following this Preliminary Approval, the applicant is to ensure that the relevant issues raised by the department as articulated in the correspondence dated 21 December 2016 (pre-lodgement minutes re: SPL-1116-034793) are adequately addressed.* The pre-lodgement minutes are attached in the Supporting Documents.

Ergon Energy provided the following condition to be included in any preliminary approval issued by Council; *This site is subject to Easement B in favour of Ergon for*

high voltage overhead powerlines, and numerous other powerlines traverse across the site that are not protected by easements. The applicant must be aware of the location of the powerlines and Easement when undertaking the detailed design of the development. Detailed plans must be submitted to Ergon for review prior to the commencement of any works in the vicinity of any electrical infrastructure."

During public notification about the application, seven properly made submissions were received. For completeness, a copy of the submissions are included in the Supporting Documents. A response to the submission from Council's assessing officers and a response from the applicant is also attached to this report.

Legislation, Local Laws, State Policies & Other Regulatory Requirements:
What does the legislation and other statutory instruments include about the matter under consideration?(Include an extract of the relevant section's wording of the legislation – please do not just quote the section number as that is of no assistance to Councillors)

Section 49 (2) of the *Planning Act 2016* states;

A ***preliminary approval*** is the part of a decision notice for a development application that -

(a) approves the development to the extent stated in the decision notice; but

(b) does not authorise the carrying out of assessable development.

Council Policies or Asset Management Plans:
Does Council have a policy, plan or approach ordinarily followed for this type of decision? What are relevant sections of the policy or plan?
(Quote/insert the relevant section's wording / description within the report)

The *Maranoa Planning Scheme 2017* and the Maranoa Regional Council Local Government Infrastructure Plan are applicable to the assessment of the application (the Local Government Infrastructure Plan forms part of the Planning Scheme).

The relevant sections of the *Maranoa Regional Planning Scheme 2017* are;

- Part 3 Strategic framework
- Part 4 Local Government Infrastructure Plan
- Part 5 Tables of assessment
- Part 6 Zones
  - Part 6.2.1 Rural zone code
- Part 8 Overlays
  - Part 8.2.1 Agricultural Land Overlay Code
  - Part 8.2.3 Biodiversity Areas Overlay Code
  - Part 8.2.6 Bushfire Hazard Overlay Code

Input into the Report & Recommendation*:*

Have others' views or input been sourced in developing the report and recommendation to Council? (i.e. other than the report author?) What did each say? (Please include consultation with the funding body, any dates of critical importance or updates or approvals required)

- MRC Infrastructure Services Managers (internal)
- Manager Planning & Building Development (internal)
- Department of State Development, Manufacturing, Infrastructure and Planning (external)
- Ergon Energy (external)

The report and recommendations have been informed by comment and advice received from the abovementioned stakeholders and submitters for the development application.

Funding Bodies*:*

Is the project externally funded (or proposed to be)? If so, are there any implications in relation to the funding agreement or grant application. (Please do not just include names)

N/A - The project is a private development that will be funded by an external party.

This Financial Year's Budget:

Will the matter under consideration impact how much Council collects in income or how much it will spend? How much ($)? Is this already included in the budget? (Include the account number and description).
If the matter under consideration has not been included in the budget, where can the funds be transferred from? *(Include the account number and description)* ***What will not be done as a result?***

The costs of fulfilling any development approval obligations, financial or otherwise, remains the sole responsibility of the operators and land owner/s. There is potential for Council to incur costs only in the event that its decision regarding the application is appealed to the Court.

Future Years' Budgets:

Will there need to be a change in future years' budgets to cater for a change in income or increased expenditure as a result of Council's decision? How much ($)? (e.g. estimate of additional maintenance or operating costs for a new or upgraded project)

As above.

Impact on Other Individuals or Interested Parties:

Is there anyone who is likely to be particularly interested in or impacted by the decision, or affected by the recommendation if adopted? What would be their key interests or concerns? (Interested Parties Analysis - IS9001:2015)

The Department of State Development, Manufacturing, Infrastructure and Planning (the Department) were a referral agency for this application and have provided Council with advice should Council resolve to approve the application. The Department will be *interested* in Council's decision.

Ergon Energy provided Council with conditions should Council resolve to approve the Preliminary Approval. Ergon Energy will be *interested* in Council's decision.

Seven properly made submissions about the application were received during the public notification period. The submitters; Michael Proud, Keith Proud, George & Lyn,

Graham & Christina York, John and Trish Rowbotham, Jenny L York and Isabella Humphries and Ryan York will be *interested* in Council's decision. Should Council resolve to adopt the Officer recommendation and approve the preliminary approval, conditions included in the approval are intended to address the matters raised in the submissions and mitigate potential *impacts* on the submitters.

Risks:

What could go wrong if Council makes a decision on this matter? (What is the likelihood of it happening and the consequence if it does) (List each identified risk in a table)

Risk	Description of likelihood & consequences
See below	

Potential risks associated with the proposal have been addressed in the assessment of the application. Other matters outside of this, which are not called up in the *Planning Act 2016*, cannot be considered in decision making.

As with any planning decision reached by Council, there is a risk that the applicant can appeal any aspects of the decision to the Planning and Environment Court (the Court). As well, properly made submissions have been received opposing the development, and should Council resolve to adopt the Officer recommendation, there is a risk that a submitter appeal could be made to the Court about any aspect of Councils decision.

Note: The likelihood of an appeal is not a valid planning consideration and must not be used to inform Council's decision on any planning application.

Advice to Council:

What do you think Council should do, based on your skills, qualifications and experience, your knowledge of this and related matters, and the facts contained in the report?
(A summary of what the employee thinks Council needs to hear, not what they think individual Councillors want to hear – i.e. employees must provide sound and impartial advice – the employee's professional opinion)

In principle, an abattoir in this location is supportable. The size and location of the subject premises means significant separation distances can be provided between the proposed development footprint, sensitive receptors, public roads and urban areas. The activity also requires a large area which this site provides.

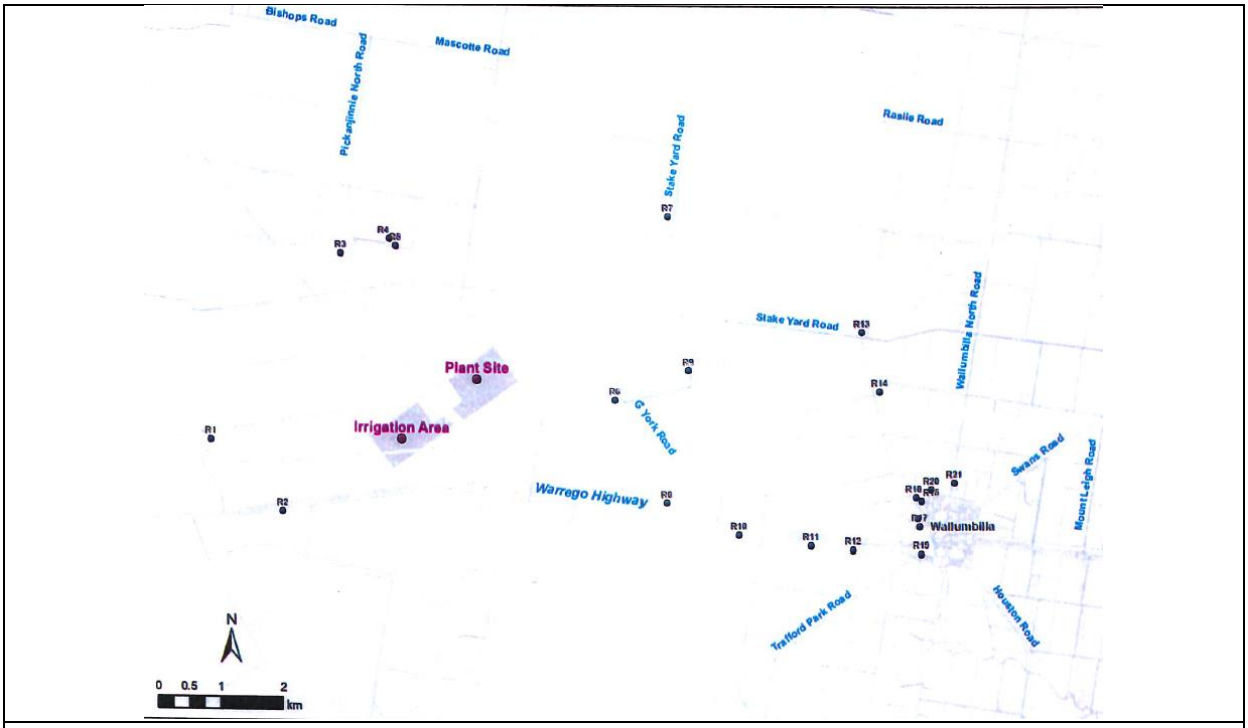


Figure 2 – Sensitive receptors shown as "R"

The site is also located adjacent to major transport infrastructure providing good access for cattle coming from south and central Queensland and for processed beef leaving the site for domestic and export markets through Toowoomba and Brisbane. The premises is clear of significant vegetation and draft reports submitted in support of the proposal show how potential nuisance and impacts generated from the activity can be mitigated and overcome. Conditions attached to the preliminary approval will require additional details about the activity, which will be assessed as part of the required development permit application, to ensure that Council is satisfied that the proposal is acceptable prior to approving the carrying out of the development.

The required application for a development permit will need to, amongst other things, demonstrate compliance with the applicable assessment benchmarks provided by *regulation* and include final reports that include measures to overcome potential nuisance and impacts on adjoining and surrounding land uses. The application will also need to respond to the planning matters raised in the properly made submissions about the preliminary development application. Detailed, final designs of the project will also need to be submitted before Council can approve the carrying out of the activity.

As such, Council should endorse the Officer recommendation to approve a preliminary approval for a "High impact industry" (abattoir) located at the subject premises on the understanding that a development permit will still be required in order to allow the development to take place.

Recommendation:

What is the 'draft decision' based on the advice to Council?
Does the recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

(Note: recommendations if adopted by Council become a legal decision of government and therefore must be clear and succinct about the action required by employees (unambiguous)).

Does this recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

That Council endorse the Officer recommendation to approve a preliminary approval for a "High impact industry" (abattoir) on Lot: 210 WAL: 53390, Lot: 209 RP: 835683, Lot: 208 RP: 835683, Lot 13 P: 6042, Lot 5 P: 6041, Lot: 3 P: 6041, Lot: 219 WV: 1588, Lot 218 WAL: 533943, Lot 224 WV: 1802 subject to relevant, reasonable and enforceable conditions. This recommendation is consistent with existing Council policy.

Link to Corporate Plan:

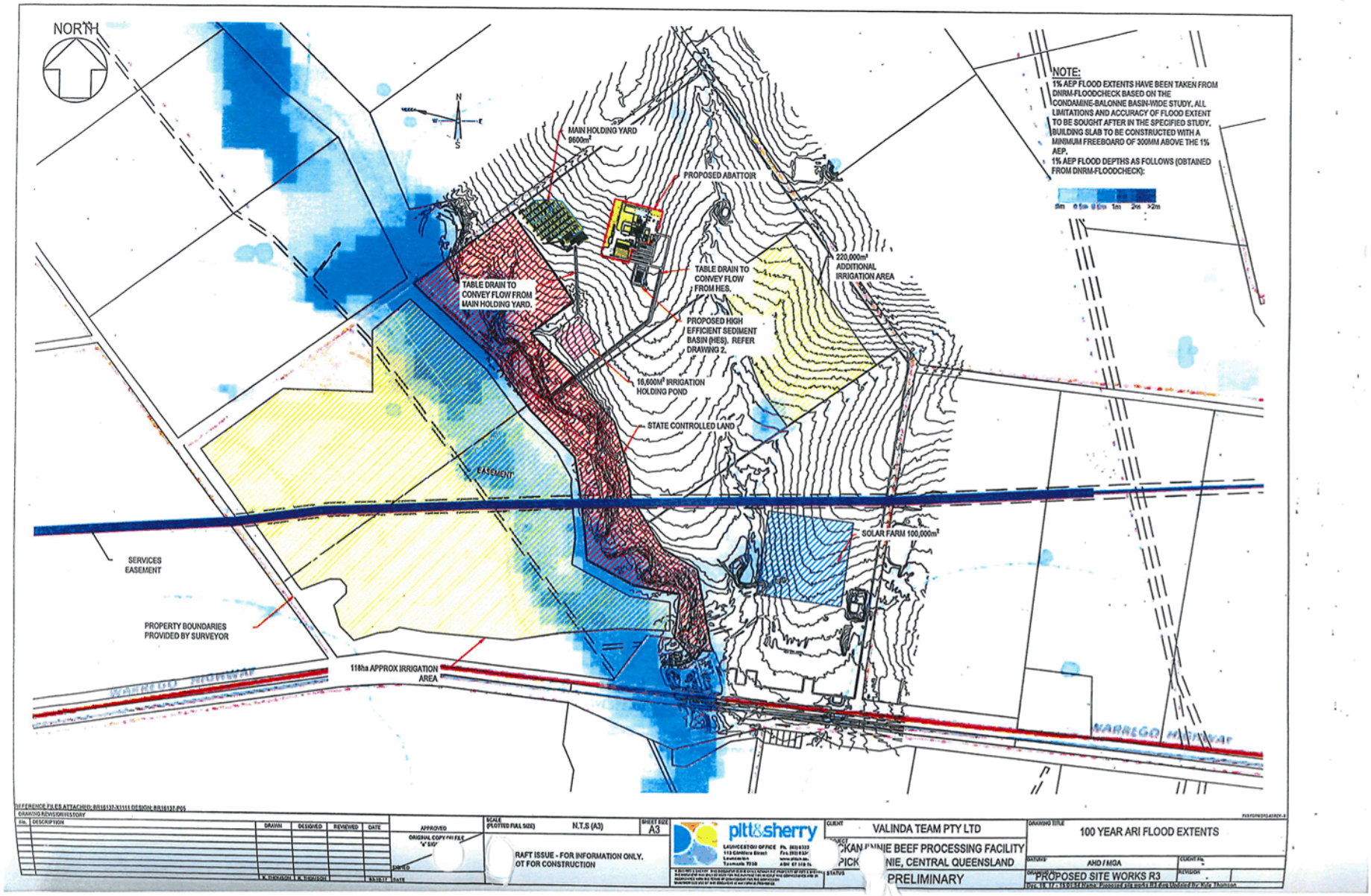
Corporate Plan 2018-2023
Strategic Priority 4: Growing our region
4.2 Encourage additional investment in the Maranoa, developing our local economy and increasing our region's population
4.2.3 Create an environment that is conducive to growth through progressive integration of Council's Planning Scheme, Economic & Community Development Plan and Business & Industry Strategy.

Supporting Documentation:

1⇩	Site Plan	D19/68092
2⇩	SARA Prelodgement Advice	D18/95070
3⇩	Ergon Advice Agency Response	D19/68944
4⇩	Planning Assessment	D19/67198
5⇩	Submissions	D19/67987
6⇩	Response by Applicant to Submissions	D19/61589
7⇩	Council Assessment Response to Submissions	D19/66110

Report authorised by:

Manager - Planning & Building Development
Deputy Chief Executive Officer/Director - Development, Facilities & Environmental Services


NORTH
MAIN HOLDING YARD 9600m²
PROPOSED ABATTOIR
TABLE DRAIN TO CONVEY FLOW FROM MAIN HOLDING YARD.
TABLE DRAIN TO CONVEY FLOW FROM HES.
220,000m² ADDITIONAL IRRIGATION AREA
PROPOSED HIGH EFFICIENT SEDIMENT BASIN (HES). REFER DRAWING 2.
16,600M³ IRRIGATION HOLDING POND
STATE CONTROLLED LAND
EASEMENT
SOLAR FARM 100,000m²
SERVICES EASEMENT
PROPERTY BOUNDARIES PROVIDED BY SURVEYOR
118ha APPROX IRRIGATION AREA
WARREGO HIGHWAY
NOTE:
1% AEP FLOOD EXTENTS HAVE BEEN TAKEN FROM DNRM-FLOODCHECK BASED ON THE CONDAMINE-BALONNE BASIN-WIDE STUDY. ALL LIMITATIONS AND ACCURACY OF FLOOD EXTENT TO BE SOUGHT AFTER IN THE SPECIFIED STUDY. BUILDING SLAB TO BE CONSTRUCTED WITH A MINIMUM FREEBOARD OF 300MM ABOVE THE 1% AEP.
1% AEP FLOOD DEPTHS AS FOLLOWS (OBTAINED FROM DNRM-FLOODCHECK):
0m 0.5m 1m 2m >2m
RAFT ISSUE - FOR INFORMATION ONLY. OT FOR CONSTRUCTION
N.T.S (A3)
A3
pitt&sherry
VALINDA TEAM PTY LTD
NIE BEEF PROCESSING FACILITY
NIE, CENTRAL QUEENSLAND
PRELIMINARY
100 YEAR ARI FLOOD EXTENTS
AHD / MGA
PROPOSED SITE WORKS R3

Queensland Government

Department of Infrastructure, Local Government and Planning

Our reference: SPL-1116-034793
Your reference: J000178

21 December 2016

Mr Val Cormack and Ms Linda Wang
C/- Property Projects Australia
PO Box 36
TOOWOOMBA QLD 4350

ATTENTION: JAMES JUHASZ

Dear James

Prelodgement Meeting Record - Proposed Material Change of Use – Abattoir
Pickanjinnie North Road and Mount Everdale Road, PICKANJINNIE, QLD, 4428

This pre-lodgement record provides a summary of the matters discussed at the pre-lodgement meeting in addition to providing further advice prepared subsequent to the meeting. This record provides initial advice regarding the likely major issues relevant to the development proposal to assist in the timely processing of a development application. While this pre-lodgement advice is provided in good faith, if the proposal is changed to that which was discussed with the Department of Local Government and Planning (DILGP) during the pre-lodgement meeting, this advice is not binding.

Reference information

Departmental role:	Concurrence Agency
Jurisdiction:	**State Controlled Road** - Schedule 7, Table 3, Item 1 **Railway** – Schedule 7, Table 3, Item 2 **Taking or Interfering with Water** – Schedule 7, Table 2, Item 9 **Environmental Relevant Activity** – Schedule 7, Table 2, Item 1

Darling Downs South West Regional Office
128 Margaret Street
PO Box 825
Toowoomba QLD 4350

SPL-1116-034793

Meeting attendees:

Name	Position / Organisation	
Hayley O'Brien	Senior Planning Officer	Department of Infrastructure, Local Government and Planning (DILGP)
Maria Johnson	A/Senior Planning Officer	DILGP
Katrina Marsh	Regional Economic Development Officer	Department of State Development (DSD)
Liz Clarke	Principal Environmental Officer	Department of Environment and Heritage Protection (DEHP)
Denise Leon	Senior Environmental Officer	DEHP
Jason McGuire	Senior Planner	Department of Transport and Main Roads (DTMR) – Corridor Management
Kelly-Leigh Graham	Senior Planner	DTMR - Rail
Adrian Pennisi	A/Manager	DTMR - Rail
Mark Constable	Technical Officer	Department of Natural Resources and Management (DNRM) – Water Management
Jim Weller	Manager	DNRM – Water Management
James Juhasz	Senior Planner/Director	Property Projects Australia
Val Cormack	Proponent	
Linda Wang	Proponent	

Site details

Street address:	Pickanjinnie North Road, Mount Everdale Road, Pickanjinnie
Real property description:	Lot 210 WAL53390, Lot 208 and Lot 209 RP835683
Site area:	200.15ha
Assessment manager reference:	Concurrence Agency
Local government area:	Maranoa Regional Council
Existing use:	Grazing purposes / Long term petroleum and gas production permit

Proposed development details

Development type:	Combined Material Change of Use and Environmentally Relevant Activity

SPL-1116-034793

Proposed development details

Development description: Abattoir

Supporting information

Plan / Report title	Author	Reference no.	Version and date
Briefing Report	Property Projects Australia	J000178	24/10/2016

Meeting minutes / Provision of Advice

The following information was provided by Mr Juhasz in regards to the context of the meeting and the information being sought -

This proposal is in the early stages and is indicative of the concept only.

The purpose of the prelodgement meeting is to gain insight into the process required and the matters to be further investigated.

The applicant is seeking to establish an abattoir/meat processing facility capable of processing 600 head at an average carcase weight of 280kg (annual production of up to 61,320 tonnes/year).

The proposal is to include the slaughter, boning and packaging of meat products and may involve a rendering plant.

The proponent is seeking a connection, preferably a new at grade spur line, to the proposed facility from the existing railway line (Western Railway Line) located to the south of the site. Alternatively, the preferred process to permit a connection – options could include a grade separated cattle crossing / under pass with appropriate loading and unloading facilities to south of the railway.

The site appears to have a 500ML groundwater licence allocation; however 3 registered ground water bores are located on the site. Of these 3 registered ground water bores, only 1 appears to be operational with a discharge of 3 L/S.

A preliminary environmental assessment (including odour) assessment has been undertaken by FSA Consulting and has shown that the land is sufficiently sized to accommodate the proposed development, without having an unreasonable impact on surrounding sensitive receptors.

Item	Discussion and advice
State-Controlled Road / Development Impacting on State Transport Infrastructure	
1.	Mr McGuire advised of the following – Pickajinnie Road has been recently upgraded. The applicant would be required to investigate the impact of the development on the relevant intersections depending on the number of trips and the highest order vehicle using the site. The investigation will need to be undertaken by a Registered Professional Engineer of Queensland based on the relevant Performance Criteria

	in the State Development Assessment Provisions and the Guidelines. In regards to Pavement Impact Analysis, the applicant is to determine the proposed traffic volumes and whether this constitutes an overall increase of 5% - the trigger in which DTMR undertakes a techincal assessment of the information provided. Furthermore, for the B Double Route – the applicant is to apply to the National Heavy Vehicle Register – this is a separate process to the assessment being undertaken. This is likely to be addressed via an Advice Condition and is not required prior to lodgement.
Railway Issues	
2.	Advice is provided that pursuant to section 255 of the *Transport Infrastructure Act 1994*, the railway manager's written approval is required to carry out works in or on a railway corridor or otherwise interfere with the railway or its operations. Advice regarding the design and approval processes relating to any new private spur, rail siding, connection to or grade separated crossing of the Western Line can be provided by either Noel Morris, Master Train Planner or James Stubbersfield, Regional Network Planning Co-ordinator at Queensland Rail. The DTMR *Queensland Level Crossing Safety Strategy 2012-2021* seeks to *'explore opportunities for grade separation or closing level crossings and seek to minimise any proposals to construct a public level crossing on a greenfield site, with a clear objective to add no further open level crossings to the network'.* Consequently, the proposed rail spur is unable to be supported if it involves the creation of a new railway level crossing. The applicant should contact the Queensland Rail Property Team at qrpropertywayleaves@qr.com.au or on telephone number (07) 3072 1068 in relation to this matter. Further assessment matters can be discussed at future meetings when the proposal is more formalised and further information and plans are provided.
Environmentally Relevant Activities	
3.	Ms Clarke provided the following information – Air and Odour Modelling will be required to be undertaken by the proponent in accordance with the relevant guideline and *Environmental Protection Act 1994* (EPA). If a Sewerage Treatment Plant is required – an ERA63 may be required. A Water Management Plan will be required to be submitted for assessment. There are requirements relating to site being flood prone. Wetlands – potential impact to the Wetlands will require sufficient information to demonstrate that the values and functionality of wetlands will not be adversely impacted, or appropriate mitigation will be in place. Note that under section 58 of the EPA, an application must be refused if the release of water of waste to wetlands for treatment will adversely impact a wetland(s). Impacts to matters of state environmental significance (e.g. remnant vegetation)

	will also need to be considered moving forward with the project. Management of any waste products needs to be detailed. Storage of chemicals and the quantities being stored – potential ERA 8. In addition to the information provided at the meeting, Ms Clarke has offered the following information in relation to the guidelines available to assist the proponent with the preparation of the application for consideration. • Odour Impact Assessment from Developments (https://www.ehp.qld.gov.au/licences-permits/business-industry/pdf/guide-odour-impact-assess-developments.pdf) • Application requirements for activities with impacts to air (http://www.ehp.qld.gov.au/assets/documents/regulation/era-gl-air-impacts.pdf) • Application requirements for activities with noise impacts (https://www.ehp.qld.gov.au/assets/documents/regulation/era-gl-noise-impacts.pdf) • Application requirements for activities with impacts to water: http://www.ehp.qld.gov.au/assets/documents/regulation/era-gl-water-impacts.pdf • Application requirements for activities with impacts to land: https://www.ehp.qld.gov.au/assets/documents/regulation/era-gl-land-impacts.pdf • Application requirements for activities with waste impacts: http://www.ehp.qld.gov.au/assets/documents/regulation/era-gl-waste-impacts.pdf
Water Issues	
4.	The applicant has advised there is an existing water entitlement of 500mg/l for industrial purposes. Mr Constable advised that there is a process available for a potential operator to either purchase water entitlements from other holders, purchasing additional land to acquire allocations associated with that land, merge existing entitlements and relocate to another property/location.
DILGP – General Advice	
5.	Ms O'Brien provided the following information in relation to the proposal: In accordance with the *Sustainable Planning Regulation 2009*; the proposed development application will trigger: • Schedule 7.3.1 – State Controlled Roads, with a fee of $1,511.00 (if no extension of a relevant vehicular access to the state-controlled road) otherwise $3024.00; • Schedule 7.2.1 – Environmental Relevant Activity, with a fee of $3,024.00; • Schedule 7.3.2 – Development Impacting on State Transport Infrastructure, with a fee of $3024.00; and • Schedule 7.2.9 – Taking of Water with a fee of $151.00

6.	It would be strongly recommended for the proponent to request a formal prelodgement meeting with Maranoa Regional Council to discuss the proposal.

It is considered that the above summary is an accurate record of the matters discussed at the pre-lodgement meeting.

If you require any further information, please contact Hayley O'Brien, Senior Planning Officer, on (07) 4616 7307 who will be pleased to assist.

Yours sincerely

Andrew Foley
Manager (Planning)

420 Flinders Street, Townsville QLD 4810
PO Box 1090, Townsville QLD 4810
ergon.com.au

12th April 2019

Maranoa Regional Council
Via email: Christopher.Tickner@maranoa.qld.gov.au
Attention: Christopher Tickner

Dear Sir/Madam,

Development Application – Preliminary Approval for a Development Application for High Impact Industry (Abattoir), located at 141 Pickanjinnie Road, Pickanjinnie, described as L210 WAL53390, L208-209 RP835683, L13 P6042, L3 & 5 P6041, L219 WV1588, L218 WAL53394, L224 WV1802.
Applicant Ref: -
Council Ref: 2018/19864
Our Ref: HBD 6589938

We refer to the above reference Development Application which has been referred to Ergon Energy in accordance with the *Planning Act 2016*.

In accordance with Schedule 10, Part 9, Division 2 of the *Planning Regulation 2017*, the application has been assessed against the purposes of the *Electricity Act 1994* and *Electrical Safety Act 2002*. The below response is provided in accordance with section 56(1) of the *Planning Act 2016*.

Should the Assessment Manager decide to approve the proposed Preliminary Approval for a Development Application for High Impact Industry (Abattoir), as an Advice Agency for the Application, Ergon requires that the assessment manager impose the following conditions:

1. This site is subject to Easement B in favour of Ergon for high voltage overhead powerlines, and numerous other powerlines traverse across the site that are not protected by easements. The applicant must be aware of the location of the powerlines and Easement when undertaking the detailed design of the development. Detailed plans must be submitted to Ergon for review prior to the commencement of any works in the vicinity of any electrical infrastructure.

Should you require any further information on the above matter, please contact Angela Collins on (07) 3664 5057 or email angela.collins@energyq.com.au.

Yours faithfully,



Angela Collins
Senior Planner

Planning Assessment

Introduction

Valinda Team Pty Ltd is seeking a preliminary approval for a "High impact industry" (abattoir) located approximately 7 kilometers west of the town of Wallumbilla at the intersection of the Warrego Highway and Pickanjinnie North Road (the subject premises).

The subject premises is properly described as Lot: 210 WAL: 53390, Lot: 209 RP: 835683, Lot: 208 RP: 835683, Lot 13 P: 6042, Lot 5 P: 6041, Lot: 3 P: 6041, Lot: 219 WV: 1588, Lot 218 WAL: 533943, Lot 224 WV: 1802. Figure 1 below shows the approximate location of the subject premises.

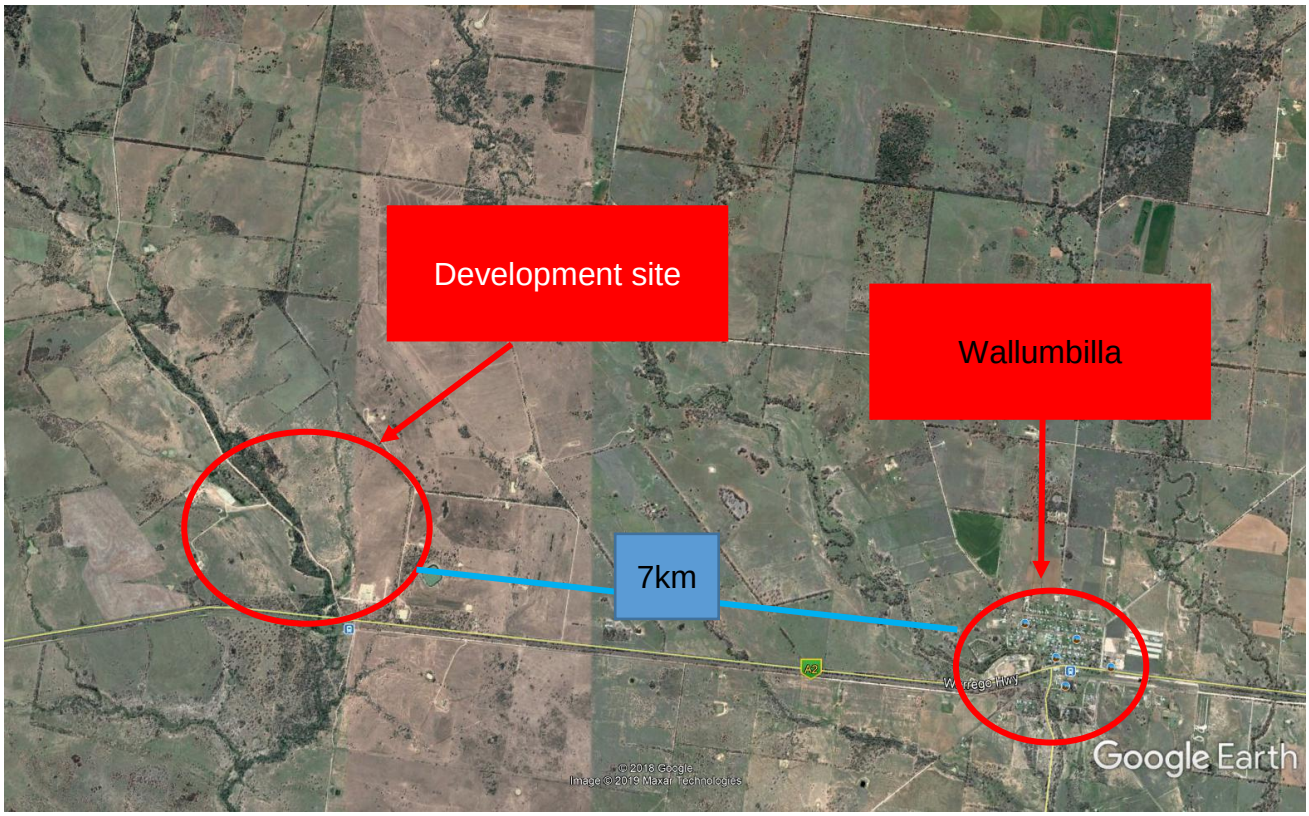


Figure 1 – Site location (approximate)

The subject premises compromises approximately 360 hectares of rural grazing land. Lot 218 on WAL53394 and Lot 219 on WV1588, which are located on the western side of Pickanjinnie North Road, were previously used for non-resident workforce accommodation; infrastructure associated with this use has been removed and the lots have now reverted back to being used for grazing. Adjoining and surrounding land is used primarily for grazing cattle (with ancillary homesteads/dwellings).

Figure 2 below shows the proposed site layout for the abattoir. The development footprint is contained primarily within lots to the east of Pickanjinnie North Road (Lot: 208 RP: 835683, Lot 209RP835683 and 210WAL53390), with the lots on the western side of the Pickanjinnie North Road ear marked for irrigation.

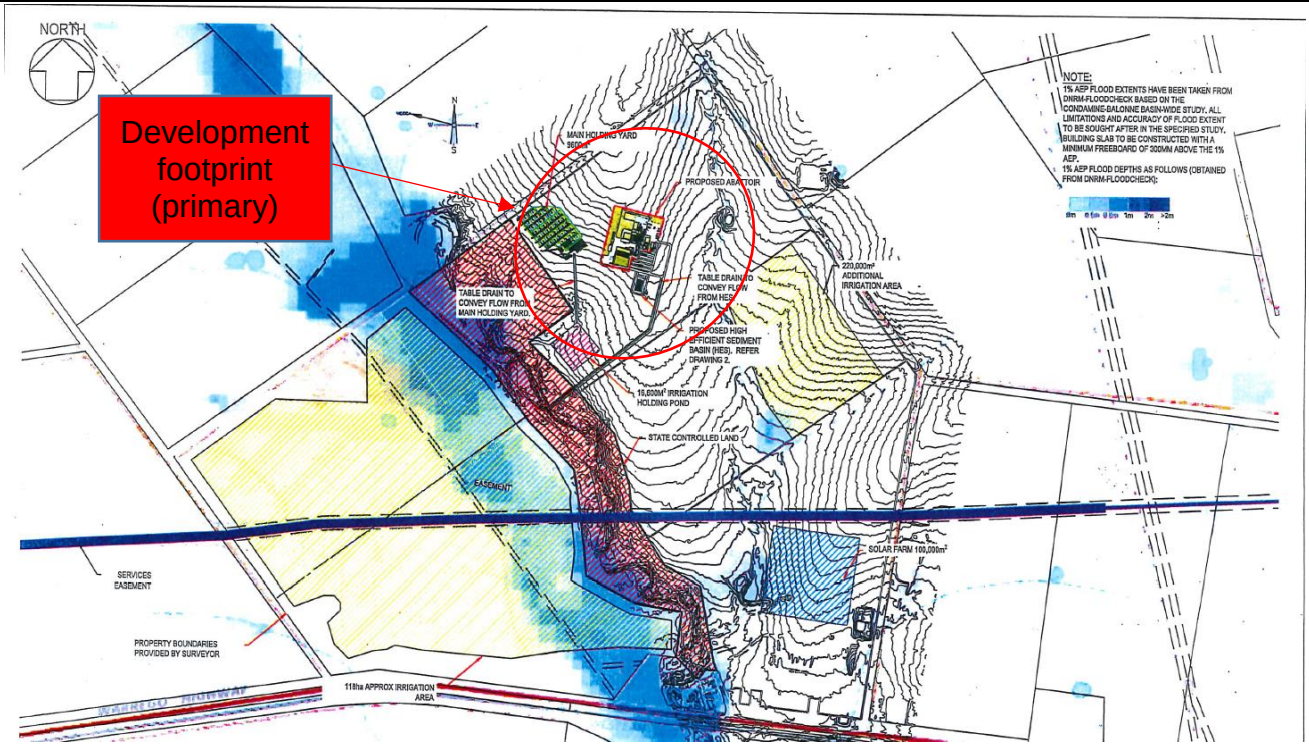


Figure 2 – Site plan

At its peak it is proposed that the abattoir will have a capacity to process 1,200 cattle per day and an operational personnel base of approximately 460-490 staff. The facility would consist of an abattoir, beef and hide processing plants, rendering plant, packaging, freezing and storage rooms, wastewater treatment facility, stock holding yards, service areas and administration complex.

The proposed use is defined as “High impact industry” in the *Maranoa Planning Scheme 2017* (the Planning Scheme)*;*

High impact industry *means the use of premises for an industrial activity—*

(a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products, and
(b) that a local planning instrument applying to the premises states is a high impact industry; and
(c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.

Provisions of the Planning Scheme make the application for the preliminary approval subject to impact assessment. An impact assessment is an assessment that must be carried out against the assessment benchmarks prescribed by the *Planning Regulation 2017,* in this case being;

- the *Darling Downs Regional Plan;*
- the *State Planning Policy;*
- the *Maranoa Planning Scheme*; and
- the *Maranoa Regional Council LGIP*.

An impact assessment must also have regard to any other relevant matter, other than a person's personal circumstances, financial or otherwise, including any properly made submission about the application.

In accordance with Section 60 of the *Planning Act 2016,* after carrying its assessment Council must decide to;

(a) approve all or part of the application; or

(b) approve all or part of the application, but impose development conditions on the approval; or

(c) refuse the application.

The subject premises is zoned "Rural" in the *Maranoa Planning Scheme 2017* (see Figure 3) and is affected by the Biodiversity Overlay Code, the Bushfire Hazard Overlay code, the Infrastructure Overlay Code and the Agricultural Overlay Code. An assessment against these provisions of the Planning Scheme is provided latter in this report.

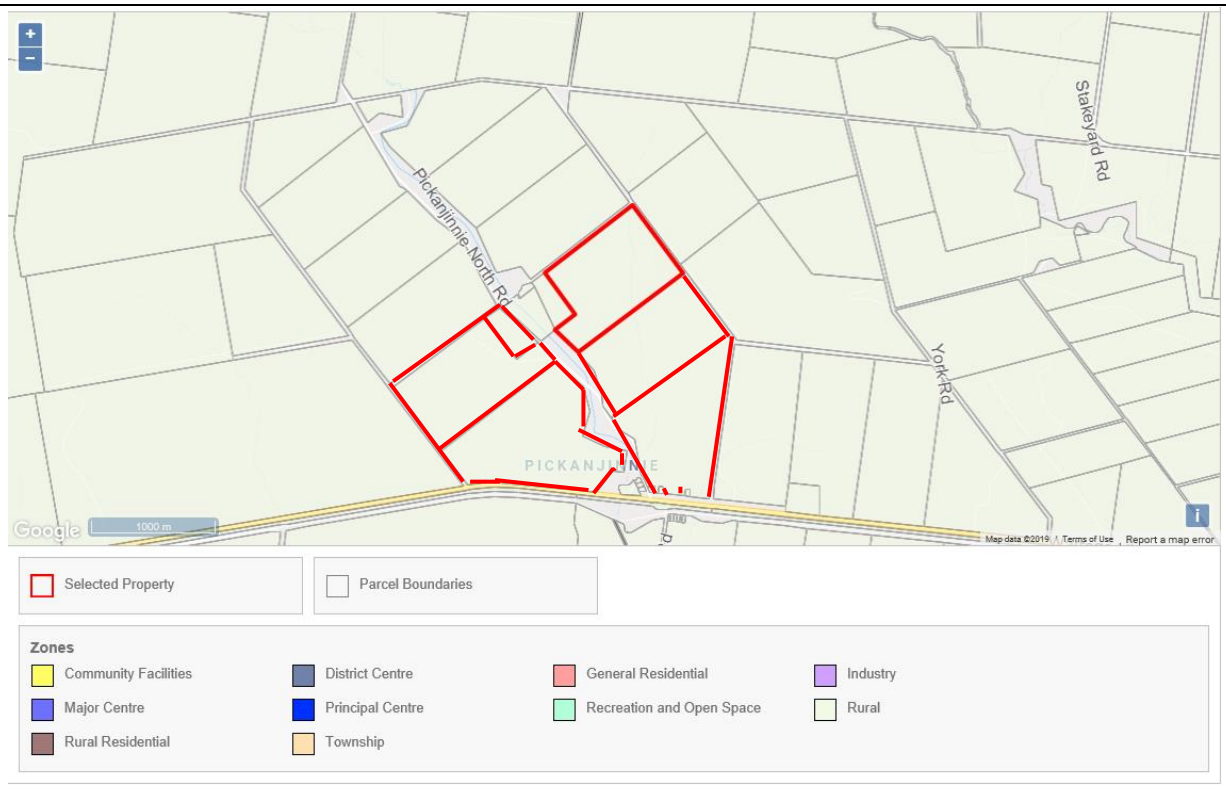


Figure 3 – Site zoning

Development Assessment Process

The procedural requirements set out by the *Development Assessment Rules* to enable Council to make a decision on this application have been fulfilled, including;

- the applicant submitted an application for a preliminary approval for a "High impact industry" on 6 March, 2019;
- Council, as assessment manager, issued a Confirmation Notice on 12 March 2019;
- Council issued an information request on 8 April 2019;

- The applicant referred the application to the Department of State Development, Manufacturing, Infrastructure and Planning (the Department) on 21 May 2019; and
- The Department issued a response on 5 June 2019; and
- The applicant responded to Council's information request on the 7 June 2019; and
- The applicant carried out public notification between 14 June 2019 and 5 July 2019.

Proposal description

- The applicant, Valinda Team Pty Ltd, is seeking a preliminary approval for an abattoir at the subject premises (Lot: 210 WAL: 53390, Lot: 209 RP: 835683, Lot: 208 RP: 835683, Lot 13 P: 6042, Lot 5 P: 6041, Lot: 3 P: 6041, Lot: 219 WV: 1588, Lot 218 WAL: 533943, Lot 224 WV: 1802);
- A ***preliminary approval*** approves the development to the extent stated in the decision notice but does not authorise the carrying out of assessable development. In other words, a development permit is still required before the use or works can commence.
- At its peak, the proposed abattoir will have a capacity to process 1,200 cattle per day and an operational personnel base of approximately 460-490 staff. The facility would consist of an abattoir, beef and hide processing plants, rendering plant, packaging, freezing and storage rooms, wastewater treatment facility, stock holding yards, service areas and administration complex.
- The proposed abattoir would have a single access from Pickanjinnie North Road. There would be two entry points to the abattoir facility; one would be for livestock, hide and rendering plant vehicles while the second entry would service food transport and authorized vehicles. Figure 4 shows the meat processing facility;

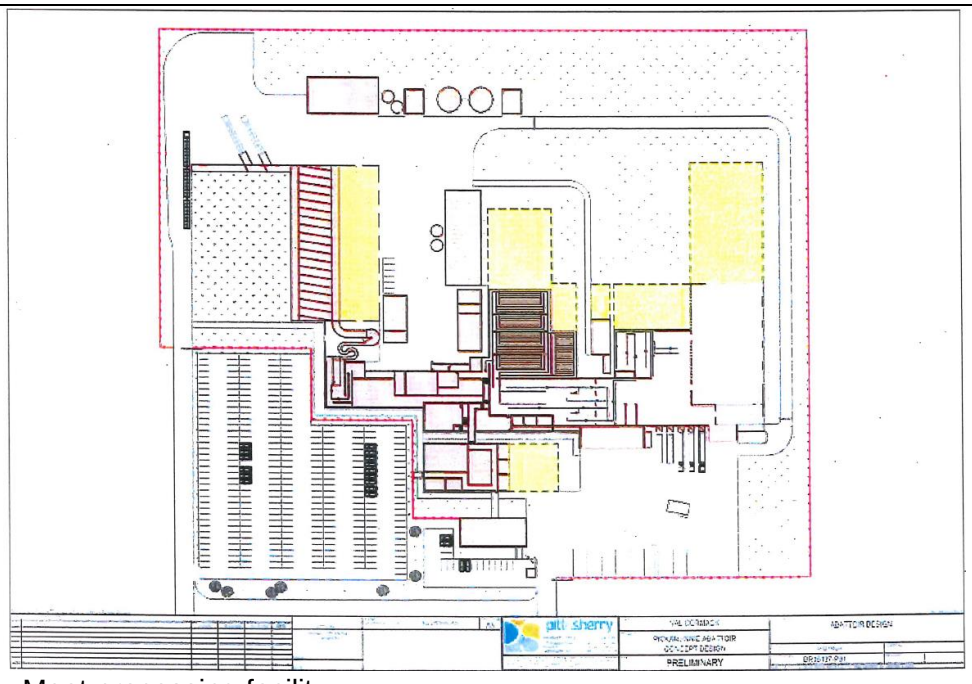


Figure 4 - Meat processing facility

- Livestock would be brought to the site by truck and unloaded into roofed holding yards north of the meat processing plant. These holding yards will be capable of holding 2,400 head of cattle.

- Draft reports have been submitted in support of the application, including an Environmental and Planning Constraints Report, Groundwater report, Air Quality Report and Integrated Water Management Plan. These plans outline how potential nuisance and impacts can be mitigated from an abattoir in this location.

- Materials submitted with the application state;

    - *that the site provides good access for cattle coming to the site from south and central Queensland and processed beef leaving the site for domestic and export markets through Toowoomba (with the possibility of freighting to Asia via the Toowoomba West Wellcamp Airport) or Brisbane for distribution*; and

    - *twenty-three potentially sensitive receptors (i.e houses) were identified in the Noise Impact Assessment. The nearest house is approximately 2 kilometers east of the proposed abattoir. The Noise Impact Assessment concluded that noise emissions associated with the abattoir will not adversely affect the amenity of nearby residents.*

    - *an Air Quality Assessment was also undertaken. This assessment concluded that odour emissions associated with the project comply with odour guidelines at all sensitive receptors;*

    - *the development footprint is small and will not cause a loss of viable rural production areas.*

- Energy supply for the facility will be predominantly from renewable supplies generated from an on-site solar supply.

- Water needed to service the proposed development is proposed to be obtained from bores to be constructed on the site. Water allocation is being discussed between the applicant and the Department of Natural Resources, Mines and Energy separate to this application for preliminary approval.

Assessment Benchmarks

The Darling Downs Regional Plan

The *Darling Downs Regional Plan* was adopted in October 2013 and covers the local government areas of Balonne, Goondiwindi, Maranoa, Southern Downs, Toowoomba and Western Downs.

The intent of the Darling Downs Regional Plan is to provide direction to resolve competing State interests relating to the agricultural and resources sectors, and to enable the growth potential of the region's towns. It seeks to maximise opportunities for co-existence of resources and agricultural land uses.

The development footprint is located outside of the Priority Agricultural Area identified in the Darling Downs Regional Plan and adequate setbacks can be provided from resource infrastructure so as not to comprise resource activities in the region.

The State Planning Policy

Council is required to consider the State Planning Policy to the extent that the applicable sections have not been appropriately integrated in the Maranoa Planning Scheme. As the Maranoa Planning Scheme appropriately integrates all relevant aspects of the State Planning Policy a separate assessment of the application against this document is not required.

The Maranoa Planning Scheme 2017

The relevant sections of the *Maranoa Regional Planning Scheme 2017* are;

- Part 3 Strategic framework
- Part 4 Local Government Infrastructure Plan
- Part 5 Tables of assessment
- Part 6 Zones
    - Part 6.2.1 Rural zone code
- Part 8 Overlays
    - Part 8.2.1 Agricultural land overlay code
    - Part 8.2.3 Biodiversity areas overlay code
    - Part 8.2.6 Bushfire hazard overlay code
    - Part 8.2.7 Infrastructure Overlay Code

Part 3 – Strategic framework

The Strategic framework sets the policy direction for the Planning Scheme and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme.

The Strategic framework is structured in the following way;

The Maranoa region including:

(i) the region and the Darling Downs Regional Plan;

(ii) the region and the Maranoa Community Plan 2020

The themes and key policies:

(i) livable communities and housing;

(ii) economic growth;

(iii) environment and heritage;

(iv) hazards and safety; and

(v) infrastructure

An assessment of the proposed development against the applicable key aspects of the Darling Downs Regional Plan, Maranoa Community Plan and Strategic framework of the Maranoa Planning Scheme is provided in the table below;

Policy Direction	**Response**
Darling Downs Regional Plan	The proposed development maintains the intent of the Darling Downs Regional Plan because it will not compromise resource sector activities and is located outside of Priority Agricultural Area.
Maranoa Community Plan 2020	The proposed development supports the principles of the Maranoa Community Plan 2020 because; • is conveniently located and highly accessible by major transport networks; and • potential impacts can be mitigated through operational practices and development conditions.
The themes and key policies	The proposed development is consistent with the applicable themes and key policies of the Strategic framework because it; • is easily accessible and utilises existing resources and infrastructure; and • is located outside of flood hazard areas; and • will not prejudice or compete with agricultural uses, retail and commercial uses in traditional centres, and will promote extractive resource activities.

Part 4 - Local Government Infrastructure Plan

The Maranoa Regional Council Local Government Infrastructure Plan (LGIP) was adopted by Council in 2018. The purpose of the LGIP is to:

(a) integrate infrastructure planning with the land use planning identified in the planning scheme;

(b) provide transparency regarding a local government's intentions for the provision of trunk infrastructure;

(c) enable a local government to estimate the cost of infrastructure provision to assist its long term financial planning;

(d) ensure that trunk infrastructure is planned and provided in an efficient and orderly manner; and

(e) provide a basis for the imposition of conditions about infrastructure on development approvals.

The proposed development is not located within Council's Priority Infrastructure Area nor is it serviced by Council's trunk infrastructure networks. The development does not propose extending any of Council's infrastructure networks nor is it considered necessary, practical or reasonable to do so.

Part 5 - Tables of assessment

The Tables of Assessment identify the category of development, the category of assessment and the assessment benchmarks for assessable development in the planning scheme area. The Tables of Assessment identify the level of assessment for the proposed use in the proposed location as "Impact assessment."

Part 6 - Zones

Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses. The premises is located in the Rural Zone.

Part 6.2.1 - Rural zone code

The purpose of the Rural zone is to:

(a) provide for a wide range of rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping, extractive industry, special industry (explosives manufacturing and storage) and other primary production activities on large lots without affecting urban areas;
(b) provide opportunities for non-rural uses that are compatible with agriculture, the energy sector, the environment, and the landscape character of the rural area where they do not compromise the long-term use of the land for rural purposes;
(c) protect or manage significant natural features, resources, cropping land, and processes, including the capacity for primary production;
(d) ensure primary production is maintained by protecting the productive capacity of all rural land. This includes protecting rural land from alienation and fragmentation that may lead to loss in productivity.
(e) ensure that development in the zone protects and enhances transport infrastructure; and,
(f) ensure that development maintains the integrity and water quality of the Murray-Darling Basin Catchment.

The overall outcomes sought for the Rural zone code are as follows:

- areas for use for primary production are conserved and are not fragmented;
- the establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses, ensuring that land use and amenity impacts are minimised at sensitive receptors;

- development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use;
- development is reflective of and responsive to the environmental constraints of the land;
- development embraces sustainable land management practices and contributes to the amenity and landscape of the area;
- residential and other development is appropriate only where directly associated with the rural nature of the zone;
- the establishment of outdoor recreation and small-scale tourism facilities in suitable locations is facilitated only where they do not compromise the use of the land for rural activities;
- the establishment of outdoor recreation and small-scale tourism facilities in suitable locations is facilitated in a manner that minimises land use conflicts;
- natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and separated from adjacent development where possible;
- there is no net loss or degradation of natural wetlands for the life of the planning scheme;
- adverse impacts of land use both on-site and from adjoining areas are addressed and any unavoidable impacts are minimised through location, design, operation and management;
- visual impacts of clearing, building design and construction, materials, access ways and other aspects of development and land use are consistent with the zone purpose;
- the viability of both existing and future rural uses and activities are protected from the intrusion of incompatible uses and development impacts on cropping land are managed to preserve the productive capacity of the land for future generations;
- land which is susceptible to flooding or drainage problems, including difficulties associated with high ground water tables is protected from urban or inappropriate uses;
- rural land use is reflective of the surrounding character of the area;
- low-impact activities such as small-scale eco-tourism, outdoor recreation, and service industry are encouraged within the zone where they do not compromise the long-term use of the land for agricultural purposes; and,
- development such as non-resident workforce accommodation to service the energy sector is catered for only on a short term basis for periods not exceeding two years.

The proposed development complies with the Purpose and Overall Outcomes of the Rural zone because;

- by implementing appropriate stormwater control measures the proposal should not impact on the integrity and water quality of the Murray-Darling Basin Catchment; and
- it is located significant distances (2 km) from the nearest sensitive receptors, ensuring that land use and amenity impacts are minimised; and
- adverse impacts of the proposed development both on-site and from adjoining areas can be are addressed and minimised through design, operation and management and development conditions; and
- there is no net loss or degradation of natural wetlands.

Assessment against the criteria of the Rural Zone code is provided in the table below.

THE RURAL ZONE CODE	
for all the Rural zone:	
Performance outcomes	**Acceptable outcomes**
PLANNING	
Use, density and built form	
Agricultural land classification – in addition, refer to the Agricultural land overlay code where mapped in the SPP mapping as Class A or Class B Agricultural land.	
PO 1 Scale Non-rural activities are at a scale which protects the amenity of the area.	The activity is for a non-rural activity that is at a scale which protects the amenity of the area because; • adequate separation distances can be provided between the development footprint, site boundaries and nearby sensitive receptors; and • additional details about how potential impacts on amenity can be mitigated can be addressed as part of the development permit application process; and • Council can impose development conditions as part of the development permit application process to mitigate potential impacts on amenity.
PO 2 Location Non-rural activities must be located where there is convenient access unless the development is for an Extractive Industry (whose location is dependent on the resource) in which case appropriate access will be developed. Uses other than *Rural activities* or *Dwelling house* are located so as: (a) not to prejudice the consolidation of like non-rural uses in other more appropriate areas; (b) to be co-located with other non-rural uses wherever possible; (c) to be located on the major road network rather than local roads. Note: non-rural uses are any uses that are not associated with Rural activities or a Dwelling house.	The development is appropriately located because; • the site adjoins the Warrego Highway and is in close proximity to the Western Rail Line which provide good access for cattle coming to the site from south and central Queensland and processed beef leaving the facility through Toowoomba or Brisbane; and • the facility is located on a large rural land holding where this type of activity can be contained and significant setbacks from sensitive receptors and public roads can be provided; and • the site is mostly clear of significant vegetation

PO 3 Density and site coverage. The density of *Accommodation activities* does not impact adversely on the rural amenity or rural activities of the zone.	N/A - This application does not involve *Accommodation activities*.
PO 4 Setbacks Building setbacks: (a) assist in enhancing the character and amenity of the area; (b) are appropriate to the scale of the development; (c) are sufficient to minimise loss of privacy, overshadowing and overlooking of adjoining premises; and (d) provide adequate separation and buffering between residential and non-residential premises.	• The draft plan submitted in support of the proposal shows significant setbacks from the meat processing facility/holding yards to sensitive receptors (in excess of 2km), site boundaries and public roads.
PO 5 Separation *Rural activities* are sufficiently separated from any existing or planned residential or rural residential area or other *sensitive land use* to avoid any adverse impacts with regard to noise, dust, odour, visual impact, traffic generation, lighting, radiation or other emissions or contaminants. Note: Sensitive land uses are defined in the State Planning Policy.	N/A – This application does not involve *"Rural activities*"
PO 6 Outbuildings Rural amenity is to be maintained.	N/A – The application does not involve "*Outbuildings".*
PO 7 Important agricultural areas Important agricultural areas are optimised for the promotion and enabling of increased agricultural production.	• The proposal is for an abattoir which will support and promote agricultural activities in the region.
PO 8 ALC Class A and Class B agricultural land Avoid locating non-agricultural development on or adjacent to ALC Class A or Class B land.	• The proposal is for an abattoir which will support and promote agricultural activities in the region.
PO 9 Sensitive land Rural land uses are "protected from encroaching incompatible land uses".	• The proposal is for an abattoir that will be contained within a defined development footprint. It will not encroach on other rural lots.
Amenity	
Advertising signs – refer to the Operational works advertising devices code	
Heritage places – in addition, refer to the Heritage overlay code where mapped in the SPP Cultural heritage mapping or listed in the Heritage and character policy	
PO 10 Cultural heritage The physical integrity and significance of cultural heritage discovered during development is retained. Note: Cultural heritage refers to indigenous and non-indigenous cultural heritage.	• The site is not identified on SPP mapping as containing cultural heritage; and • Additional details around protection of cultural heritage can be addressed

	through the development permit application process, including the imposition of development conditions.
Avoiding nuisance	
PO 11 Operating Hours Uses are operated in a manner that ensures that local amenity is protected.	• adequate separation distances can be provided between the development footprint and nearby sensitive receptors to ensure that operations are carried out to avoid impacts on local amenity; and • additional details around mitigating potential impacts on amenity can be addressed through the development permit application process, including the imposition of development conditions.
PO 12 Noise emissions Noise emissions from premises do not cause nuisance to adjoining properties or sensitive land uses.	• Materials submitted in support of the application demonstrate how noise from the activity can be mitigated. • Additional details about mitigating potential noise impacts can be addressed through the development permit application process, including the imposition of development conditions.
PO 13 Lighting Lighting is designed in a manner to ensure ongoing amenity and safety in the activity area, whilst ensuring surrounding areas are protected from undue glare or lighting overspill.	• Additional details about mitigating potential light impacts can be addressed through the development permit application process, including the imposition of development conditions.
PO 14 Refuse storage Refuse storage areas are screened from the road and adjoining uses.	• Additional details about how refuse will be managed can be addressed through the development permit application process, including the imposition of development conditions.
ENGINEERING	
Earthworks – refer to the Excavation or filling code	
Infrastructure – refer to the Operational works infrastructure code	
Erosion control	
PO 15 Construction activities Both erosion control and silt collection measures are undertaken to ensure the protection of environmental values during construction.	• Additional details about construction activities can be addressed through the development permit application process, including the imposition of development conditions.
Provision of services	

PO 16 Electricity supply Premises are provided with an adequate supply of electricity for the activity.	• The plans submitted in support of the application show electricity being provided from a solar farm which is proposed to be constructed as part of the development. Additional details about the solar farm can be addressed through the development permit application process, including the imposition of development conditions.
PO 17 Water supply To ensure the provision of a potable and fire-fighting water supply: (a) premises are provided with a supply and volume of water adequate for the activity; and (b) access is maintained to the supply for fire-fighting purposes; and (c) access to reticulated water infrastructure is to be maintained for maintenance and replacement purposes	• Conditions of the development approval will require that an adequate water supply is secured prior to submitting a development permit application.
PO 18 Effluent disposal To ensure that public health and environmental values are preserved: (a) all premises provide for the effective treatment and disposal of effluent and other waste water; and (b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes.	• Additional details about how effluent disposal will be managed can be addressed through the development permit application process, including the imposition of development conditions
Stormwater and drainage	
PO 19 Stormwater and inter-allotment drainage Stormwater is collected and discharged so as to: (a) protect the stability of buildings and the use of adjacent land; (b) prevent water-logging of nearby land; and, (c) protect and maintain environmental values.	• Materials submitted in support of the application demonstrate how stormwater from the activity will be managed; and • additional details about stormwater management can be addressed through the development permit application process, including the imposition of development conditions.
Roads and Rail	
Infrastructure – refer to the Infrastructure overlay code for development in the proximity of, or potentially affecting State infrastructure.	
PO 20 Protection of State controlled roads Development adjacent to State controlled roads is located to ensure safe and efficient use of the highway, and maintain and enhance the integrity of the highway as a link between centres.	• The application was referred to the Department of State Development, Manufacturing, Infrastructure and Planning who have provided advice to the applicant that matters of state interest will need to be addressed as at the development permit application stage.

PO 21 Roads An all-weather road is provided between the premises and the existing road network.	• The site gains access to the existing road network. • Additional details about traffic management and the adequacy of the road network can be addressed through the development permit application process, including the imposition of development conditions.
Access, parking and manoeuvring	
PO 22 Vehicle access Vehicle access is provided to a standard appropriate for the activity and the zone.	• Additional details about the adequacy of vehicle access can be addressed through the development permit application process, including the imposition of development conditions.
PO 23 Parking and manoeuvring Vehicle parking and service vehicle provision is adequate for the activity, and ensures both safety and functionality for motorists and pedestrians.	• Additional details about parking and manoeuvring can be addressed through the development permit application process, including the imposition of development conditions.
ENVIRONMENTAL	
Biodiversity – in addition, refer to the Biodiversity areas overlay code where mapped in the SPP mapping as MSES.	
PO 24 Air emissions Air emissions including odour from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.	• Materials submitted in support of the application demonstrate how air emissions from the activity can be mitigated. • Additional details about mitigating potential air emission impacts can be addressed through the development permit application process, including the imposition of development conditions.
PO 25 Energy use Non-renewable energy use is minimised through efficient design and the adoption of alternative energy sources.	• Materials submitted in support of the application show a solar farm being constructed to support the activity. • Additional details about the solar farm will need to be submitted as part of the development permit application.
PO 26 Vegetation retention Development retains vegetation not mapped as MSES where it is: • adjacent to water courses and protecting water quality (riparian); • protecting an identified habitat; or • minimising soil erosion.	• Additional details about the protection of vegetation will be addressed through the development permit application process.

PO 27 Pests Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.	• Additional details around pest management will be addressed through the development permit application process.
PO 28 Watercourse buffers Development ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.	N/A - the development is not located within 10m of the high bank of a watercourse.
PO 29 Watercourse integrity Bank stability, channel integrity and in-stream habitat is protected from degradation and maintained or improved at a standard commensurate with pre-development environmental conditions. Development ensures that the natural surface water and groundwater hydrologic regimes of watercourses and associated buffers are maintained to the greatest extent possible.	• Should the application be approved, conditions of the development approval will require any modification of watercourse channels, banks or riparian and in-stream habitat does not occur without the required approval from the relevant State agencies.
PO 30 Water quality The standard of effluent and/or stormwater runoff from premises ensures the quality of surface water is suitable for: (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use or industrial use; and (e) minimises nuisance or harm to adjoining land owners.	• The standard of effluent and/or stormwater runoff from premises will be addressed in detail through the development permit application process.
PO 31 Sloping land Development is undertaken to ensure: (a) vulnerability to landslip erosion and land degradation is minimised; and (b) that the safety of persons and property is not compromised.	• Development will not occur on sloping land.
SAFETY AND RESILIENCE TO HAZARDS	
Airport environs – refer to the Airport and aviation facilities overlay code where areas are mapped in the SPP mapping as within an area of interest of an airport.	
Bushfire – refer to the Bushfire hazard areas overlay code where mapped in the SPP mapping as medium bushfire hazard or above.	
Flooding – refer to the Flood hazard overlay code where areas are mapped as within a defined flood area.	
ACCOMMODATION ACTIVITIES - additional requirements Note: Accommodation activities (Dual occupancy, Dwelling house, Dwelling unit, Home based business, Non-resident workforce accommodation, Rural worker's accommodation, Short-term accommodation, Tourist park) are code assessable, accepted development subject to requirements or accepted development in the Rural Zone.	
For Home-based business - see also the Home-based business code.	
For Accommodation activities - see also the Accommodation activities code.	

BUSINESS ACTIVITIES - additional requirements Note: Business activities (Garden centre, Showroom, Veterinary services) are either code assessable, accepted development subject to requirements or accepted development in the Rural Zone.	
PO 32 Business activities (rural) - density, site coverage and location Development must be located where there is convenient access, and where there is sufficient area for the activity.	N/A – the proposed development is not for *Business activities.*
PO 33 Business activities (rural) - amenity Adequate separation of *Business activities* and *Accommodation activities* is achieved.	N/A – the proposed development is not for *Business activities.*
PO 34 Business activities (rural) - landscaping Landscaping is designed and established in a manner which achieves high quality frontage and contributes positively to the rural character.	N/A – the proposed development is not for *Business activities.*
CENTRE ACTIVITIES - additional requirements Note: all centre activities are impact assessable in the Rural Zone.	
COMMUNITY ACTIVITIES - additional requirements *(Community use)* Note: Community activities are either code assessable accepted development subject to requirements in the Rural Zone.	
PO 35 Community use (rural) – landscaping Landscaping is provided on-site to: (a) contribute to a pleasant and functional built form; and (b) contribute to the visual qualities of the locality.	N/A – the proposed development is not for a *Community use.*
ENTERTAINMENT ACTIVITIES - additional requirements Note: Entertainment activities (*Tourist attraction*) is code assessable in the Rural Zone.	
INDUSTRY ACTIVITIES- additional requirements Note: Industry activities are either code assessable or impact assessable in the Rural zone.	
Extractive resources – refer to the Extractive resources overlay code Where the resource area is mapped in the SPP mapping as a Key resource area.	
For Extractive industry - see also the Extractive industry code.	
RECREATION ACTIVITIES - additional requirements Note: Rural activities (*Environment facility, Park*) are code assessable or accepted development in the Rural Zone.	
RURAL ACTIVITIES - additional requirements Note: Rural activities (*Animal husbandry, Animal keeping, Cropping, Intensive Horticulture, Permanent plantation, Roadside stall, Rural industry, Wholesale nursery, Winery*) are either code assessable, accepted development subject to requirements or accepted development in the Rural Zone.	
For Rural activities - see also the Rural activities use code.	
OTHER ACTIVITIES - additional requirements Note: Other activities (*Air services, Landing, Major electricity infrastructure, Roads, Telecommunications Facility, Utility installation, Windfarm*) are either code assessable, accepted development subject to requirements or accepted development in the Rural zone.	
Air services – refer to the Airport environs overlay code Where the resource area is mapped in the SPP mapping as a Key resource area.	
PO 36 Telecommunications facility - location *Telecommunications facilities* must be located where there is convenient access.	N/A – the activity is not for *Telecommunications facilities.*

PO 37 Telecommunications facility - visual impact *Telecommunication facilities* are visually integrated with the landscape or townscape so as to not be visually dominant or unduly visually obtrusive.	N/A – the activity is not for *Telecommunications facilities.*
PO 38 Utility installation *Utility installations* are positioned unobtrusively, and do not have undue adverse impact on their surrounds.	N/A – the activity is not for *Utility installation.*

Part 8.2.1 - Agricultural Land overlay code

The purpose of the Agricultural land overlay code is to ensure that agricultural land is protected from development that leads to its alienation, fragmentation or diminished productivity.

The purpose of the code will be achieved through the following overall outcome:-

- that the ongoing productive use of Agricultural Land Classification (ALC) Class A and Class B land for agricultural purposes is maintained and protected by ensuring that:-
    - ALC Class A and Class B land is only used for appropriate rural and complementary uses;
    - conflict between farming activities and sensitive land uses is avoided;
    - further fragmentation of ALC Class A and Class B land as a result of reconfiguring a lot is avoided; and
    - development avoids adverse impacts on ALC Class A and Class B land from land degradation and stormwater run-off.

The proposed development complies with the Purpose and Overall Outcomes of the Agricultural Land Overlay Code because;

- the proposed development will not lead to the alienation, fragmentation or diminished productivity of any viable agricultural land.

Assessment against the criteria of the Agricultural Land overlay code is provided in the table below.

THE AGRICULTURAL LAND OVERLAY CODE for agricultural land classification Class A and Class B land identified in the SPP agricultural land mapping	
Performance outcomes	Acceptable outcomes
PLANNING	
Use and density	
PO 1 Use Development on ALC Class A and Class B land is limited to:- (a) rural uses that make use of and rely upon the quality of the agricultural land resource; (b) complementary uses that are	The proposed development is for an abattoir that is intended to support agricultural activities in the region.

essential to on-site farming practice.	
PO 2 Separation – residential uses Development for residential activities and other sensitive land uses does not adversely impact on the ongoing operational efficiency and productive agricultural use of ALC Class A and Class B land. Note: Sensitive land uses are defined in the State Planning Policy.	N/A - the proposed development is not for residential uses.
PO 3 Fragmentation - subdivision Reconfiguring a lot involving ALC Class A and Class B land does not result in lot sizes or lot configurations that lead to:- (a) fragmentation of rural land and loss of land for viable rural production; (b) proposed lots intended for general residential or rural residential use; (c) loss of flexibility in the way landholdings are used for agricultural production.	N/A - the proposed development is not for a reconfiguration of a lot.
PO4 Fragmentation – boundary realignment The boundaries of existing lots containing ALC Class A and Class B land are not rearranged, unless it can be demonstrated that a rearrangement of lot boundaries would:- (a) aggregate ALC Class A and Class B land resources and maximise the utility of the land for agricultural purposes; (b) provide for better land management; and (c) not give rise to, or worsen, land use conflicts between agricultural and residential land uses.	N/A – the proposed development is not for a boundary realignment.
ENGINEERING	
Stormwater and Drainage	
PO5 Stormwater and Drainage Development for non-agricultural purposes is located, designed and constructed to minimise the impact of sediment and stormwater run-off on ALC Class A and Class B land.	• Materials submitted in support of the proposal demonstrate how stormwater and drainage can be managed. • Additional details around the management of stormwater and drainage will be required as part of the application for a development permit.

Part 8.2.3 Biodiversity areas overlay code

The purpose of the Biodiversity areas overlay code is to ensure that:-

- areas of environmental significance are protected;
- ecological connectivity is maintained or improved, habitat extent is maintained or enhanced and degraded areas are rehabilitated;
- wetlands and watercourses are protected, maintained, rehabilitated and enhanced.

The purpose of the code will be achieved through the following overall outcomes:-

- development conserves and enhances the Maranoa region's biodiversity values and associated ecosystems;
- development protects and establishes appropriate buffers to native vegetation and significant fauna habitat;
- development protects known populations and the supporting habitat of:-
  - (a) endangered, vulnerable and near threatened flora and fauna species, as listed in the (State) *Nature Conservation Act 1992*, *Nature Conservation (Wildlife) Regulation 2006;*
  - (b) threatened species and ecological communities as listed in the (Commonwealth) *Environment Protection and Biodiversity Conservation Act 1999*;
- development protects environmental values and achieves the prescribed water quality objectives for waterways and wetlands in accordance with the Environmental Protection Policy (Water) 2009;
- development protects and enhances ecological values and processes within watercourses and wetlands; and
- development provides effective buffering and maintains the physical extent of watercourses and wetlands.

The proposed development complies with the Purpose and Overall Outcomes of the Biodiversity Area Overlay Code because;

- areas of environmental significance will be protected;
- ecological connectivity will be maintained and degraded areas will be progressively rehabilitated;
- wetlands and watercourses will not be impacted.

Assessment against the criteria of the Biodiversity Areas Overlay Code is provided in the table below.

THE BIODIVERSITY AREAS OVERLAY CODE	
for areas identified in the SPP Biodiversity mapping	
Performance outcomes	**Acceptable outcomes**
ENVIRONMENTAL	
PO 1 Biodiversity (a) Development is located in areas that avoid significant adverse impacts on matters of State environmental significance; (b) facilitates the protection and enhancement	• The development application has been referred to the Department of State Development, Manufacturing, Infrastructure and Planning who have

of matters of State environmental significance; and, (c) preserves or enhances ecological connectivity.	provided advice to the applicant that matters of state interest, including environmental significance, will need to be addressed as part of the application for a development permit.
PO 2 Protected environment Development retains environments and vegetation described as Matters of State Environmental Significance (MSES), protected under the following legislation: • *Nature Conservation Act 1992* • *Fisheries Act 1994* • *Environmental Protection Act 1994* • *Vegetation Management Act 1999* • *Environmental Offsets Act 2014.*	• The development application has been referred to the Department of State Development, Manufacturing, Infrastructure and Planning who have provided advice to the applicant that matters of state interest, including environmental significance, will need to be addressed as part of the application for a development permit.
Watercourses and wetlands	
PO3 Wetland buffers An adequate buffer to wetlands is provided and maintained to assist in the maintenance of water quality, existing hydrological characteristics, habitat and visual amenity values.	N/A - The premises does not contain wetlands.
PO4 Watercourses Development:- (a) retains, enhances and maintains the environmental values and functioning of watercourses; (b) provides and maintains adequate vegetated buffers and setbacks to watercourses; (c) maintains and restores connectivity between aquatic habitats and access for fish along watercourses/waterways and into key habitats.	• The development application has been referred to the Department of State Development, Manufacturing, Infrastructure and Planning who have provided advice to the applicant that matters of state interest, including environmental significance, will need to be addressed as part of the application for a development permit.
Vegetation Retention	
PO 5 Vegetation corridors Existing ecological corridors are protected and where possible enhanced, and have dimensions and characteristics that will:- (a) effectively link habitats on and/or adjacent to the development site; (b) facilitate the effective movement of terrestrial or aquatic fauna using the development site as habitat.	• The development application has been referred to the Department of State Development, Manufacturing, Infrastructure and Planning who have provided advice to the applicant that matters of state interest, including environmental significance, will need to be addressed as part of the application for a development permit.
PO 6 Habitat Development protects the habitat of endangered, vulnerable and near threatened species and local species of significance.	N/A – the site does not contain areas mapped on State Planning Policy mapping as containing any wildlife habitat in or adjacent to the site.

Part 8.2.6 Bushfire hazard overlay code

The purpose of the Bushfire hazard overlay code is to ensure that development avoids or mitigates the potential adverse impacts of bushfire on people, property, economic activity and the environment.

The purpose of the code will be achieved through the following overall outcomes:-

- development in areas at risk from bushfire hazard is compatible with the nature of the hazard;
- the risk to people, property and the natural environment from bushfire hazard is minimised;
- wherever practical, community infrastructure essential to the health, safe wellbeing of the community is located and designed to function effectively during and immediately after a bushfire event;
- development does not result in a material increase in the extent or severity of bushfire hazard;
- the loss of vegetation through inappropriately located development is minimised;
- development is sited and designed to assist emergency services in responding to any bushfire threat.

The proposed development complies with the Purpose and Overall Outcomes of the Bushfire Code because;

- the risk to people, property and the natural environment from bushfire hazard can be reduced through the preparation and implementation of a bushfire hazard management plan.

Assessment against the criteria of the Bushfire Hazard Overlay Code is provided in the table below.

THE BUSHFIRE HAZARD OVERLAY CODE	
for areas subject to bushfire hazard as identified in the SPP bushfire hazard mapping	
Performance outcomes	Acceptable outcomes
PLANNING	
Siting and density	
PO 1 Density Development maintains the safety of people and property from the adverse impacts of bushfire by avoiding a higher concentration of people living or congregating in bushfire hazard areas.	• Conditions of development approval will require that a bushfire hazard management plan, having regard to the site characteristics and management procedures in the event of a bushfire, shall be prepared as part of the application for a development permit.

PO 2 Lot design The lot layout of new development is designed to:- (a) mitigate any potential bushfire hazard; (b) provide safe building sites.	N/A - No new lots are proposed.
ENGINEERING	
Provision of Services	
PO 3 Water supply Dwellings are provided with an adequate water supply for fire fighting purposes which is reliable, safely located and freely accessible.	N/A – No new dwellings are proposed.
Roads	
PO 4 Firefighting and escape routes Where development involves provision of a new public or private road, the layout, design and construction of the road:- (a) allows easy and safe movement away from any encroaching fire; (b) allows easy and safe access for fire fighting and other emergency vehicles; and, (c) provides for alternative safe access and evacuation routes should access in one direction be blocked in the event of a fire.	N/A - No new roads are proposed as part of the development.
PO 5 Firebreaks Fire breaking trails are located, designed and constructed to prevent the spread of fire by:- (a) ensuring adequate access for fire fighting and other emergency vehicles; (b) provides for alternative safe access and evacuation routes for both residents and emergency personnel should access in one direction be blocked in the event of a fire. (c) providing for the separation of developed areas and adjacent high or very high bushfire hazard areas.	N/A – No new roads are proposed as part of the development.
SAFETY AND RESILIENCE TO HAZARDS	
PO 6 Bushfire hazard mitigation plan Bushfire mitigation measures are adequate for the potential bushfire hazard level of the site, having regard to the following:- (a) vegetation type; (b) slope; (c) aspect; (d) on-site and off-site bushfire hazard implications of the particular development; (e) bushfire history; (f) conservation values of the site; (g) ongoing maintenance. Note—where a bushfire hazard assessment and management plan has previously been approved for the development proposed on the site (e.g. as part of a prior approval), design of the proposed development in accordance with that plan shall be taken as achieving compliance with this performance outcome of the code.	• Conditions of development approval will require that a bushfire hazard management plan, having regard to the site characteristics and management procedures in the event of a bushfire, shall be prepared and submitted as part of the application for a development permit.
PO 7 Community infrastructure	N/A – the proposed development is not for

Community infrastructure is able to function effectively during and immediately after bushfire events.	"Community infrastructure".
PO 8 Hazardous substances Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials either manufactured or stored in bulk.	• Conditions can be imposed on any development permit approval for the proposal to prohibit the manufacture or storage of hazardous materials on the site.

Part 8.2.7 - Infrastructure overlay code

The purpose of the Infrastructure overlay code is to ensure that development is compatible with, and does not adversely affect the viability, integrity, operation and maintenance of, the following existing and planned infrastructure and facilities within the region:

- gas pipelines;
- major electricity infrastructure and electricity substations;
- wastewater treatment plants;
- waste management facilities;
- State controlled roads;
- railways (including cane railways); and
- stock routes.

The purpose of the code will be achieved through the following overall outcomes:-

- development over or near major electricity and existing and planned infrastructure facilities, networks and corridors are protected from incompatible development;
- development in proximity to existing and planned infrastructure facilities, networks and corridors is appropriately located, designed, constructed and operated to:
  - avoid compromising the integrity, operational efficiency and maintenance of infrastructure and facilities;
  - protect the amenity, health and safety of people and property; and
  - the number of people exposed to the potential adverse impacts emanating from existing and planned infrastructure facilities, networks and corridors is minimised.

The proposed development complies with the Purpose and Overall Outcomes of the Infrastructure Overlay Code because;

- it will not compromise the integrity, operational efficiency and maintenance of infrastructure and facilities.

Assessment against the criteria of the Infrastructure Overlay Code is provided in the table below.

THE INFRASTRUCTURE OVERLAY CODE
for development in the proximity of, or potentially affecting infrastructure.

Performance outcomes	Acceptable outcomes
Gas pipelines	
PO 1 Separation Development provides and maintains adequate separation between habitable buildings and a gas pipeline corridor so as to minimise risk of harm to people and property. Note: 'Dial Before You Dig' maintains mapping of all flow, trunk and transmission gas lines for public reference. Note: MinesOnLine Mapping System website available at http:/www.business.qld.gov.au/industry/minimg/mining-online-services/minesonlinemaps	• Materials submitted in support of the application demonstrate that adequate setbacks can be achieved between buildings and oil and gas pipeline corridors. • Conditions of the preliminary approval will require the submission of detailed development plans demonstrating that adequate setbacks are provided.
PO 2 Construction and operation Development, including uses and works, is constructed and operated to avoid:- (a) compromising the viability of the gas pipeline corridor; or (b) damaging or adversely affecting the existing or future operation of major gas pipelines and the supply of gas.	• Additional details around how gas pipelines will not be compromised during construction and operation will need to be provided as part of the development permit application.
Bulk water supply infrastructure	
PO 3 Buffers Development within a water supply infrastructure buffer is located, designed and constructed to: (a) protect the integrity of the water supply infrastructure; (b) maintain adequate access for any required maintenance or upgrading work to the water supply infrastructure.	N/A – the proposed development is not within a water supply infrastructure buffer.
Major electricity infrastructure and electricity substations	
PO 4 Access Earthworks do not restrict access to and along major electricity infrastructure corridors by the electricity providers, using their normal vehicles and equipment.	• Ergon Energy have provided advice to be incorporated in development conditions requiring detailed plans to be submitted to Ergon for review prior to the commencement of any works within the vicinity of electrical infrastructure.
PO 5 Erosion There is no worsening of flooding, drainage or erosion conditions affecting the bulk supply or linear infrastructure.	• Ergon Energy have provided advice to be incorporated in development conditions requiring detailed plans to be submitted to Ergon for review prior to the commencement of any works within the vicinity of electrical infrastructure.
PO 6 Separation Development maintains a safe clearance from all powerlines. Vegetated buffers adjoining an electricity	• Materials submitted in support of the application demonstrate that adequate setbacks can be achieved from electricity infrastructure.

transmission line easement are maintained to provide: (a) a visual buffer to the easement; and (b) a separation distance from the easement.	• Ergon Energy have provided advice to be incorporated in development conditions requiring detailed plans to be submitted to Ergon for review prior to the commencement of any works within the vicinity of electrical infrastructure.
PO 7 Earthworks Any earthworks are undertaken in a way which: (a) ensures stability of the land on or adjoining substations and major electricity infrastructure; (b) does not otherwise impact on the safety and reliability of the electricity infrastructure; and does not restrict the placement or use of the electricity provider's equipment.	• Ergon Energy have provided advice to be incorporated in development conditions requiring detailed plans to be submitted to Ergon for review prior to the commencement of any works within the vicinity of electrical infrastructure.
PO 6 Other services Other services and infrastructure works (such as stormwater, sewerage, water and the like) do not impact on the safety and reliability of substations or major electricity infrastructure.	• Ergon Energy have provided advice to be incorporated in development conditions requiring detailed plans to be submitted to Ergon for review prior to the commencement of any works within the vicinity of electrical infrastructure.
PO 7 Vegetation Vegetation does not pose a risk to the safety or reliability of electricity infrastructure.	• Ergon Energy have provided advice to be incorporated in development conditions requiring detailed plans to be submitted to Ergon for review prior to the commencement of any works within the vicinity of electrical infrastructure.
PO 8 Noise emissions Development avoids noise nuisance from substations.	N/A – The development is not in proximity to substations.
Wastewater treatment plants	
PO 9 Separation Residential activities and other sensitive land uses are not adversely affected by odour emissions from existing or planned wastewater treatment plants.	N/A – the proposed works do not involve residential activities or any other sensitive land uses.
Waste management facilities	
PO7 Noise emissions Residential activities and other sensitive land uses are not adversely affected by noise emissions from existing or planned waste management facilities.	N/A – the proposed works do not involve a waste management facility.
State controlled roads	
PO 23 Transport noise corridors Noise sensitive developments (residential, educational and community) must ensure that road traffic noise levels are appropriately managed to achieve acceptable levels of amenity within the development.	N/A – the development is not for a noise sensitive development.

Railways	
PO 24 Rail corridors Development adjacent to rail corridors does not prejudice the safety, speed and intended role of existing and future rail corridors. Note: Noise and vibration sensitive developments (residential, educational and community) must ensure that noise and vibration levels resulting from rail activities are appropriately managed to achieve acceptable levels of amenity within the development.	N/A – the proposed development is not adjacent to a railway.
Stock routes	
PO 26 Stock routes Protect stock routes from any development that would compromise the network's primary use.	The development footprint does not front a stockroute.

Assessment Summary

It is considered that on balance, the proposal presents no significant conflict with the applicable assessment benchmarks prescribed by the *Planning Act 2016*, and any perceived conflict can be addressed through conditions of a preliminary development approval.

Submission to the Maranoa Regional Council regarding the proposed Material Change of Use – "High Impact Industry" (Abattoir)

On land situated at Warrego Highway and Pickanjinnie North Road, Pickanjinnie

Described as Lot: 210 WAL: 53390, Lot: 209 RP:835683, Lot: 208 RP:835683, Lot: 13 P: 6042,Lot:5 P: 6041 , Lot: 3 P: 6041, Lot: 219 WV: 1588, Lot: 218 WAL: 53394, Lot:224 WV: 1802

Submitter: Jenny Leigh York

Submitter's Contact Details:

Email – tjyork@antmail.com.au

Phone – Home 46 235 242

Address - "Hyde Park"
1504 Cattle Creek Road
Wallumbilla Qld 4428

Submitted by email to:

The Assessment Manager,
Maranoa Regional Council,
PO Box 620,
Roma QLD 4455
Email: council@maranoa.qld.gov.au

Dear Sir/Madam,

I wish to provide the following submission objecting to the proposed Material Change of Use of the land described above to High Impact Industry - Abattoir.

Yours sincerely

Jenny L York

2nd July, 2019

JL York – Objection to proposed material change of use "High Impact Industry" (Abattoir)

1. GROUNDWATER

As the Secretary and Committee member of the Basin Sustainability Alliance (BSA), which advocates for the sustainable use and management of land and water resources for future generations, I have grave concerns regarding the huge quantities of water required for the operation of this proposed abattoir. The proponents' own "Pickanjinnie Abattoir Groundwater Resources Assessment Report" advises the abattoir would require 780ML of underground water entitlements for operational purposes. The report proposes this water could be sourced from the Hutton Sandstone Aquifer and the Gubberamunda Sandstone Aquifer. Based on the application and reports, the present water bores are unable to supply suitable amounts and quantities of water.

The **Water Plan (Great Artesian Basin and Other Regional Aquifers Water Plan) 2017 (GABORA Plan)** provides information relating to unallocated water reserves from the various groundwater units within the Great Artesian Basin (GAB).

In **Schedule 4** – ***Volume of unallocated water for water licences to be granted from reserves***, under **Section 19 Table 1 : *General Reserves***, there are no allocations of groundwater available from the Mooga Groundwater Unit which includes the Bungil, Gubberamunda and Surat Hutton groundwater sub areas.

In **Table 2** under ***State Reserve Water***, there is only 250 ML available from the Mooga Groundwater Unit which includes the groundwater sub areas of the Bungil, Gubberamunda, Surat Hutton and Surat Precipice.

The volume of water stated in each table in schedule 4 is the total combined volume of water that can be granted for water licences from— (a) the reserve to which the table relates; and (b) all of the groundwater units and groundwater sub-areas stated opposite the volume of water in the table.

This would mean that all towns within these groundwater unit areas and other established industries would not have access to extra groundwater from these aquifers if this one proposed material change of use to high impact industry is given approval by local and state governments.

The increased intensity and duration of hotter and drier weather has placed an enormous reliance on the continued health of the GAB for towns, established industries and stock and domestic use for farmers and graziers to survive changes in climate.

The proponents appear to have disregarded the lack of water available under the GABORA Plan and wilfully ignored the needs of the towns, established agricultural and other industries within these areas.

2. VIABILITY OF NEW ABATTOIR

The national cattle herd is already at its lowest level since 1992-93 at 25m head and is tipped to fall in 2019-20 to 24.9m head (MLA). The proponents have supplied a Department of Agriculture and Fisheries "Cattle Supply and Viability Study". This study advises there is already over capacity in abattoirs in Queensland to absorb current and increased cattle production. This information puts any new abattoir complexes under increased risk of being unable to operate profitably. Any proposal of a speculative nature increases the risk to the whole community without overwhelming evidence to support the project.

SUMMARY

I strongly object to the proposed Material Change of Use of the lands described on Page 1 of my submission to "High Impact Industry" due to the unsustainable take of water from the aquifers of the GAB. This take places not only the towns in this area but also established agricultural and other industries and farmers and graziers relying on the GAB waters for stock and domestic purposes, at extreme risk of loss of the water from the aquifers involved in this proposal.
I further object to the land being utilized for a project that does not appear to have viability in the short or long term given the information in the proponents' own application and the MLA beef cattle herd numbers and predictions.

Yours sincerely

Jenny L York

2nd July 2019

Jenny L York
"Hyde Park",
1504 Cattle Creek Road,
Wallumbilla Qld. 4428

Ph. 07 4623 5242
E. tjyork@antmail.com.au

"Pasadena"
Wallumbilla Q 4428
Mob: 0428 234 186

3 July 2019

The Assessment Manager
Maranoa Regional Council
PO Box 620
Roma Q 4455

Re: Proposed Development, Preliminary Approval, Application
Ref: 2018/198644
Material Change of Use - "High Impact Industry" (Abattoir)

Dear Sir/Madam,

Please find attached our submission regarding the above proposed development on Warrego Highway and Pickanjinnie North Road on Lot 210 WAL: 53390, Lot: 209 RP: 835683, Lot: 208 RP: 835683, Lot: 13 P:6042, Lot: 5 P:6041, Lot: 3 PO:6041, Lot: 219 WV:1588, Lot: 218 WAL: 53394, Lot: 224 WV:1802.

Please note that this neighbours our property "Pasadena" and our residence is a mere 4000 metres from the proposed actual abattoir building. Our oats cultivation borders the fence line on the West of the proposed irrigation area, hence the concern of irrigation spray through wind drift.

"Pasadena" has been in the Rowbotham name for 40 years hence we feel this Proposed Development is very harsh to take as we are very passionate about our property and are a very strong community based family.

Our grave concerns relate to odour, noise, pollution, extra traffic that this would cause on the Warrego Highway which borders our property for approximately 6kms, school bus pickup and drop off area and the mere logistics of the whole proposal as you will see noted in the submission.

Should you have any queries in relation to this matter please contact Trish or John Rowbotham on Mobile 0428 234 186.

Yours faithfully,

John & Trish Rowbotham
"Pasadena"
Wallumbilla

"Pasadena"
Wallumbilla Q 4428
Mob: 0428 234 186

3 July 2019

The Assessment Manager
Maranoa Regional Council
PO Box 620
Roma Q 4455

Re: Proposed Development, Preliminary Approval, Application
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Should you have any queries in relation to this matter please contact Trish or John Rowbotham on Mobile 0428 234 186.

Yours faithfully,

John & Trish Rowbotham
"Pasadena"
Wallumbilla

The Assessment Manager
Maranoa Regional Council
PO Box 620
Roma Qld 4455
Email: planning@maranoa.qld.gov.au

SUBMISSION: Public Notification - Development Application for a Material Change of Use - "High Impact Industry" (Abattoir)

On land situated at Warrego Highway and Pickanjinnie North Road, Pickanjinnie

Described as Lot: 210 WAL: 53390, Lot: 209 RP:835683, Lot: 208 RP:835683, Lot: 13 P: 6042,Lot:5 P: 6041 , Lot: 3 P: 6041, Lot: 219 WV: 1588, Lot: 218 WAL: 53394, Lot:224 WV: 1802

We wish to provide the following submission regarding the location of the High Impact Industry (Abattoir) proposed at the above noted locations.

We object to the location on the following:-

1. Separation from Rural activities and also residential areas
2. Nuisance
3. Proposed operational hours

These items impacted by the following characteristics:-

Air Quality/Odour

Our residence is located 4000 meters from the proposed development. We have concerns that the proposed abattoir will not be able to meet Air emission nuisance limits at this location based on:-

1. The methodology used in the Applicants provided report for the Air quality was 4m/sec. BOM data evidences that the actual maximum wind gusts were an average of 30km/hr with a maximum wind gust of 44km/hr report forJune to date. Note that this is a variation of between 16km & 30km an hour and will have increased impacts on the distance that the odour will travel. See Image 1. Mean wind data shows that based on June 2019, the wind speed is in excess of 14.4km/hour (4m/sec) 66% of the time at 9am, and 91% of the time at 3pm. Modelling is incorrect and further investigation is required before any preliminary approval.Based on this, it can be made clear that this site is not a suitable location for a proposed abattoir and it is highly recommended that another site with more favourable conditions and characteristics is investigated.

2. Topography of the land is flat. There are no natural barriers to restrict the flow of odour/air quality further adding that this location is not suitable for a high odour, high impact industry.

3. The report by Katestone Environmental Pty Ltd also advised that the excessive odour from the irrigation of treated waste water can only be mitigated by limiting the irrigation area to 20 ha which is a reduction from the proposed plan of 140ha on two different sites, to 1 location of 20ha. This location is again unsuitable as an irrigation project of this size, requires in excess of 150ha to dispose of this amount of treated water waste, otherwise other waste disposal methods are required. Other methods may include trucking of waste (which then affects viability, air quality due to the dust and noise limits due to a higher number of vehicles moving on the site at any given time). Another option would be to build further waste water holding ponds/dams (which will also be an unacceptable increase to air quality/odour limits, with many complaints being as the result of waste water storage).

   Also, if no further action is taken, it increases the risk of overflow out of waste water holding ponds which will then increase the risk of contamination on the land, in a waterway and will also result in land being recorded on the contaminated risk register impacting rural property prices and productivity. We will address this concern under "Irrigation".

4. The proposed location will struggle to be able to meet environment concerns and historically, abattoirs have experienced a high volume of odour complaints over a number of years.

https://www.abc.net.au/news/2019-03-19/tasmanian-town-of-longford-stench-meatworks-sewage-abattoir/10912924

https://www.couriermail.com.au/news/questnews/logan/obnoxious-smell-in-logan-remains-a-mystery-with-teys-abattoir-and-chicken-farm-both-denying-its-emanating-from-their-sites/news-story/545b5e9fcb60928fe7f4aa5799f475dc

https://www.theage.com.au/national/victoria/brooklyn-abattoir-fined-again-for-raising-a-suburban-stink-20170208-gu84cs.html

https://www.epa.vic.gov.au/about-us/news-centre/news-and-updates/news/2015/november/25/rendering-company-found-guilty-for-rotting-carcass-smell

https://www.examiner.com.au/story/5962665/council-to-take-action-over-absolutely-putrid-odours/

http://www.rag.org.au/karalee/background.htm

https://www.epa.nsw.gov.au/news/media-releases/2019/epamedia190523-jbs-australia-fined-$15000-for-breaches-at-scone-abattoir

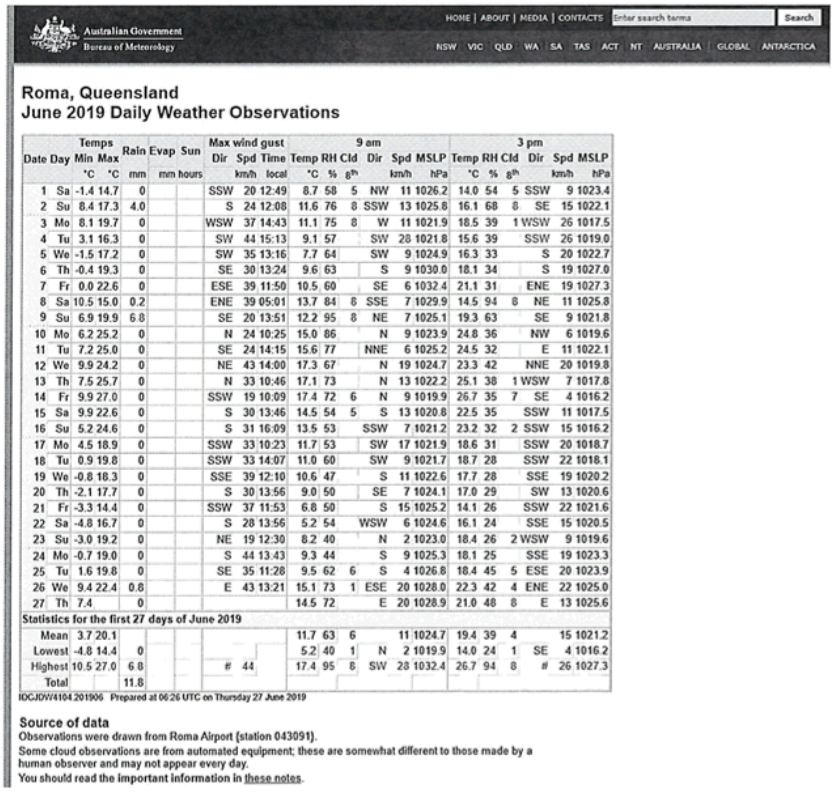
It is evident that odour from abattoirs is a concern in a number of locations across Australia and many abattoir development information sources point out that the selection of the correct site is one of the most important decisions to be made.

Based on this sites inability to meet air quality conditions, our preference that a different location is selected that is suited to a high impact industry. It appears that the property was purchased prior to any appropriate studies being conducted and there has been a complete disregard for any of the results of the reports commissioned that where the recommendations were not in the

applicants favour. With this information now to light, it gives us very little comfort that if, preliminarily approved, the applicant will take any advice on board and make changes on such a small site.

It is also important to note that there is a small rural residential community located to the east who have purchased small historical settlers blocks for a rural lifestyle away from both Roma and Wallumbilla. The air quality as a result of the proposed development will impact these residents and the ability of market the blocks as "rural lifestyle blocks". This only adds further fuel to the objection that this site is not an appropriate locations for a high impact industry.

Image 1



Australian Government Bureau of Meteorology

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Roma, Queensland
June 2019 Daily Weather Observations

Date	Day	Temps Min °C	Temps Max °C	Rain mm	Evap mm	Sun hours	Max wind gust Dir	Max wind gust Spd km/h	Max wind gust Time local	9 am Temp °C	9 am RH %	9 am Cld 8ths	9 am Dir	9 am Spd km/h	9 am MSLP hPa	3 pm Temp °C	3 pm RH %	3 pm Cld 8ths	3 pm Dir	3 pm Spd km/h	3 pm MSLP hPa
1	Sa	-1.4	14.7	0			SSW	20	12:49	8.7	58	5	NW	11	1026.2	14.0	54	5	SSW	9	1023.4
2	Su	8.4	17.3	4.0			S	24	12:08	11.6	76	8	SSW	13	1025.8	16.1	68	8	SE	15	1022.1
3	Mo	8.1	19.7	0			WSW	37	14:43	11.1	75	8	W	11	1021.9	18.5	39	1	WSW	26	1017.5
4	Tu	3.1	16.3	0			SW	44	15:13	9.1	57		SW	28	1021.8	15.6	39		SSW	26	1019.0
5	We	-1.5	17.2	0			SW	35	13:16	7.7	64		SW	9	1024.9	16.3	33		S	20	1022.7
6	Th	-0.4	19.3	0			SE	30	13:24	9.6	63		S	9	1030.0	18.1	34		S	19	1027.0
7	Fr	0.0	22.6	0			ESE	39	11:50	10.5	60		SE	6	1032.4	21.1	31		ENE	19	1027.3
8	Sa	10.5	15.0	0.2			ENE	39	05:01	13.7	84	8	SSE	7	1029.9	14.5	94	8	NE	11	1025.8
9	Su	6.9	19.9	6.8			SE	20	13:51	12.2	95	8	NE	7	1025.1	19.3	63		SE	9	1021.8
10	Mo	6.2	25.2	0			N	24	10:25	15.0	86		N	9	1023.9	24.8	36		NW	6	1019.6
11	Tu	7.2	25.0	0			SE	24	14:15	15.6	77		NNE	6	1025.2	24.5	32		E	11	1022.1
12	We	9.9	24.2	0			NE	43	14:00	17.3	67		N	19	1024.7	23.3	42		NNE	20	1019.8
13	Th	7.5	25.7	0			N	33	10:46	17.1	73		N	13	1022.2	25.1	38	1	WSW	7	1017.8
14	Fr	9.9	27.0	0			SSW	19	10:09	17.4	72	6	N	9	1019.9	26.7	35	7	SE	4	1016.2
15	Sa	9.9	22.6	0			S	30	13:46	14.5	54	5	S	13	1020.8	22.5	35		SSW	11	1017.5
16	Su	5.2	24.6	0			S	31	16:09	13.5	53		SSW	7	1021.2	23.2	32	2	SSW	15	1016.2
17	Mo	4.5	18.9	0			SSW	33	10:23	11.7	53		SW	17	1021.9	18.6	31		SSW	20	1018.7
18	Tu	0.9	19.8	0			SSW	33	14:07	11.0	60		SW	9	1021.7	18.7	28		SSW	22	1018.1
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20	Th	-2.1	17.7	0			S	30	13:56	9.0	50		SE	7	1024.1	17.0	29		SW	13	1020.6
21	Fr	-3.3	14.4	0			SSW	37	11:53	6.8	50		S	15	1025.2	14.1	26		SSW	22	1021.6
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Noise

Our residence and place of work is located 4000 meters from this proposed development. We have concerns over this project being able to meet noise emission guidelines so that the emissions do not cause nuisance to adjoining properties. The impact will be that we and our workers will be unable to sleep or have quiet enjoyment of our property, specifically if we are required to carry out our business activities during night shifts (ie baling of oats, planting,

spraying, harvesting etc). This becomes a workplace hazard for us, requires us to utilize WHS (Workplace Health & Safety) hierarchy of controls mitigation measures with the first being elimination. By implementing these controls, changes to our business and way of life, impose a financial burden and also a health risk to our family and workers.

These concerns have been based on:-

1. The modeling used has made assumptions that there is ground cover (grass) which "softens" the impacts. Maranoa Regional Council has been drought declared since mid 2013 with limited grass cover. Also, cultivated areas located on "Tipperary" for 5 years "Oakleigh" for 70 years and "Pasadena" for over 30 years will also impact this modelling as there is only ground cover for 1 season in favourable conditions (approx. 6 months).

2. The modeling has also taken into consideration that the area is a rural area thus background noise being low. The report has detailed that the proposed site is classed as a R1 (low background noise), but residences near the site, are classed as being in an R2 area (background noise from highway etc.) Further information is required around this as the appropriate back ground noise levels and also the additional noise that will occur via the highway with extra vehicles on the road. Also, industrial noise from operational CSG wells has not been taken into consideration. By factoring in this, this may also affect the modeling results. It is also important that this area is earmarked for further CSG development which will need to be factored in to any modeling being undertaken.

3. Our business is defined as a workplace, under WHS we are required to fulfill the following requirements (taken from Managing noise and preventing hearing loss at work Code of Practice – WHS regulation 34-38). We are concerned with the effects of excessive noise as per Queensland's workplace health and safety recommendations. Specifically around heart health.

https://www.worksafe.qld.gov.au/injury-prevention-safety/hazardous-exposures/noise/effects-of-excessive-noise

WHS Regulation 34-38: In order to manage risk under the WHS Regulation, a duty holder must:
a) identify reasonably foreseeable hazards that could give rise to the risk
b) eliminate the risk so far as is reasonably practicable
c) if it is not reasonably practicable to eliminate the risk – minimise the risk so far as is reasonably
practicable by implementing control measures in accordance with the hierarchy of control
d) maintain the implemented control measure so that it remains effective
d) review, and if necessary revise, risk control measures so as to maintain, so far as is reasonably practicable, a work environment that is without risks to health and safety.

With this information to hand, our concerns around this industry not operating within limits only adds to our concerns that they will not be able to mitigate nuisance from noise emissions in this locations. It is further enhanced by the applicants dismissal of odour limit recommendations in the Air quality report. This type of development is better located in an area with natural barriers such as ranges.

Irrigation

Our concerns in relation to the irrigation development includes the inability to meet odour limits unless restricted to 20 ha (as per Katestone Environment Pty Ltd report) – mentioned above. This is further exacerbated by the inability to irrigate in a flood area due to strict environmental requirements which include not allowing water to pool or run off. (Reference EPA guidelines)

Other concerns are increased based on:-

1. Roma traditionally does not have appropriate soil profiles to irrigate long term. Based on CSG treated water trials, irrigation in these soil types can only be carried out for approximately 10 years before the salt content affects the productivity of the land.Treated waste water considered to be high in salinity thus mimics similar characteristics of the Treated CSG after irrigation trials. There is also concerns that leaching can occur and dependent on soil profiles this leaching may move horizontal into neighbouring properties affecting productivity. It is unlikely that the applicant understands these implications thus has not provided clarity and confidence around their assumptions. Further research into this is required before any preliminary approvals are given.

2. The indicative land for irrigation is designated in a flood area as per 2017 DNRME Flood maps. (see Figure 3 in Pitt & Sherry – Stormwater Management plan) thus resulting in a reduced footprint of the land required to dispose of the treated waste water. This again lends itself that this site and location are unsuitable for treated waste water disposal and further investigation is required by the applicant around this location. It is our recommendation that they seek an alternative site entirely.

3. Wind speed evidence noted in the Noise section above also evidences that the irrigation spray may blow onto neighbouring properties. This is not allowable under the Environmental Protection Act. This again evidences that this location, being flat and having no natural barriers to aid in the reduction of wind is not suitable for a High Impact Industry (Abattoir). (Reference EPA guidelines).

4. Abattoirs have historically constructed water holding ponds and operated them under conditions of being under sized and overloaded. (MLA Report – Integrated Environmental Issues in the Design of a Participative Methodology for Implementing Integrated Managed Systems suitable for adoption in Small Domestic and export abattoirs). Based on the industries historical behaviour in cost cutting including attempting to create operational efficiencies by operating waste water ponds at high capacities, this creates an unacceptable risk of site contamination as well as waterway contamination. The applicant has provided no comfort in The Site Management Plan to ensure that industry behaviours are corrected.

Contamination & Biosecurity Risks

Our concerns increase around contamination, specifically due to the Biosecurity Legislation changes. Abattoirs are high risk for biosecurity breaches and this includes, cattle disease that can be transmitted via airborne particles. It is also documented that seeds can be transported via faeces which ends up in the waste water that is proposed to be treated and then irrigated.

The location being on a high volume, high flow waterway (Pickanjinnie Creek) also is of high risk to spread biosecurity matter resulting in area wide degradation due to the spread of weeds,

pests and diseases. This is a change to the risks of the area and will require a rework of all biosecurity plans downstream and adjacent of this waterway.

The contamination and biosecurity risks are risks to our business which will require additional resources to allow the management of these risks. These risks where never anticipated when the owner purchased this land with the view of developing it into an abattoir and are now more "of concern" issues because of the biosecurity legislation changes. The applicant need to provide further information around biosecurity risks and the MRC will also be required to show how the Maranoa Regional Council plans to manage the increased risk on council controlled land.

Note the complaints in regards to discharge into waterways:-

https://www.theaustralian.com.au/national-affairs/state-politics/history-of-complaints-over-abattoir/news-story/68654de3faec8aecbdb30c1f8a2dd8f5

Underground Water

We also have concerns in regards to the high water requirements proposed in the operation of an abattoir.

Currently, based on the application and reports, the water bores are unable to supply suitable amounts and quantities of water. The conclusion of these reports identifies that there are a number of options available, all with an impact to underground water supplies and surrounding water bores. Until further clarification is provided around what options the applicant is proposing to take, it will remain an area of concern for the viability of our business and our ability to water stock during time of drought and heat.

With the climatic changes, there is more reliance on ground water by the agricultural sector as well as regional towns.

The applicant has not taken into consideration the large amounts of water required for an abattoir and the lack of water available under the GABORA plan. This leaves very little ability for other water bores required for stock and domestic supply as well as future town supplies. This risk to support the supply a good portion of the allocations for the Great Artesian Basin to one applicant is short sighted and too high of a risk. These allocations are an emotional trigger for the agricultural community and it would be disaster out for the MRC to support a preliminary approval for a proposal with complete disregard for future water supplies. The influx of workers that will need to move to the area to staff this plant, will also put additional stress on the town water supplies for both Roma and Wallumbilla and will only become a long term issue that the Maranoa Regional Council will need to address in years to come.

It is important to note that Petroleum and Gas Production are bound by requirements under the Water Act to "Make Good" water sources that have been impacted by their development. Currently, it is unclear whether, this will be something that this application will need to consider. Whilst this uncertainty exists, we cannot support the extraction of this volume of water in this area for this proposed abattoir without impacting our business and the community around us who rely on underground water supplies.

Other water arrangement will need to be investigated by the applicant other than underground water.

Proposed Operational Hours

The application details the proposal of establishing initially a 600hd processing facility and then expand to a 1200 head a day processing facility. If the 80 head per hour facility is constructed and becomes operational, then to process 1200 head a day, 15 hours (7.5 hours x 2 shifts) is required. This will require operation outside the 6am-6pm business hours operation detailing the the MRC planning scheme and coupled with the noise and odour concerns noted above, will impact on neighbouring residential areas quiet enjoyment and the ability to entertain family and friends in outdoor areas. This is an unacceptable impact to our quiet enjoyment of rural lifestyle and again we stress that another site more suited to an abattoir should be investigated.

Summary:-

The objections to this development are clear, based on this location being unable to comply with some environmental requirements in particular odour, noise, contamination, flood area and underground water. All these have documented in the supporting reports attached to the application. Also, there are errors in the assumptions used to run these models. This location's inability to support a "high impact industry" is further compounded by the topography and natural barriers (such as ranges).

The risks of contamination, biosecurity and underground water use are too high for this location and it appears that the applicant has completely disregarded a number of the recommendations in his own commission reports and pushed forward on his application which does question why the application has been submitted in its current form.

Recommendations:-

Whilst, we are strongly objecting to the preliminary approval for a High Impact Industry (Abattoir), we are aware of the possible positive economic outcomes of bringing a suitably planned, researched, financed facility to the Maranoa Region at an appropriate time. Whilst this application in its current form, appears to not meet requirements under the MRC planning scheme and shows a complete disregard for local process, environmental legislation and social license to operate, a more suitable, well researched and documented future application may be beneficial to be considered, BUT, not in this location due to the grounds detailed above.

We are available for contact if you require any further information by emailing rowbot5@bigpond.com.

John & Trish Rowbotham

"Oakleigh"
Wallumbilla Q 4428
Mob: 0428 234 329

28 June 2019

The Assessment Manager
Maranoa Regional Council
PO Box 620
Roma Q 4455

Re: Proposed Development, Preliminary Approval, Application
Ref: 2018/198644
Material Change of Use - "High Impact Industry" (Abattoir)

Dear Sir/Madam,

Please find attached our submission regarding the above proposed development on Warrego Highway and Pickanjinnie North Road on Lot 210 WAL: 53390, Lot: 209 RP: 835683, Lot: 208 RP: 835683, Lot: 13 P:6042, Lot: 5 P:6041, Lot: 3 PO:6041, Lot: 219 WV:1588, Lot: 218 WAL: 53394, Lot: 224 WV:1802.

Please note that this neighbours our property "Oakleigh" and our residence is a mere 1200 metres from the proposed actual abattoir building. Our land has been in the York name for nearly 70 years hence we feel this Proposed Development is very harsh to take as we are very passionate about our property and are a very strong community based family.

Our grave concerns relate to odour, noise, pollution and mere logistics of the whole proposal as you will see noted in the submission.

Should you have any queries in relation to this matter please contact Graham on Mobile 0428 234 329.

Yours faithfully,

Graham & Christina York
"Oakleigh"
Wallumbilla

The Assessment Manager
Maranoa Regional Council
PO Box 620
Roma Qld 4455
Email: planning@maranoa.qld.gov.au

SUBMISSION: Public Notification - Development Application for a Material Change of Use - "High Impact Industry" (Abattoir)

On land situated at Warrego Highway and Pickanjinnie North Road, Pickanjinnie

Described as Lot: 210 WAL: 53390, Lot: 209 RP:835683, Lot: 208 RP:835683, Lot: 13 P: 6042,Lot:5 P: 6041 , Lot: 3 P: 6041, Lot: 219 WV: 1588, Lot: 218 WAL: 53394, Lot:224 WV: 1802

We wish to provide the following submission regarding the location of the High Impact Industry (Abattoir) proposed at the above noted locations.

We object to the location on the following:-

1. Separation from Rural activities and also residential areas
2. Nuisance
3. Proposed operational hours

These items impacted by the following characteristics:-

Air Quality/Odour

Our residence is located 1200 meters from the proposed development. We have concerns that the proposed abattoir will not be able to meet Air emission nuisance limits at this location based on:-

1. The methodology used in the Applicants provided report for the Air quality was 4m/sec. BOM data evidences that the actual maximum wind gusts were an average of 30km/hr with a maximum wind gust of 44km/hr report forJune to date. Note that this is a variation of between 16km & 30km an hour and will have increased impacts on the distance that the odour will travel. See Image 1. Mean wind data shows that based on June 2019, the wind speed is in excess of 14.4km/hour (4m/sec) 66% of the time at 9am, and 91% of the time at 3pm. Modelling is incorrect and further investigation is required before any preliminary approval.Based on this, it can be made clear that this site is not a suitable location for a proposed abattoir and it is highly recommended that another site with more favourable conditions and characteristics is investigated.

2. Topography of the land is flat. There are no natural barriers to restrict the flow of odour/air quality further adding that this location is not suitable for a high odour, high impact industry.

3. The report by Katestone Environmental Pty Ltd also advised that the excessive odour from the irrigation of treated waste water can only be mitigated by limiting the irrigation area to 20 ha which is a reduction from the proposed plan of 140ha on two different sites, to 1 location of 20ha. This location is again unsuitable as an irrigation project of this size, requires in excess of 150ha to dispose of this amount of treated water waste, otherwise other waste disposal methods are required. Other methods may include trucking of waste (which then affects viability, air quality due to the dust and noise limits due to a higher number of vehicles moving on the site at any given time). Another option would be to build further waste water holding ponds/dams (which will also be an unacceptable increase to air quality/odour limits, with many complaints being as the result of waste water storage).

   Also, if no further action is taken, it increases the risk of overflow out of waste water holding ponds which will then increase the risk of contamination on the land, in a waterway and will also result in land being recorded on the contaminated risk register impacting rural property prices and productivity. We will address this concern under "Irrigation".

4. The proposed location will struggle to be able to meet environment concerns and historically, abattoirs have experienced a high volume of odour complaints over a number of years.

https://www.abc.net.au/news/2019-03-19/tasmanian-town-of-longford-stench-meatworks-sewage-abattoir/10912924

https://www.couriermail.com.au/news/questnews/logan/obnoxious-smell-in-logan-remains-a-mystery-with-teys-abattoir-and-chicken-farm-both-denying-its-emanating-from-their-sites/news-story/545b5e9fcb60928fe7f4aa5799f475dc

https://www.theage.com.au/national/victoria/brooklyn-abattoir-fined-again-for-raising-a-suburban-stink-20170208-gu84cs.html

https://www.epa.vic.gov.au/about-us/news-centre/news-and-updates/news/2015/november/25/rendering-company-found-guilty-for-rotting-carcass-smell

https://www.examiner.com.au/story/5962665/council-to-take-action-over-absolutely-putrid-odours/

http://www.rag.org.au/karalee/background.htm

https://www.epa.nsw.gov.au/news/media-releases/2019/epamedia190523-jbs-australia-fined-$15000-for-breaches-at-scone-abattoir

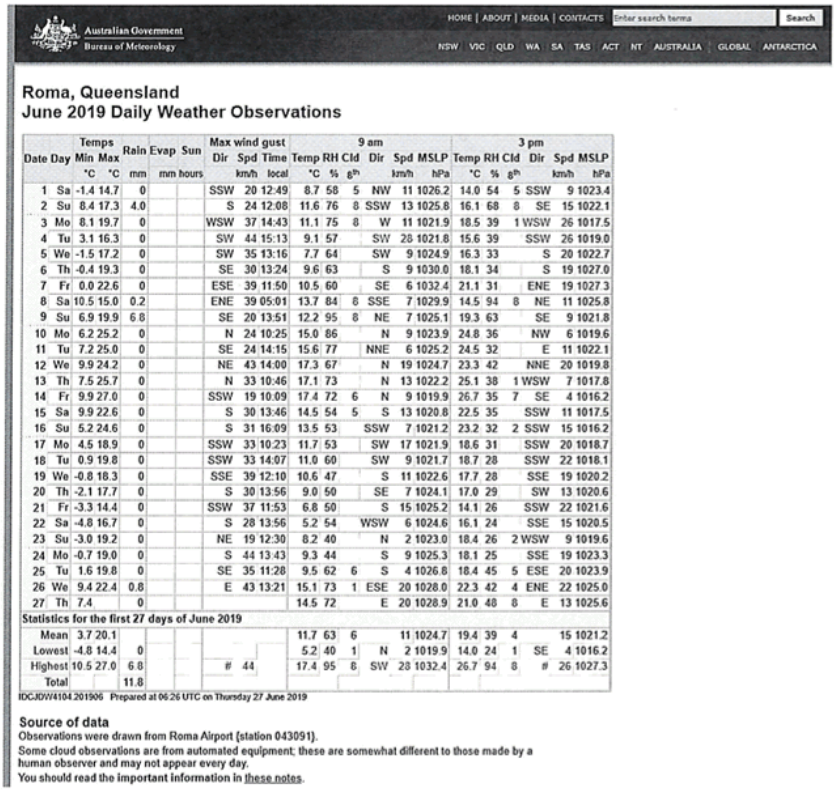
It is evident that odour from abattoirs is a concern in a number of locations across Australia and many abattoir development information sources point out that the selection of the correct site is one of the most important decisions to be made.

Based on this sites inability to meet air quality conditions, our preference that a different location is selected that is suited to a high impact industry. It appears that the property was purchased prior to any appropriate studies being conducted and there has been a complete disregard for any of the results of the reports commissioned that where the recommendations were not in the

applicants favour. With this information now to light, it gives us very little comfort that if, preliminarily approved, the applicant will take any advice on board and make changes on such a small site.

It is also important to note that there is a small rural residential community located to the east who have purchased small historical settlers blocks for a rural lifestyle away from both Roma and Wallumbilla. The air quality as a result of the proposed development will impact these residents and the ability of market the blocks as "rural lifestyle blocks". This only adds further fuel to the objection that this site is not an appropriate locations for a high impact industry.

Image 1



Australian Government Bureau of Meteorology

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NSW VIC QLD WA SA TAS ACT NT AUSTRALIA GLOBAL ANTARCTICA

Roma, Queensland
June 2019 Daily Weather Observations

Date	Day	Temps Min °C	Temps Max °C	Rain mm	Evap mm	Sun hours	Max wind gust Dir	Max wind gust Spd km/h	Max wind gust Time local	9 am Temp °C	9 am RH %	9 am Cld 8ths	9 am Dir	9 am Spd km/h	9 am MSLP hPa	3 pm Temp °C	3 pm RH %	3 pm Cld 8ths	3 pm Dir	3 pm Spd km/h	3 pm MSLP hPa
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spraying, harvesting etc). This becomes a workplace hazard for us, requires us to utilize WHS (Workplace Health & Safety) hierarchy of controls mitigation measures with the first being elimination. By implementing these controls, changes to our business and way of life, impose a financial burden and also a health risk to our family and workers.

These concerns have been based on:-

1. The modeling used has made assumptions that there is ground cover (grass) which "softens" the impacts. Maranoa Regional Council has been drought declared since mid 2013 with limited grass cover. Also, cultivated areas located on "Tipperary" for 5 years "Oakleigh" for 70 years and "Pasadena" for over 30 years will also impact this modelling as there is only ground cover for 1 season in favourable conditions (approx. 6 months).

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3. Our business is defined as a workplace, under WHS we are required to fulfill the following requirements (taken from Managing noise and preventing hearing loss at work Code of Practice – WHS regulation 34-38). We are concerned with the effects of excessive noise as per Queensland's workplace health and safety recommendations. Specifically around heart health.

https://www.worksafe.qld.gov.au/injury-prevention-safety/hazardous-exposures/noise/effects-of-excessive-noise

WHS Regulation 34-38: In order to manage risk under the WHS Regulation, a duty holder must:
a) identify reasonably foreseeable hazards that could give rise to the risk
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With this information to hand, our concerns around this industry not operating within limits only adds to our concerns that they will not be able to mitigate nuisance from noise emissions in this locations. It is further enhanced by the applicants dismissal of odour limit recommendations in the Air quality report. This type of development is better located in an area with natural barriers such as ranges.

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The location being on a high volume, high flow waterway (Pickanjinnie Creek) also is of high risk to spread biosecurity matter resulting in area wide degradation due to the spread of weeds,

pests and diseases. This is a change to the risks of the area and will require a rework of all biosecurity plans downstream and adjacent of this waterway.

The contamination and biosecurity risks are risks to our business which will require additional resources to allow the management of these risks. These risks where never anticipated when the owner purchased this land with the view of developing it into an abattoir and are now more "of concern" issues because of the biosecurity legislation changes. The applicant need to provide further information around biosecurity risks and the MRC will also be required to show how the Maranoa Regional Council plans to manage the increased risk on council controlled land.

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Currently, based on the application and reports, the water bores are unable to supply suitable amounts and quantities of water. The conclusion of these reports identifies that there are a number of options available, all with an impact to underground water supplies and surrounding water bores. Until further clarification is provided around what options the applicant is proposing to take, it will remain an area of concern for the viability of our business and our ability to water stock during time of drought and heat.

With the climatic changes, there is more reliance on ground water by the agricultural sector as well as regional towns.

The applicant has not taken into consideration the large amounts of water required for an abattoir and the lack of water available under the GABORA plan. This leaves very little ability for other water bores required for stock and domestic supply as well as future town supplies. This risk to support the supply a good portion of the allocations for the Great Artesian Basin to one applicant is short sighted and too high of a risk. These allocations are an emotional trigger for the agricultural community and it would be disaster out for the MRC to support a preliminary approval for a proposal with complete disregard for future water supplies. The influx of workers that will need to move to the area to staff this plant, will also put additional stress on the town water supplies for both Roma and Wallumbilla and will only become a long term issue that the Maranoa Regional Council will need to address in years to come.

It is important to note that Petroleum and Gas Production are bound by requirements under the Water Act to "Make Good" water sources that have been impacted by their development. Currently, it is unclear whether, this will be something that this application will need to consider. Whilst this uncertainty exists, we cannot support the extraction of this volume of water in this area for this proposed abattoir without impacting our business and the community around us who rely on underground water supplies.

Other water arrangement will need to be investigated by the applicant other than underground water.

Proposed Operational Hours

The application details the proposal of establishing initially a 600hd processing facility and then expand to a 1200 head a day processing facility. If the 80 head per hour facility is constructed and becomes operational, then to process 1200 head a day, 15 hours (7.5 hours x 2 shifts) is required. This will require operation outside the 6am-6pm business hours operation detailing the the MRC planning scheme and coupled with the noise and odour concerns noted above, will impact on neighbouring residential areas quiet enjoyment and the ability to entertain family and friends in outdoor areas. This is an unacceptable impact to our quiet enjoyment of rural lifestyle and again we stress that another site more suited to an abattoir should be investigated.

Summary:-

The objections to this development are clear, based on this location being unable to comply with some environmental requirements in particular odour, noise, contamination, flood area and underground water. All these have documented in the supporting reports attached to the application. Also, there are errors in the assumptions used to run these models. This location's inability to support a "high impact industry" is further compounded by the topography and natural barriers (such as ranges).

The risks of contamination, biosecurity and underground water use are too high for this location and it appears that the applicant has completely disregarded a number of the recommendations in his own commission reports and pushed forward on his application which does question why the application has been submitted in its current form.

Recommendations:-

Whilst, we are strongly objecting to the preliminary approval for a High Impact Industry (Abattoir), we are aware of the possible positive economic outcomes of bringing a suitably planned, researched, financed facility to the Maranoa Region at an appropriate time. Whilst this application in its current form, appears to not meet requirements under the MRC planning scheme and shows a complete disregard for local process, environmental legislation and social license to operate, a more suitable, well researched and documented future application may be beneficial to be considered, BUT, not in this location due to the grounds detailed above.

We are available for contact if you require any further information by emailing oakleigh6@outlook.com.

Graham & Christina York

"Tyrone"
Wallumbilla Q 4428

1 July 2019

The Assessment Manager
Maranoa Regional Council
PO Box 620
Roma Q 4455

Re: Proposed Development, Preliminary Approval, Application
Ref: 2018/198644
Material Change of Use - "High Impact Industry" (Abattoir)

Dear Sir/Madam,

Please find attached our submission regarding the above proposed development on Warrego Highway and Pickanjinnie North Road on Lot 210 WAL: 53390, Lot: 209 RP: 835683, Lot: 208 RP: 835683, Lot: 13 P:6042, Lot: 5 P:6041, Lot: 3 PO:6041, Lot: 219 WV:1588, Lot: 218 WAL: 53394, Lot: 224 WV:1802.

Please note that this neighbours our retirement property "Tyrone" and our residence is a mere 800 metres from the proposed actual abattoir building. Our land has been in the York name for nearly 70 years hence we feel this Proposed Development is very harsh to take as we are very passionate about our property and are a very strong community based family.

Our grave concerns relate to the extra traffic that this would cause on the Warrego Hwy which is only around 50 to 100 metres from our actual homestead. We chose this site 26 years ago for our retirement. Other issues are odour, noise, pollution and mere logistics of the whole proposal as you will see noted in the submission.

Should you have any queries in relation to this matter please contact our son Graham on Mobile 0428 234 329 or our daughter Trish Rowbotham on 0428 234 186.

Yours faithfully,

LYN YORK GEORGE YORK

George & Lyn York
"Tyrone"
Wallumbilla

The Assessment Manager
Maranoa Regional Council
PO Box 620
Roma Qld 4455
Email: planning@maranoa.qld.gov.au

SUBMISSION: Public Notification - Development Application for a Material Change of Use - "High Impact Industry" (Abattoir)

On land situated at Warrego Highway and Pickanjinnie North Road, Pickanjinnie

Described as Lot: 210 WAL: 53390, Lot: 209 RP:835683, Lot: 208 RP:835683, Lot: 13 P: 6042,Lot:5 P: 6041 , Lot: 3 P: 6041, Lot: 219 WV: 1588, Lot: 218 WAL: 53394, Lot:224 WV: 1802

We wish to provide the following submission regarding the location of the High Impact Industry (Abattoir) proposed at the above noted locations.

We object to the location on the following:-

1. Separation from Rural activities and also residential areas
2. Nuisance
3. Proposed operational hours

These items impacted by the following characteristics:-

Air Quality/Odour

Our residence is located 800metres from the proposed development. We have concerns that the proposed abattoir will not be able to meet Air emission nuisance limits at this location based on:-

1. The methodology used in the Applicants provided report for the Air quality was 4m/sec. BOM data evidences that the actual maximum wind gusts were an average of 30km/hr with a maximum wind gust of 44km/hr report forJune to date. Note that this is a variation of between 16km & 30km an hour and will have increased impacts on the distance that the odour will travel. See Image 1. Mean wind data shows that based on June 2019, the wind speed is in excess of 14.4km/hour (4m/sec) 66% of the time at 9am, and 91% of the time at 3pm. Modelling is incorrect and further investigation is required before any preliminary approval.Based on this, it can be made clear that this site is not a suitable location for a proposed abattoir and it is highly recommended that another site with more favourable conditions and characteristics is investigated.

2. Topography of the land is flat. There are no natural barriers to restrict the flow of odour/air quality further adding that this location is not suitable for a high odour, high impact industry.

3. The report by Katestone Environmental Pty Ltd also advised that the excessive odour from the irrigation of treated waste water can only be mitigated by limiting the irrigation area to 20 ha which is a reduction from the proposed plan of 140ha on two different sites,

to 1 location of 20ha. This location is again unsuitable as an irrigation project of this size, require in excess of 150ha to dispose of this amount of treated water waste otherwise other waste disposal methods are required. Other methods may include trucking of waste (which then affects viability, air quality due to the dust and noise limits due to a higher number of vehicle moving on the site at any given time). Another option would be to build further waste water holding ponds/dams (which will also be an unacceptable increase to air quality/odour limits, with many complaints being as the result of waste water storage).

Also, if no further action is taken, it increases the risk of overflow out of waste water holding ponds which will then increase the risk of contamination on the land, in a waterway and will also result in land being recorded on the contaminated risk register impacting rural property prices and productivity. We will address this concern under "Irrigation".

4. The proposed location will struggle to be able to meet environment concerns and historically, abattoirs have experienced a high volume of odour complaints over a number of years.

https://www.abc.net.au/news/2019-03-19/tasmanian-town-of-longford-stench-meatworks-sewage-abattoir/10912924

https://www.couriermail.com.au/news/questnews/logan/obnoxious-smell-in-logan-remains-a-mystery-with-teys-abattoir-and-chicken-farm-both-denying-its-emanating-from-their-sites/news-story/545b5e9fcb60928fe7f4aa5799f475dc

https://www.theage.com.au/national/victoria/brooklyn-abattoir-fined-again-for-raising-a-suburban-stink-20170208-gu84cs.html

https://www.epa.vic.gov.au/about-us/news-centre/news-and-updates/news/2015/november/25/rendering-company-found-guilty-for-rotting-carcass-smell

https://www.examiner.com.au/story/5962665/council-to-take-action-over-absolutely-putrid-odours/

http://www.rag.org.au/karalee/background.htm

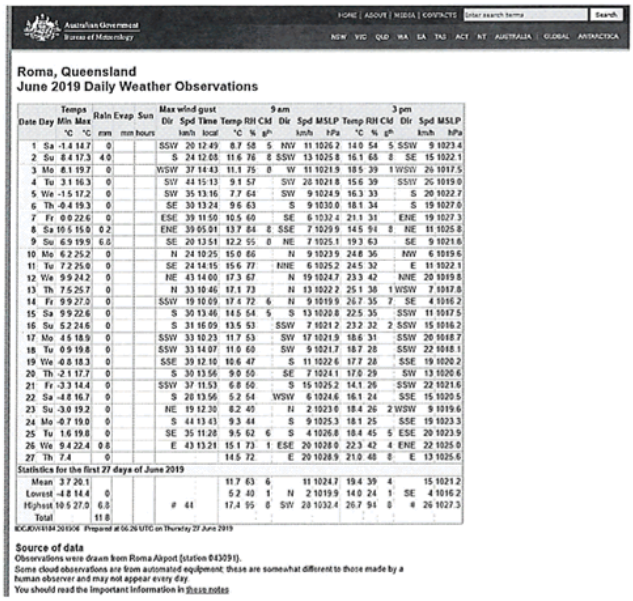
https://www.epa.nsw.gov.au/news/media-releases/2019/epamedia190523-jbs-australia-fined-$15000-for-breaches-at-scone-abattoir

It is evident that odour from abattoirs is a concern in a number of locations across Australia and many abattoir development information sources point out that the selection of the correct site is one of the most important decisions to be made.

Based on this sites inability to meet air quality conditions, our preference that a different location is selected that is suited to a high impact industry. It appears that the property was purchased prior to any appropriate studies being conducted and there has been a complete disregard for any of the results of the reports commissioned that where the recommendations were not in the applicants favour. With this information now to light, it gives us very little comfort that if, preliminarily approved, the applicant will take any advice on board and make changes on such a small site.

It is also important to note that there is a small rural residential community located to the east who have purchased small historical settlers blocks for a rural lifestyle away from both Roma and Wallumbilla. The air quality as a result of the proposed development will impact these residents and the ability to market the blocks as "rural lifestyle blocks". This only adds further fuel to the objection that this site is not an appropriate location for a high impact industry.

Image 1



Australian Government Bureau of Meteorology

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Roma, Queensland
June 2019 Daily Weather Observations

Date	Day	Temps Min °C	Temps Max °C	Rain mm	Evap mm	Sun hours	Max wind gust Dir	Max wind gust Spd km/h	Max wind gust Time local	9 am Temp °C	9 am RH %	9 am Cld g/8	9 am Dir	9 am Spd km/h	9 am MSLP hPa	3 pm Temp °C	3 pm RH %	3 pm Cld g/8	3 pm Dir	3 pm Spd km/h	3 pm MSLP hPa
1	Sa	-1.4	14.7	0			SSW	20	12:49	8.7	58	5	NW	11	1026.2	14.0	54	5	SSW	9	1023.4
2	Su	8.4	17.3	4.0			S	24	12:08	11.6	76	8	SSW	13	1025.8	16.1	68	8	SE	15	1022.1
3	Mo	8.1	19.7	0			WSW	37	14:43	11.1	75	8	W	11	1021.9	18.5	39	1	WSW	26	1017.5
4	Tu	3.1	16.3	0			SW	44	15:13	9.1	57		SW	28	1021.8	15.6	39		SSW	26	1019.0
5	We	-1.5	17.2	0			SW	35	13:16	7.7	64		SW	9	1024.9	16.3	33		S	20	1022.7
6	Th	-0.4	19.3	0			SE	30	13:24	9.6	63		S	9	1030.0	18.1	34		S	19	1027.0
7	Fr	0.0	22.6	0			ESE	39	11:50	10.5	60		SE	6	1032.4	21.1	31		ENE	19	1027.3
8	Sa	10.5	15.0	0.2			ENE	39	05:01	13.7	84	8	SSE	7	1029.9	14.5	94	8	NE	11	1025.8
9	Su	6.9	19.9	6.6			SE	20	13:51	12.2	95	8	NE	7	1025.1	19.3	63		SE	9	1021.6
10	Mo	6.2	25.2	0			N	24	10:25	15.0	66		N	9	1023.9	24.8	36		NW	6	1019.6
11	Tu	7.2	25.0	0			SE	24	14:15	15.6	77		NNE	6	1025.2	24.5	32		E	11	1022.1
12	We	9.9	24.2	0			NE	43	14:00	17.3	67		N	19	1024.7	23.3	42		NNE	20	1019.8
13	Th	7.5	25.7	0			N	33	10:46	17.1	73		N	13	1022.2	25.1	38	1	WSW	7	1017.8
14	Fr	9.9	27.0	0			SSW	19	10:09	17.4	72	6	N	9	1019.9	26.7	35	7	SE	4	1016.2
15	Sa	9.9	22.6	0			S	30	13:46	14.5	64	5	S	13	1020.8	22.5	35		SSW	11	1017.5
16	Su	5.2	24.6	0			S	31	16:09	13.5	63		SSW	7	1021.2	23.2	32	2	SSW	15	1016.2
17	Mo	4.6	18.9	0			SSW	33	10:23	11.7	63		SW	17	1021.9	18.6	31		SSW	26	1018.7
18	Tu	0.9	19.8	0			SSW	33	14:07	11.0	60		SW	9	1021.7	18.7	28		SSW	22	1018.1
19	We	-0.8	18.3	0			SSE	39	12:10	10.6	47		S	11	1022.6	17.7	28		SSE	19	1020.2
20	Th	-2.1	17.7	0			S	30	13:56	9.0	50		SE	7	1024.1	17.0	29		SW	13	1020.6
21	Fr	-3.3	14.4	0			SSW	37	11:53	6.8	60		S	15	1025.2	14.1	26		SSW	22	1021.6
22	Sa	-4.8	16.7	0			S	28	13:56	5.2	54		WSW	6	1024.6	16.1	24		SSE	15	1020.5
23	Su	-3.0	19.2	0			NE	19	12:30	8.2	45		N	2	1023.6	18.4	26	2	WSW	9	1019.6
24	Mo	-0.7	19.0	0			S	44	13:43	9.3	44		S	9	1025.3	18.1	25		SSE	19	1023.3
25	Tu	1.6	19.8	0			SE	35	11:28	9.5	62	6	S	4	1026.8	18.4	45	5	ESE	20	1023.9
26	We	9.4	22.4	0.8			E	43	13:21	15.1	73	1	ESE	20	1028.0	22.3	42	4	ENE	22	1025.0
27	Th	7.4		0						14.5	72		E	20	1028.9	21.0	48	8	E	13	1025.6
Statistics for the first 27 days of June 2019																					
Mean		3.7	20.1							11.7	63	6			1024.7	19.4	39	4			1021.2
Lowest		-4.8	14.4	0						5.2	40	1	N	2	1019.9	14.0	24	1	SE	4	1016.2
Highest		10.5	27.0	6.8			#	44		17.4	95	8	SW	20	1032.4	26.7	94	8	#	26	1027.3
Total				11.8																	

IDCJDW6184.201906 Prepared at 06:26 UTC on Thursday 27 June 2019

Source of data
Observations were drawn from Roma Airport (station 043091).
Some cloud observations are from automated equipment; these are somewhat different to those made by a human observer and may not appear every day.
You should read the Important Information in these notes

Historical data for wind conditions Roma has been sourced from:- http://www.bom.gov.au/climate/averages/tables/cw_043091.shtml

Noise

Our residence is located 800metres from this proposed development. We have concerns over this project being able to meet noise emission guidelines so that the emissions do not cause nuisance to adjoining properties. The impact will be that we will be unable to sleep or have quiet enjoyment of our property while in retirement. By implementing these controls, changes to our retirement, impose a financial burden and also a health risk to our family.

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Currently, based on the application and reports, the water bores are unable to supply suitable amounts and quantities of water. The conclusion of these reports identifies that there are a number of options available, all with an impact to underground water supplies and surrounding water bores. Until further clarification is provided around what options the applicant is proposing to take, it will remain an area of concern for the viability of our business and our ability to water stock during time of drought and heat.

With the climatic changes, there is more reliance on ground water by the agricultural sector as well as regional towns.

The applicant has not taken into consideration the large amounts of water required for an abattoir and the lack of water available under the GABORA plan. This leaves very little ability for other water bores required for stock and domestic supply as well as future town supplies. This risk to support the supply a good portion of the allocations for the Great Artesian Basin to one applicant is short sighted and too high of a risk. These allocations are an emotional trigger for the agricultural community and it would be disaster out for the MRC to support a preliminary approval for a proposal with complete disregard for future water supplies. The influx of workers that will need to move to the area to staff this plant, will also put additional stress on the town water supplies for both Roma and Wallumbilla and will only become a long term issue that the Maranoa Regional Council will need to address in years to come.

It is important to note that Petroleum and Gas Production are bound by requirements under the Water Act to "Make Good" water sources that have been impacted by their development. Currently, it is unclear whether, this will be something that this application will need to consider. Whilst this uncertainty exists, we cannot support the extraction of this volume of water in this area for this proposed abattoir without impacting our business and the community around us who rely on underground water supplies.

Other water arrangement will need to be investigated by the applicant other than underground water.

Proposed Operational Hours

The application details the proposal of establishing initially a 600hd processing facility and then expand to a 1200 head a day processing facility. If the 80 head per hour facility is constructed and becomes operational, then to process 1200 head a day, 15 hours (7.5 hours x 2 shifts) is required. This will require operation outside the 6am-6pm business hours operation detailing the the MRC planning scheme and coupled with the noise and odour concerns noted above, will impact on neighbouring residential areas quiet enjoyment and the ability to entertain family and friends in outdoor areas. This is an unacceptable impact to our quiet enjoyment of rural lifestyle and again we stress that another site more suited to an abattoir should be investigated.

Summary:-

The objections to this development are clear, based on this location being unable to comply with some environmental requirements in particular odour, noise, contamination, flood area and underground water. All these have documented in the supporting reports attached to the application. Also, there are errors in the assumptions used to run these models. This location's inability to support a "high impact industry" is further compounded by the topography and natural barriers (such as ranges).

The risks of contamination, biosecurity and underground water use are too high for this location and it appears that the applicant has completely disregarded a number of the recommendations in his own commission reports and pushed forward on his application which does question why the application has been submitted in its current form.

Recommendations:-

Whilst, we are strongly objecting to the preliminary approval for a High Impact Industry (Abattoir), we are aware of the possible positive economic outcomes of bringing a suitably planned, researched, financed facility to the Maranoa Region at an appropriate time. Whilst this application in its current form, appears to not meet requirements under the MRC planning scheme and shows a complete disregard for local process, environmental legislation and social license to operate, a more suitable, well researched and documented future application may be beneficial to be considered, BUT, not in this location due to the grounds detailed above.

We are available for contact if you require any further information by emailing our son Graham on oakleigh6@outlook.com or our daughter Trish Rowbotham on rowbot5@bigpond.com.

George & Lyn York

Maranoa Regional Council
PO Box 620
Roma Qld 4455
Email: planning@maranoa.qld.gov.au

Attention: The Assessment Manager

Proposed Development, PreliminaryApproval,Application Ref: 2018119864
Material Change of Use - "High Impact Industry" (Abattoir)
Pickanjinnie Abattoir ("the Project")

We refer to the above matter.

We wish to submit against the Development Application for the Project

We make our submission as the Occupiers of 45772 Warrego Highway, Wallumbilla (more particularly described as Lot 198 on WV1552).

We outline the particulars of our submission below.

Draft Reports

Each of the Reports submitted by Valinda to support their Development Application for the Project are clearly identified as being in **draft** only (save for the Department of Agriculture and Fisheries Viability Study prepared by Meateng).

It is ludicrous and unsatisfactory that Valinda has submitted, for public and statutory consideration, modelling and reports that are un-finalised, incomplete and without the requisite expert certification. The Project proposed is by no means minor in nature, and there is a certain standard of professionalism and due care that should be reasonably exercised in its conduct.

Evidently, Valinda has failed to exercise such professionalism and care in failing to provide current, finalised supporting documentation for consideration.

Without complete and finalised Development Application supporting documentation being provided, we find it difficult to consider the Development Approval put forward. The Development Application and its supporting documentation in its current form cannot be, and should not be, considered with merit.

We impress the importance of this upon Maranoa Regional Council, and would suggest that any decision made by council should be founded upon factual, complete and finalised evidence.

Air Quality Report

The Air Quality Report provided is in a "draft" format only. This has been commented on in the preceding paragraph.

Moreover, the report was prepared in August – September 2017 and considers only the conditions encountered at that time. This data includes wind patterns which form a critical part of Katestone's analysis of odour emissions and the impact on the listed sensitive receptors.

Katestone have adopted a "conservative" odour emission rate from the settling pond of 0.153 ou/m^2/ s for the irrigation area. Katestone earlier advised that there is no data available for the assumption to be made. Therefore, we query the accuracy and foundation of this assumption.

More generally, the modelling provided is limited in detail and provides little to no evidence to substantiate the assumptions put forward.

The Conclusion of the Air Quality Report state that their recommendations may vary depending on any alteration to the Project Plans. On the basis that this report is:

- in draft format only; and
- based on data in excess of eighteen (18) months old,

it is a reasonable that the results and recommendations of the Report may no longer be current and valid given inevitable changes in Project Plans and available environmental data over the last eighteen (18) months.

Having regard to the above comments, we would request that Valinda provide odour modelling that is:

- in final format;
- justified by reasonable evidence; and
- based on current data.

Further, we would request further, detailed information regarding any future intentions of Valinda to monitor their odour emissions to ensure that their anticipated assessments provided are within the actual scope of their Report and their approved Environmental Authority for the Project, particularly as we occupy what appears to be Sensitive Receptor 3.

Insufficient Evidence Relating to Groundwater

Within the Development Application literature that Valinda have provided, it is silent and unclear as to where Valinda intend to source the water supply for the Project, particularly which aquifer. The commentary within the reports only suggest where, ideally and based on the assumption that Valinda will secure any requisite approvals, the most suitable supply (being 100% sourced from the Hutton on a long term basis); however, no clear or realistic modelling has been provided as to of how much water will be taken from each aquifer specifically, the bores in the region that will be effected as a result and the long term affects to the water basin.

Gubberamunda Sandstone:

In the 2017 Earth Search Report, it is stated that the Gubberamunda Sandstone may not be able to supply the required long term water capacity for the Project. In this case, there are concerns

as to how long this aquifer will be utilised (i.e. either as a sustainable source or until the supply is depleted and a more reliable option becomes necessary).

Hutton Sandstone:

It is known that the Hutton Sandstone formation is typically a plentiful water supply, and based on that alone, it is suggested to be the most suitable water source for the Project.

However, there is insufficient data relating to the Pickanjinnie Study Area on the following critical items:

- Aquifer supply available (i.e. what water is available for the long-term production of the Project;
- Expected effect on surrounding bores in the Hutton Sandstone; and
- Water quality and suitability for the Project.

Precipice Sandstone:

In surrounding locations of the Pickanjinnie Study Area, the Precipice Sandstone formation is described as a "highly productive conventional gas reservoir".

If the Precipice Sandstone Formation were to be tapped by a new bore, it is unclear whether the water supply would be interfered with an oversupply of gas.

In this scenario, it will become uneconomical to pump water from the formation as gas will interfere with current pumping techniques.

In the Pickanjinnie Study Area, the Precipice Sandstone resource is considered highly limited because of the following:

- presence of gas in water;
- the thin rock formation; and
- extensive water draw down.

Throughout the Development Application material, it is unclear what water supply Valinda is going to access as:

- the Gubberamunda formation, to which they currently have an allocation of 500ML, is only a short term option; and
- Hutton Sandstone formation exploration is not guaranteed to be approved by government authorities.

From the three (3) potential options for groundwater, it is clear that the Hutton Sandstone formation is the only long term viable solution for water supply, however, that is not to say that it is completely suitable for a long term project of this magnitude. At this stage, the Great Artesian

Basin Water Plan is limiting the future take of groundwater from the Hutton Sandstone formation which may make the Pickanjinnie Study Area unsuitable for further development of this scale.

Considering the comments above it, we would request that Valinda provide:

- further data and modelling on the Project's water usage, specifically relating to the specific water sources intended to be utilised;
- what steps have been taken by Valinda to explore the viability and sustainability of the intended water source;
- any applications required to permit them to draw resources from the Hutton Sandstone Formation.

Economic

This section has been written based on the commentary provided by the Department of Agriculture and Fisheries Cattle Supply and Viability Study prepared by Meateng (the Meateng Report).

The economic strength of the cattle industry in the Maranoa district is, and should be, a major consideration in the approval of the Project. Valinda have placed emphasis on the economic benefits of the proposed Projects, however there are some concerns around this.

Cattle Sources

There is a concern as to the amount of cattle that Valinda intends to source for the Project, and the impact that this will have on the existing market.

According to Maranoa Regional Council, the Roma Saleyard is the largest cattle selling centre in Australia with 372,648 cattle being sold through the yards in the 2014/15 financial year.

Valinda indicate in their Roma Sensitivity Analysis that the expected throughput (head per annum) will be 170,000, approaching 50% of the total cattle sold in the local area. This raises concerns as to the supply available to usual traders in the district, and the long term viability of production in the area.

Further concerns are raised as to the market suitability of the Project within the district. This is particularly concerning as the process proposed is hot boning, a manufacturing style production that will not add value to local cattle in the Roma area as it is a manufacturing process used on commercial meat products, and not quality production. The plant proposes chilling capacity for only 150 bodies on a 600 a day production. Roma is an area that focusses on high quality beef production, not manufacturing product and therefore the development in its current format is unlikely to compete for local cattle or deliver value to producers in the region. The 70:30 proposed production split – frozen to chilled, also highlights a manufacturing style output for commercial grade product.

It should also be noted that there is insufficient storage for chilled or frozen boned product for even one day's slaughter and that contingency has been provided.

In short, Valinda intends to monopolise the cattle trading market in the Maranoa district and will focus predominantly on lower quality beasts, having the potential, and intention, to steer market prices.

The potential monopoly that Valinda could have in the local cattle market has the ability to leave local producers high and dry, and will affect long term investments to the established, high quality beef production in the district.

The Maranoa economy is bolstered by and prides itself on its high quality cattle market, and the Project intended by Valinda is not modelled to support and continue growth in this area.

Jobs

Valinda has placed emphasis that the benefits that will follow from the job growth created by the Project.

In the Development Application materials, Valinda projects that, at minimum, 340 full time jobs will be created. This number is reported to vary greatly depending on the operation capacity of the Project. At full capacity, Valinda indicates that there may be 340 jobs *per shift* during times of peak operation (1200 head per day – 2 shifts) and normal operation (600 head per day – 1 shift), that being up to 680 jobs created (each varying in required skill sets and experience).

In the Meateng Report, in email correspondence, Valinda indicates that during times of "long term cattle shortages", staff would be moved to Wallumbilla and employed "somewhere" for a short time. We raise concerns as to where Valinda intends for an unknown number of their staff to be employed, for an unknown period. No contingency plan is provided for the interim employment of their staff.

Should there suddenly be up 340 workers unemployed for an unknown period of time, this will consequentially harm local businesses.

Should Valinda intend to outsource their staff in the inevitable dry times, further contingencies will need to be in place to ensure the financial viability and security of the jobs in the region.

Claims of a "Co-Op"

We query Valinda's claims put forward email correspondence contained in the Meateng Report that:

> *All Satellite Abattoirs, including Wallumbilla, will be Co-Op owned by Beef Producers, local staff, and their local Regional Councils, with all money, [Profit's] returned to their communities.*

This is a bold claim to be put forward by Valinda, and is a claim that has received no further comment in any other document provided in their Development Application.

Should it be Valinda's intention that the Project be conducted as a "Co-Op", we would request further information as to their management plan, budget and intended distribution for funds.

We would request any information be disclosed by Maranoa Regional Council as to whether they intend to profit from the Project.

Should this information not be accurate, we would query why it has been included in the Meateng Report in what seems to be Valinda's instructions to Meateng in the preparation of the Study.

Inconsistencies Relating to Sensitive Receptors

Katestone Air Quality Report

The Air Quality Report identifies twenty one (21) total Sensitive Receptors.

KMH Environmental Noise Assessment Report

The Noise Assessment Report identifies twenty three (23) total Sensitive Receptors.

FSA: Assessment of Environmental and Planning Constraints Reports

The FSA Report identifies only six (6) sensitive receptors at **Table 3** (being Sensitive Receptors R1 – R3, Wallumbilla and Roma). It should be noted that the Registered Plan Details for the "R2" listed on this table is incorrect, and does not register a valid land parcel.

Contrary to Table 3 of the FSA Report, the Map on Page 12 identifies Sensitive Receptors R1 – R4.

Further, whilst providing mention to these Sensitive Receptors, the FSA Report does not provide any commentary in respect of the Sensitive Receptors. Rather, they are mentioned in passing and provide no value to the objective of the report. We would impress that further commentary should be provided as to the environmental constraints (if any) posed as a result of these sensitive receptors, and the viability of the Project having regard to its proximity to the listed dwellings.

General Comment

Whilst there may be different ranges for the affected Sensitive Receptors for Air and Noise Assessment, the inconsistency between the three (3) reports has not be commented on in the literature. The ambiguity in which properties are deemed to be "sensitive receptors" is confusing and casts doubt that the required modelling has been, or will be, undertaken with a stream lined and consistent approach. We would request that Valinda provide a definitive, holistic list of which Properties will be considered to be impacted and identified as "Sensitive Receptors" to the Project.

Pests

We are concerned that there is a serious potential for pests such as house and buffalo fly to breed in the Project area and beyond.

The quantities of manure, effluents and other waste products containing meat processing residues and waste water from wash downs are considerable. As a direct result, there is a significant potential for an increase in the breeding and presence of buffalo and house fly in the Project area and beyond.

Flies are prolific breeders, and the conditions of the Project area have the potential to become a breeding ground for these pests.

As owners of livestock within the vicinity of the Project Area, we have genuine concerns that an increased presence of house fly and buffalo fly poses a potential threat to the health of our livestock (as flies can be carriers of disease), and will increase the operational costs of maintaining our livestock.

This is a concern that has received no substantial commentary in the Project literature; however, it is a threat that has the potential to increase the financial burden and our management time incurred in maintaining our livestock.

Final Comments

Whilst we acknowledge that, in theory, the prospect, of an abattoir in the district is desirable, having regard to Roma being considered a "rural hub" and the volume of the local sale yards, the Development Application put forward by Valinda:

- lacks thorough and complete data and modelling; and
- puts forward a fanciful and unrealistic project plan.

We hope Maranoa Regional Council takes our concerns and comments on board in their consideration the Project.

Kind Regards,

Isabella Humphreys and Ryan York

45772 Warrego Highway
WALLUMBILLA Q 4428
Email: ryork7263@gmail.com

D19/52222.

Jodie Marlow

From: Council
Sent: Thursday, 20 June 2019 1:40 PM
To: Customer.Service
Subject: FW: Pickanjinnie abattoir

Maranoa Regional Council
Postal Address: P.O. Box 620 ROMA QLD 4455
P: 1300 007 662

F: (07) 4624 6990
Email: council@maranoa.qld.gov.au
Web:www.maranoa.qld.gov.au
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Please consider the environment before printing this e-mail-----Original Message-----
From: Marissa Proud [mailto:mproud79@hotmail.com]
Sent: Thursday, 20 June 2019 12:40 PM
To: Council <council@maranoa.qld.gov.au>
Subject: Pickanjinnie abattoir

To whom it may concern
I am writing today to object to the proposed abattoir for the Pickanjinnie area.
This would be the worst thing for our area.
Our community is a rural community and is rural zoning not industrial.
Our business have try to start up on these blokes and all have be squashed as our zoning doesn't allow business.
These business would not of hurt the area and the environment as much as a abattoir.

Reasons for my objections are:-
1. The neighbours houses are to close. The smell would be unbearable.
2. The amount of water that follows through and over both these blocks is amazing. The country only needs a little rain as it is clay based soil and it flows straight into the Pickanjinnie creek which feeds the wallumbilla creek and ends up in the Condamine river. Every time it rains all the manure, chemicals and mess will flow done these rivers killing the fish and the farms which rely on this water.
3. The traffic would also be a problem. It is a dangerous corner as is without any more large road trains using the turn off.
4. Escaping livestock which would be able to go straight onto the highway.
5. Workers. Is he using Australian workers or does the money, jobs and meat go direct to the foreign investor.

Another item the council needs to discuss with the owner of these blocks is that these blocks flood and the owner doesn't agree. Just because we are in a drought at the moment doesn't mean the blocks don't flood. They flood

well and the road between both blocks becomes an inland river. No road access due to the amount of water the flows through these blocks.

Pickanjinnie is a farming community with heritage sufficient and should not be ruined by foreign abattoir. Australia is in a cattle shortage we don't need more polluting, environmental destroying industries.

This would be a negative industry to allow in our community.
We say NO

Michael proud
Concerned neighbour
Sent from my iPad
----------Safe Stamp----------
Your Anti-virus Service scanned this email. It is safe from known viruses.
For more information regarding this service, please contact your service provider.

2

~~D19/52222~~.

D19/52305.

RECEIVED
20 JUN 2019
MARANOA REGIONAL COUNCIL

667 Pickanjinnie 5th Rd.
Wallumbilla Q. 4428.
20-6-19.

Dear Sir or Madam,

I am writing to the Maranoa Regional Council to put a complaint in about this proposed development of High impact industry (Abattoir) to be build at Pickanjinnie on the Pickanjinnie North Road. We are highly against it been build. We live 3 Kms south from this site & there is no way we will agree to it been build. Our main concerns are the smell & noise, dust, dust from vehicles & livestock when the winds change. we will get the full effects of it all. this is a on going concern. also the low life people working there. What effect will it have on our waterways. if a leakage of waste or chemicals get into the waterways or gullies which all run into the pickanjinnie creek which run through our property what effect will it have on our livestock drinking this water, the fish, turtles & other water creatures. What effect will it have on our bores. which are low in water now & each year the water table is getting lower it will take a big impact on our bores which we need. what effect will it have on our health & well being when the noise, smell & the gases (suchas methane) come down the creek & low lying areas & linger there for days. our homestead is only 800mtrs from the creek just think what it could do to our health. each day we will have the full effects of noise coming from the trucks &

other vehicles coming & going day in & day out.
I do hope the council will take time to stop, rethink & relook at what could happen to the families in the pickanjinnie area if they go ahead & build this abattoir.

Regards
KJ Proud
Keith Proud.

Sunday, 14 July 2019.



The Assessment Manager.
Maranoa Regional Council,
PO Box 620,
Roma. Q. 4455.
Re: Proposed Development, Preliminary approval, Application.
Ref: 2018/198644.
Material Change of use- "High Impact Industry" (Abattoir).

Dears Sir/Madam,
Please find enclosed information, regarding Valinda's reply to the submissions against the above proposed project.
While there was 7 Submission's it is only two families. The York's 5 submissions and Proud.2 submissions. It is clear that both families have disregarded the technology on odour control that I handed them. And have tried to put forward any reason to stop the project. Example: Trish York quoting their resident is a mere 4000 metres from the abattoir building, then quoting they won't be able to sleep and have quiet time, which will affect their working staff. They even pulled in Jenny York who lives approx. 70km away by road from the project site, by trying to use a water issue. To block the Preliminary Approval. Keith Proud quoted we will have the full affects of noise coming from the trucks and other vehicles coming and going day in and day out: In a meeting with Keith, near the house on the industrial property in 2017 I commented on the noise coming from the traffic along the highway at night, Keith replied the noise does not bother me.
They have clearly used the Roma wind direction data to put a completely different angle on the odour control. Katestone's air quality assessment which they would have had to have read to compare the 2 lots of information, clearly states **Wind distribution produced by TAPM/CALMET for the Project site.**
The council (The Assessment Manager) will have to make the decision. I am prepared **to consider** a meeting with all Submitters and council members to try to resolve their concerns. **But the Submitters will have to clearly demonstrate to me that they have read all the information on odour control and in the Site Based Management Plan. I am not prepared to travel and drive for 14 hours round trip if they don't.**

Regarding, moving the project to another site, (which I doubt exist) the issue wherever it goes will be **Odour impact and water impact,** if the water allocation **(500 ml Gubberamunda Industrial licence) was moved closer to Roma, then this will impact on Roma's allocation and Department of Natural Resources and mines would not allow this.** Valinda, will not be involved in transferring the Project to another Site.

Regarding the issue on irrigation, the Project will not be able to address this issue until we know what water the project has to operate with. This also applies to the number of cattle processed daily
Also, included information showing how today's technology has improved the way odour can be controlled better than the older ways.
Note: Plate 1: Due to the biofilter. (new way).
Note: Plate2: Due to the lairage, (old way).
A biofilter is that large steel ball that can be seen at the Oakey abattoir site.
Also, included the map on the Potential abattoir site's 1 and 2, no 1 site is where the proposed abattoir will be built. In some of the submissions, I feel they have been working of no 2 sites in the receptor distance.

Yours Sincerely,

Val Cormack Director Valinda Team Pty Ltd.

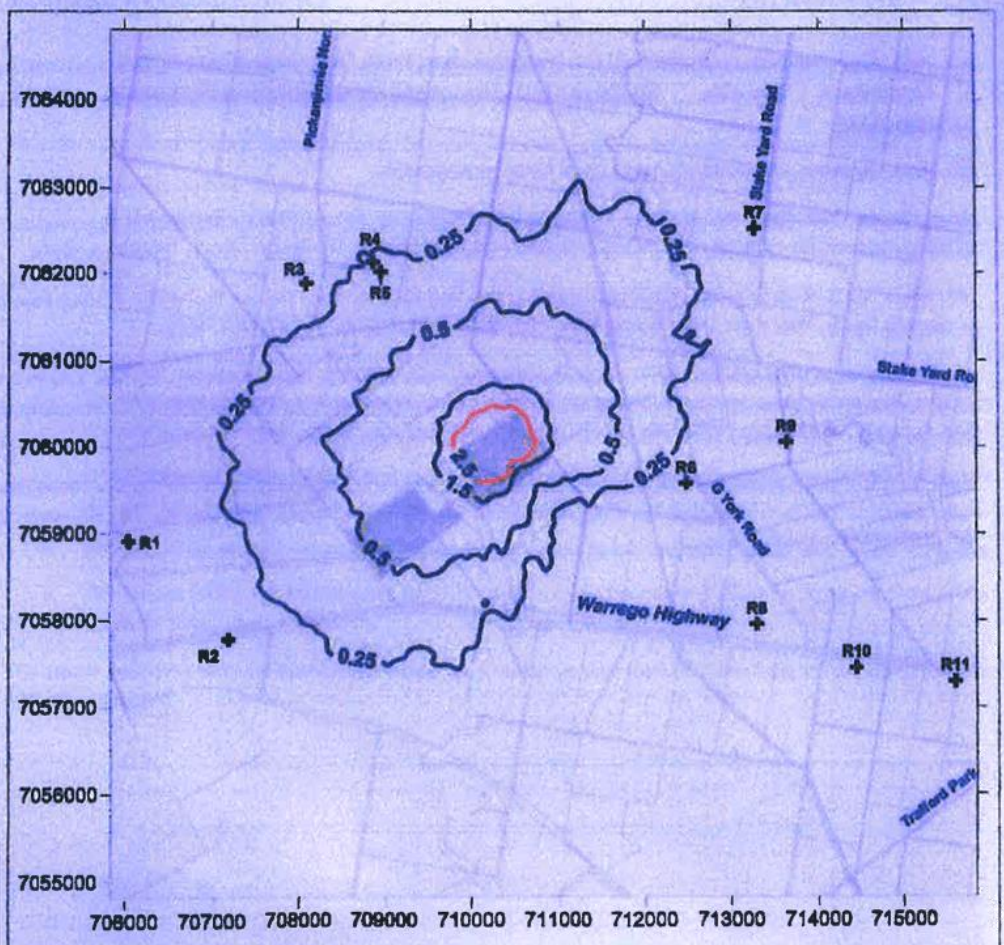


Plate 1 **Predicted 99.5th percentile 1-hour average ground-level concentrations of odour (ou) due to the biofilter at the proposed Pickanjinnie facility**

Location:	Averaging period:	Data source:	Units:
Pickanjinnie	1-hour	CALPUFF	ou
Type:	**Guideline:**	**Prepared by:**	**Date:**
99.5th percentile	2.5 ou	Natalie Shaw	December 2017

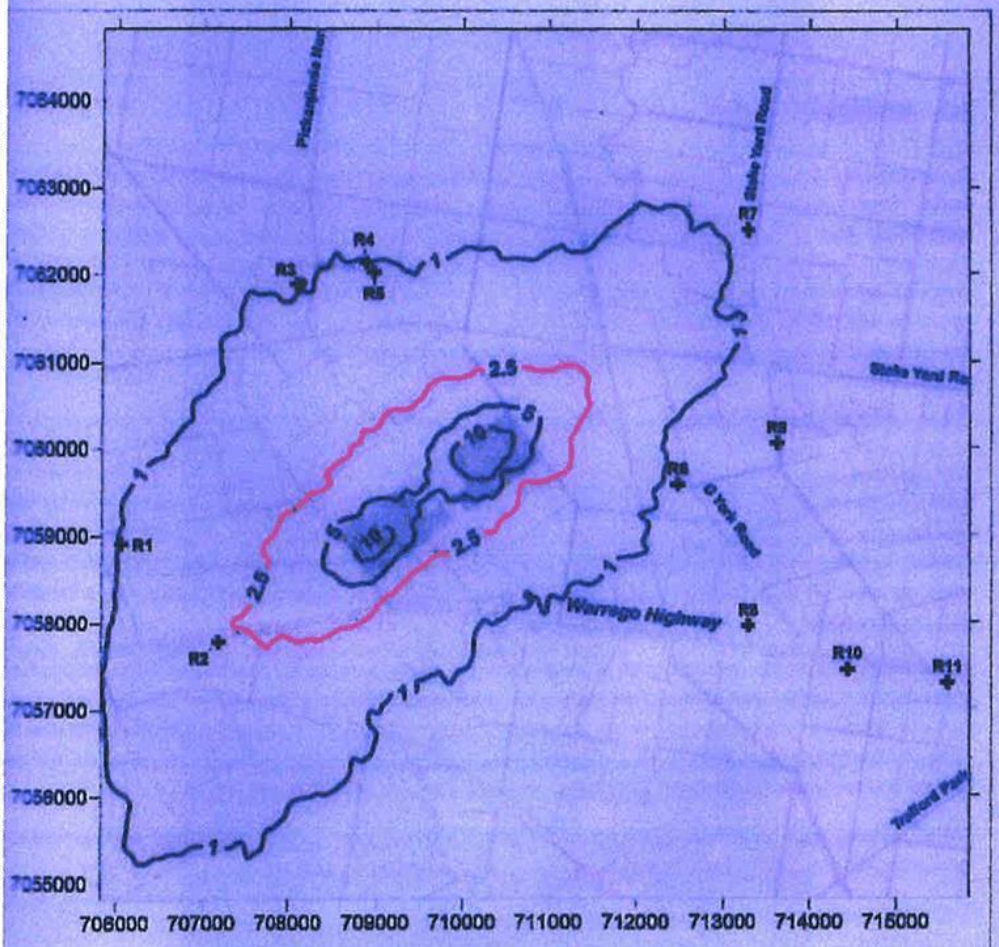
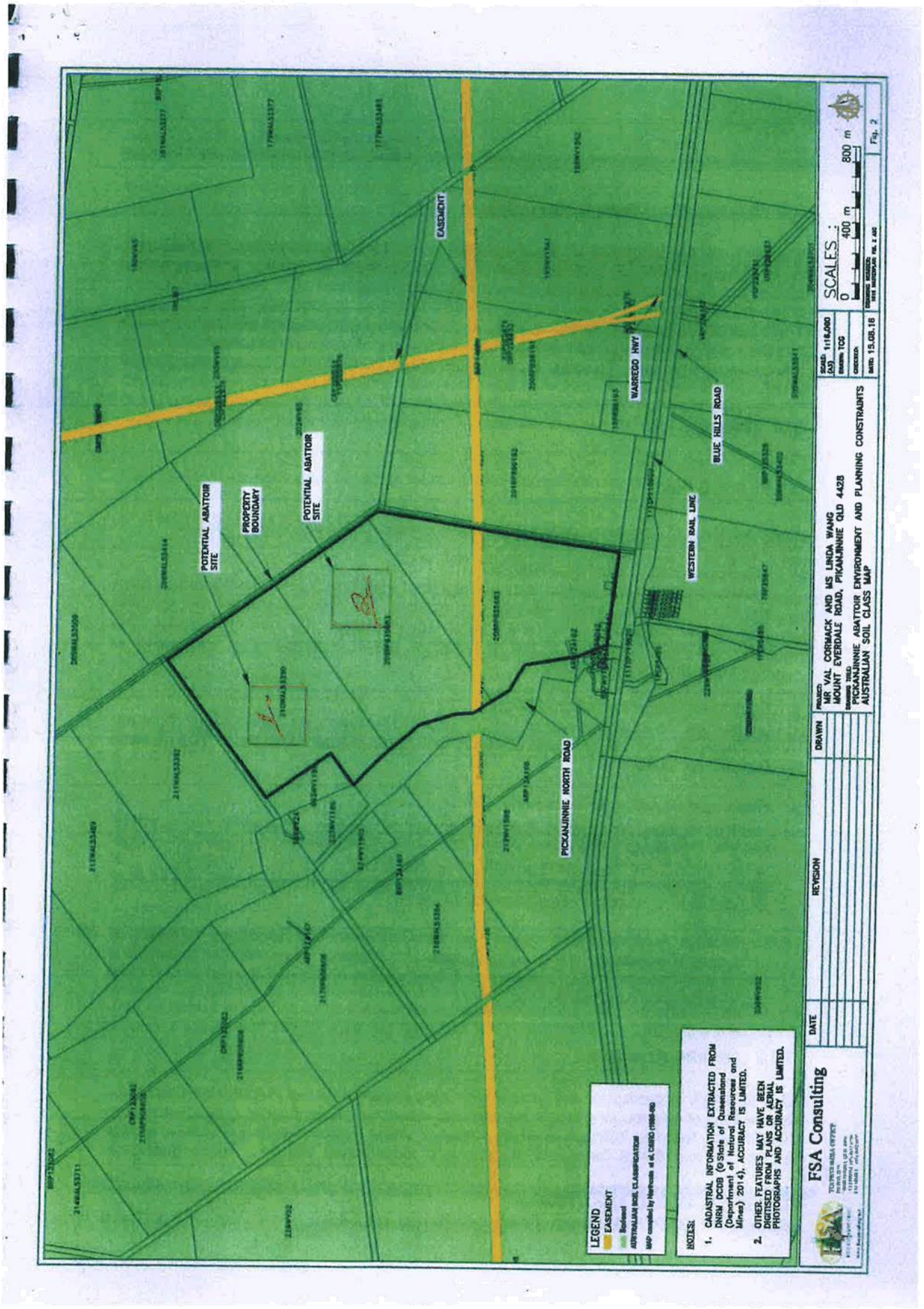


Plate 2 **Predicted 99.5th percentile 1-hour average ground-level concentrations of odour (ou) due to the lairage, WWTP and the 20 ha irrigation area at the proposed Pickanjinnie facility**

Location:	Averaging period:	Data source:	Units:
Pickanjinnie	1-hour	CALPUFF	ou
Type:	**Guideline:**	**Prepared by:**	**Date:**
99.5th percentile	2.5 ou	Natalie Shaw	December 2017


POTENTIAL ABATTOIR SITE
PROPERTY BOUNDARY
POTENTIAL ABATTOIR SITE
EASEMENT
WARREGO HWY
BLUE HILLS ROAD
WESTERN RAIL LINE
PICKANJINNIE NORTH ROAD
LEGEND
EASEMENT
Bedroad
AUSTRALIAN SOIL CLASSIFICATION
NOTES:
1. CADASTRAL INFORMATION EXTRACTED FROM DNRM DCDB (© State of Queensland (Department of Natural Resources and Mines) 2014). ACCURACY IS LIMITED.
2. OTHER FEATURES MAY HAVE BEEN DIGITISED FROM PLANS OR AERIAL PHOTOGRAPHS AND ACCURACY IS LIMITED.
FSA Consulting
DATE
REVISION
DRAWN
MR VAL CORMACK AND MS LINDA WANG
MOUNT EVERDALE ROAD, PIKANJINNIE QLD 4428
PICKANJINNIE ABATTOIR ENVIRONMENT AND PLANNING CONSTRAINTS
AUSTRALIAN SOIL CLASS MAP
SCALES :
0 400 m 800 m
Fig. 2

Saturday, 13 July 2019.
Keith Proud.

Comment: Our main concerns are the smell, noise, fuel, dust from vehicles and livestock when the winds change.
Noise: We will have the full effects of noise coming from the trucks and vehicles coming and going day and night.
Answer: Refer to Pickanjinnie Beef Processing Facility Noise Assessment: (Site Based Management Plan) Page 5 Modelling Methodology:
The level of the noise emissions from the site, was calculated at three locations on the property boundary and at 22 of the nearest residences as well as with a 100m resolution noise grid map, covering an area of around 8 km by 6 km, surrounding the plant.
Conclusions: The results of noise modelling indicate that noise emissions from the proposed plant meet the requirements of the EPP and are sufficiently low that they would generally be imperceptible to the nearest residents.
On this basis, it is concluded that noise emissions associated with the proposed plant will not adversely affect the amenity of nearby residents.
See attachments. For noise and air quality.

Comment: Fuel Dust coming from the vehicles.
Answer: Rejected.

Comment: And livestock when the wind changes.
Answer: The cattle yard will be mainly concrete, and covered and washed down, with all manure and water going through a treatment plant. Except, for saleyard purchased cattle, direct to works consignments will arrive just in time. Reducing the impact on water and hay usage.

Val Cormack.

~~DA/52222~~

DA/52305.



667 Pickanjinnie 5th Rd.
Wallumbilla Q 4428.
20-6-19.

Dear Sir or Madam,

I am writing to the Maranoa Regional Council to put a complaint in about this proposed development of high impact industry (Abattoir) to be build at Pickanjinnie on the Pickanjinnie North Road. We are highly against it been build. We live 3 Kms south from this site & there is no way we will agree to it been build. Our main concerns are the smell & noise, dust, dust from vehicles & livestock when the winds change. we will get the full effects of it all. this is a on going concern. also the low life people working there. What effect will it have on our waterways if a leakage of waste or chemicals get into the water ways i.e gullies which all run into the pickanjinnie creek which run through our property what effect will it have on our livestock drinking this water. the fish, turtles & other water creatures. what effect will it have on our bores. which are low in water now & each year the water table is getting lower it will take a big impact on our bores which we need. what effect will it have on our health & well being when the noise, smell & the gases (suchas methane) come down the creek & low lying areas & linger there for days. our homestead is only 800mtrs from the creek, just think what it could do to our health. each day we will have the full effects of noise coming from the trucks &

other vehicles coming & going day in & day out.
I do hope the council will take time to stop,
rethink & relook at what could happen to the
families in the pickanjinnie area if they go
ahead & build this abattoir.

Regards
KProud
Keith Proud.

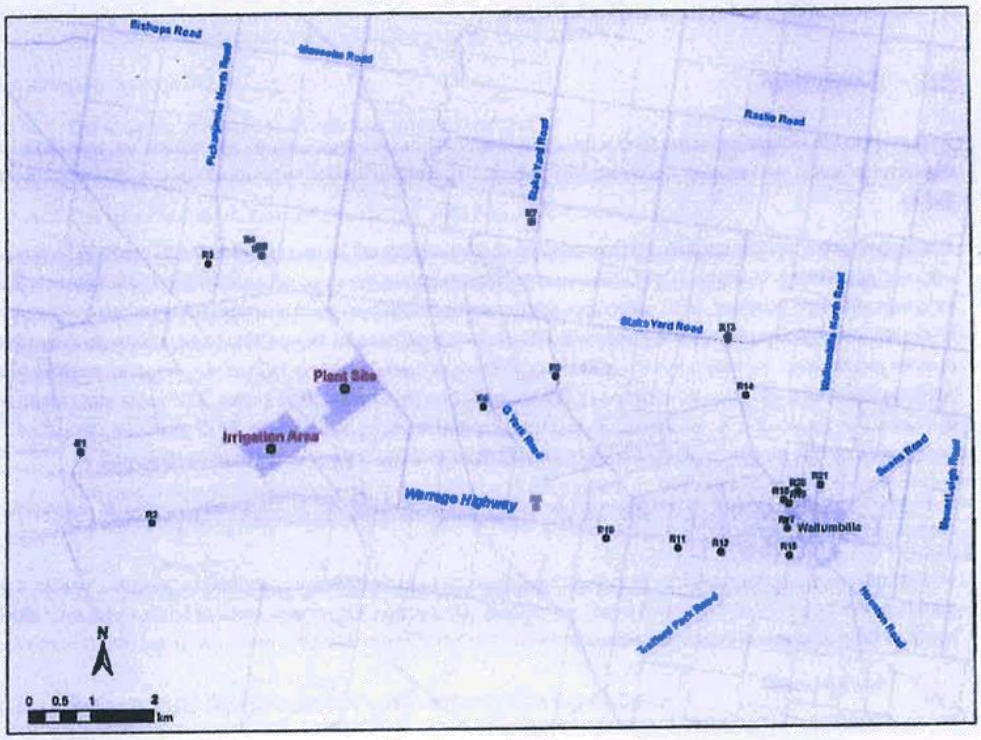


Figure 3 **Location of sensitive receptors**

Table 1 Nearest sensitive receptors to the Project

Receptor ID	Easting (km)	Northing (km)	Distance and direction from the Project boundary
R1	706041	7058909	1.8 km - WSW
R2	707182	7057780	2.5 km - W
R3	708087	7061889	2.5 km – NW
R4	708869	7062132	2.4 km – NW
R5	708958	7062019	2.3 km - NW
R6	712467	7059582	1.6 km - E
R7	713270	7062515	3.5 km – NE
R8	713281	7057955	3.0 km – ESE
R9	713615	7060056	2.7 km – E
R10	714433	7057451	4.3 km – ESE
R11	715586	7057290	5.3 km – ESE
R12	716256	7057226	6.0 km – ESE
R13	716380	7060667	5.2 km – E
R14	716664	7059728	5.7 km – E
R15	717336	7057993	6.7 km – ESE
R16	717285	7057714	6.7 km – ESE
R17	717305	7057584	6.8 km – ESE
R18	717248	7058044	7.0 km – ESE
R19	717341	7057155	6.8 km – ESE
R20	717487	7058169	6.8 km –ESE
R21	717853	7058281	7.1 km –ESE

7. Results

The modelled noise levels are tabulated and plotted below. The table locations are identified in Figure 3 above. The results at all residences are comfortably lower than the lowest of the EPP acoustic quality objectives of 30 dB(A) and the lowest indicative background noise level of 30 dB(A) from AS1055.3.

Table 4 – SoundPLan Results at Specific Locations in dB(A).

Location	Sound Pressure
Nearest Houses	
H1	12.0
H2	20.9
H3	22.1
H4	22.8
H5	14.9
H6	18.0
H7	25.5
H8	< 10
H9	< 10
H10	< 10
H12	< 10
H13	< 10
H14	< 10
H15	< 10
H16	< 10
H17	< 10
H18	< 10
H19	< 10
H20	12.2
H21	18.0
H22	18.0
H23	15.5

Location	Sound Pressure
Site Boundary	
Front Gate	38.1
NW Boundary	42.7
NE Boundary	49.5

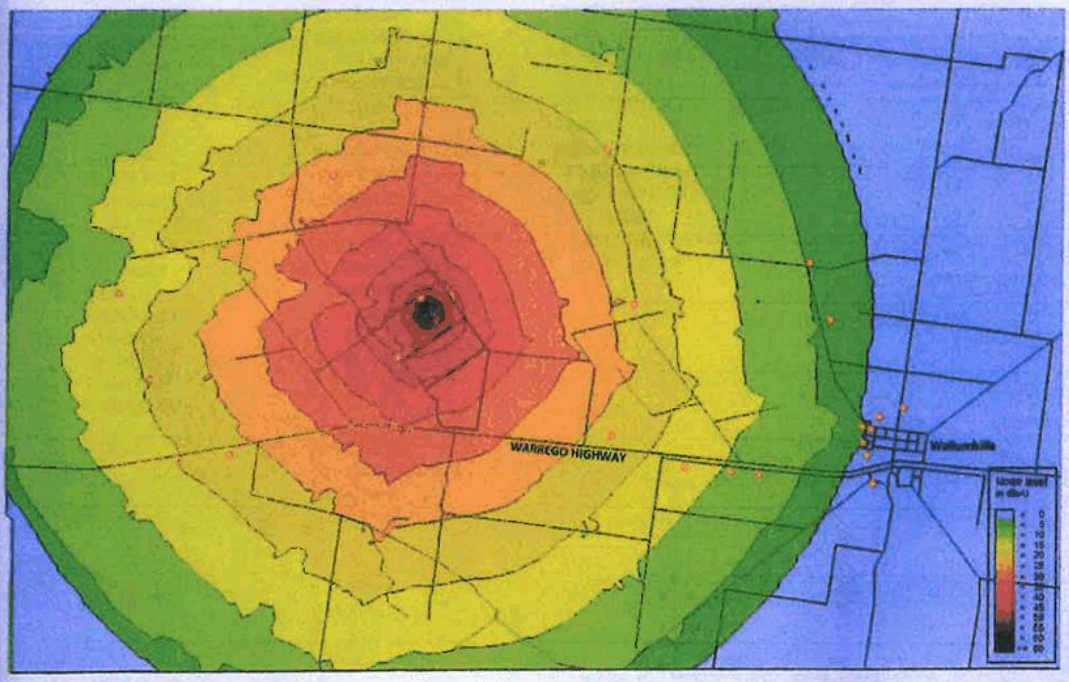


Figure 5 - Noise Level Contour plot

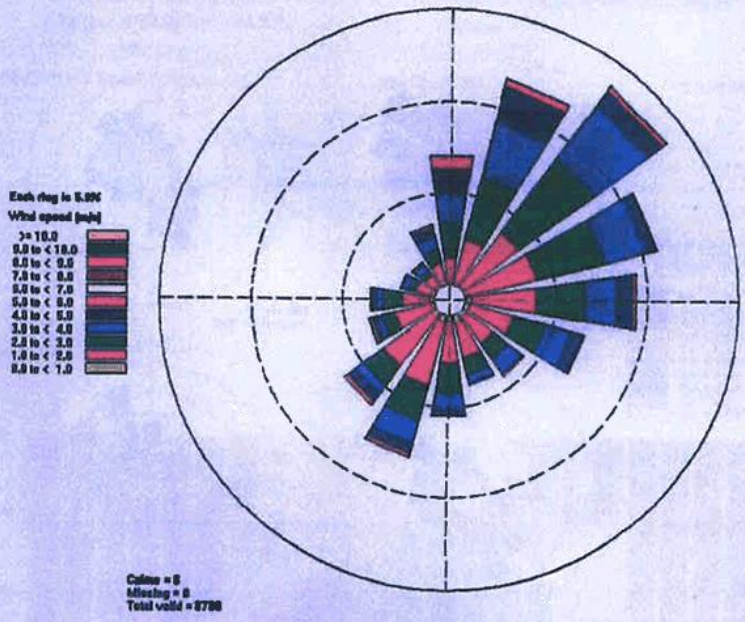


Figure 4 **Annual wind distribution produced by TAPM/CALMET for the Project site**

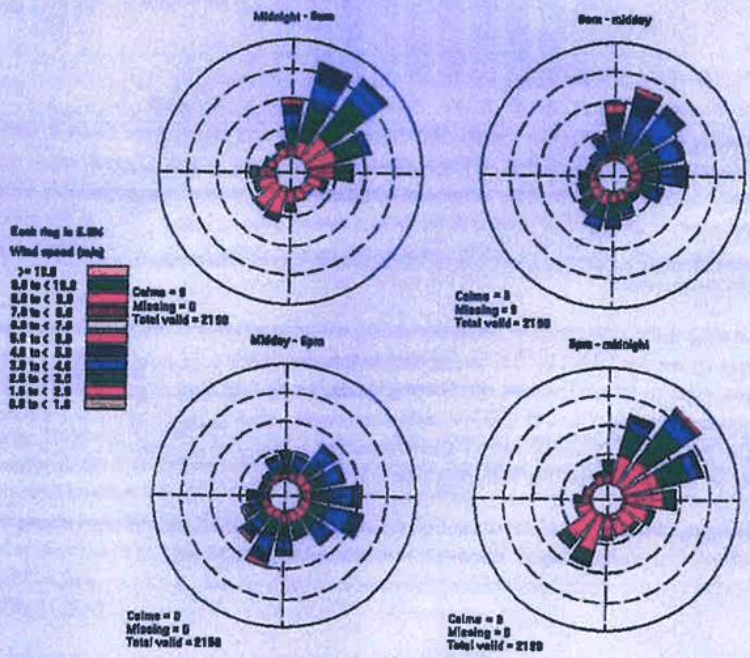


Figure 5 **Diurnal wind distribution produced by TAPM/CALMET for the Project site**

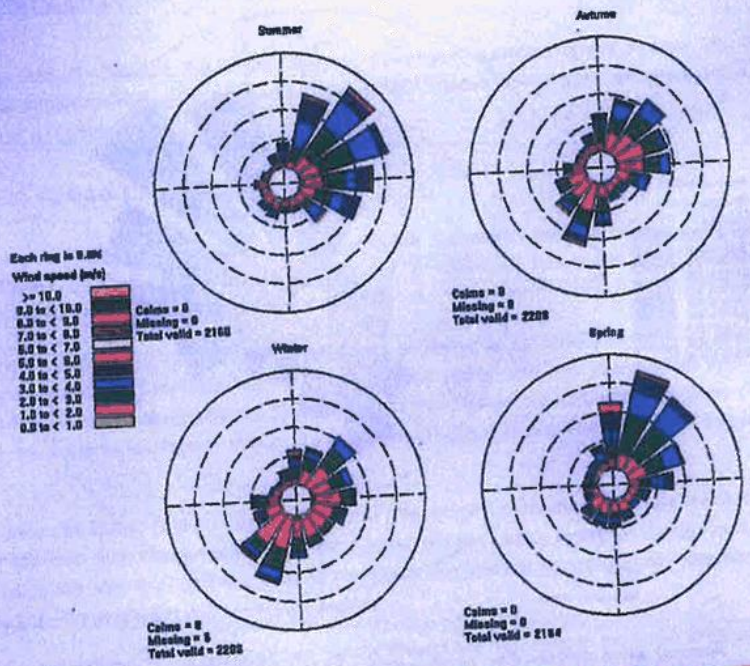


Figure 6 **Seasonal wind distribution produced by TAPM/CALMET for the Project site**

6.2 Atmospheric stability

Atmospheric stability is classified under the Pasquil-Gifford scheme and ranges from Class A, which represents very unstable atmospheric conditions that may typically occur on a sunny day, to Class F which represents very stable atmospheric conditions that typically occur during light wind conditions at night. Unstable conditions (Class A-C) are characterised by strong solar heating of the ground that induces turbulent mixing in the atmosphere close to the ground, which usually results in a plume reaching the ground closer to the source than it does for neutral conditions or stable conditions.

This turbulent mixing is the main driver of dispersion during unstable conditions. Dispersion processes for neutral conditions (Class D) are dominated by mechanical turbulence generated as the wind passes over irregularities in the local surface, such as terrain features and building structures. During night time, the atmospheric conditions are generally neutral or stable (Class D, E and F) with cloud cover reducing solar heating and enhancing stability. Stability refers to the vertical movement of the atmosphere and is therefore an important factor in the dispersion and transport of air pollutants within the boundary layer.

Stability class is calculated by CALMET and has been extracted at the Project site. Table 4 shows the distribution of stability classes for the site and Figure 7 shows the distribution by hour of day.

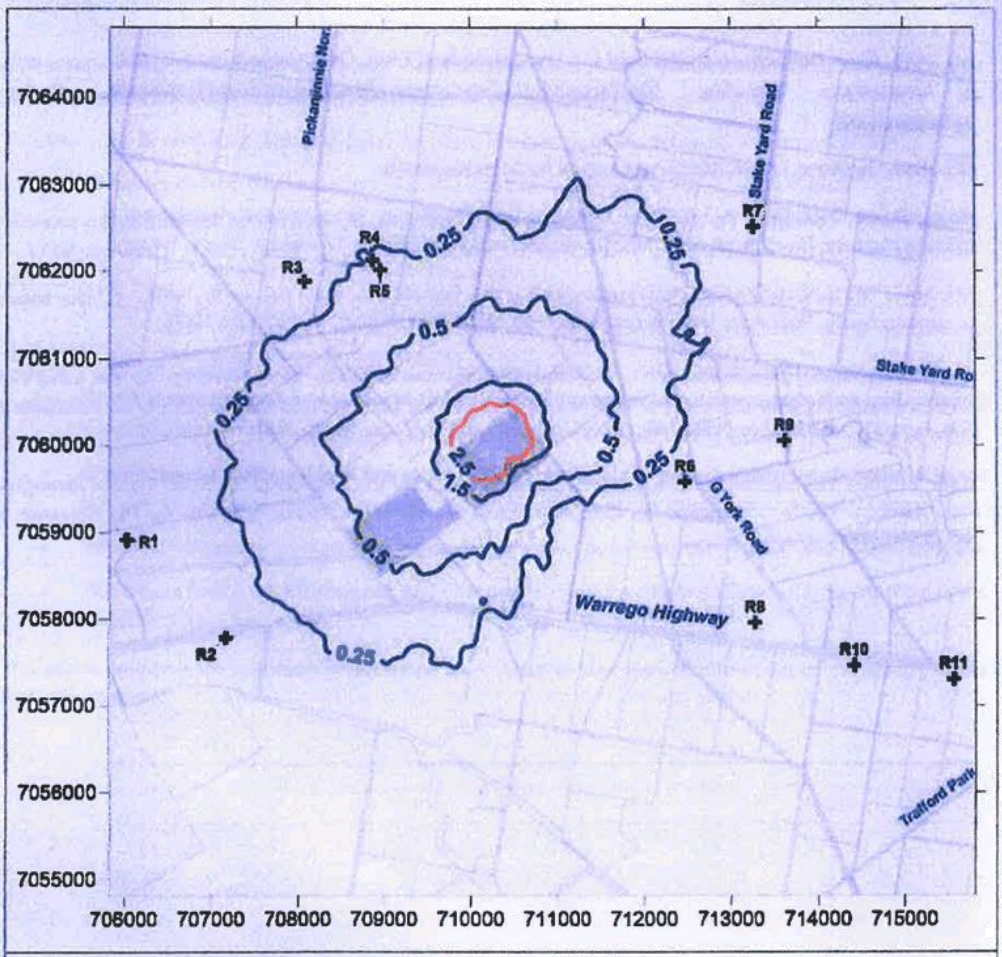


Plate 1 **Predicted 99.5th percentile 1-hour average ground-level concentrations of odour (ou) due to the biofilter at the proposed Pickanjinnie facility**

Location:	Averaging period:	Data source:	Units:
Pickanjinnie	1-hour	CALPUFF	ou
Type:	**Guideline:**	**Prepared by:**	**Date:**
99.5th percentile	2.5 ou	Natalie Shaw	December 2017

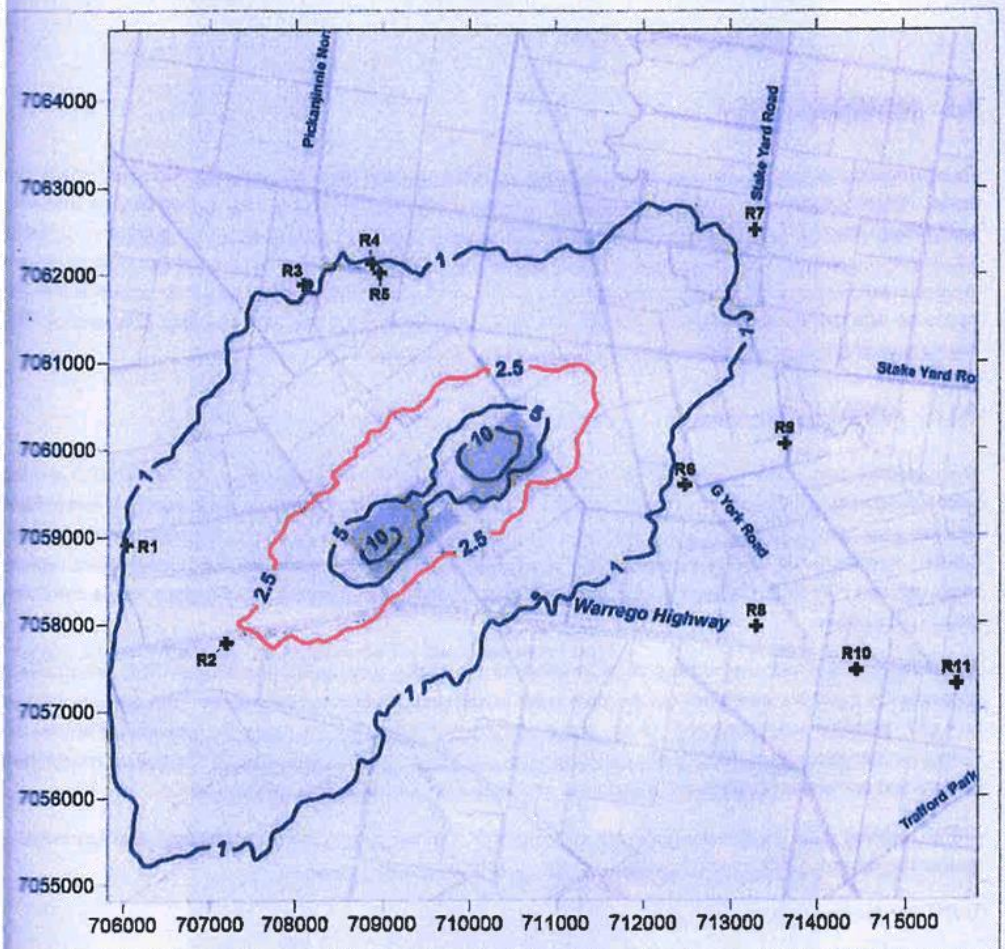


Plate 2 **Predicted 99.5th percentile 1-hour average ground-level concentrations of odour (ou) due to the lairage, WWTP and the 20 ha irrigation area at the proposed Pickanjinnie facility**

Location:	Averaging period:	Data source:	Units:
Pickanjinnie	1-hour	CALPUFF	ou
Type:	**Guideline:**	**Prepared by:**	**Date:**
99.5th percentile	2.5 ou	Natalie Shaw	December 2017

Friday, 12 July 2019.
Graham and Christina York.

- Comment: Please note that this neighbors our property "Oakleigh" and our residence is a mere 1200 metres from the proposed actual abattoir building.

Answer: Note, Katestone Environmental Air Quality Assessment-Draft (Table 1 Nearest sensitive receptors to the project) R6 Distance and direction from the project boundary, Receptor ID- R6 1.6 km-E = 1600 metres not 1200 metres as stated in the submission.

- Comment: Our grave concerns relate to Odour, Noise, Pollution and mere logistics of the whole proposal.
- Air Quality/ odour.

1/ The methodology used in the Applicants provided report for the Air quality was 4/msec. Bom data evidences that the actual maximum wind gusts were an average of 30km/hr with a maximum wind gust of 44km/hr report for June to date. Note that this is a variation of between 16km @ 30km an hour and will have increased impacts on the distance that the odour will travel. See image 1. Mean wind data shows that based on June 2019, the wind speed is in excess of 14.4km/hour (4m/sec) 66% of the time at 9am, and 91% of the time at 3pm. Modelling is incorrect and further investigation is required before any Preliminary approval. Based on this, it can be made clear that this site is not a suitable location for a proposed abattoir and is highly recommended that another site with more favorable conditions and characteristics is investigated.

Answer: Please Note: Katestones Air quality Assessment-Draft, was modeled with the information provided or (sourced)for the Pickanjinne abattoir site, wind direction Data not the Historical data for wind conditions for Roma, as referred in their IMAGE 1. This is the reason for the different figure's, Roma wind data compared to Katestone on site modelling. Refer to page 15- Air Quality Assessment-Draft Figure 4 Annual wind distribution produced by TAPM/CALMET for the Project site. Figure 5: Diurnal wind distribution produced by TAPM/CALMET for the Project site. Page 16. Figure 6: Seasonal wind distribution produced by TAPM/CALMET for the project site.

2/ Comment: Topography of the land is flat. There are no natural barriers to restrict the flow of odour/air quality further adding that this location is not suitable for a high odour, high impact industry.

Answer: Note, all the air from the inside of the abattoir building will be filtered before being discharged high into the air by fans for dispersal.

The cattle yard floor will be mainly concrete, and covered and washed down, with all manure and water going through a treatment plant. Except, for saleyard purchased cattle. Direct to works consignments will arrive just in time. Reducing the impact on water and hay usage.

Note: The project site has or will have tree cover to help mitigate any ground level odour.

3/ Comment: The report by Katestone Environmental Pty Ltd also advised that excessive odour from the irrigation of treated waste water can only be mitigated by limiting the irrigation area to 20 Ha which is a reduction from the proposed plan of 140ha on two different sites, to1 location of 20Ha.

Answer, Clarity: Page 19 Air Quality Assessment-Draft. 7. Modelling Results.

The key contributor to this predicted concentration of odour is the treated wastewater irrigation area. The potential contribution of this odour source is likely to be overestimated due to the conservative approach that was adopted to model emissions from this source. In particular, it has been assumed that 100% of the 20HA area will emit odour continuously; however, in reality the irrigation area will be used **progressively (meaning 20Ha at one time) to avoid overloading and odour emissions will fall to baseline levels within two hours of irrigation. The project would still use the 140ha site, but as explained only 20ha at one watering.**

Comment: Based on this sites inability to meet air quality conditions.

Answer: ***Valinda, totally disagrees with this comment, supported by the above information.***

Comment Noise: Our residence is located 1200 metres (1600 metres) from this proposed development. We have concerns over this project being able to meet noise emission guidelines so that the emissions do not cause nuisance to adjoining properties.

Answer: Refer to Pickanjinnie Beef Processing Facility Noise Assessment: Page5 Modelling Methodology:

The level of the noise emissions from the site, was calculated at three locations on the property boundary and at 22 of the nearest residences as well as with a 100m resolution noise grid map, covering an area of around 8km by 6km, surrounding the plant.

Conclusions: The results of noise modelling indicate that noise emissions from the proposed plant meet the requirements of the EPP and are sufficiently low that they would generally be imperceptible to the nearest residents.

On this basis, it is concluded that noise emissions associated with the proposed plant will not adversely affect the amenity of nearby residents.

See attachments. For Noise and Air Quality.

Comment Summary

Answer: The Valinda Team rejects the objections in this submission. Odour: Graham and Christina York's submission has deliberately used the Roma wind direction wrongly to discredit the development application. The application clearly shows Attachment, for the project site not taken from the Roma historical data for wind conditions. Which has (Roma wind conditions) had a large impact on the Pickanjinnie site on the modelling of Air and Odour, Irrigation, Noise and biosecurity.

Noise: Our residence and place of work is located 1200 metres (1600-metres) from this proposed development. Refer to information included and Attachments.

Contamination @ Biosecurity Risks.

The contamination and biosecurity risks are risks to our business which will require additional resources to allow the management of these risks.

Answer: Rejected. The Biosecurity risks are already there with the large mobs of traveling cattle on road reserves fronting Tyrone, Pasadena, Oakleigh and 667 Pickanjinnie South Road. Also, when large mobs of cattle are unloaded and camped in the Wallumbilla show grounds overnight to avoid the Roma yard fees. Contamination and Biosecurity risks, not related to an abattoirs that is not built.

Underground Water.

Answer: Valinda, are working on the water issue. Department of Natural Resources, Mines and Energy have asked for the water Application for the project to be kept separate from the Preliminary Approval Application.

The Submitters need to ask the Gas Companies for answers to some of their concerns Not the Valinda Team.

Val Cormack.

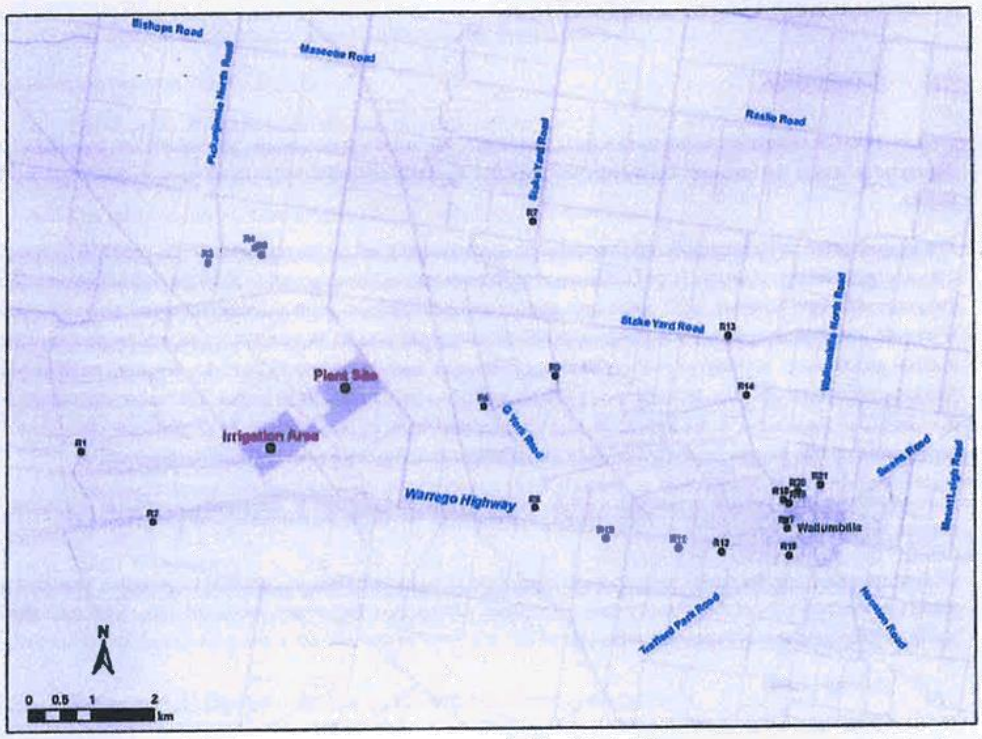


Figure 3 **Location of sensitive receptors**

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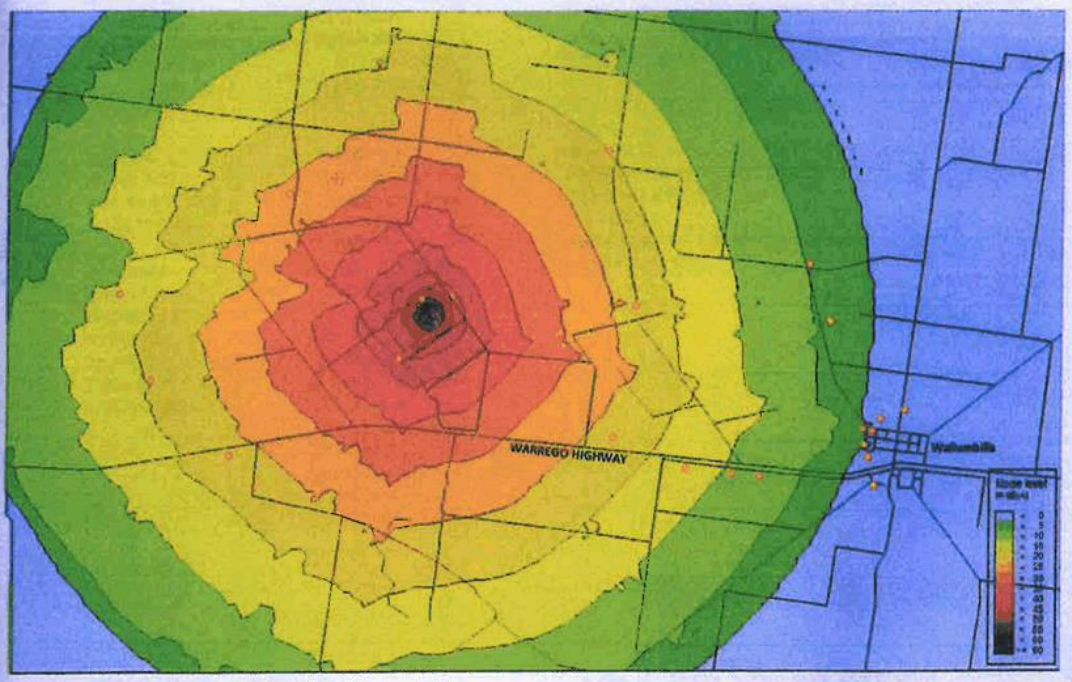

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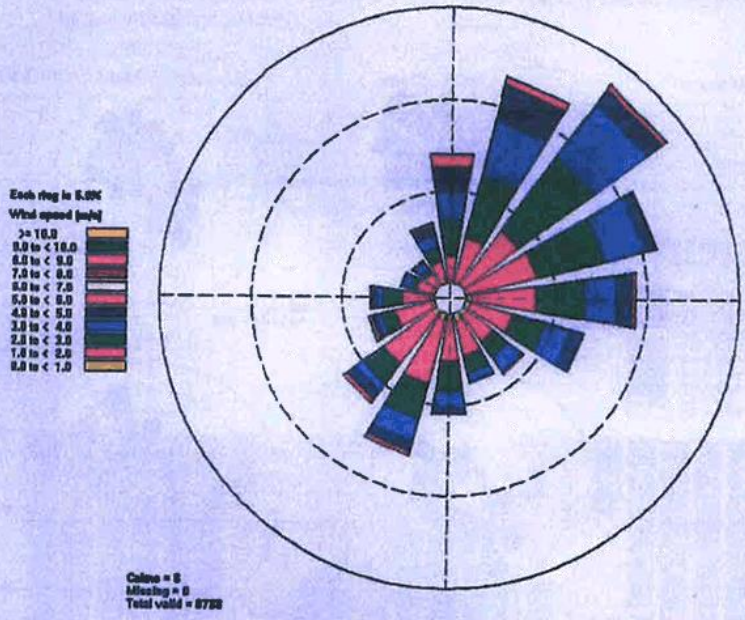

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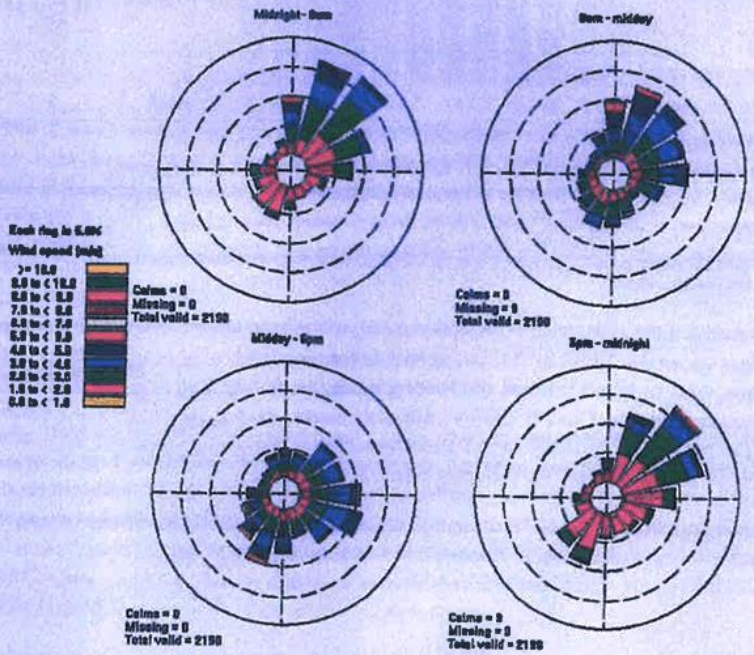

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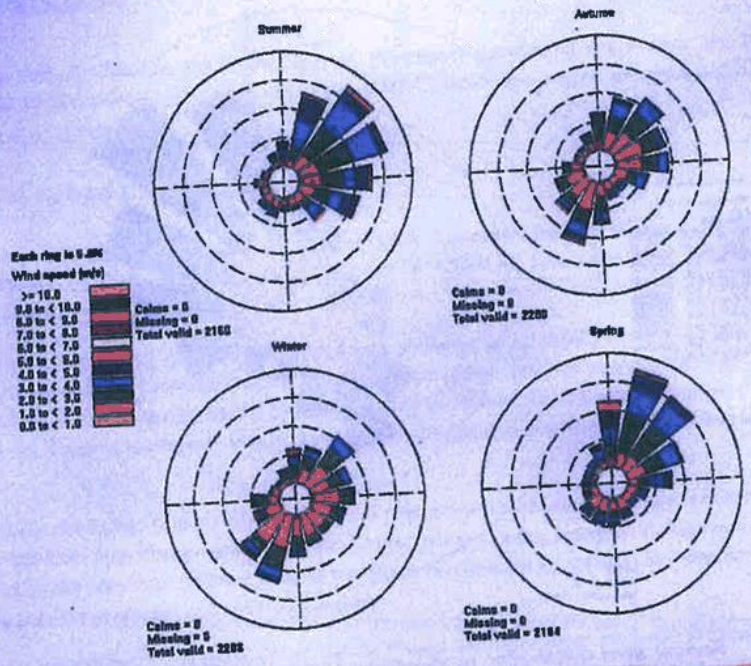

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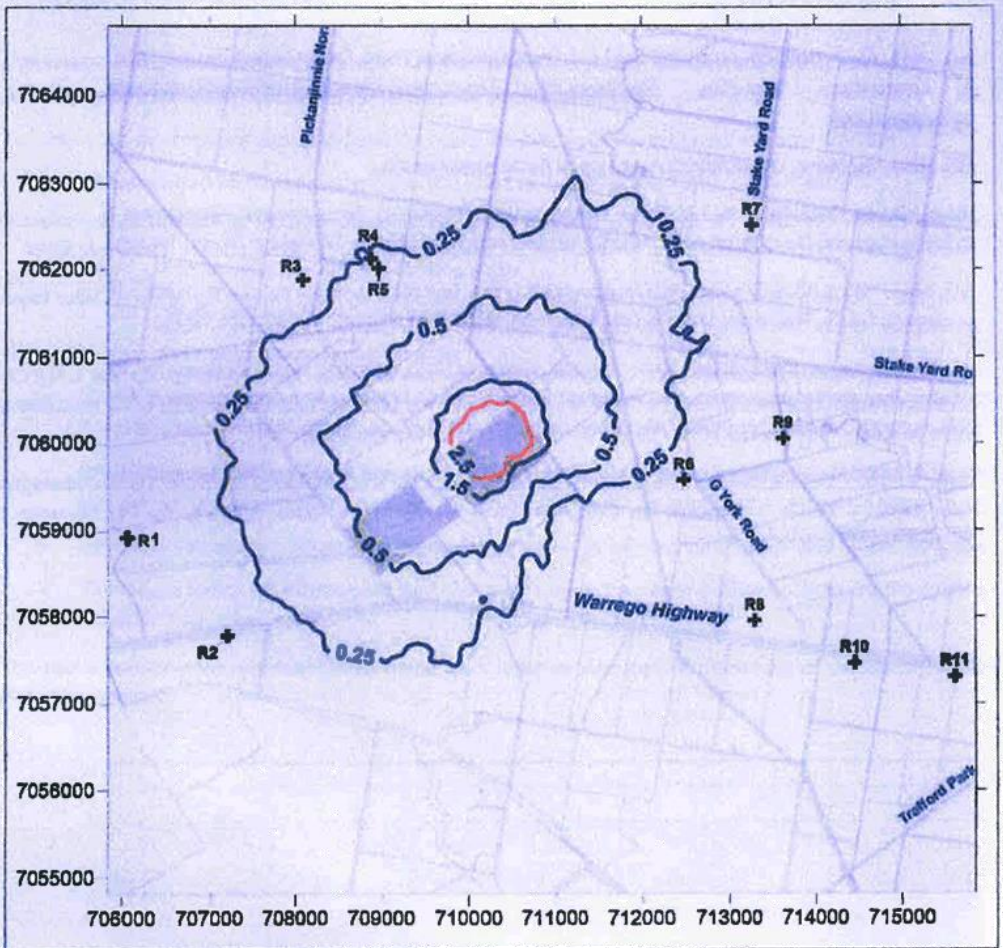

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Location:	**Averaging period:**	**Data source:**	**Units:**
Pickanjinnie	1-hour	CALPUFF	ou
Type:	**Guideline:**	**Prepared by:**	**Date:**
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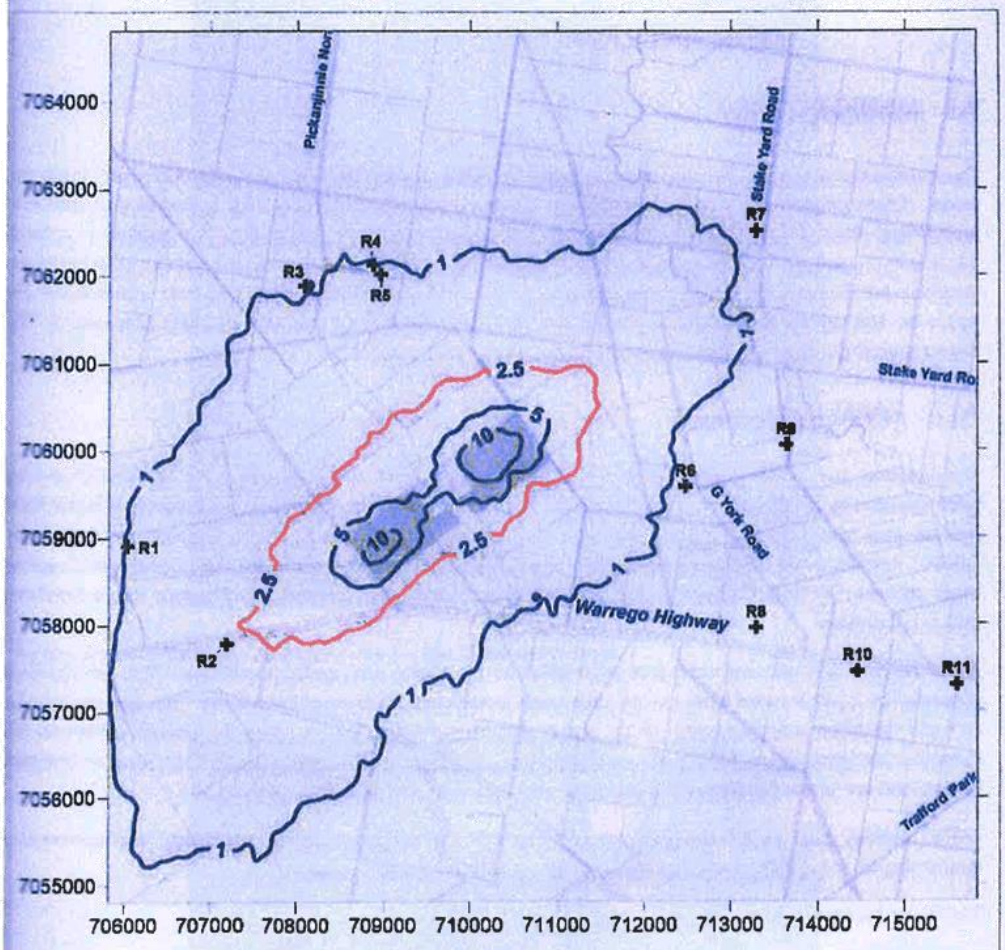

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Type:	**Guideline:**	**Prepared by:**	**Date:**
99.5th percentile	2.5 ou	Natalie Shaw	December 2017

"Oakleigh"
Wallumbilla Q 4428
Mob: 0428 234 329

28 June 2019

The Assessment Manager
Maranoa Regional Council
PO Box 620
Roma Q 4455

Re: Proposed Development, Preliminary Approval, Application
Ref: 2018/198644
Material Change of Use - "High Impact Industry" (Abattoir)

Dear Sir/Madam,

Please find attached our submission regarding the above proposed development on Warrego Highway and Pickanjinnie North Road on Lot 210 WAL: 53390, Lot: 209 RP: 835683, Lot: 208 RP: 835683, Lot: 13 P:6042, Lot: 5 P:6041, Lot: 3 PO:6041, Lot: 219 WV:1588, Lot: 218 WAL: 53394, Lot: 224 WV:1802.

Please note that this neighbours our property "Oakleigh" and our residence is a mere 1200 metres from the proposed actual abattoir building. Our land has been in the York name for nearly 70 years hence we feel this Proposed Development is very harsh to take as we are very passionate about our property and are a very strong community based family.

Our grave concerns relate to odour, noise, pollution and mere logistics of the whole proposal as you will see noted in the submission.

Should you have any queries in relation to this matter please contact Graham on Mobile 0428 234 329.

Yours faithfully,

Graham & Christina York
"Oakleigh"
Wallumbilla

The Assessment Manager
Maranoa Regional Council
PO Box 620
Roma Qld 4455
Email: planning@maranoa.qld.gov.au

SUBMISSION: Public Notification - Development Application for a Material Change of Use - "High Impact Industry" (Abattoir)

On land situated at Warrego Highway and Pickanjinnie North Road, Pickanjinnie

Described as Lot: 210 WAL: 53390, Lot: 209 RP:835683, Lot: 208 RP:835683, Lot: 13 P: 6042,Lot:5 P: 6041 , Lot: 3 P: 6041, Lot: 219 WV: 1588, Lot: 218 WAL: 53394, Lot:224 WV: 1802

We wish to provide the following submission regarding the location of the High Impact Industry (Abattoir) proposed at the above noted locations.

We object to the location on the following:-

1. Separation from Rural activities and also residential areas
2. Nuisance
3. Proposed operational hours

These items impacted by the following characteristics:-

Air Quality/Odour

Our residence is located 1200 meters from the proposed development. We have concerns that the proposed abattoir will not be able to meet Air emission nuisance limits at this location based on:-

1. The methodology used in the Applicants provided report for the Air quality was 4m/sec. BOM data evidences that the actual maximum wind gusts were an average of 30km/hr with a maximum wind gust of 44km/hr report forJune to date. Note that this is a variation of between 16km & 30km an hour and will have increased impacts on the distance that the odour will travel. See Image 1. Mean wind data shows that based on June 2019, the wind speed is in excess of 14.4km/hour (4m/sec) 66% of the time at 9am, and 91% of the time at 3pm. Modelling is incorrect and further investigation is required before any preliminary approval.Based on this, it can be made clear that this site is not a suitable location for a proposed abattoir and it is highly recommended that another site with more favourable conditions and characteristics is investigated.

2. Topography of the land is flat. There are no natural barriers to restrict the flow of odour/air quality further adding that this location is not suitable for a high odour, high impact industry.

3. The report by Katestone Environmental Pty Ltd also advised that the excessive odour from the irrigation of treated waste water can only be mitigated by limiting the irrigation area to 20 ha which is a reduction from the proposed plan of 140ha on two different sites, to 1 location of 20ha. This location is again unsuitable as an irrigation project of this size, requires in excess of 150ha to dispose of this amount of treated water waste, otherwise other waste disposal methods are required. Other methods may include trucking of waste (which then affects viability, air quality due to the dust and noise limits due to a higher number of vehicles moving on the site at any given time). Another option would be to build further waste water holding ponds/dams (which will also be an unacceptable increase to air quality/odour limits, with many complaints being as the result of waste water storage).

   Also, if no further action is taken, it increases the risk of overflow out of waste water holding ponds which will then increase the risk of contamination on the land, in a waterway and will also result in land being recorded on the contaminated risk register impacting rural property prices and productivity. We will address this concern under "Irrigation".

4. The proposed location will struggle to be able to meet environment concerns and historically, abattoirs have experienced a high volume of odour complaints over a number of years.

https://www.abc.net.au/news/2019-03-19/tasmanian-town-of-longford-stench-meatworks-sewage-abattoir/10912924

https://www.couriermail.com.au/news/questnews/logan/obnoxious-smell-in-logan-remains-a-mystery-with-teys-abattoir-and-chicken-farm-both-denying-its-emanating-from-their-sites/news-story/545b5e9fcb60928fe7f4aa5799f475dc

https://www.theage.com.au/national/victoria/brooklyn-abattoir-fined-again-for-raising-a-suburban-stink-20170208-gu84cs.html

https://www.epa.vic.gov.au/about-us/news-centre/news-and-updates/news/2015/november/25/rendering-company-found-guilty-for-rotting-carcass-smell

https://www.examiner.com.au/story/5962665/council-to-take-action-over-absolutely-putrid-odours/

http://www.rag.org.au/karalee/background.htm

https://www.epa.nsw.gov.au/news/media-releases/2019/epamedia190523-jbs-australia-fined-$15000-for-breaches-at-scone-abattoir

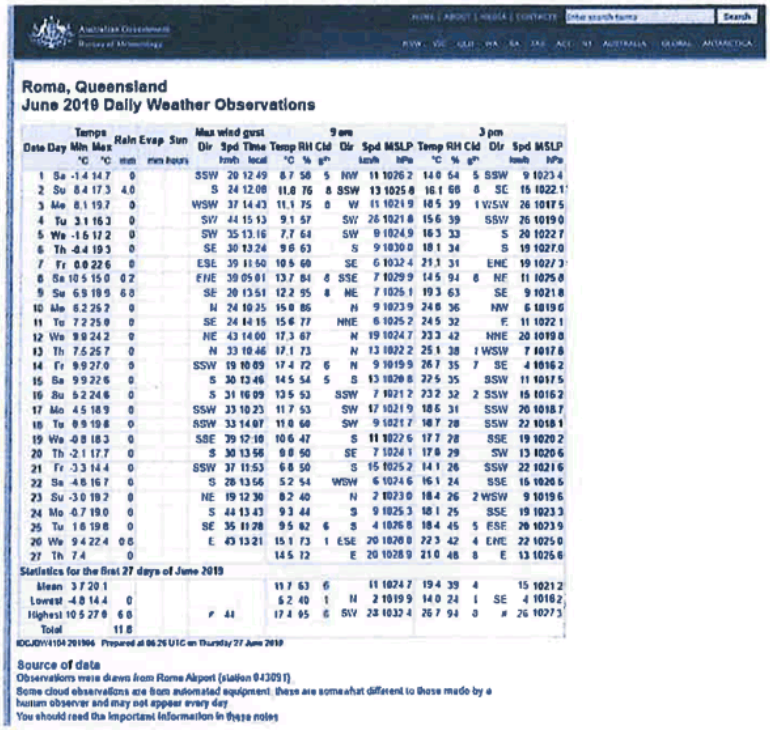
It is evident that odour from abattoirs is a concern in a number of locations across Australia and many abattoir development information sources point out that the selection of the correct site is one of the most important decisions to be made.

Based on this sites inability to meet air quality conditions, our preference that a different location is selected that is suited to a high impact industry. It appears that the property was purchased prior to any appropriate studies being conducted and there has been a complete disregard for any of the results of the reports commissioned that where the recommendations were not in the

applicants favour. With this information now to light, it gives us very little comfort that if, preliminarily approved, the applicant will take any advice on board and make changes on such a small site.

It is also important to note that there is a small rural residential community located to the east who have purchased small historical settlers blocks for a rural lifestyle away from both Roma and Wallumbilla. The air quality as a result of the proposed development will impact these residents and the ability of market the blocks as "rural lifestyle blocks". This only adds further fuel to the objection that this site is not an appropriate locations for a high impact industry.

Image 1



Roma, Queensland
June 2019 Daily Weather Observations

Date	Day	Temps Min °C	Temps Max °C	Rain mm	Evap mm	Sun hours	Max wind gust Dir	Spd km/h	Time local	9 am Temp °C	RH %	Cld 8ths	Dir	Spd km/h	MSLP hPa	3 pm Temp °C	RH %	Cld 8ths	Dir	Spd km/h	MSLP hPa
1	Sa	-1.4	14.7	0			SSW	28	12:49	8.7	58	5	NW	11	1026.2	14.0	54	5	SSW	9	1023.4
2	Su	8.4	17.3	4.0			S	24	12:08	11.8	76	8	SSW	13	1025.8	16.1	68	8	SE	15	1022.1
3	Mo	8.1	19.7	0			WSW	37	14:43	11.1	75	8	W	11	1021.9	18.5	39	1	WSW	26	1017.5
4	Tu	3.1	16.3	0			SW	44	15:13	9.1	57		SW	26	1021.8	15.6	39		SSW	26	1019.0
5	We	-1.6	17.2	0			SW	35	13:16	7.7	64		SW	9	1024.9	16.3	33		S	20	1022.7
6	Th	-0.4	19.3	0			SE	30	13:24	9.6	63		S	9	1030.0	18.1	34		S	19	1027.0
7	Fr	0.0	22.6	0			ESE	39	11:50	10.5	60		SE	6	1032.4	21.1	31		ENE	19	1027.3
8	Sa	10.5	15.0	0.2			ENE	39	05:01	13.7	84	8	SSE	7	1029.9	14.5	94	8	NE	11	1025.8
9	Su	6.9	19.5	6.0			SE	20	13:51	12.2	95	8	NE	7	1025.1	19.3	63		SE	9	1021.8
10	Mo	6.2	25.2	0			N	24	10:35	15.0	86		N	9	1023.9	24.8	36		NW	6	1019.6
11	Tu	7.2	25.0	0			SE	24	14:15	15.6	77		NNE	6	1025.2	24.5	32		E	11	1022.1
12	We	9.9	24.2	0			NE	43	14:00	17.3	67		N	19	1024.7	23.3	42		NNE	20	1019.8
13	Th	7.5	25.7	0			N	33	10:46	17.1	73		N	13	1022.2	25.1	38	1	WSW	7	1017.8
14	Fr	9.9	27.0	0			SSW	19	10:09	17.4	72	6	N	9	1019.9	26.7	35	7	SE	4	1016.2
15	Sa	9.9	22.6	0			S	30	13:46	14.5	54	5	S	13	1020.8	22.5	35		SSW	11	1017.5
16	Su	6.2	24.6	0			S	31	16:09	13.5	53		SSW	7	1021.2	23.2	32	2	SSW	15	1016.2
17	Mo	4.5	18.9	0			SSW	33	10:23	11.7	53		SW	17	1021.9	18.6	31		SSW	26	1018.7
18	Tu	8.9	19.8	0			SSW	33	14:07	11.0	60		SW	9	1021.7	18.7	28		SSW	22	1018.1
19	We	-0.8	18.3	0			SSE	39	12:10	10.6	47		S	11	1022.6	17.7	28		SSE	19	1020.2
20	Th	-2.1	17.7	0			S	30	13:56	9.8	50		SE	7	1024.1	17.8	29		SW	13	1020.6
21	Fr	-3.3	14.4	0			SSW	37	11:53	6.8	50		S	15	1025.2	14.1	26		SSW	22	1021.6
22	Sa	-4.6	16.7	0			S	28	13:56	5.2	54		WSW	6	1024.6	16.1	24		SSE	15	1020.6
23	Su	-3.0	19.2	0			NE	19	12:30	8.2	40		N	2	1023.0	18.4	26	2	WSW	9	1019.6
24	Mo	-0.7	19.0	0			S	44	13:43	9.3	44		S	9	1025.3	18.1	25		SSE	19	1023.3
25	Tu	1.8	19.8	0			SE	35	11:28	9.5	62	6	S	4	1026.8	18.4	45	5	ESE	26	1023.9
26	We	9.4	22.4	0.6			E	43	13:21	15.1	73	1	ESE	20	1026.8	22.3	42	4	ENE	22	1025.0
27	Th	7.4		0						14.5	72		E	20	1028.9	21.0	48	8	E	13	1025.6
Statistics for the first 27 days of June 2019																					
Mean		3.7	20.1							11.7	63	6			1024.7	19.4	39	4		15	1021.2
Lowest		-4.8	14.4	0						6.2	40	1	N	2	1019.9	14.0	24	1	SE	4	1016.2
Highest		10.5	27.0	6.0						17.4	95	8	SW	28	1032.4	26.7	94	8	#	26	1027.3
Total				11.8																	

IDCJDW4104.201906 Prepared at 06:26 UTC on Thursday 27 June 2019

Source of data
Observations were drawn from Roma Airport (station 043091)
Some cloud observations are from automated equipment, these are somewhat different to those made by a human observer and may not appear every day
You should read the important information in these notes

Historical data for wind conditions Roma has been sourced from:- http://www.bom.gov.au/climate/averages/tables/cw_043091.shtml

Noise

Our residence and place of work is located 1200 meters from this proposed development. We have concerns over this project being able to meet noise emission guidelines so that the emissions do not cause nuisance to adjoining properties. The impact will be that we and our workers will be unable to sleep or have quiet enjoyment of our property, specifically if we are required to carry out our business activities during night shifts (ie baling of oats, planting,

spraying, harvesting etc). This becomes a workplace hazard for us, requires us to utilize WHS (Workplace Health & Safety) hierarchy of controls mitigation measures with the first being elimination. By implementing these controls, changes to our business and way of life, impose a financial burden and also a health risk to our family and workers.

These concerns have been based on:-

1. The modeling used has made assumptions that there is ground cover (grass) which "softens" the impacts. Maranoa Regional Council has been drought declared since mid 2013 with limited grass cover. Also, cultivated areas located on "Tipperary" for 5 years "Oakleigh" for 70 years and "Pasadena" for over 30 years will also impact this modelling as there is only ground cover for 1 season in favourable conditions (approx. 6 months).

2. The modeling has also taken into consideration that the area is a rural area thus background noise being low. The report has detailed that the proposed site is classed as a R1 (low background noise), but residences near the site, are classed as being in an R2 area (background noise from highway etc.) Further information is required around this as the appropriate back ground noise levels and also the additional noise that will occur via the highway with extra vehicles on the road. Also, industrial noise from operational CSG wells has not been taken into consideration. By factoring in this, this may also affect the modeling results. It is also important that this area is earmarked for further CSG development which will need to be factored in to any modeling being undertaken.

3. Our business is defined as a workplace, under WHS we are required to fulfill the following requirements (taken from Managing noise and preventing hearing loss at work Code of Practice – WHS regulation 34-38). We are concerned with the effects of excessive noise as per Queensland's workplace health and safety recommendations. Specifically around heart health.

https://www.worksafe.qld.gov.au/injury-prevention-safety/hazardous-exposures/noise/effects-of-excessive-noise

WHS Regulation 34-38: In order to manage risk under the WHS Regulation, a duty holder must:
a) identify reasonably foreseeable hazards that could give rise to the risk
b) eliminate the risk so far as is reasonably practicable
c) if it is not reasonably practicable to eliminate the risk – minimise the risk so far as is reasonably practicable by implementing control measures in accordance with the hierarchy of control
d) maintain the implemented control measure so that it remains effective
d) review, and if necessary revise, risk control measures so as to maintain, so far as is reasonably practicable, a work environment that is without risks to health and safety.

With this information to hand, our concerns around this industry not operating within limits only adds to our concerns that they will not be able to mitigate nuisance from noise emissions in this locations. It is further enhanced by the applicants dismissal of odour limit recommendations in the Air quality report. This type of development is better located in an area with natural barriers such as ranges.

Irrigation

Our concerns in relation to the irrigation development includes the inability to meet odour limits unless restricted to 20 ha (as per Katestone Environment Pty Ltd report) – mentioned above. This is further exacerbated by the inability to irrigate in a flood area due to strict environmental requirements which include not allowing water to pool or run off. (Reference EPA guidelines)

Other concerns are increased based on:-

1. Roma traditionally does not have appropriate soil profiles to irrigate long term. Based on CSG treated water trials, irrigation in these soil types can only be carried out for approximately 10 years before the salt content affects the productivity of the land.Treated waste water considered to be high in salinity thus mimics similar characteristics of the Treated CSG after irrigation trials. There is also concerns that leaching can occur and dependent on soil profiles this leaching may move horizontal into neighbouring properties affecting productivity. It is unlikely that the applicant understands these implications thus has not provided clarity and confidence around their assumptions. Further research into this is required before any preliminary approvals are given.

2. The indicative land for irrigation is designated in a flood area as per 2017 DNRME Flood maps. (see Figure 3 in Pitt & Sherry – Stormwater Management plan) thus resulting in a reduced footprint of the land required to dispose of the treated waste water. This again lends itself that this site and location are unsuitable for treated waste water disposal and further investigation is required by the applicant around this location. It is our recommendation that they seek an alternative site entirely.

3. Wind speed evidence noted in the Noise section above also evidences that the irrigation spray may blow onto neighbouring properties. This is not allowable under the Environmental Protection Act. This again evidences that this location, being flat and having no natural barriers to aid in the reduction of wind is not suitable for a High Impact Industry (Abattoir). (Reference EPA guidelines).

4. Abattoirs have historically constructed water holding ponds and operated them under conditions of being under sized and overloaded. (MLA Report – Integrated Environmental Issues in the Design of a Participative Methodology for Implementing Integrated Managed Systems suitable for adoption in Small Domestic and export abattoirs). Based on the industries historical behaviour in cost cutting including attempting to create operational efficiencies by operating waste water ponds at high capacities, this creates an unacceptable risk of site contamination as well as waterway contamination. The applicant has provided no comfort in The Site Management Plan to ensure that industry behaviours are corrected.

Contamination & Biosecurity Risks

Our concerns increase around contamination, specifically due to the Biosecurity Legislation changes. Abattoirs are high risk for biosecurity breaches and this includes, cattle disease that can be transmitted via airborne particles. It is also documented that seeds can be transported via faeces which ends up in the waste water that is proposed to be treated and then irrigated.

The location being on a high volume, high flow waterway (Pickanjinnie Creek) also is of high risk to spread biosecurity matter resulting in area wide degradation due to the spread of weeds,

pests and diseases. This is a change to the risks of the area and will require a rework of all biosecurity plans downstream and adjacent of this waterway.

The contamination and biosecurity risks are risks to our business which will require additional resources to allow the management of these risks. These risks where never anticipated when the owner purchased this land with the view of developing it into an abattoir and are now more "of concern" issues because of the biosecurity legislation changes. The applicant need to provide further information around biosecurity risks and the MRC will also be required to show how the Maranoa Regional Council plans to manage the increased risk on council controlled land.

Note the complaints in regards to discharge into waterways:-

https://www.theaustralian.com.au/national-affairs/state-politics/history-of-complaints-over-abattoir/news-story/68654de3faec8aecbdb30c1f8a2dd8f5

Underground Water

We also have concerns in regards to the high water requirements proposed in the operation of an abattoir.

Currently, based on the application and reports, the water bores are unable to supply suitable amounts and quantities of water. The conclusion of these reports identifies that there are a number of options available, all with an impact to underground water supplies and surrounding water bores. Until further clarification is provided around what options the applicant is proposing to take, it will remain an area of concern for the viability of our business and our ability to water stock during time of drought and heat.

With the climatic changes, there is more reliance on ground water by the agricultural sector as well as regional towns.

The applicant has not taken into consideration the large amounts of water required for an abattoir and the lack of water available under the GABORA plan. This leaves very little ability for other water bores required for stock and domestic supply as well as future town supplies. This risk to support the supply a good portion of the allocations for the Great Artesian Basin to one applicant is short sighted and too high of a risk. These allocations are an emotional trigger for the agricultural community and it would be disaster out for the MRC to support a preliminary approval for a proposal with complete disregard for future water supplies. The influx of workers that will need to move to the area to staff this plant, will also put additional stress on the town water supplies for both Roma and Wallumbilla and will only become a long term issue that the Maranoa Regional Council will need to address in years to come.

It is important to note that Petroleum and Gas Production are bound by requirements under the Water Act to "Make Good" water sources that have been impacted by their development. Currently, it is unclear whether, this will be something that this application will need to consider. Whilst this uncertainty exists, we cannot support the extraction of this volume of water in this area for this proposed abattoir without impacting our business and the community around us who rely on underground water supplies.

Other water arrangement will need to be investigated by the applicant other than underground water.

Proposed Operational Hours

The application details the proposal of establishing initially a 600hd processing facility and then expand to a 1200 head a day processing facility. If the 80 head per hour facility is constructed and becomes operational, then to process 1200 head a day, 15 hours (7.5 hours x 2 shifts) is required. This will require operation outside the 6am-6pm business hours operation detailing the the MRC planning scheme and coupled with the noise and odour concerns noted above, will impact on neighbouring residential areas quiet enjoyment and the ability to entertain family and friends in outdoor areas. This is an unacceptable impact to our quiet enjoyment of rural lifestyle and again we stress that another site more suited to an abattoir should be investigated.

Summary:-

The objections to this development are clear, based on this location being unable to comply with some environmental requirements in particular odour, noise, contamination, flood area and underground water. All these have documented in the supporting reports attached to the application. Also, there are errors in the assumptions used to run these models. This location's inability to support a "high impact industry" is further compounded by the topography and natural barriers (such as ranges).

The risks of contamination, biosecurity and underground water use are too high for this location and it appears that the applicant has completely disregarded a number of the recommendations in his own commission reports and pushed forward on his application which does question why the application has been submitted in its current form.

Recommendations:-

Whilst, we are strongly objecting to the preliminary approval for a High Impact Industry (Abattoir), we are aware of the possible positive economic outcomes of bringing a suitably planned, researched, financed facility to the Maranoa Region at an appropriate time. Whilst this application in its current form, appears to not meet requirements under the MRC planning scheme and shows a complete disregard for local process, environmental legislation and social license to operate, a more suitable, well researched and documented future application may be beneficial to be considered, BUT, not in this location due to the grounds detailed above.

We are available for contact if you require any further information by emailing oakleigh6@outlook.com.

Graham & Christina York

Saturday, 13 July 2019.
Isabella Humphreys and Ryan York.

Comment: Draft Reports:
Each of the reports submitted by Valinda to support their Development Application for the Project are clearly identified as being in **Draft** only (save for the Department of Agriculture and Fisheries Viability Study prepared by Meateng)
Answer: Note: This is a **Preliminary Approval Application** Not a Development Application to build.

Comment: It is ludicrous and unsatisfactory that Valinda has submitted, for public and statutory consideration, modelling and reports that are un-finalised, incomplete and without the requisite expert certification. The project proposed is by no means minor in nature, and there is a certain standard of professionalism and due. Care that should be reasonably exercised in its conduct.
Answer: Rejected. Valinda have shown a high Standard of professionalism and due care above the requirements for a Preliminary Approval in submitting their application.

Comment: Evidently, Valinda has failed to exercise such professionalism and care. In failing to provide current, finalised supporting documentation for consideration.
Answer: Rejected:

Comment: Without complete and finalised Development Application supporting Documentation being provided, we find it difficult to consider the Development Approval put forward. The Development Application and its supporting documentation in its current form cannot be, and should not be, considered with merit.
Answer: Valinda have applied for a Preliminary Approval: Not a Development Licence. (Big Difference)

Air Quality Report.
Comment: The Air Quality Report provided is in a "draft format only.
Answer: The modelling by Katestone for this report cost Valinda $15,000-00, to produce the Draft copy, which is required for Preliminary Approval.

Comment: Moreover, the report was prepared in August -September 2017 and considers only the conditions encountered at that time. This data includes wind patterns which form a critical part of Katestone's analysis of odour emissions and the impact on the listed sensitive receptors.
Answer: This is the reason Katestone did the wind modelling on wind direction's and strength over the Pickanjinnie abattoir site. And not from the Roma historical data for wind conditions.

Insufficient Evidence Relating to Groundwater.
Answer: The Department of Natural Resources, Mines and Energy, requested the water allocation approval for the abattoir project be kept separate in the Preliminary Application. Valinda are dealing with this part.

Economic: This section has been written based on the commentary provided by the Department of Agriculture and fisheries Cattle Supply and Viability Study prepared by Meateng (the Meateng Report).
Answer: This has nothing to do with the abattoir site plan.

Cattle Sources.

Comment: There is a concern as to the amount of cattle that Valinda intends to source for the project, and the impact that this will have on existing market.
Answer: Again, this has nothing to do with the abattoir site plan.

Val Cormack.

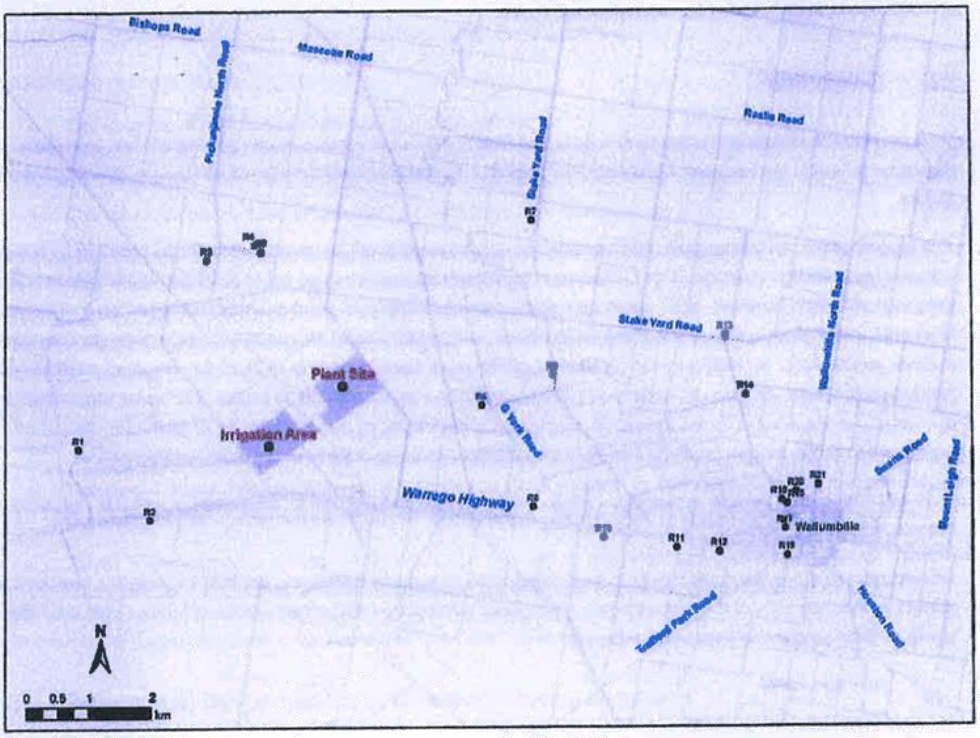


Figure 3 **Location of sensitive receptors**

Table 1 Nearest sensitive receptors to the Project

Receptor ID	Easting (km)	Northing (km)	Distance and direction from the Project boundary
R1	706041	7058909	1.8 km - WSW
R2	707182	7057780	2.5 km - W
R3	708087	7061889	2.5 km – NW
R4	708869	7062132	2.4 km – NW
R5	708958	7062019	2.3 km - NW
R6	712467	7059582	1.6 km - E
R7	713270	7062515	3.5 km – NE
R8	713281	7057955	3.0 km – ESE
R9	713615	7060056	2.7 km – E
R10	714433	7057451	4.3 km – ESE
R11	715586	7057290	5.3 km – ESE
R12	716256	7057226	6.0 km – ESE
R13	716380	7060667	5.2 km – E
R14	716664	7059728	5.7 km – E
R15	717336	7057993	6.7 km – ESE
R16	717285	7057714	6.7 km – ESE
R17	717305	7057584	6.8 km – ESE
R18	717248	7058044	7.0 km – ESE
R19	717341	7057155	6.8 km – ESE
R20	717487	7058169	6.8 km –ESE
R21	717853	7058281	7.1 km –ESE

7. Results

The modelled noise levels are tabulated and plotted below. The table locations are identified in Figure 3 above. The results at all residences are comfortably lower than the lowest of the EPP acoustic quality objectives of 30 dB(A) and the lowest indicative background noise level of 30 dB(A) from AS1055.3.

Table 4 – SoundPLan Results at Specific Locations in dB(A).

Location	Sound Pressure
Nearest Houses	
H1	12.0
H2	20.9
H3	22.1
H4	22.8
H5	14.9
H6	18.0
H7	25.5
H8	< 10
H9	< 10
H10	< 10
H12	< 10
H13	< 10
H14	< 10
H15	< 10
H16	< 10
H17	< 10
H18	< 10
H19	< 10
H20	12.2
H21	18.0
H22	18.0
H23	15.5

Location	Sound Pressure
Site Boundary	
Front Gate	38.1
NW Boundary	42.7
NE Boundary	49.5

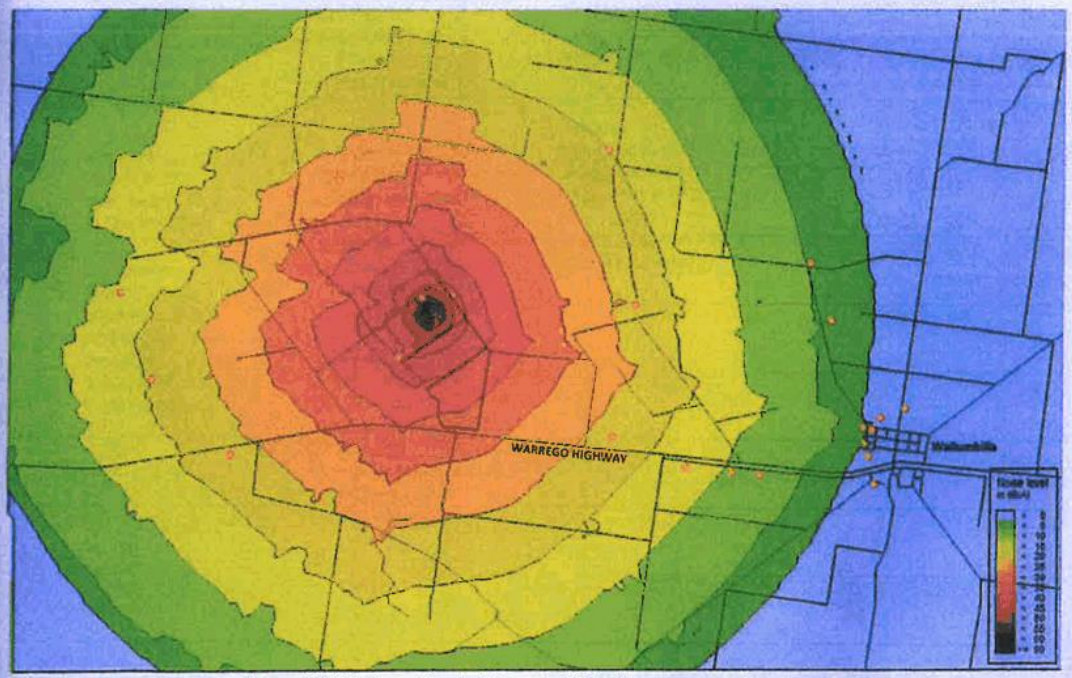


Figure 5 - Noise Level Contour plot

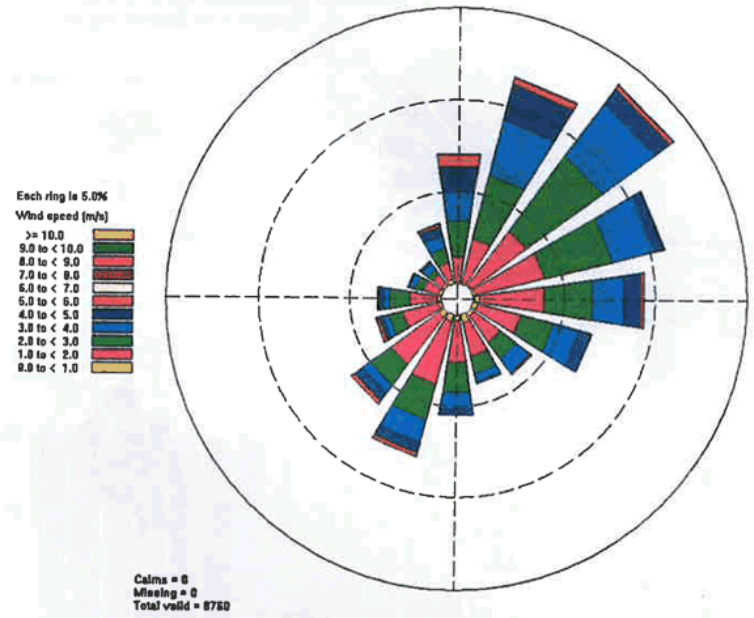


Figure 4 **Annual wind distribution produced by TAPM/CALMET for the Project site**

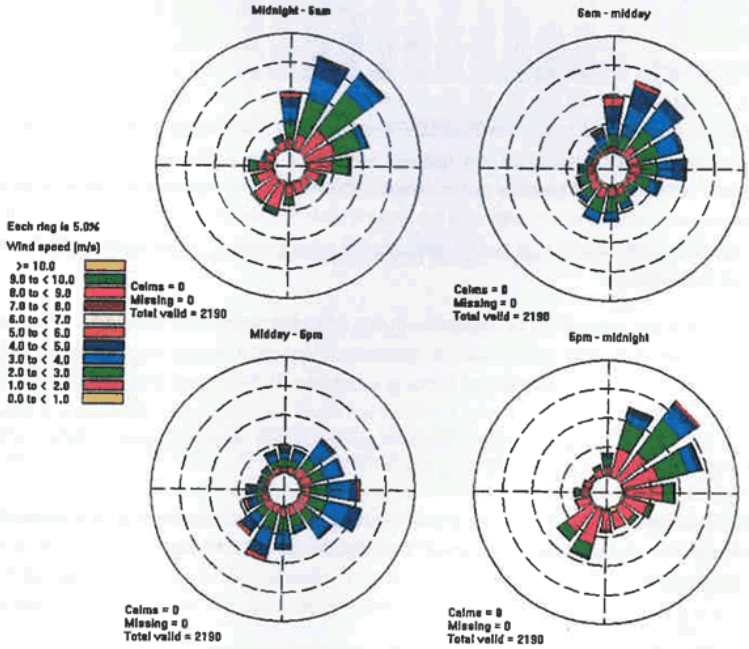


Figure 5 **Diurnal wind distribution produced by TAPM/CALMET for the Project site**

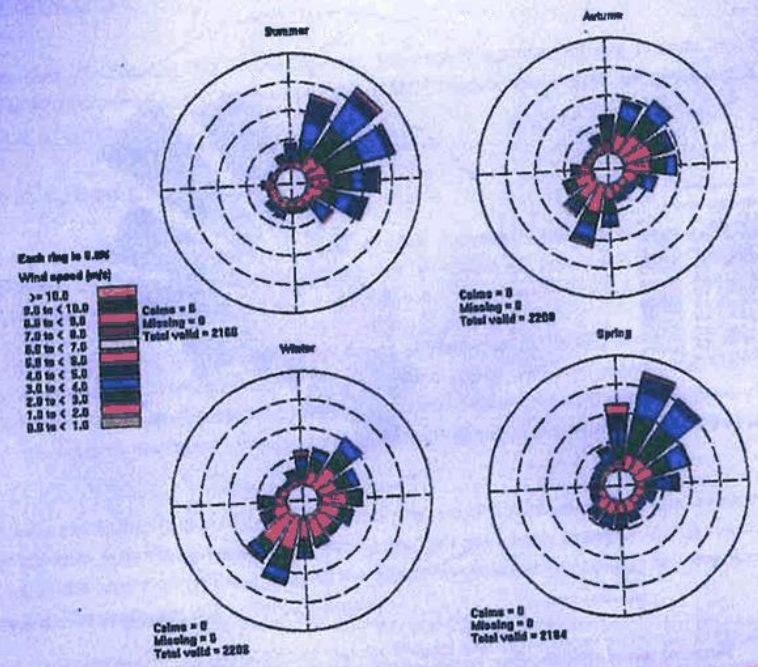


Figure 6 **Seasonal wind distribution produced by TAPM/CALMET for the Project site**

6.2 Atmospheric stability

Atmospheric stability is classified under the Pasquil-Gifford scheme and ranges from Class A, which represents very unstable atmospheric conditions that may typically occur on a sunny day, to Class F which represents very stable atmospheric conditions that typically occur during light wind conditions at night. Unstable conditions (Class A-C) are characterised by strong solar heating of the ground that induces turbulent mixing in the atmosphere close to the ground, which usually results in a plume reaching the ground closer to the source than it does for neutral conditions or stable conditions.

This turbulent mixing is the main driver of dispersion during unstable conditions. Dispersion processes for neutral conditions (Class D) are dominated by mechanical turbulence generated as the wind passes over irregularities in the local surface, such as terrain features and building structures. During night time, the atmospheric conditions are generally neutral or stable (Class D, E and F) with cloud cover reducing solar heating and enhancing stability. Stability refers to the vertical movement of the atmosphere and is therefore an important factor in the dispersion and transport of air pollutants within the boundary layer.

Stability class is calculated by CALMET and has been extracted at the Project site. Table 4 shows the distribution of stability classes for the site and Figure 7 shows the distribution by hour of day.

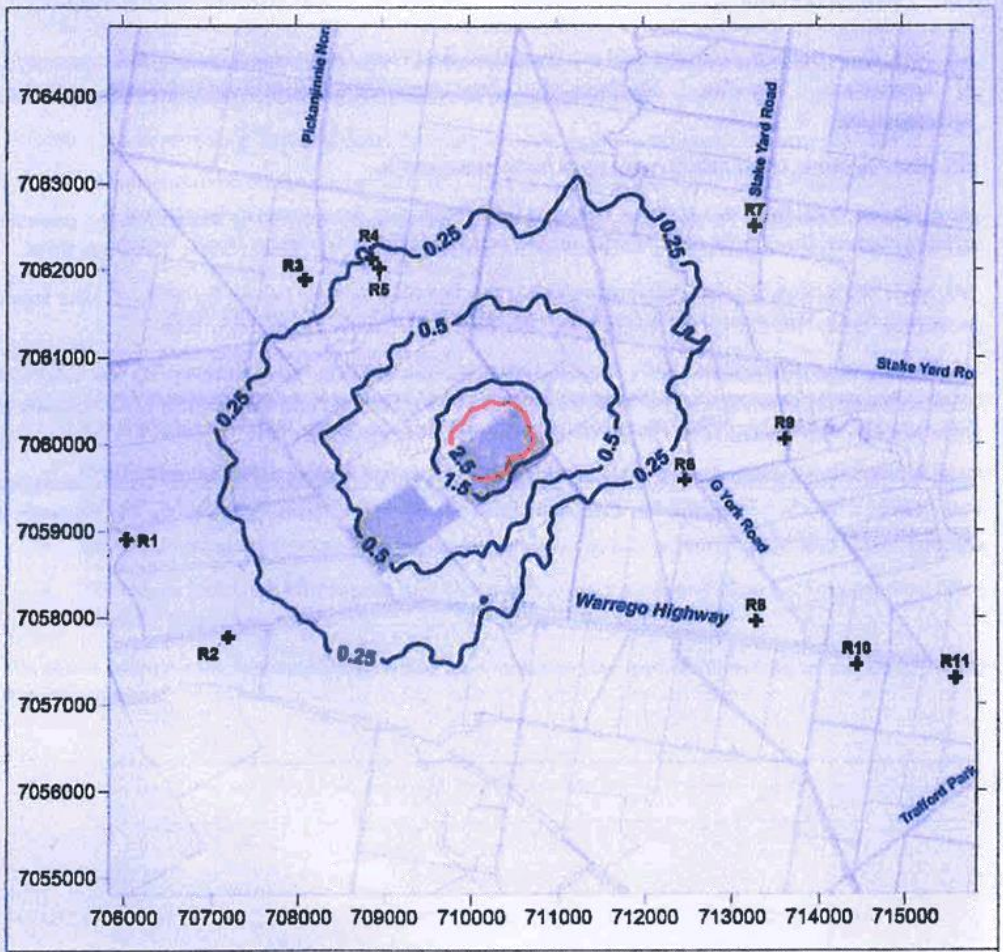


Plate 1 **Predicted 99.5th percentile 1-hour average ground-level concentrations of odour (ou) due to the biofilter at the proposed Pickanjinnie facility**

Location:	Averaging period:	Data source:	Units:
Pickanjinnie	1-hour	CALPUFF	ou
Type:	**Guideline:**	**Prepared by:**	**Date:**
99.5th percentile	2.5 ou	Natalie Shaw	December 2017

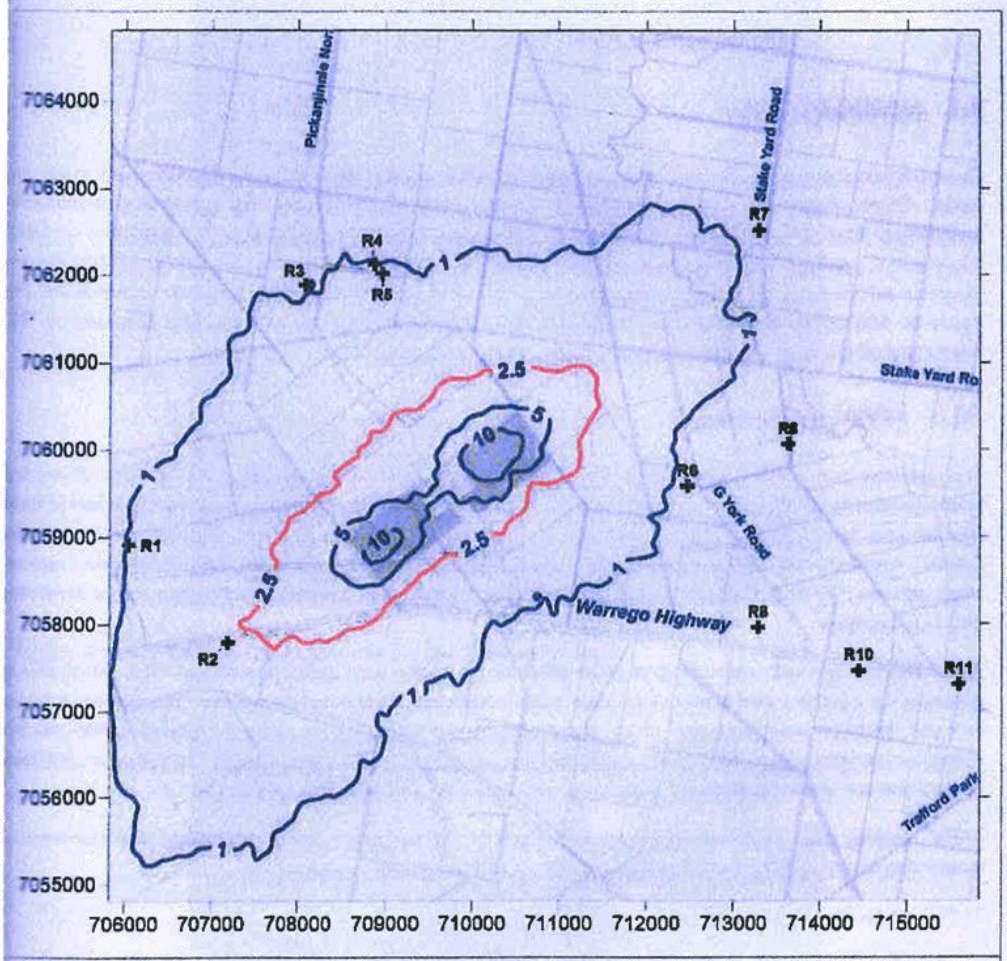


Plate 2 **Predicted 99.5th percentile 1-hour average ground-level concentrations of odour (ou) due to the lairage, WWTP and the 20 ha irrigation area at the proposed Pickanjinnie facility**

Location:	Averaging period:	Data source:	Units:
Pickanjinnie	1-hour	CALPUFF	ou
Type:	**Guideline:**	**Prepared by:**	**Date:**
99.5th percentile	2.5 ou	Natalie Shaw	December 2017

D19/57711

Maranoa Regional Council
PO Box 620
Roma Qld 4455
Email: planning@maranoa.qld.gov.au

Attention: The Assessment Manager

Proposed Development, PreliminaryApproval,Application Ref: 2018119864
Material Change of Use - "High Impact Industry" (Abattoir)
Pickanjinnie Abattoir ("the Project")

We refer to the above matter.

We wish to submit against the Development Application for the Project

We make our submission as the Occupiers of 45772 Warrego Highway, Wallumbilla (more particularly described as Lot 198 on WV1552).

We outline the particulars of our submission below.

Draft Reports

Each of the Reports submitted by Valinda to support their Development Application for the Project are clearly identified as being in **draft** only (save for the Department of Agriculture and Fisheries Viability Study prepared by Meateng).

It is ludicrous and unsatisfactory that Valinda has submitted, for public and statutory consideration, modelling and reports that are un-finalised, incomplete and without the requisite expert certification. The Project proposed is by no means minor in nature, and there is a certain standard of professionalism and due care that should be reasonably exercised in its conduct.

Evidently, Valinda has failed to exercise such professionalism and care in failing to provide current, finalised supporting documentation for consideration.

Without complete and finalised Development Application supporting documentation being provided, we find it difficult to consider the Development Approval put forward. The Development Application and its supporting documentation in its current form cannot be, and should not be, considered with merit.

We impress the importance of this upon Maranoa Regional Council, and would suggest that any decision made by council should be founded upon factual, complete and finalised evidence.

Air Quality Report

The Air Quality Report provided is in a "draft" format only. This has been commented on in the preceding paragraph.

Moreover, the report was prepared in August – September 2017 and considers only the conditions encountered at that time. This data includes wind patterns which form a critical part of Katestone's analysis of odour emissions and the impact on the listed sensitive receptors.

Katestone have adopted a "conservative" odour emission rate from the settling pond of 0.153 ou/m^2/ s for the irrigation area. Katestone earlier advised that there is no data available for the assumption to be made. Therefore, we query the accuracy and foundation of this assumption.

More generally, the modelling provided is limited in detail and provides little to no evidence to substantiate the assumptions put forward.

The Conclusion of the Air Quality Report state that their recommendations may vary depending on any alteration to the Project Plans. On the basis that this report is:

- in draft format only; and
- based on data in excess of eighteen (18) months old,

It is a reasonable that the results and recommendations of the Report may no longer be current and valid given inevitable changes in Project Plans and available environmental data over the last eighteen (18) months.

Having regard to the above comments, we would request that Valinda provide odour modelling that is:

- in final format;
- justified by reasonable evidence; and
- based on current data.

Further, we would request further, detailed information regarding any future intentions of Valinda to monitor their odour emissions to ensure that their anticipated assessments provided are within the actual scope of their Report and their approved Environmental Authority for the Project, particularly as we occupy what appears to be Sensitive Receptor 3.

Insufficient Evidence Relating to Groundwater

Within the Development Application literature that Valinda have provided, it is silent and unclear as to where Valinda intend to source the water supply for the Project, particularly which aquifer. The commentary within the reports only suggest where, ideally and based on the assumption that Valinda will secure any requisite approvals, the most suitable supply (being 100% sourced from the Hutton on a long term basis); however, no clear or realistic modelling has been provided as to of how much water will be taken from each aquifer specifically, the bores in the region that will be effected as a result and the long term affects to the water basin.

Gubberamunda Sandstone:

In the 2017 Earth Search Report, it is stated that the Gubberamunda Sandstone may not be able to supply the required long term water capacity for the Project. In this case, there are concerns

as to how long this aquifer will be utilised (i.e. either as a sustainable source or until the supply is depleted and a more reliable option becomes necessary).

Hutton Sandstone:

It is known that the Hutton Sandstone formation is typically a plentiful water supply, and based on that alone, it is suggested to be the most suitable water source for the Project.

However, there is insufficient data relating to the Pickanjinnie Study Area on the following critical items:

- Aquifer supply available (i.e. what water is available for the long-term production of the Project;
- Expected effect on surrounding bores in the Hutton Sandstone; and
- Water quality and suitability for the Project.

Precipice Sandstone:

In surrounding locations of the Pickanjinnie Study Area, the Precipice Sandstone formation is described as a "highly productive conventional gas reservoir".

If the Precipice Sandstone Formation were to be tapped by a new bore, it is unclear whether the water supply would be interfered with an oversupply of gas.

In this scenario, it will become uneconomical to pump water from the formation as gas will interfere with current pumping techniques.

In the Pickanjinnie Study Area, the Precipice Sandstone resource is considered highly limited because of the following:

- presence of gas in water;
- the thin rock formation; and
- extensive water draw down.

Throughout the Development Application material, it is unclear what water supply Valinda is going to access as:

- the Gubberamunda formation, to which they currently have an allocation of 500ML, is only a short term option; and
- Hutton Sandstone formation exploration is not guaranteed to be approved by government authorities.

From the three (3) potential options for groundwater, it is clear that the Hutton Sandstone formation is the only long term viable solution for water supply, however, that is not to say that it is completely suitable for a long term project of this magnitude. At this stage, the Great Artesian

Basin Water Plan is limiting the future take of groundwater from the Hutton Sandstone formation which may make the Pickanjinnie Study Area unsuitable for further development of this scale.

Considering the comments above it, we would request that Valinda provide:

- further data and modelling on the Project's water usage, specifically relating to the specific water sources intended to be utilised;
- what steps have been taken by Valinda to explore the viability and sustainability of the intended water source;
- any applications required to permit them to draw resources from the Hutton Sandstone Formation.

Economic

This section has been written based on the commentary provided by the Department of Agriculture and Fisheries Cattle Supply and Viability Study prepared by Meateng (the Meateng Report).

The economic strength of the cattle industry in the Maranoa district is, and should be, a major consideration in the approval of the Project. Valinda have placed emphasis on the economic benefits of the proposed Projects, however there are some concerns around this.

Cattle Sources

There is a concern as to the amount of cattle that Valinda intends to source for the Project, and the impact that this will have on the existing market.

According to Maranoa Regional Council, the Roma Saleyard is the largest cattle selling centre in Australia with 372,648 cattle being sold through the yards in the 2014/15 financial year.

Valinda indicate in their Roma Sensitivity Analysis that the expected throughput (head per annum) will be 170,000, approaching 50% of the total cattle sold in the local area. This raises concerns as to the supply available to usual traders in the district, and the long term viability of production in the area.

Further concerns are raised as to the market suitability of the Project within the district. This is particularly concerning as the process proposed is hot boning, a manufacturing style production that will not add value to local cattle in the Roma area as it is a manufacturing process used on commercial meat products, and not quality production. The plant proposes chilling capacity for only 150 bodies on a 600 a day production. Roma is an area that focusses on high quality beef production, not manufacturing product and therefore the development in its current format is unlikely to compete for local cattle or deliver value to producers in the region. The 70:30 proposed production split – frozen to chilled, also highlights a manufacturing style output for commercial grade product.

It should also be noted that there is insufficient storage for chilled or frozen boned product for even one day's slaughter and that contingency has been provided.

In short, Valinda intends to monopolise the cattle trading market in the Maranoa district and will focus predominantly on lower quality beasts, having the potential, and intention, to steer market prices.

The potential monopoly that Valinda could have in the local cattle market has the ability to leave local producers high and dry, and will affect long term investments to the established, high quality beef production in the district.

The Maranoa economy is bolstered by and prides itself on its high quality cattle market, and the Project intended by Valinda is not modelled to support and continue growth in this area.

Jobs

Valinda has placed emphasis that the benefits that will follow from the job growth created by the Project.

In the Development Application materials, Valinda projects that, at minimum, 340 full time jobs will be created. This number is reported to vary greatly depending on the operation capacity of the Project. At full capacity, Valinda indicates that there may be 340 jobs *per shift* during times of peak operation (1200 head per day – 2 shifts) and normal operation (600 head per day – 1 shift), that being up to 680 jobs created (each varying in required skill sets and experience).

In the Meateng Report, in email correspondence, Valinda indicates that during times of "long term cattle shortages", staff would be moved to Wallumbilla and employed "somewhere" for a short time. We raise concerns as to where Valinda intends for an unknown number of their staff to be employed, for an unknown period. No contingency plan is provided for the interim employment of their staff.

Should there suddenly be up 340 workers unemployed for an unknown period of time, this will consequentially harm local businesses.

Should Valinda intend to outsource their staff in the inevitable dry times, further contingencies will need to be in place to ensure the financial viability and security of the jobs in the region.

Claims of a "Co-Op"

We query Valinda's claims put forward email correspondence contained in the Meateng Report that:

> *All Satellite Abattoirs, including Wallumbilla, will be Co-Op owned by Beef Producers, local staff, and their local Regional Councils, with all money, [Profit's] returned to their communities.*

This is a bold claim to be put forward by Valinda, and is a claim that has received no further comment in any other document provided in their Development Application.

Should it be Valinda's intention that the Project be conducted as a "Co-Op", we would request further information as to their management plan, budget and intended distribution for funds.

We would request any information be disclosed by Maranoa Regional Council as to whether they intend to profit from the Project.

Should this information not be accurate, we would query why it has been included in the Meateng Report in what seems to be Valinda's instructions to Meateng in the preparation of the Study.

Inconsistencies Relating to Sensitive Receptors

Katestone Air Quality Report

The Air Quality Report identifies twenty one (21) total Sensitive Receptors.

KMH Environmental Noise Assessment Report

The Noise Assessment Report identifies twenty three (23) total Sensitive Receptors.

FSA: Assessment of Environmental and Planning Constraints Reports

The FSA Report identifies only six (6) sensitive receptors at **Table 3** (being Sensitive Receptors R1 – R3, Wallumbilla and Roma). It should be noted that the Registered Plan Details for the "R2" listed on this table is incorrect, and does not register a valid land parcel.

Contrary to Table 3 of the FSA Report, the Map on Page 12 identifies Sensitive Receptors R1 – R4.

Further, whilst providing mention to these Sensitive Receptors, the FSA Report does not provide any commentary in respect of the Sensitive Receptors. Rather, they are mentioned in passing and provide no value to the objective of the report. We would impress that further commentary should be provided as to the environmental constraints (if any) posed as a result of these sensitive receptors, and the viability of the Project having regard to its proximity to the listed dwellings.

General Comment

Whilst there may be different ranges for the affected Sensitive Receptors for Air and Noise Assessment, the inconsistency between the three (3) reports has not be commented on in the literature. The ambiguity in which properties are deemed to be "sensitive receptors" is confusing and casts doubt that the required modelling has been, or will be, undertaken with a stream lined and consistent approach. We would request that Valinda provide a definitive, holistic list of which Properties will be considered to be impacted and identified as "Sensitive Receptors" to the Project.

Pests

We are concerned that there is a serious potential for pests such as house and buffalo fly to breed in the Project area and beyond.

The quantities of manure, effluents and other waste products containing meat processing residues and waste water from wash downs are considerable. As a direct result, there is a significant potential for an increase in the breeding and presence of buffalo and house fly in the Project area and beyond.

Flies are prolific breeders, and the conditions of the Project area have the potential to become a breeding ground for these pests.

As owners of livestock within the vicinity of the Project Area, we have genuine concerns that an increased presence of house fly and buffalo fly poses a potential threat to the health of our livestock (as flies can be carriers of disease), and will increase the operational costs of maintaining our livestock.

This is a concern that has received no substantial commentary in the Project literature; however, it is a threat that has the potential to increase the financial burden and our management time incurred in maintaining our livestock.

Final Comments

Whilst we acknowledge that, in theory, the prospect, of an abattoir in the district is desirable, having regard to Roma being considered a "rural hub" and the volume of the local sale yards, the Development Application put forward by Valinda:

- lacks thorough and complete data and modelling; and
- puts forward a fanciful and unrealistic project plan.

We hope Maranoa Regional Council takes our concerns and comments on board in their consideration the Project.

Kind Regards,

Isabella Humphreys and Ryan York

45772 Warrego Highway
WALLUMBILLA Q 4428
Email: ryork7263@gmail.com

Friday, 12 July 2019.
George and Lyn York, "Tyrone" Wallumbilla.

- Comment: Please note "Tyrone" and our residence is a mere 800 metres from the proposed actual abattoir building.

Answer: Note, Katestone Environmental Air Quality Assessment-Draft (Table 1 Nearest sensitive receptors to the project) R8 Distance and direction from the project boundary, Receptor ID- R8 3.0km-ESE= 3000 metres not 800 metres as stated in the submission.

- Comment: Our grave concerns relate to the extra traffic that this would cause on the Warrego Hwy which is only around 50 to 100 metres

From our actual homestead. We chose this site 26 years ago for our retirement.

Answer: *In the long term, traffic will more than likely be less because a lot of the cattle will come to the site from the West, and the trucks will turn of the Warrego Highway onto the North Pickanjinnie Road approx. 500 metres West of their actual homestead. There will always be traffic connected to the gas development and operation, this does not mean the gas companies have the right of way of roads over any development being built to service the rural industry (beef producers). In a visit to "Pasadena" on the 10th-11th October 2017 and a conversation with Trish Rowbotham (your daughter) I commented on my concern for her Mum and Dad regarding the amount of traffic noise all through the night, she replied they chose to live there.*

- Comment: Other issues are odour, noise, pollution.
- Air Quality/ odour.

1/ The methodology used in the Applicants provided report for the Air quality was 4/msec. Bom data evidences that the actual maximum wind gusts were an average of 30km/hr with a maximum wind gust of 44km/hr report for June to date. Note that this is a variation of between 16km @ 30km an hour and will have increased impacts on the distance that the odour will travel. See image 1. Mean wind data shows that based on June 2019, the wind speed is in excess of 14.4km/hour (4m/sec) 66% of the time at 9am, and 91% of the time at 3pm. Modelling is incorrect and further investigation is required before any Preliminary approval. Based on this, it can be made clear that this site is not a suitable location for a proposed abattoir and is highly recommended that another site with more favorable conditions and characteristics is investigated.

Answer: Please Note: Katestones Air quality Assessment-Draft, was modeled with the information provided or (sourced)for the Pickanjinne abattoir site, wind direction Data not the Historical data for wind conditions for Roma, as referred in their IMAGE 1. This is the reason for the different figure's, Roma wind data compared to Katestone on site modelling. Refer to page 15- Air Quality Assessment-Draft Figure 4 Annual wind distribution produced by TAPM/CALMET for the Project site. Figure 5: Diurnal wind distribution produced by TAPM/CALMET for the Project site. Page 16. Figure 6: Seasonal wind distribution produced by TAPM/CALMET for the project site.

2/ Comment: Topography of the land is flat. There are no natural barriers to restrict the flow of odour/air quality further adding that this location is not suitable for a high odour, high impact industry.

Answer: Note, all the air from the inside of the abattoir building will be filtered before being discharged high into the air by fans for dispersal.

The cattle yard floor will be mainly concrete, and covered and washed down, with all manure and water going through a treatment plant. Except, for saleyard purchased cattle. Direct to works consignments will arrive just in time. Reducing the impact on water and hay usage.

Note: The project site has or will have tree cover to help mitigate any ground level odour.

3/ Comment: The report by Katestone Environmental Pty Ltd also advised that excessive odour from the irrigation of treated waste water can only be mitigated by limiting the irrigation area to 20 Ha which is a reduction from the proposed plan of 140ha on two different sites, to1 location of 20Ha.

Answer, Clarity: Page 19 Air Quality Assessment-Draft. 7. Modelling Results.
The key contributor to this predicted concentration of odour is the treated wastewater irrigation area. The potential contribution of this odour source is likely to be overestimated due to the conservative approach that was adopted to model emissions from this source. In particular, it has been assumed that 100% of the 20HA area will emit odour continuously; however, in reality the irrigation area will be used **progressively (meaning 20Ha at one time) to avoid overloading and odour emissions will fall to baseline levels within two hours of irrigation. The project would still use the 140ha site, but as explained only 20ha at one watering.**
Comment: Based on this sites inability to meet air quality conditions.
Answer: **Valinda, totally disagrees with this comment, supported by the above information.**
Comment Noise: Our residence is located 800 metres (3000 metres)from this proposed development. We have concerns over this project being able to meet noise emission guidelines so that the emissions do not cause nuisance to adjoining properties.
Answer: Refer to Pickanjinnie Beef Processing Facility Noise Assessment: Page5 Modelling Methodology:
The level of the noise emissions from the site, was calculated at three locations on the property boundary and at 22 of the nearest residences as well as with a 100m resolution noise grid map, covering an area of around 8km by 6km, surrounding the plant.
Conclusions: The results of noise modelling indicate that noise emissions from the proposed plant meet the requirements of the EPP and are sufficiently low that they would generally be imperceptible to the nearest residents.
On this basis, it is concluded that noise emissions associated with the proposed plant will not adversely affect the amenity of nearby residents.
See attachments. For Noise and Air Quality.
Comment Summary
Answer: The Valinda Team rejects the objections in this submission. Odour: George and Lyn York submission has deliberately used the Roma wind direction wrongly to discredit the development application. The application clearly shows Attachment, for the project site not taken from the Roma historical data for wind conditions. Which has (Roma wind conditions) had a large impact on the Pickanjinnie site on the modelling of Air and Odour, Irrigation, Noise and biosecurity.
Noise: Refer to information included and Attachments.
Contamination @ Biosecurity Risks.
The contamination and biosecurity risks are risks to our business which will require additional resources to allow the management of these risks.
Answer: Rejected. The Biosecurity risks are already there with the large mobs of traveling cattle on road reserves fronting Tyrone, Pasadena, Oakleigh and 667 Pickanjinnie South Road.
Underground Water.
Answer: Valinda, are working on the water issue. Department of Natural Resources, Mines and Energy have asked for the water Application for the project to be kept separate from the Preliminary Approval Application.
The Submitters need to ask the **Gas Companies** for answers to some of their concerns **Not the Valinda Team.**

Val Cormack.

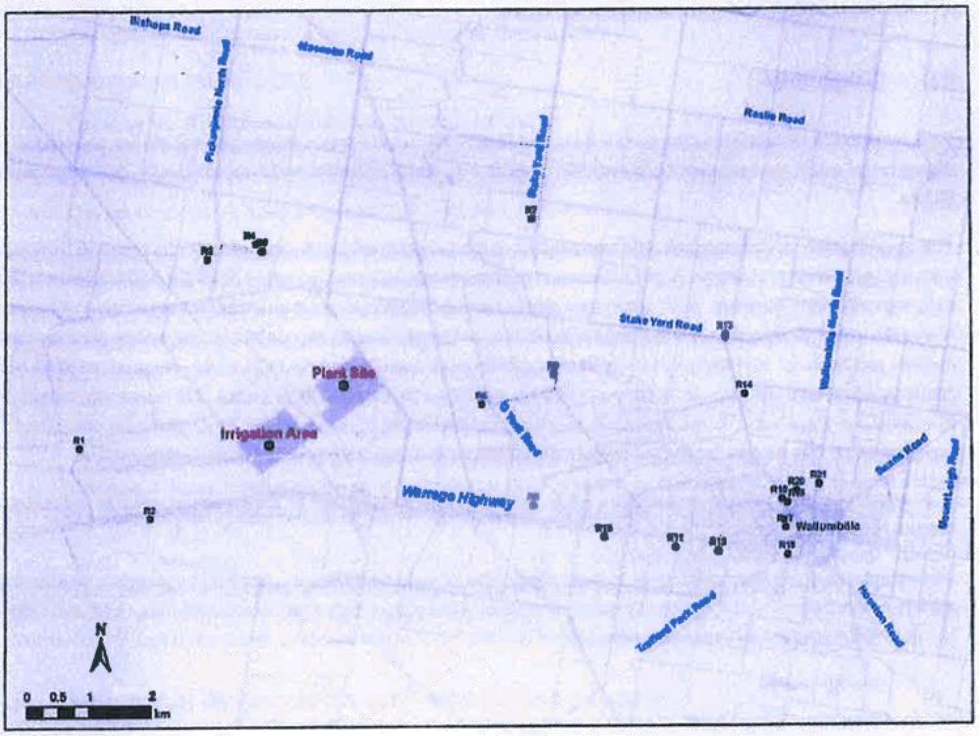


Figure 3 **Location of sensitive receptors**

Table 1 Nearest sensitive receptors to the Project

Receptor ID	Easting (km)	Northing (km)	Distance and direction from the Project boundary
R1	706041	7058909	1.8 km - WSW
R2	707182	7057780	2.5 km - W
R3	708087	7061889	2.5 km – NW
R4	708869	7062132	2.4 km – NW
R5	708958	7062019	2.3 km - NW
R6	712467	7059582	1.6 km - E
R7	713270	7062515	3.5 km – NE
R8	713281	7057955	3.0 km – ESE
R9	713615	7060056	2.7 km – E
R10	714433	7057451	4.3 km – ESE
R11	715586	7057290	5.3 km – ESE
R12	716256	7057226	6.0 km – ESE
R13	716380	7060667	5.2 km – E
R14	716664	7059728	5.7 km – E
R15	717336	7057993	6.7 km – ESE
R16	717285	7057714	6.7 km – ESE
R17	717305	7057584	6.8 km – ESE
R18	717248	7058044	7.0 km – ESE
R19	717341	7057155	6.8 km – ESE
R20	717487	7058169	6.8 km –ESE
R21	717853	7058281	7.1 km –ESE

7. Results

The modelled noise levels are tabulated and plotted below. The table locations are identified in Figure 3 above. The results at all residences are comfortably lower than the lowest of the EPP acoustic quality objectives of 30 dB(A) and the lowest indicative background noise level of 30 dB(A) from AS1055.3.

Table 4 – SoundPlan Results at Specific Locations in dB(A).

Location	Sound Pressure
Nearest Houses	
H1	12.0
H2	20.9
H3	22.1
H4	22.8
H5	14.9
H6	18.0
H7	25.5
H8	< 10
H9	< 10
H10	< 10
H12	< 10
H13	< 10
H14	< 10
H15	< 10
H16	< 10
H17	< 10
H18	< 10
H19	< 10
H20	12.2
H21	18.0
H22	18.0
H23	15.5

Location	Sound Pressure
Site Boundary	
Front Gate	38.1
NW Boundary	42.7
NE Boundary	49.5

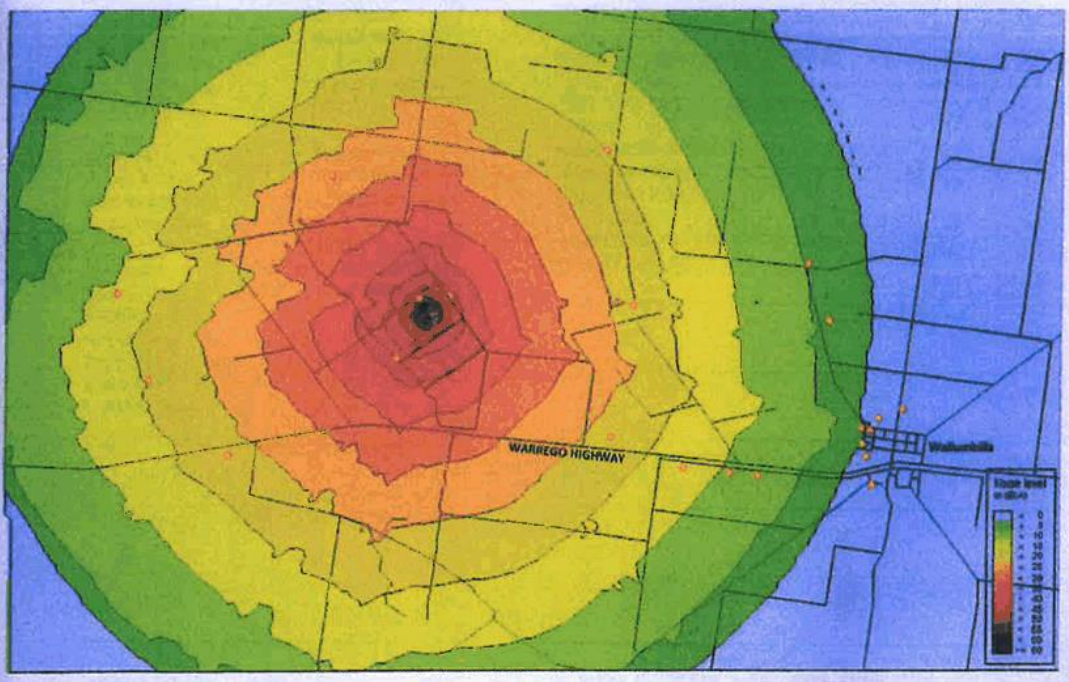


Figure 5 - Noise Level Contour plot

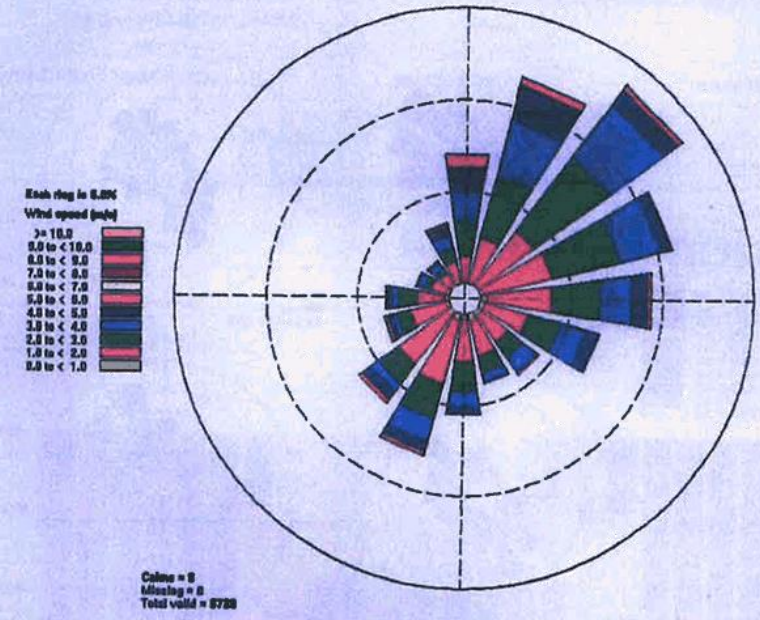


Figure 4 **Annual wind distribution produced by TAPM/CALMET for the Project site**

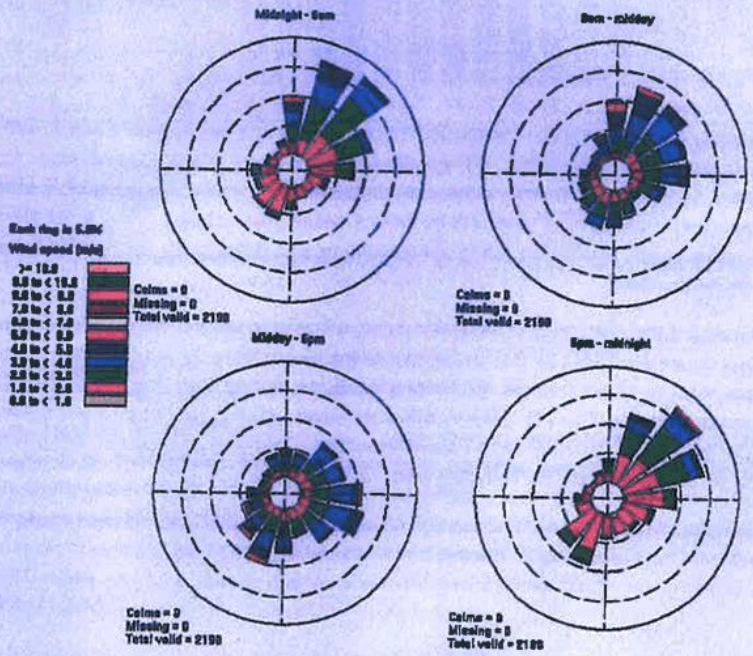


Figure 5 **Diurnal wind distribution produced by TAPM/CALMET for the Project site**

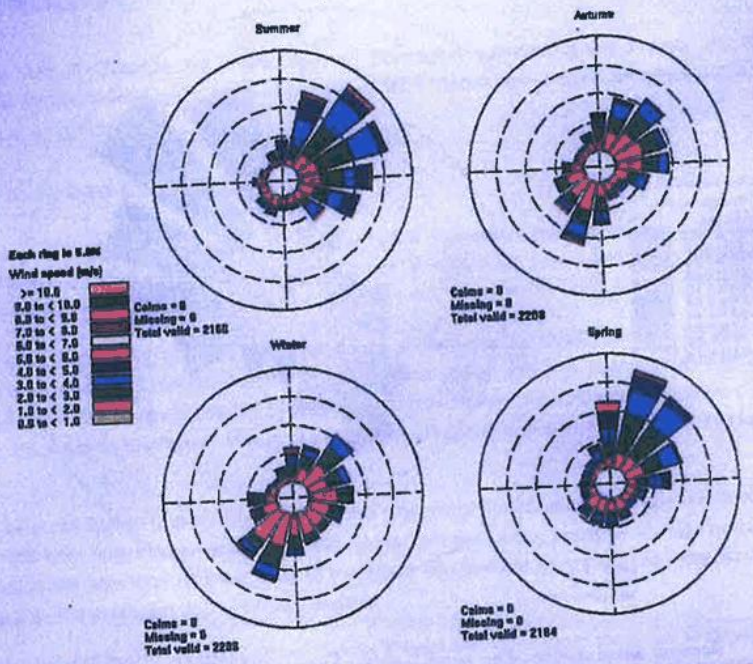


Figure 6 **Seasonal wind distribution produced by TAPM/CALMET for the Project site**

6.2 Atmospheric stability

Atmospheric stability is classified under the Pasquil-Gifford scheme and ranges from Class A, which represents very unstable atmospheric conditions that may typically occur on a sunny day, to Class F which represents very stable atmospheric conditions that typically occur during light wind conditions at night. Unstable conditions (Class A-C) are characterised by strong solar heating of the ground that induces turbulent mixing in the atmosphere close to the ground, which usually results in a plume reaching the ground closer to the source than it does for neutral conditions or stable conditions.

This turbulent mixing is the main driver of dispersion during unstable conditions. Dispersion processes for neutral conditions (Class D) are dominated by mechanical turbulence generated as the wind passes over irregularities in the local surface, such as terrain features and building structures. During night time, the atmospheric conditions are generally neutral or stable (Class D, E and F) with cloud cover reducing solar heating and enhancing stability. Stability refers to the vertical movement of the atmosphere and is therefore an important factor in the dispersion and transport of air pollutants within the boundary layer.

Stability class is calculated by CALMET and has been extracted at the Project site. Table 4 shows the distribution of stability classes for the site and Figure 7 shows the distribution by hour of day.

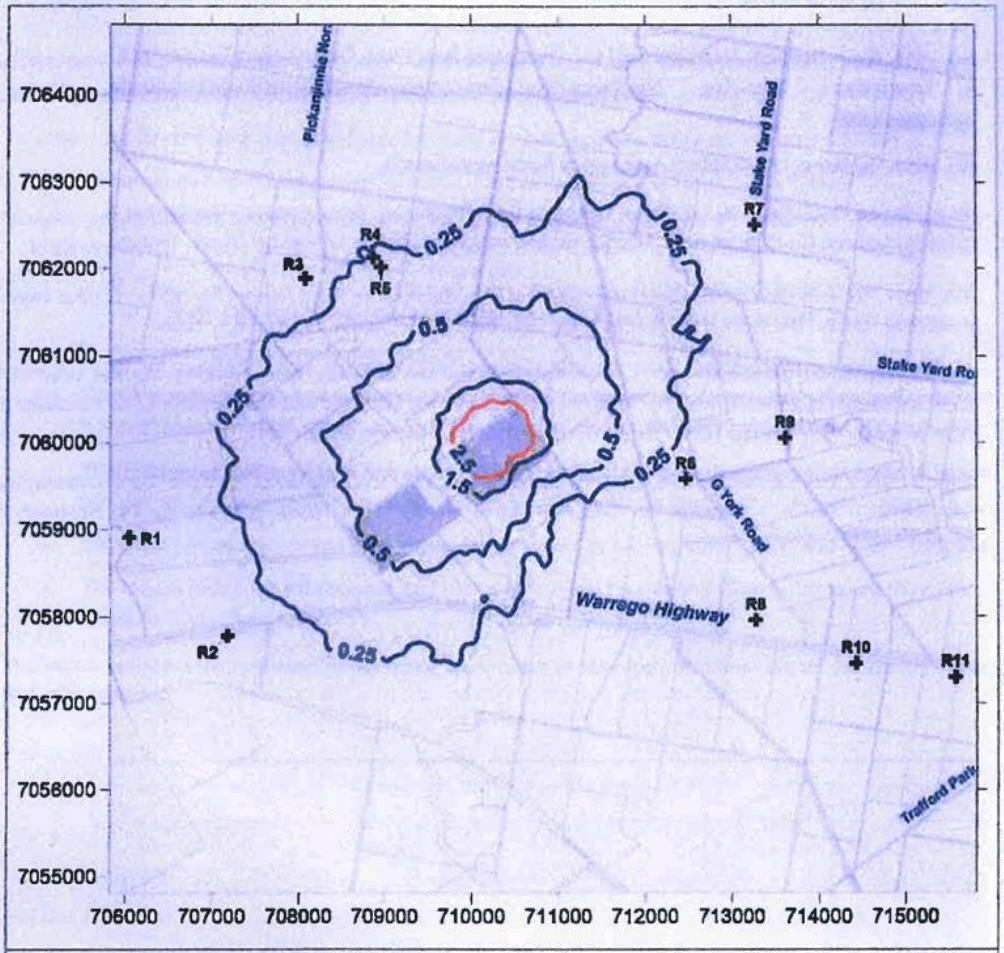


Plate 1 **Predicted 99.5th percentile 1-hour average ground-level concentrations of odour (ou) due to the biofilter at the proposed Pickanjinnie facility**

Location:	**Averaging period:**	**Data source:**	**Units:**
Pickanjinnie	1-hour	CALPUFF	ou
Type:	**Guideline:**	**Prepared by:**	**Date:**
99.5th percentile	2.5 ou	Natalie Shaw	December 2017

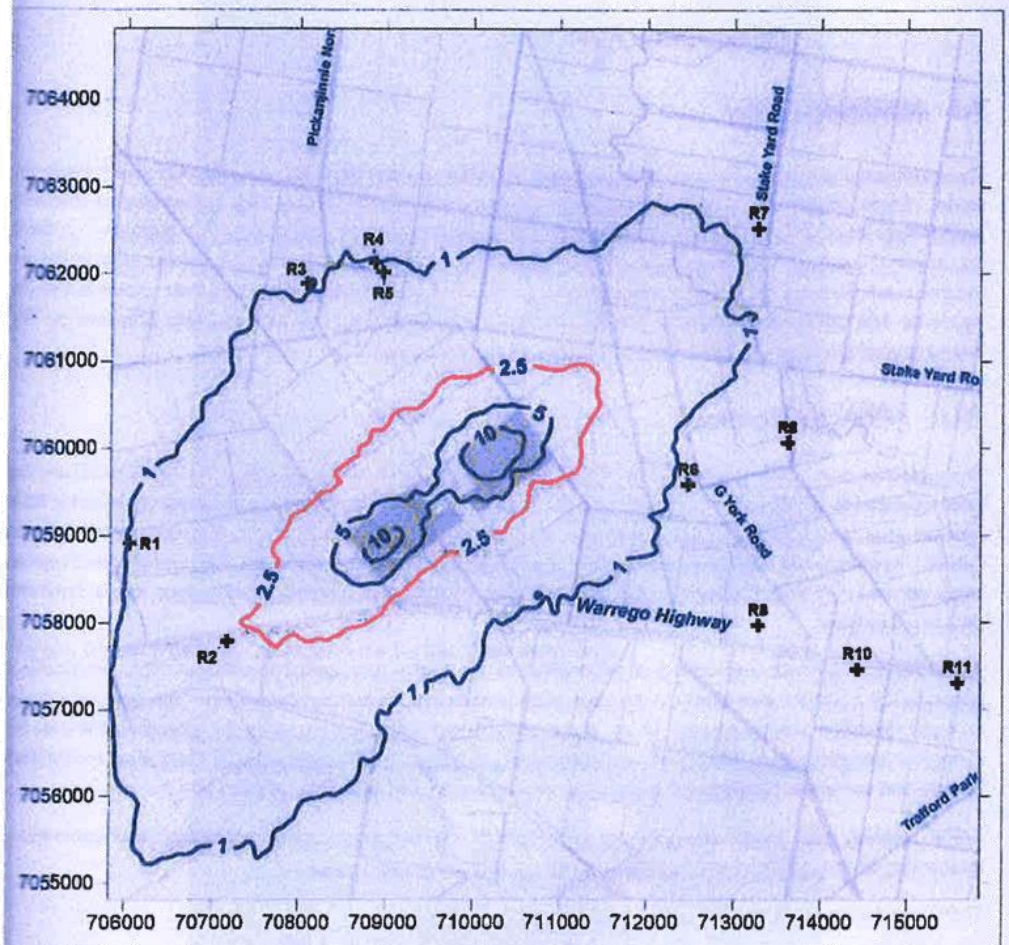


Plate 2 **Predicted 99.5th percentile 1-hour average ground-level concentrations of odour (ou) due to the lairage, WWTP and the 20 ha irrigation area at the proposed Pickanjinnie facility**

Location:	Averaging period:	Data source:	Units:
Pickanjinnie	1-hour	CALPUFF	ou
Type:	**Guideline:**	**Prepared by:**	**Date:**
99.5th percentile	2.5 ou	Natalie Shaw	December 2017

"Tyrone"
Wallumbilla Q 4428

1 July 2019

The Assessment Manager
Maranoa Regional Council
PO Box 620
Roma Q 4455

Re: Proposed Development, Preliminary Approval, Application
Ref: 2018/198644
Material Change of Use - "High Impact Industry" (Abattoir)

Dear Sir/Madam,

Please find attached our submission regarding the above proposed development on Warrego Highway and Pickanjinnie North Road on Lot 210 WAL: 53390, Lot: 209 RP: 835683, Lot: 208 RP: 835683, Lot: 13 P:6042, Lot: 5 P:6041, Lot: 3 PO:6041, Lot: 219 WV:1588, Lot: 218 WAL: 53394, Lot: 224 WV:1802.

Please note that this neighbours our retirement property "Tyrone" and our residence is a mere 800 metres from the proposed actual abattoir building. Our land has been in the York name for nearly 70 years hence we feel this Proposed Development is very harsh to take as we are very passionate about our property and are a very strong community based family.

Our grave concerns relate to the extra traffic that this would cause on the Warrego Hwy which is only around 50 to 100 metres from our actual homestead. We chose this site 26 years ago for our retirement. Other issues are odour, noise, pollution and mere logistics of the whole proposal as you will see noted in the submission.

Should you have any queries in relation to this matter please contact our son Graham on Mobile 0428 234 329 or our daughter Trish Rowbotham on 0428 234 186.

Yours faithfully,

LYN YORK GEORGE YORK

George & Lyn York
"Tyrone"
Wallumbilla

The Assessment Manager
Maranoa Regional Council
PO Box 620
Roma Qld 4455
Email: planning@maranoa.qld.gov.au

SUBMISSION: Public Notification - Development Application for a Material Change of Use - "High Impact Industry" (Abattoir)

On land situated at Warrego Highway and Pickanjinnie North Road, Pickanjinnie

Described as Lot: 210 WAL: 53390, Lot: 209 RP:835683, Lot: 208 RP:835683, Lot: 13 P: 6042,Lot:5 P: 6041 , Lot: 3 P: 6041, Lot: 219 WV: 1588, Lot: 218 WAL: 53394, Lot:224 WV: 1802

We wish to provide the following submission regarding the location of the High Impact Industry (Abattoir) proposed at the above noted locations.

We object to the location on the following:-

1. Separation from Rural activities and also residential areas
2. Nuisance
3. Proposed operational hours

These items impacted by the following characteristics:-

Air Quality/Odour

Our residence is located 800metres from the proposed development. We have concerns that the proposed abattoir will not be able to meet Air emission nuisance limits at this location based on:-

1. The methodology used in the Applicants provided report for the Air quality was 4m/sec. BOM data evidences that the actual maximum wind gusts were an average of 30km/hr with a maximum wind gust of 44km/hr report forJune to date. Note that this is a variation of between 16km & 30km an hour and will have increased impacts on the distance that the odour will travel. See Image 1. Mean wind data shows that based on June 2019, the wind speed is in excess of 14.4km/hour (4m/sec) 66% of the time at 9am, and 91% of the time at 3pm. Modelling is incorrect and further investigation is required before any preliminary approval.Based on this, it can be made clear that this site is not a suitable location for a proposed abattoir and it is highly recommended that another site with more favourable conditions and characteristics is investigated.

2. Topography of the land is flat. There are no natural barriers to restrict the flow of odour/air quality further adding that this location is not suitable for a high odour, high impact industry.

3. The report by Katestone Environmental Pty Ltd also advised that the excessive odour from the irrigation of treated waste water can only be mitigated by limiting the irrigation area to 20 ha which is a reduction from the proposed plan of 140ha on two different sites,

to 1 location of 20ha. This location is again unsuitable as an irrigation project of this size, require in excess of 150ha to dispose of this amount of treated water waste otherwise other waste disposal methods are required. Other methods may include trucking of waste (which then affects viability, air quality due to the dust and noise limits due to a higher number of vehicle moving on the site at any given time). Another option would be to build further waste water holding ponds/dams (which will also be an unacceptable increase to air quality/odour limits, with many complaints being as the result of waste water storage).

Also, if no further action is taken, it increases the risk of overflow out of waste water holding ponds which will then increase the risk of contamination on the land, in a waterway and will also result in land being recorded on the contaminated risk register impacting rural property prices and productivity. We will address this concern under "Irrigation".

4. The proposed location will struggle to be able to meet environment concerns and historically, abattoirs have experienced a high volume of odour complaints over a number of years.

https://www.abc.net.au/news/2019-03-19/tasmanian-town-of-longford-stench-meatworks-sewage-abattoir/10912924

https://www.couriermail.com.au/news/questnews/logan/obnoxious-smell-in-logan-remains-a-mystery-with-teys-abattoir-and-chicken-farm-both-denying-its-emanating-from-their-sites/news-story/545b5e9fcb60928fe7f4aa5799f475dc

https://www.theage.com.au/national/victoria/brooklyn-abattoir-fined-again-for-raising-a-suburban-stink-20170208-gu84cs.html

https://www.epa.vic.gov.au/about-us/news-centre/news-and-updates/news/2015/november/25/rendering-company-found-guilty-for-rotting-carcass-smell

https://www.examiner.com.au/story/5962665/council-to-take-action-over-absolutely-putrid-odours/

http://www.rag.org.au/karalee/background.htm

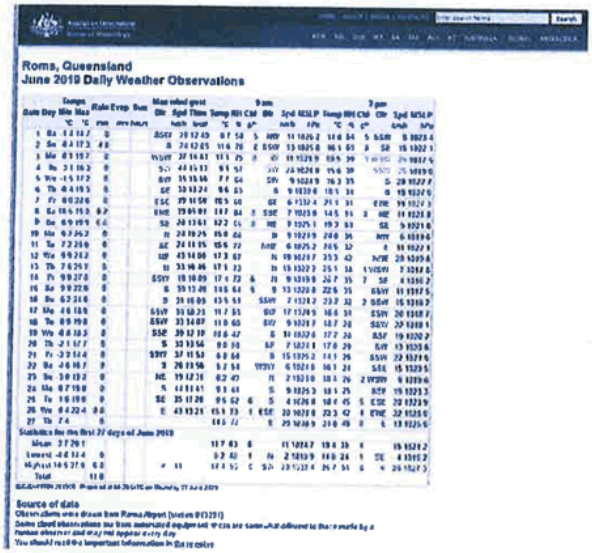
https://www.epa.nsw.gov.au/news/media-releases/2019/epamedia190523-jbs-australia-fined-$15000-for-breaches-at-scone-abattoir

It is evident that odour from abattoirs is a concern in a number of locations across Australia and many abattoir development information sources point out that the selection of the correct site is one of the most important decisions to be made.

Based on this sites inability to meet air quality conditions, our preference that a different location is selected that is suited to a high impact industry. It appears that the property was purchased prior to any appropriate studies being conducted and there has been a complete disregard for any of the results of the reports commissioned that where the recommendations were not in the applicants favour. With this information now to light, it gives us very little comfort that if, preliminarily approved, the applicant will take any advice on board and make changes on such a small site.

It is also important to note that there is a small rural residential community located to the east who have purchased small historical settlers blocks for a rural lifestyle away from both Roma and Wallumbilla. The air quality as a result of the proposed development will impact these residents and the ability to market the blocks as "rural lifestyle blocks". This only adds further fuel to the objection that this site is not an appropriate location for a high impact industry.

Image 1



Roma, Queensland
June 2019 Daily Weather Observations

Historical data for wind conditions Roma has been sourced from:- http://www.bom.gov.au/climate/averages/tables/cw_043091.shtml

Noise

Our residence is located 800metres from this proposed development. We have concerns over this project being able to meet noise emission guidelines so that the emissions do not cause nuisance to adjoining properties. The impact will be that we will be unable to sleep or have quiet enjoyment of our property while in retirement. By implementing these controls, changes to our retirement, impose a financial burden and also a health risk to our family.

These concerns have been based on:-

1. The modeling used has made assumptions that there is ground cover (grass) which "softens" the impacts. Maranoa Regional Council has been drought declared since mid 2013 with limited grass cover. Also, cultivated areas located on "Tipperary" for 5 years "Oakleigh" for 70 years and "Pasadena" for over 30 years will also impact this modelling as there is only ground cover for 1 season in favourable conditions (approx. 6 months).

2. The modeling has also taken into consideration that the area is a rural area thus background noise being low. The report has detailed that the proposed site is classed as a R1 (low background noise), but residences near the site, are classed as being in an R2 area (background noise from highway etc.) Further information is required around this as the appropriate background noise levels and also the additional noise that will occur via the highway with extra vehicles on the road. Also, industrial noise from operational CSG wells has not been taken into consideration. By factoring in this, this may also affect the modeling results. It is also important that this area is earmarked for further CSG development which will need to be factored in to any modeling being undertaken.

3. We are concerned with the effects of excessive noise as per Queensland's workplace health and safety recommendations. Specifically around heart health.

https://www.worksafe.qld.gov.au/injury-prevention-safety/hazardous-exposures/noise/effects-of-excessive-noise

WHS Regulation 34-38: In order to manage risk under the WHS Regulation, a duty holder must:
a) identify reasonably foreseeable hazards that could give rise to the risk
b) eliminate the risk so far as is reasonably practicable
c) if it is not reasonably practicable to eliminate the risk – minimise the risk so far as is reasonably
practicable by implementing control measures in accordance with the hierarchy of control
d) maintain the implemented control measure so that it remains effective
d) review, and if necessary revise, risk control measures so as to maintain, so far as is reasonably practicable, a work environment that is without risks to health and safety.

With this information to hand, our concerns around this industry not operating within limits only adds to our concerns that they will not be able to mitigate nuisance from noise emissions in this locations. It is further enhanced by the applicants dismissal of odour limit recommendations in the Air quality report. This type of development is better located in an area with natural barriers such as ranges.

Irrigation

Our concerns in relation to the irrigation development includes the inability to meet odour limits unless restricted to 20 ha (as per Katestone Environment Pty Ltd report) – mentioned above. This is further exacerbated by the inability to irrigate in a flood area due to strict environmental requirements which include not allowing water to pool or run off. (Reference EPA guidelines)

Other concerns are increased based on:-

1. Roma traditionally does not have appropriate soil profiles to irrigate long term. Based on CSG treated water trials, irrigation in these soil types can only be carried out for approximately 10 years before the salt content affects the productivity of the land.Treated waste water considered to be high in salinity thus mimics similar characteristics of the Treated CSG after irrigation trials. There is also concerns that leaching can occur and dependent on soil profiles this leaching may move horizontal into neighbouring properties affecting productivity. It is unlikely that the applicant understands these implications thus has not provided clarity and confidence around their assumptions. Further research into this is required before any preliminary approvals are given.

2. The indicative land for irrigation is designated in a flood area as per 2017 DNRME Flood maps. (see Figure 3 in Pitt & Sherry – Stormwater Management plan) thus resulting in a reduced footprint of the land required to dispose of the treated waste water. This again lends itself that this site and location are unsuitable for treated waste water disposal and further investigation is required by the applicant around this location. It is our recommendation that they seek an alternative site entirely.

3. Wind speed evidence noted in the Noise section above also evidences that the irrigation spray may blow onto neighbouring properties. This is not allowable under the Environmental Protection Act. This again evidences that this location, being flat and having no natural barriers to aid in the reduction of wind is not suitable for a High Impact Industry (Abattoir). (Reference EPA guidelines).

4. Abattoirs have historically constructed water holding ponds and operated them under conditions of being under sized and overloaded. (MLAreport – Integrated Environmental Issues in the Design of a Participative Methodology for Implementing Integrated Managed Systems suitable for adoption in Small Domestic and export abattoirs). Based on the industries historical behaviour in cost cutting including attempting to create operational efficiencies by operating waste water ponds at high capacities, this creates an unacceptable risk of site contamination as well as waterway contamination. The applicant has provided no comfort in The Site Management Plan to ensure that industry behaviours are corrected.

Contamination & Biosecurity Risks

Our concerns increase around contamination, specifically due to the Biosecurity Legislation changes. Abattoirs are high risk for biosecurity breaches and this includes, cattle disease that can be transmitted via airborne particles. It is also documented that seeds can be transported via faeces which ends up in the waste water that is proposed to be treated and then irrigated.

The location being on a high volume, high flow waterway (Pickanjinnie Creek) also is of high risk to spread biosecurity matter resulting in area wide degradation due to the spread of weeds, pests and diseases. This is a change to the risks of the area and will require a rework of all biosecurity plans downstream and adjacent of this waterway.

The contamination and biosecurity risks are risks to our business which will require additional resources to allow the management of these risks. These risks where never anticipated when the owner purchased this land with the view of developing it into an abattoir and are now more "of concern" issues because of the biosecurity legislation changes. The applicant need to provide further information around biosecurity risks and the MRC will also be required to show how the Maranoa Regional Council plans to manage the increased risk on council controlled land.

Note the complaints in regards to discharge into waterways:-

https://www.theaustralian.com.au/national-affairs/state-politics/history-of-complaints-over-abattoir/news-story/68654de3faec8aecbdb30c1f8a2dd8f5

Underground Water

We also have concerns in regards to the high water requirements proposed in the operation of an abattoir.

Currently, based on the application and reports, the water bores are unable to supply suitable amounts and quantities of water. The conclusion of these reports identifies that there are a number of options available, all with an impact to underground water supplies and surrounding water bores. Until further clarification is provided around what options the applicant is proposing to take, it will remain an area of concern for the viability of our business and our ability to water stock during time of drought and heat.

With the climatic changes, there is more reliance on ground water by the agricultural sector as well as regional towns.

The applicant has not taken into consideration the large amounts of water required for an abattoir and the lack of water available under the GABORA plan. This leaves very little ability for other water bores required for stock and domestic supply as well as future town supplies. This risk to support the supply a good portion of the allocations for the Great Artesian Basin to one applicant is short sighted and too high of a risk. These allocations are an emotional trigger for the agricultural community and it would be disaster out for the MRC to support a preliminary approval for a proposal with complete disregard for future water supplies. The influx of workers that will need to move to the area to staff this plant, will also put additional stress on the town water supplies for both Roma and Wallumbilla and will only become a long term issue that the Maranoa Regional Council will need to address in years to come.

It is important to note that Petroleum and Gas Production are bound by requirements under the Water Act to "Make Good" water sources that have been impacted by their development. Currently, it is unclear whether, this will be something that this application will need to consider. Whilst this uncertainty exists, we cannot support the extraction of this volume of water in this area for this proposed abattoir without impacting our business and the community around us who rely on underground water supplies.

Other water arrangement will need to be investigated by the applicant other than underground water.

Proposed Operational Hours

The application details the proposal of establishing initially a 600hd processing facility and then expand to a 1200 head a day processing facility. If the 80 head per hour facility is constructed and becomes operational, then to process 1200 head a day, 15 hours (7.5 hours x 2 shifts) is required. This will require operation outside the 6am-6pm business hours operation detailing the the MRC planning scheme and coupled with the noise and odour concerns noted above, will impact on neighbouring residential areas quiet enjoyment and the ability to entertain family and friends in outdoor areas. This is an unacceptable impact to our quiet enjoyment of rural lifestyle and again we stress that another site more suited to an abattoir should be investigated.

Summary:-

The objections to this development are clear, based on this location being unable to comply with some environmental requirements in particular odour, noise, contamination, flood area and underground water. All these have documented in the supporting reports attached to the application. Also, there are errors in the assumptions used to run these models. This location's inability to support a "high impact industry" is further compounded by the topography and natural barriers (such as ranges).

The risks of contamination, biosecurity and underground water use are too high for this location and it appears that the applicant has completely disregarded a number of the recommendations in his own commission reports and pushed forward on his application which does question why the application has been submitted in its current form.

Recommendations:-

Whilst, we are strongly objecting to the preliminary approval for a High Impact Industry (Abattoir), we are aware of the possible positive economic outcomes of bringing a suitably planned, researched, financed facility to the Maranoa Region at an appropriate time. Whilst this application in its current form, appears to not meet requirements under the MRC planning scheme and shows a complete disregard for local process, environmental legislation and social license to operate, a more suitable, well researched and documented future application may be beneficial to be considered, BUT, not in this location due to the grounds detailed above.

We are available for contact if you require any further information by emailing our son Graham on oakleigh6@outlook.com or our daughter Trish Rowbotham on rowbot5@bigpond.com.

George & Lyn York

Saturday, 13 July 2019.

Jenny Leigh York.

Comment: I wish to provide the following submission objecting to the proposed Material change of use of the land described above to high impact industry-Abattoir.

Groundwater:

Answer: The Department of Natural Resources, Mines and Energy, have requested that the water allocation be kept separate to the Preliminary Approval application.

2/ Viability of new abattoir.

Answer: This does not have anything to do with the Abattoir or irrigation planning.

Summary:

Is rejected.

Val Cormack.

Emailed 2/7/19 D19/55931

JL York – Objection to proposed material change of use "High Impact Industry" (Abattoir)

Submission to the Maranoa Regional Council regarding the proposed Material Change of Use – "High Impact Industry" (Abattoir)

On land situated at Warrego Highway and Pickanjinnie North Road, Pickanjinnie

Described as Lot: 210 WAL: 53390, Lot: 209 RP:835683, Lot: 208 RP:835683, Lot: 13 P: 6042,Lot:5 P: 6041 , Lot: 3 P: 6041, Lot: 219 WV: 1588, Lot: 218 WAL: 53394, Lot:224 WV: 1802

Submitter: Jenny Leigh York

Submitter's Contact Details:

Email – tjyork@antmail.com.au

Phone – Home 46 235 242

Address - "Hyde Park"
1504 Cattle Creek Road
Wallumbilla Qld 4428

Submitted by email to:

The Assessment Manager,
Maranoa Regional Council,
PO Box 620,
Roma QLD 4455
Email: council@maranoa.qld.gov.au

Dear Sir/Madam,

I wish to provide the following submission objecting to the proposed Material Change of Use of the land described above to High Impact Industry - Abattoir.

Yours sincerely

Jenny L York

2nd July, 2019

JL York – Objection to proposed material change of use "High Impact Industry" (Abattoir)

1. **GROUNDWATER**

As the Secretary and Committee member of the Basin Sustainability Alliance (BSA), which advocates for the sustainable use and management of land and water resources for future generations, I have grave concerns regarding the huge quantities of water required for the operation of this proposed abattoir. The proponents' own "Pickanjinnie Abattoir Groundwater Resources Assessment Report" advises the abattoir would require 780ML of underground water entitlements for operational purposes. The report proposes this water could be sourced from the Hutton Sandstone Aquifer and the Gubberamunda Sandstone Aquifer. Based on the application and reports, the present water bores are unable to supply suitable amounts and quantities of water.

The **Water Plan (Great Artesian Basin and Other Regional Aquifers Water Plan) 2017 (GABORA Plan)** provides information relating to unallocated water reserves from the various groundwater units within the Great Artesian Basin (GAB).

In **Schedule 4** – ***Volume of unallocated water for water licences to be granted from reserves***, under **Section 19 Table 1 : *General Reserves***, there are no allocations of groundwater available from the Mooga Groundwater Unit which includes the Bungil, Gubberamunda and Surat Hutton groundwater sub areas.

In **Table 2** under ***State Reserve Water***, there is only 250 ML available from the Mooga Groundwater Unit which includes the groundwater sub areas of the Bungil, Gubberamunda, Surat Hutton and Surat Precipice.

The volume of water stated in each table in schedule 4 is the total combined volume of water that can be granted for water licences from— (a) the reserve to which the table relates; and (b) all of the groundwater units and groundwater sub-areas stated opposite the volume of water in the table.

This would mean that all towns within these groundwater unit areas and other established industries would not have access to extra groundwater from these aquifers if this one proposed material change of use to high impact industry is given approval by local and state governments.

The increased intensity and duration of hotter and drier weather has placed an enormous reliance on the continued health of the GAB for towns, established industries and stock and domestic use for farmers and graziers to survive changes in climate.

The proponents appear to have disregarded the lack of water available under the GABORA Plan and wilfully ignored the needs of the towns, established agricultural and other industries within these areas.

2. **VIABILITY OF NEW ABATTOIR**

The national cattle herd is already at its lowest level since 1992-93 at 25m head and is tipped to fall in 2019-20 to 24.9m head (MLA). The proponents have supplied a Department of Agriculture and Fisheries "Cattle Supply and Viability Study". This study advises there is already over capacity in abattoirs in Queensland to absorb current and increased cattle production. This information puts any new abattoir complexes under increased risk of being unable to operate profitably. Any proposal of a speculative nature increases the risk to the whole community without overwhelming evidence to support the project.

SUMMARY

I strongly object to the proposed Material Change of Use of the lands described on Page 1 of my submission to "High Impact Industry" due to the unsustainable take of water from the aquifers of the GAB. This take places not only the towns in this area but also established agricultural and other industries and farmers and graziers relying on the GAB waters for stock and domestic purposes, at extreme risk of loss of the water from the aquifers involved in this proposal.
I further object to the land being utilized for a project that does not appear to have viability in the short or long term given the information in the proponents' own application and the MLA beef cattle herd numbers and predictions.

Yours sincerely

Jenny L York

2nd July 2019

Jenny L York
"Hyde Park",
1504 Cattle Creek Road,
Wallumbilla Qld. 4428

Ph. 07 4623 5242
E. tjyork@antmail.com.au

Friday, 12 July 2019.
John and Trish Rowbotham.

- Comment: Please note that this neighbors our property "Pasadena" and our residence is a mere 4000 metres (4 km)from the proposed actual abattoir building.
- Comment: Our grave concerns relate to Odour, Noise, Pollution, extra traffic that this would cause on the Warrego Highway which borders our property for approximately 6 km, school bus pickup and drop off area and mere logistics of the whole proposal.
- Air Quality/ odour.

1/ The methodology used in the Applicants provided report for the Air quality was 4/msec. Bom data evidences that the actual maximum wind gusts were an average of 30km/hr with a maximum wind gust of 44km/hr report for June to date. Note that this is a variation of between 16km @ 30km an hour and will have increased impacts on the distance that the odour will travel. See image 1. Mean wind data shows that based on June 2019, the wind speed is in excess of 14.4km/hour (4m/sec) 66% of the time at 9am, and 91% of the time at 3pm. Modelling is incorrect and further investigation is required before any Preliminary approval. Based on this, it can be made clear that this site is not a suitable location for a proposed abattoir and is highly recommended that another site with more favorable conditions and characteristics is investigated.

Answer: Please Note: Katestones Air quality Assessment-Draft, was modeled with the information provided or (sourced)for the Pickanjinne abattoir site, wind direction Data not the Historical data for wind conditions for Roma, as referred in their IMAGE 1. This is the reason for the different figure's, Roma wind data compared to Katestone on site modelling. Refer to page 15- Air Quality Assessment-Draft Figure 4 Annual wind distribution produced by TAPM/CALMET for the Project site. Figure 5: Diurnal wind distribution produced by TAPM/CALMET for the Project site. Page 16. Figure 6: Seasonal wind distribution produced by TAPM/CALMET for the project site.

2/ Comment: Topography of the land is flat. There are no natural barriers to restrict the flow of odour/air quality further adding that this location is not suitable for a high odour, high impact industry.

Answer: Note, all the air from the inside of the abattoir building will be filtered before being discharged high into the air by fans for dispersal.

The cattle yard floor will be mainly concrete, and covered and washed down, with all manure and water going through a treatment plant. Except, for saleyard purchased cattle. Direct to works consignments will arrive just in time. Reducing the impact on water and hay usage.

Note: The project site has or will have tree cover to help mitigate any ground level odour.

3/ Comment: The report by Katestone Environmental Pty Ltd also advised that excessive odour from the irrigation of treated waste water can only be mitigated by limiting the irrigation area to 20 Ha which is a reduction from the proposed plan of 140ha on two different sites, to1 location of 20Ha.

Answer, Clarity: Page 19 Air Quality Assessment-Draft. 7. Modelling Results.

The key contributor to this predicted concentration of odour is the treated wastewater irrigation area. The potential contribution of this odour source is likely to be overestimated due to the conservative approach that was adopted to model emissions from this source. In particular, it has been assumed that 100% of the 20HA area will emit odour continuously; however, in reality the irrigation area will be used progressively (meaning 20Ha at one time) to avoid overloading and odour emissions will fall to baseline levels within two hours of irrigation. The project would still use the 140ha site, but as explained only 20ha at one watering.

Comment: Based on this sites inability to meet air quality conditions.

Answer: **Valinda, totally disagrees with this comment, supported by the above information.**

Comment Noise: Our residence is located 4000 metres (4 km) from this proposed development. We have concerns over this project being able to meet noise emission guidelines so that the emissions do not cause nuisance to adjoining properties.

Answer: Refer to Pickanjinnie Beef Processing Facility Noise Assessment: Page5 Modelling Methodology:

The level of the noise emissions from the site, was calculated at three locations on the property boundary and at 22 of the nearest residences as well as with a 100m resolution noise grid map, covering an area of around 8km by 6km, surrounding the plant.

Conclusions: The results of noise modelling indicate that noise emissions from the proposed plant meet the requirements of the EPP and are sufficiently low that they would generally be imperceptible to the nearest residents.

On this basis, it is concluded that noise emissions associated with the proposed plant will not adversely affect the amenity of nearby residents.

See attachments. For Noise and Air Quality.

Comment Summary

Answer: The Valinda Team rejects the objections in this submission. Odour: John and Trish Rowbotham's submission has deliberately used the Roma wind direction wrongly to discredit the development application. The application clearly shows Attachment, for the project site not taken from the Roma historical data for wind conditions. Which has (Roma wind conditions) had a large impact on the Pickanjinnie site on the modelling of Air and Odour, Irrigation, Noise and biosecurity.

Noise: Our residence and place of work is located 4000 metres from this proposed development. Refer to information included and Attachments.

Contamination @ Biosecurity Risks.

The contamination and biosecurity risks are risks to our business which will require additional resources to allow the management of these risks.

Answer: Rejected. The Biosecurity risks are already there with the large mobs of traveling cattle on road reserves fronting Tyrone, Pasadena, Oakleigh and 667 Pickanjinnie South Road. Also, when large mobs of cattle are unloaded and camped in the Wallumbilla show grounds overnight to avoid the Roma yard fees. Contamination and Biosecurity risks, not related to an abattoir that is not built.

Underground Water.

Answer: Valinda, are working on the water issue. Department of Natural Resources, Mines and Energy have asked for the water Application for the project to be kept separate from the Preliminary Approval Application.

The Submitters need to ask the **Gas Companies** for answers to some of their concerns **Not the Valinda Team.**

Val Cormack.

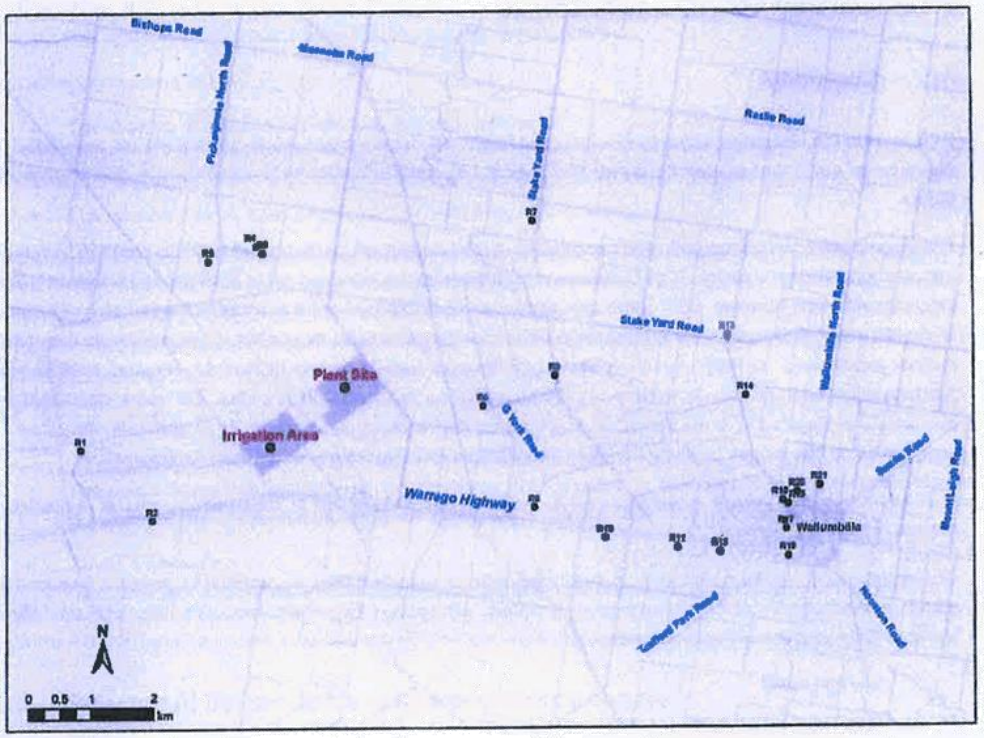


Figure 3 **Location of sensitive receptors**

Table 1 Nearest sensitive receptors to the Project

Receptor ID	Easting (km)	Northing (km)	Distance and direction from the Project boundary
R1	706041	7058909	1.8 km - WSW
R2	707182	7057780	2.5 km - W
R3	708087	7061889	2.5 km – NW
R4	708869	7062132	2.4 km – NW
R5	708958	7062019	2.3 km - NW
R6	712467	7059582	1.6 km - E
R7	713270	7062515	3.5 km – NE
R8	713281	7057955	3.0 km – ESE
R9	713615	7060056	2.7 km – E
R10	714433	7057451	4.3 km – ESE
R11	715586	7057290	5.3 km – ESE
R12	716256	7057226	6.0 km – ESE
R13	716380	7060667	5.2 km – E
R14	716664	7059728	5.7 km – E
R15	717336	7057993	6.7 km – ESE
R16	717285	7057714	6.7 km – ESE
R17	717305	7057584	6.8 km – ESE
R18	717248	7058044	7.0 km – ESE
R19	717341	7057155	6.8 km – ESE
R20	717487	7058169	6.8 km –ESE
R21	717853	7058281	7.1 km –ESE

7. Results

The modelled noise levels are tabulated and plotted below. The table locations are identified in Figure 3 above. The results at all residences are comfortably lower than the lowest of the EPP acoustic quality objectives of 30 dB(A) and the lowest indicative background noise level of 30 dB(A) from AS1055.3.

Table 4 – SoundPLan Results at Specific Locations in dB(A).

Location	Sound Pressure
Nearest Houses	
H1	12.0
H2	20.9
H3	22.1
H4	22.8
H5	14.9
H6	18.0
H7	25.5
H8	< 10
H9	< 10
H10	< 10
H12	< 10
H13	< 10
H14	< 10
H15	< 10
H16	< 10
H17	< 10
H18	< 10
H19	< 10
H20	12.2
H21	18.0
H22	18.0
H23	15.5

Location	Sound Pressure
Site Boundary	
Front Gate	38.1
NW Boundary	42.7
NE Boundary	49.5

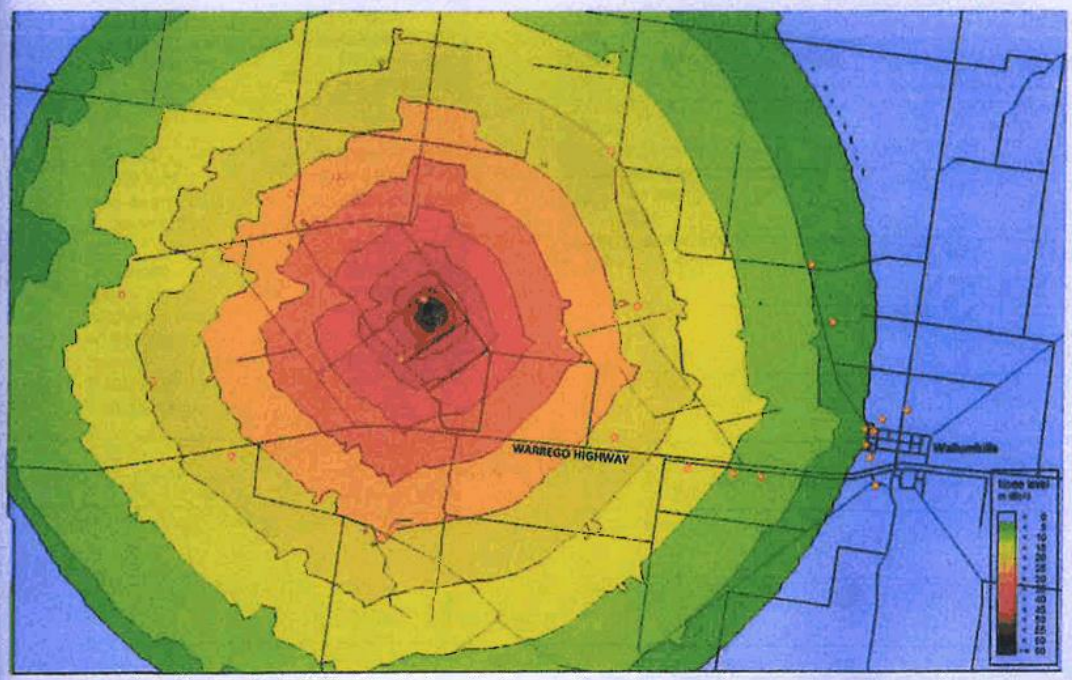


Figure 5 - Noise Level Contour plot

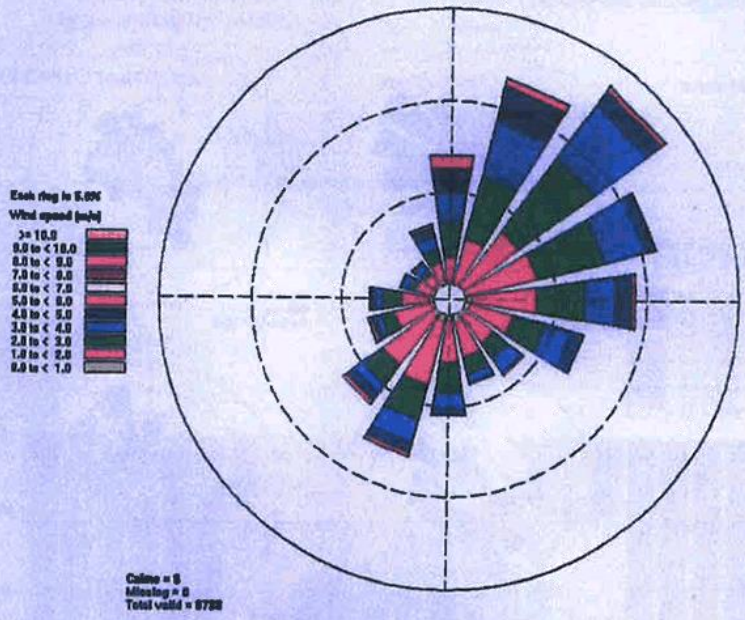


Figure 4 **Annual wind distribution produced by TAPM/CALMET for the Project site**

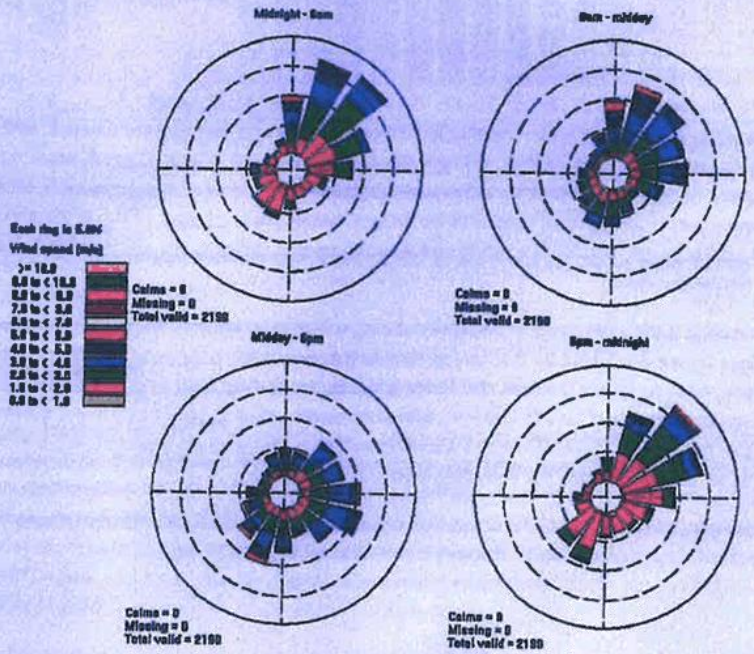


Figure 5 **Diurnal wind distribution produced by TAPM/CALMET for the Project site**

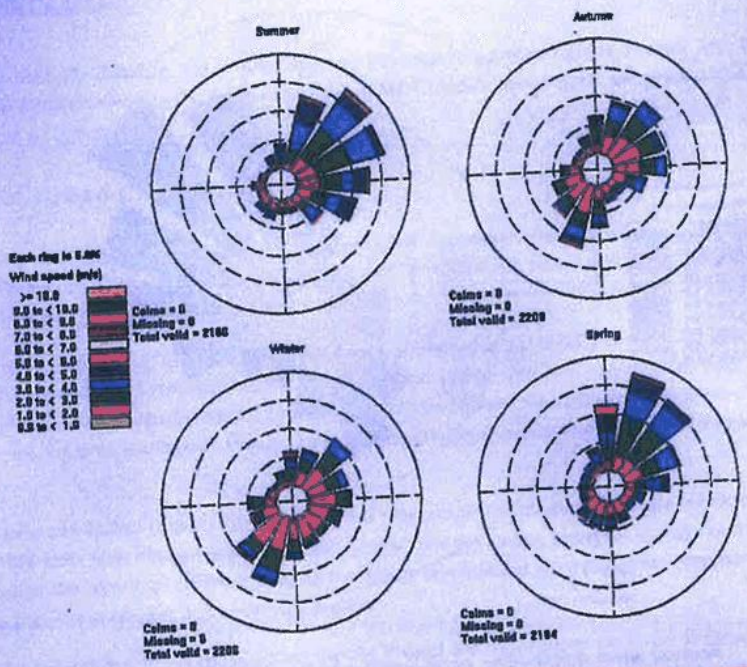


Figure 6 **Seasonal wind distribution produced by TAPM/CALMET for the Project site**

6.2 Atmospheric stability

Atmospheric stability is classified under the Pasquil-Gifford scheme and ranges from Class A, which represents very unstable atmospheric conditions that may typically occur on a sunny day, to Class F which represents very stable atmospheric conditions that typically occur during light wind conditions at night. Unstable conditions (Class A-C) are characterised by strong solar heating of the ground that induces turbulent mixing in the atmosphere close to the ground, which usually results in a plume reaching the ground closer to the source than it does for neutral conditions or stable conditions.

This turbulent mixing is the main driver of dispersion during unstable conditions. Dispersion processes for neutral conditions (Class D) are dominated by mechanical turbulence generated as the wind passes over irregularities in the local surface, such as terrain features and building structures. During night time, the atmospheric conditions are generally neutral or stable (Class D, E and F) with cloud cover reducing solar heating and enhancing stability. Stability refers to the vertical movement of the atmosphere and is therefore an important factor in the dispersion and transport of air pollutants within the boundary layer.

Stability class is calculated by CALMET and has been extracted at the Project site. Table 4 shows the distribution of stability classes for the site and Figure 7 shows the distribution by hour of day.

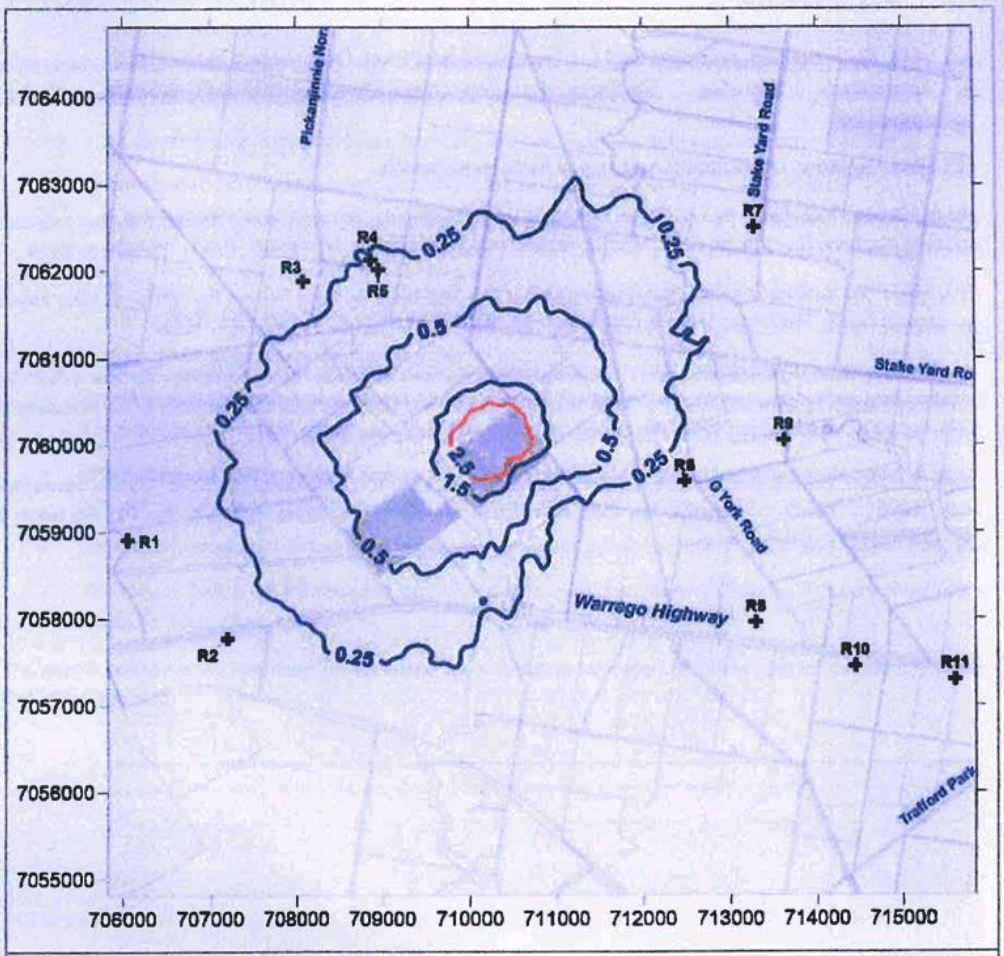


Plate 1 **Predicted 99.5th percentile 1-hour average ground-level concentrations of odour (ou) due to the biofilter at the proposed Pickanjinnie facility**

Location:	Averaging period:	Data source:	Units:
Pickanjinnie	1-hour	CALPUFF	ou
Type:	**Guideline:**	**Prepared by:**	**Date:**
99.5th percentile	2.5 ou	Natalie Shaw	December 2017

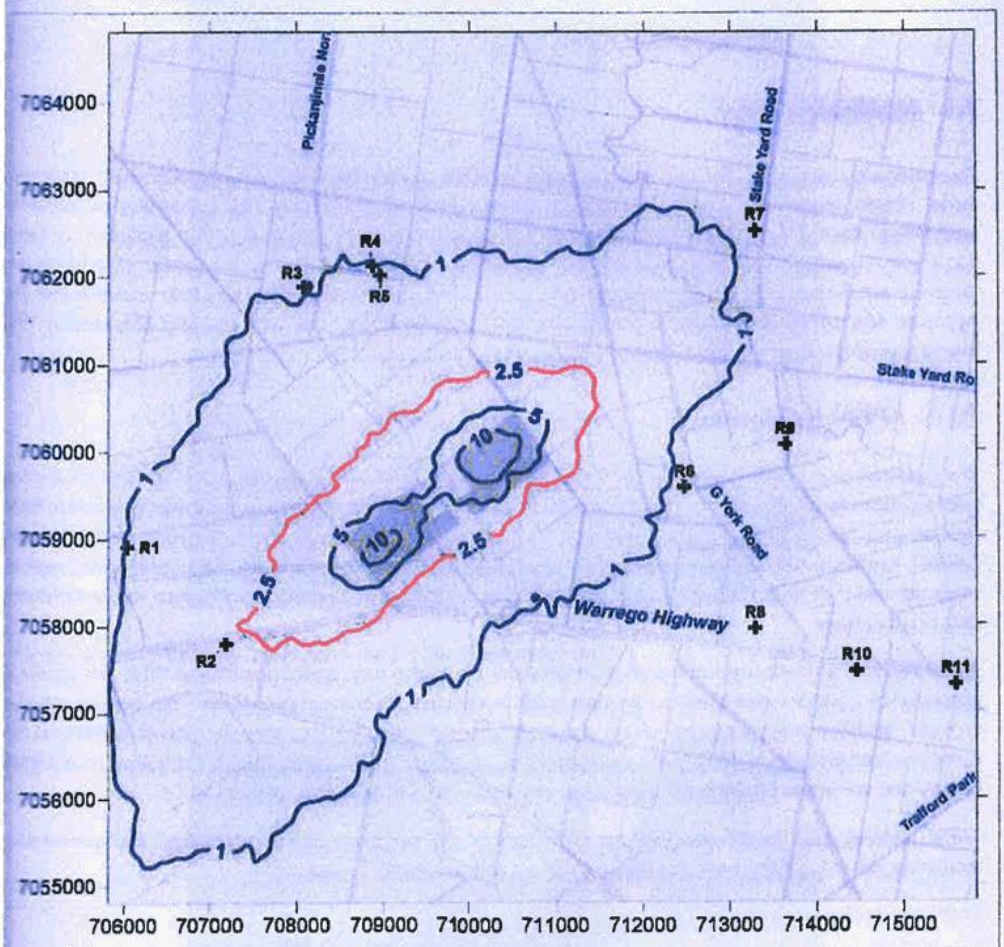


Plate 2 **Predicted 99.5th percentile 1-hour average ground-level concentrations of odour (ou) due to the lairage, WWTP and the 20 ha irrigation area at the proposed Pickanjinnie facility**

Location:	Averaging period:	Data source:	Units:
Pickanjinnie	1-hour	CALPUFF	ou
Type:	**Guideline:**	**Prepared by:**	**Date:**
99.5th percentile	2.5 ou	Natalie Shaw	December 2017

"Pasadena"
Wallumbilla Q 4428
Mob: 0428 234 186

3 July 2019

The Assessment Manager
Maranoa Regional Council
PO Box 620
Roma Q 4455

Re: Proposed Development, Preliminary Approval, Application
Ref: 2018/198644
Material Change of Use - "High Impact Industry" (Abattoir)

Dear Sir/Madam,

Please find attached our submission regarding the above proposed development on Warrego Highway and Pickanjinnie North Road on Lot 210 WAL: 53390, Lot: 209 RP: 835683, Lot: 208 RP: 835683, Lot: 13 P:6042, Lot: 5 P:6041, Lot: 3 PO:6041, Lot: 219 WV:1588, Lot: 218 WAL: 53394, Lot: 224 WV:1802.

Please note that this neighbours our property "Pasadena" and our residence is a mere 4000 metres from the proposed actual abattoir building. Our oats cultivation borders the fence line on the West of the proposed irrigation area, hence the concern of irrigation spray through wind drift.

"Pasadena" has been in the Rowbotham name for 40 years hence we feel this Proposed Development is very harsh to take as we are very passionate about our property and are a very strong community based family.

Our grave concerns relate to odour, noise, pollution, extra traffic that this would cause on the Warrego Highway which borders our property for approximately 6kms, school bus pickup and drop off area and the mere logistics of the whole proposal as you will see noted in the submission.

Should you have any queries in relation to this matter please contact Trish or John Rowbotham on Mobile 0428 234 186.

Yours faithfully,

John & Trish Rowbotham
"Pasadena"
Wallumbilla

The Assessment Manager
Maranoa Regional Council
PO Box 620
Roma Qld 4455
Email: planning@maranoa.qld.gov.au

SUBMISSION: Public Notification - Development Application for a Material Change of Use - "High Impact Industry" (Abattoir)

On land situated at Warrego Highway and Pickanjinnie North Road, Pickanjinnie

Described as Lot: 210 WAL: 53390, Lot: 209 RP:835683, Lot: 208 RP:835683, Lot: 13 P: 6042,Lot:5 P: 6041 , Lot: 3 P: 6041, Lot: 219 WV: 1588, Lot: 218 WAL: 53394, Lot:224 WV: 1802

We wish to provide the following submission regarding the location of the High Impact Industry (Abattoir) proposed at the above noted locations.

We object to the location on the following:-

1. Separation from Rural activities and also residential areas
2. Nuisance
3. Proposed operational hours

These items impacted by the following characteristics:-

Air Quality/Odour

Our residence is located 4000 meters from the proposed development. We have concerns that the proposed abattoir will not be able to meet Air emission nuisance limits at this location based on:-

1. The methodology used in the Applicants provided report for the Air quality was 4m/sec. BOM data evidences that the actual maximum wind gusts were an average of 30km/hr with a maximum wind gust of 44km/hr report forJune to date. Note that this is a variation of between 16km & 30km an hour and will have increased impacts on the distance that the odour will travel. See Image 1. Mean wind data shows that based on June 2019, the wind speed is in excess of 14.4km/hour (4m/sec) 66% of the time at 9am, and 91% of the time at 3pm. Modelling is incorrect and further investigation is required before any preliminary approval.Based on this, it can be made clear that this site is not a suitable location for a proposed abattoir and it is highly recommended that another site with more favourable conditions and characteristics is investigated.

2. Topography of the land is flat. There are no natural barriers to restrict the flow of odour/air quality further adding that this location is not suitable for a high odour, high impact industry.

3. The report by Katestone Environmental Pty Ltd also advised that the excessive odour from the irrigation of treated waste water can only be mitigated by limiting the irrigation area to 20 ha which is a reduction from the proposed plan of 140ha on two different sites, to 1 location of 20ha. This location is again unsuitable as an irrigation project of this size, requires in excess of 150ha to dispose of this amount of treated water waste, otherwise other waste disposal methods are required. Other methods may include trucking of waste (which then affects viability, air quality due to the dust and noise limits due to a higher number of vehicles moving on the site at any given time). Another option would be to build further waste water holding ponds/dams (which will also be an unacceptable increase to air quality/odour limits, with many complaints being as the result of waste water storage).

   Also, if no further action is taken, it increases the risk of overflow out of waste water holding ponds which will then increase the risk of contamination on the land, in a waterway and will also result in land being recorded on the contaminated risk register impacting rural property prices and productivity. We will address this concern under "Irrigation".

4. The proposed location will struggle to be able to meet environment concerns and historically, abattoirs have experienced a high volume of odour complaints over a number of years.

https://www.abc.net.au/news/2019-03-19/tasmanian-town-of-longford-stench-meatworks-sewage-abattoir/10912924

https://www.couriermail.com.au/news/guestnews/logan/obnoxious-smell-in-logan-remains-a-mystery-with-teys-abattoir-and-chicken-farm-both-denying-its-emanating-from-their-sites/news-story/545b5e9fcb60928fe7f4aa5799f475dc

https://www.theage.com.au/national/victoria/brooklyn-abattoir-fined-again-for-raising-a-suburban-stink-20170208-gu84cs.html

https://www.epa.vic.gov.au/about-us/news-centre/news-and-updates/news/2015/november/25/rendering-company-found-guilty-for-rotting-carcass-smell

https://www.examiner.com.au/story/5962665/council-to-take-action-over-absolutely-putrid-odours/

http://www.rag.org.au/karalee/background.htm

https://www.epa.nsw.gov.au/news/media-releases/2019/epamedia190523-jbs-australia-fined-$15000-for-breaches-at-scone-abattoir

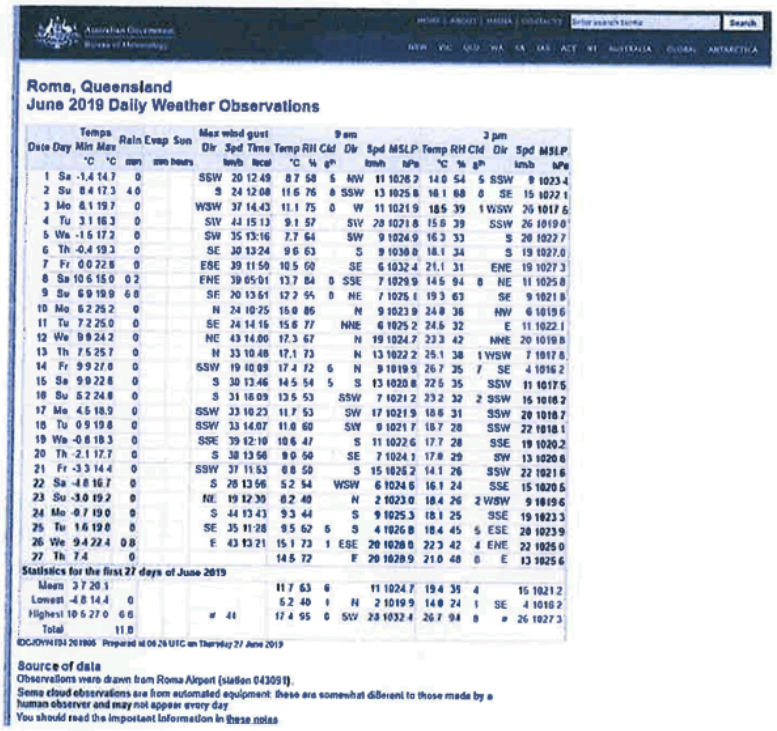
It is evident that odour from abattoirs is a concern in a number of locations across Australia and many abattoir development information sources point out that the selection of the correct site is one of the most important decisions to be made.

Based on this sites inability to meet air quality conditions, our preference that a different location is selected that is suited to a high impact industry. It appears that the property was purchased prior to any appropriate studies being conducted and there has been a complete disregard for any of the results of the reports commissioned that where the recommendations were not in the

applicants favour. With this information now to light, it gives us very little comfort that if, preliminarily approved, the applicant will take any advice on board and make changes on such a small site.

It is also important to note that there is a small rural residential community located to the east who have purchased small historical settlers blocks for a rural lifestyle away from both Roma and Wallumbilla. The air quality as a result of the proposed development will impact these residents and the ability of market the blocks as "rural lifestyle blocks". This only adds further fuel to the objection that this site is not an appropriate locations for a high impact industry.

Image 1



Roma, Queensland
June 2019 Daily Weather Observations

Date	Day	Temps Min °C	Temps Max °C	Rain mm	Evap mm	Sun hours	Max wind gust Dir	Max wind gust Spd km/h	Max wind gust Time local	9 am Temp °C	9 am RH %	9 am Cld oktas	9 am Dir	9 am Spd km/h	9 am MSLP hPa	3 pm Temp °C	3 pm RH %	3 pm Cld oktas	3 pm Dir	3 pm Spd km/h	3 pm MSLP hPa
1	Sa	-1.4	14.7	0			SSW	20	12:49	8.7	58	5	NW	11	1026.2	14.0	54	5	SSW	9	1023.4
2	Su	0.4	17.3	4.0			S	24	12:08	11.6	76	8	SSW	13	1025.8	16.1	68	8	SE	15	1022.1
3	Mo	8.1	19.7	0			WSW	37	14:43	11.1	75	0	W	11	1021.9	18.5	39	1	WSW	26	1017.6
4	Tu	3.1	16.3	0			SW	43	15:13	9.1	57		SW	28	1021.8	15.6	39		SSW	26	1019.0
5	We	-1.6	17.2	0			SW	35	13:16	7.7	64		SW	9	1024.9	16.3	33		S	20	1022.7
6	Th	-0.4	19.3	0			SE	30	13:24	9.6	63		S	9	1030.8	18.1	34		S	19	1027.0
7	Fr	0.0	22.8	0			ESE	39	11:50	10.5	60		SE	6	1032.4	21.1	31		ENE	19	1027.3
8	Sa	10.6	15.0	0.2			ENE	39	05:01	13.7	84	8	SSE	7	1029.9	14.6	94	8	NE	11	1025.8
9	Su	6.9	19.9	6.8			SE	30	13:51	12.2	94	8	NE	7	1025.1	19.3	63		SE	9	1021.8
10	Mo	6.2	25.2	0			N	24	10:25	15.0	86		N	9	1023.9	24.8	36		NW	6	1019.6
11	Tu	7.2	25.0	0			SE	24	14:16	15.6	77		NNE	6	1025.2	24.6	32		E	11	1022.1
12	We	9.9	24.2	0			NE	43	14:00	17.3	67		N	19	1024.7	23.3	42		NNE	20	1019.8
13	Th	7.5	25.7	0			N	33	10:48	17.1	73		N	13	1022.2	25.1	38	1	WSW	7	1017.8
14	Fr	9.9	27.8	0			SSW	19	10:09	17.4	72	6	N	9	1019.9	26.7	35	7	SE	4	1016.2
15	Sa	9.9	22.8	0			S	30	13:46	14.5	54	5	S	13	1020.8	22.5	35		SSW	11	1017.5
16	Su	5.2	24.8	0			S	31	16:09	13.5	53		SSW	7	1021.2	23.2	32	2	SSW	15	1016.2
17	Mo	4.5	18.9	0			SSW	33	10:23	11.7	53		SW	17	1021.9	18.6	31		SSW	20	1018.7
18	Tu	0.9	19.8	0			SSW	33	14:07	11.0	60		SW	9	1021.7	18.7	28		SSW	22	1018.1
19	We	-0.8	18.3	0			SSE	39	12:10	10.6	47		S	11	1022.6	17.7	28		SSE	19	1020.2
20	Th	-2.1	17.7	0			S	30	13:56	9.0	50		SE	7	1024.1	17.0	29		SW	13	1020.6
21	Fr	-3.3	14.4	0			SSW	37	11:53	8.8	50		S	15	1025.2	14.1	26		SSW	22	1021.6
22	Sa	-4.8	16.7	0			S	28	13:56	5.2	54		WSW	6	1024.6	16.1	24		SSE	15	1020.5
23	Su	-3.0	19.2	0			NE	19	12:30	8.2	40		N	2	1023.0	18.4	26	2	WSW	9	1019.6
24	Mo	-0.7	19.0	0			S	44	13:43	9.3	44		S	9	1025.3	18.1	25		SSE	19	1023.3
25	Tu	1.6	19.8	0			SE	35	11:28	9.5	62	6	S	4	1026.8	18.4	45	5	ESE	20	1023.9
26	We	9.4	22.4	0.8			E	43	13:21	15.1	73	1	ESE	20	1028.0	22.3	42	4	ENE	22	1025.0
27	Th	7.4		0						14.5	72		E	20	1028.9	21.0	48	8	E	13	1025.6
Statistics for the first 27 days of June 2019																					
Mean		3.7	20.1							11.7	63	6			1024.7	19.4	35	4			1021.2
Lowest		-4.8	14.4	0						5.2	40	1	N	2	1019.9	14.0	24	1	SE	4	1016.2
Highest		10.6	27.0	6.8			#	44		17.4	95	8	SW	28	1032.4	26.7	94	8	#	26	1027.3
Total				11.8																	

IDCJDW4124.201906 Prepared at 06:26 UTC on Thursday 27 June 2019

Source of data
Observations were drawn from Roma Airport (station 043091).
Some cloud observations are from automated equipment: these are somewhat different to those made by a human observer and may not appear every day.
You should read the important information in these notes

Historical data for wind conditions Roma has been sourced from:- http://www.bom.gov.au/climate/averages/tables/cw_043091.shtml

Noise

Our residence and place of work is located 4000 meters from this proposed development. We have concerns over this project being able to meet noise emission guidelines so that the emissions do not cause nuisance to adjoining properties. The impact will be that we and our workers will be unable to sleep or have quiet enjoyment of our property, specifically if we are required to carry out our business activities during night shifts (ie baling of oats, planting,

spraying, harvesting etc). This becomes a workplace hazard for us, requires us to utilize WHS (Workplace Health & Safety) hierarchy of controls mitigation measures with the first being elimination. By implementing these controls, changes to our business and way of life, impose a financial burden and also a health risk to our family and workers.

These concerns have been based on:-

1. The modeling used has made assumptions that there is ground cover (grass) which "softens" the impacts. Maranoa Regional Council has been drought declared since mid 2013 with limited grass cover. Also, cultivated areas located on "Tipperary" for 5 years "Oakleigh" for 70 years and "Pasadena" for over 30 years will also impact this modelling as there is only ground cover for 1 season in favourable conditions (approx. 6 months).

2. The modeling has also taken into consideration that the area is a rural area thus background noise being low. The report has detailed that the proposed site is classed as a R1 (low background noise), but residences near the site, are classed as being in an R2 area (background noise from highway etc.) Further information is required around this as the appropriate back ground noise levels and also the additional noise that will occur via the highway with extra vehicles on the road. Also, industrial noise from operational CSG wells has not been taken into consideration. By factoring in this, this may also affect the modeling results. It is also important that this area is earmarked for further CSG development which will need to be factored in to any modeling being undertaken.

3. Our business is defined as a workplace, under WHS we are required to fulfill the following requirements (taken from Managing noise and preventing hearing loss at work Code of Practice – WHS regulation 34-38). We are concerned with the effects of excessive noise as per Queensland's workplace health and safety recommendations. Specifically around heart health.

https://www.worksafe.qld.gov.au/injury-prevention-safety/hazardous-exposures/noise/effects-of-excessive-noise

WHS Regulation 34-38: In order to manage risk under the WHS Regulation, a duty holder must:
a) identify reasonably foreseeable hazards that could give rise to the risk
b) eliminate the risk so far as is reasonably practicable
c) if it is not reasonably practicable to eliminate the risk – minimise the risk so far as is reasonably practicable by implementing control measures in accordance with the hierarchy of control
d) maintain the implemented control measure so that it remains effective
d) review, and if necessary revise, risk control measures so as to maintain, so far as is reasonably practicable, a work environment that is without risks to health and safety.

With this information to hand, our concerns around this industry not operating within limits only adds to our concerns that they will not be able to mitigate nuisance from noise emissions in this locations. It is further enhanced by the applicants dismissal of odour limit recommendations in the Air quality report. This type of development is better located in an area with natural barriers such as ranges.

Irrigation

Our concerns in relation to the irrigation development includes the inability to meet odour limits unless restricted to 20 ha (as per Katestone Environment Pty Ltd report) – mentioned above. This is further exacerbated by the inability to irrigate in a flood area due to strict environmental requirements which include not allowing water to pool or run off. (Reference EPA guidelines)

Other concerns are increased based on:-

1. Roma traditionally does not have appropriate soil profiles to irrigate long term. Based on CSG treated water trials, irrigation in these soil types can only be carried out for approximately 10 years before the salt content affects the productivity of the land.Treated waste water considered to be high in salinity thus mimics similar characteristics of the Treated CSG after irrigation trials. There is also concerns that leaching can occur and dependent on soil profiles this leaching may move horizontal into neighbouring properties affecting productivity. It is unlikely that the applicant understands these implications thus has not provided clarity and confidence around their assumptions. Further research into this is required before any preliminary approvals are given.

2. The indicative land for irrigation is designated in a flood area as per 2017 DNRME Flood maps. (see Figure 3 in Pitt & Sherry – Stormwater Management plan) thus resulting in a reduced footprint of the land required to dispose of the treated waste water. This again lends itself that this site and location are unsuitable for treated waste water disposal and further investigation is required by the applicant around this location. It is our recommendation that they seek an alternative site entirely.

3. Wind speed evidence noted in the Noise section above also evidences that the irrigation spray may blow onto neighbouring properties. This is not allowable under the Environmental Protection Act. This again evidences that this location, being flat and having no natural barriers to aid in the reduction of wind is not suitable for a High Impact Industry (Abattoir). (Reference EPA guidelines).

4. Abattoirs have historically constructed water holding ponds and operated them under conditions of being under sized and overloaded. (MLA Report – Integrated Environmental Issues in the Design of a Participative Methodology for Implementing Integrated Managed Systems suitable for adoption in Small Domestic and export abattoirs). Based on the industries historical behaviour in cost cutting including attempting to create operational efficiencies by operating waste water ponds at high capacities, this creates an unacceptable risk of site contamination as well as waterway contamination. The applicant has provided no comfort in The Site Management Plan to ensure that industry behaviours are corrected.

Contamination & Biosecurity Risks

Our concerns increase around contamination, specifically due to the Biosecurity Legislation changes. Abattoirs are high risk for biosecurity breaches and this includes, cattle disease that can be transmitted via airborne particles. It is also documented that seeds can be transported via faeces which ends up in the waste water that is proposed to be treated and then irrigated.

The location being on a high volume, high flow waterway (Pickanjinnie Creek) also is of high risk to spread biosecurity matter resulting in area wide degradation due to the spread of weeds,

pests and diseases. This is a change to the risks of the area and will require a rework of all biosecurity plans downstream and adjacent of this waterway.

The contamination and biosecurity risks are risks to our business which will require additional resources to allow the management of these risks. These risks where never anticipated when the owner purchased this land with the view of developing it into an abattoir and are now more "of concern" issues because of the biosecurity legislation changes. The applicant need to provide further information around biosecurity risks and the MRC will also be required to show how the Maranoa Regional Council plans to manage the increased risk on council controlled land.

Note the complaints in regards to discharge into waterways:-

https://www.theaustralian.com.au/national-affairs/state-politics/history-of-complaints-over-abattoir/news-story/68654de3faec8aecbdb30c1f8a2dd8f5

Underground Water

We also have concerns in regards to the high water requirements proposed in the operation of an abattoir.

Currently, based on the application and reports, the water bores are unable to supply suitable amounts and quantities of water. The conclusion of these reports identifies that there are a number of options available, all with an impact to underground water supplies and surrounding water bores. Until further clarification is provided around what options the applicant is proposing to take, it will remain an area of concern for the viability of our business and our ability to water stock during time of drought and heat.

With the climatic changes, there is more reliance on ground water by the agricultural sector as well as regional towns.

The applicant has not taken into consideration the large amounts of water required for an abattoir and the lack of water available under the GABORA plan. This leaves very little ability for other water bores required for stock and domestic supply as well as future town supplies. This risk to support the supply a good portion of the allocations for the Great Artesian Basin to one applicant is short sighted and too high of a risk. These allocations are an emotional trigger for the agricultural community and it would be disaster out for the MRC to support a preliminary approval for a proposal with complete disregard for future water supplies. The influx of workers that will need to move to the area to staff this plant, will also put additional stress on the town water supplies for both Roma and Wallumbilla and will only become a long term issue that the Maranoa Regional Council will need to address in years to come.

It is important to note that Petroleum and Gas Production are bound by requirements under the Water Act to "Make Good" water sources that have been impacted by their development. Currently, it is unclear whether, this will be something that this application will need to consider. Whilst this uncertainty exists, we cannot support the extraction of this volume of water in this area for this proposed abattoir without impacting our business and the community around us who rely on underground water supplies.

Other water arrangement will need to be investigated by the applicant other than underground water.

Proposed Operational Hours

The application details the proposal of establishing initially a 600hd processing facility and then expand to a 1200 head a day processing facility. If the 80 head per hour facility is constructed and becomes operational, then to process 1200 head a day, 15 hours (7.5 hours x 2 shifts) is required. This will require operation outside the 6am-6pm business hours operation detailing the the MRC planning scheme and coupled with the noise and odour concerns noted above, will impact on neighbouring residential areas quiet enjoyment and the ability to entertain family and friends in outdoor areas. This is an unacceptable impact to our quiet enjoyment of rural lifestyle and again we stress that another site more suited to an abattoir should be investigated.

Summary:-

The objections to this development are clear, based on this location being unable to comply with some environmental requirements in particular odour, noise, contamination, flood area and underground water. All these have documented in the supporting reports attached to the application. Also, there are errors in the assumptions used to run these models. This location's inability to support a "high impact industry" is further compounded by the topography and natural barriers (such as ranges).

The risks of contamination, biosecurity and underground water use are too high for this location and it appears that the applicant has completely disregarded a number of the recommendations in his own commission reports and pushed forward on his application which does question why the application has been submitted in its current form.

Recommendations:-

Whilst, we are strongly objecting to the preliminary approval for a High Impact Industry (Abattoir), we are aware of the possible positive economic outcomes of bringing a suitably planned, researched, financed facility to the Maranoa Region at an appropriate time. Whilst this application in its current form, appears to not meet requirements under the MRC planning scheme and shows a complete disregard for local process, environmental legislation and social license to operate, a more suitable, well researched and documented future application may be beneficial to be considered, BUT, not in this location due to the grounds detailed above.

We are available for contact if you require any further information by emailing rowbot5@bigpond.com.

John & Trish Rowbotham

Thursday, 11 July 2019.
Michael Proud.
Reason for objections.
Our community is a rural community and is rural zoning not industrial.
Answer: Information Memorandum January 2016.
Pickanjinnie Industrial Estate.
Zoning: Industrial Zoned: 200.16 hectares.
Water Licence: Authorised Purpose: Industrial.
Nominal Entitlement: 500 Megaliters'.

- 1: The neighbors houses are to close. The smell would be unbearable.

Answer: Refer to the Pickanjinnie Beef Processing Facility, Site Based Management Plan. Appendix C: Air Quality Reports: Livestock Handling and Processing Facility at Pickanjinnie: air Quality Assessment. Figure 1-page 2:Location of the project: Figure 3, Page 9, Location of sensitive receptors.
Conclusions: The following conclusions may be drawn from the air quality assessment: The results of the odour impact assessment indicate that predicted ground-level concentrations of odour due to the Pickanjiccnnie facility comply with the EHP odour Guideline at all sensitive receptor locations. Consequently, the assessment demonstrates that the Pickanjinnie facility can be constructed and operated so as not to cause adverse impacts on air quality or odour nuisance.(page 21).

- 2: The amount of water that follows through and over both these blocks is amazing.
  Answer: Refer to The SBMP: Appendix A: Rational Method Calculations: The Catchment Area: Sub-catchment Area (HA) 7.990. This is the footprint of the abattoir site. Note the 100-year ARI flood extents plan and the High Efficiency Basin Design. The Project is not responsible to control all the water that comes of the 200 HA site, and has plans to contain the water that comes from the actual abattoir site.
- 3: There will be less heavy traffic from the Abattoir Project, than from the gas development.
- 4: Escaping livestock which would be able to go straight onto the highway.
- Answer: The area where the livestock are unloaded at the site will be fenced to prevent livestock from escaping from the site in the event of something happening when unloading.

5: Answer: This question is not relevant regarding the project's development plan.

- Another item the council needs to discuss with the owner of these blocks is that these blocks flood and the owner doesn't agree

Answer: In a recent meeting with Keith, Noelene and Michael Proud, Keith raised the issue of all the water running off the whole of the 200 HA site. I did not disagree that the blocks flood. But commented that the abattoir project was only responsible to control the water running of the footprint (approx. 33 acres) or 7.990 HA. I point out that all the water that runs into Pickanjinnie Creek from the watercourse near the main entrance to the property, does not only come from the 200 HA site but all the areas to the East and North-East of the Project site.

I would respectfully ask Michael to read the Site based Management Plan and the Odour control in abattoirs that I handed them. The technology that is available today in controlling odour and waste in abattoirs are miles ahead of when the old abattoirs were built.

Val Cormack.

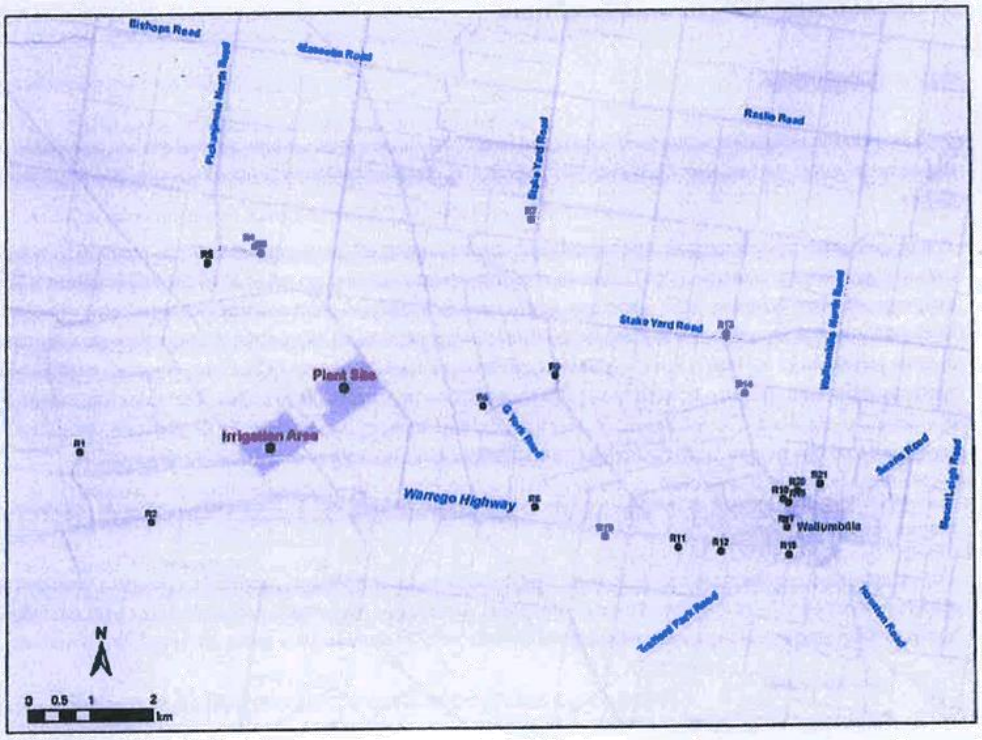


Figure 3 **Location of sensitive receptors**

Table 1 Nearest sensitive receptors to the Project

Receptor ID	Easting (km)	Northing (km)	Distance and direction from the Project boundary
R1	706041	7058909	1.8 km - WSW
R2	707182	7057780	2.5 km - W
R3	708087	7061889	2.5 km – NW
R4	708869	7062132	2.4 km – NW
R5	708958	7062019	2.3 km - NW
R6	712467	7059582	1.6 km - E
R7	713270	7062515	3.5 km – NE
R8	713281	7057955	3.0 km – ESE
R9	713615	7060056	2.7 km – E
R10	714433	7057451	4.3 km – ESE
R11	715586	7057290	5.3 km – ESE
R12	716256	7057226	6.0 km – ESE
R13	716380	7060667	5.2 km – E
R14	716664	7059728	5.7 km – E
R15	717338	7057993	6.7 km – ESE
R16	717285	7057714	6.7 km – ESE
R17	717305	7057584	6.8 km – ESE
R18	717248	7058044	7.0 km – ESE
R19	717341	7057155	6.8 km – ESE
R20	717487	7058169	6.8 km –ESE
R21	717853	7058281	7.1 km –ESE

PS

7. Results

The modelled noise levels are tabulated and plotted below. The table locations are identified in Figure 3 above. The results at all residences are comfortably lower than the lowest of the EPP acoustic quality objectives of 30 dB(A) and the lowest indicative background noise level of 30 dB(A) from AS1055.3.

Table 4 – Compliance Results at Specific Locations in dB(A).

Location	Sound Pressure
Nearest Houses	
H1	12.0
H2	20.9
H3	22.1
H4	22.8
H5	14.9
H6	18.0
H7	25.5
H8	< 10
H9	< 10
H10	< 10
H12	< 10
H13	< 10
H14	< 10
H15	< 10
H16	< 10
H17	< 10
H18	< 10
H19	< 10
H20	12.2
H21	18.0
H22	18.0
H23	15.5

Location	Sound Pressure
Site Boundary	
Front Gate	38.1
NW Boundary	42.7
NE Boundary	49.5

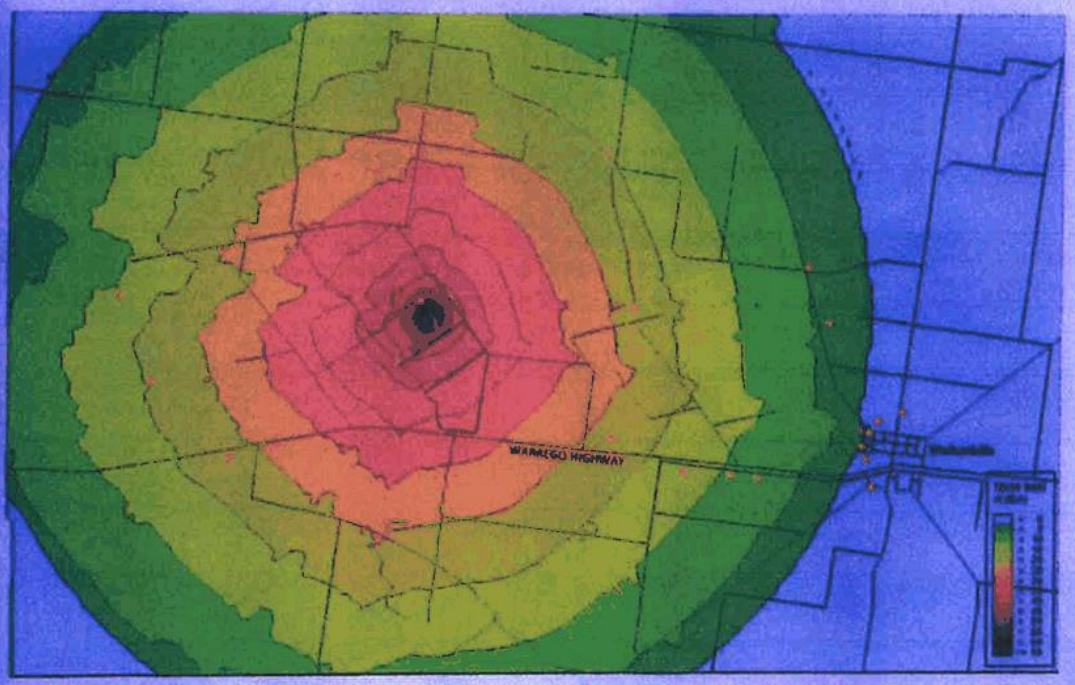


Figure 5 - Noise Level Contour plot

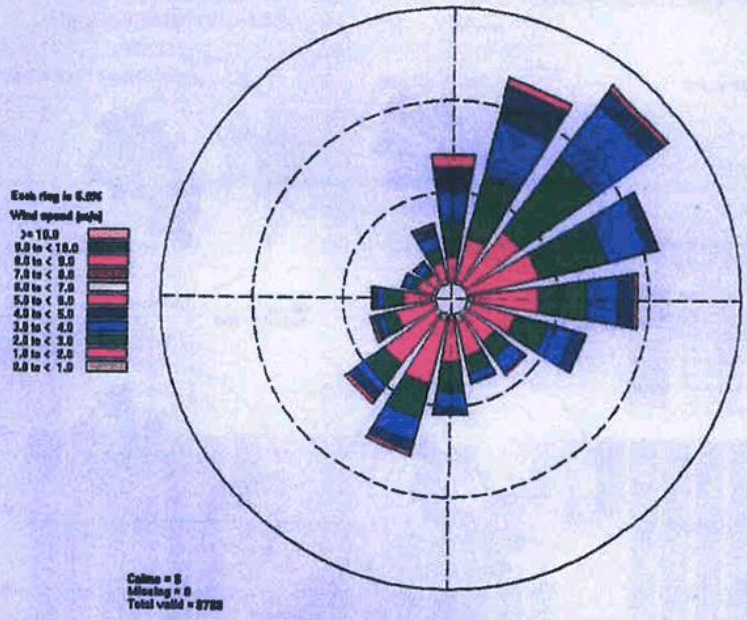


Figure 4 Annual wind distribution produced by TAPM/CALMET for the Project site

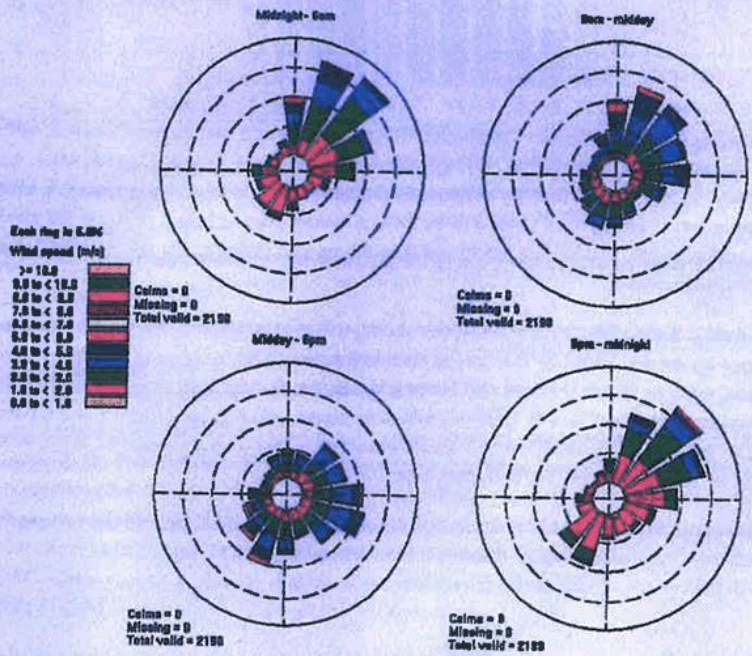


Figure 5 Diurnal wind distribution produced by TAPM/CALMET for the Project site

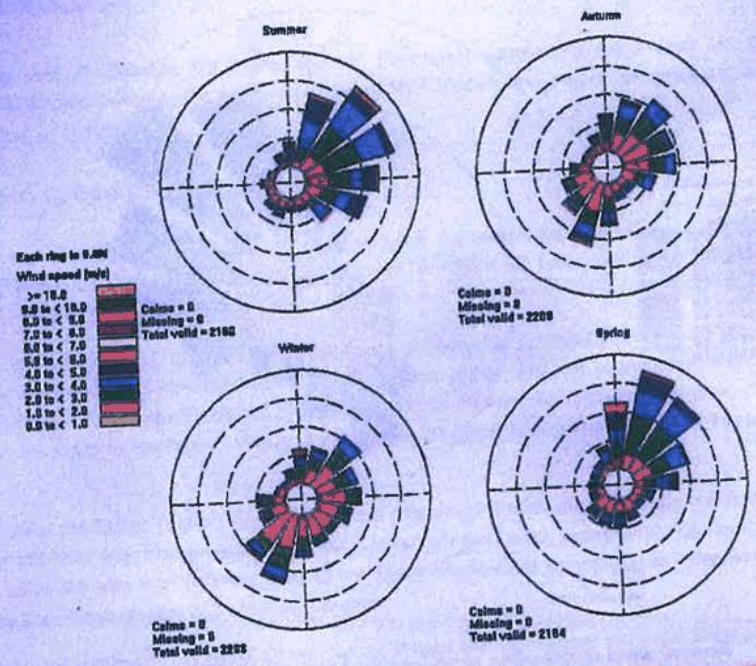


Figure 6 **Seasonal wind distribution produced by TAPM/CALMET for the Project site**

6.2 Atmospheric stability

Atmospheric stability is classified under the Pasquil-Gifford scheme and ranges from Class A, which represents very unstable atmospheric conditions that may typically occur on a sunny day, to Class F which represents very stable atmospheric conditions that typically occur during light wind conditions at night. Unstable conditions (Class A-C) are characterised by strong solar heating of the ground that induces turbulent mixing in the atmosphere close to the ground, which usually results in a plume reaching the ground closer to the source than it does for neutral conditions or stable conditions.

This turbulent mixing is the main driver of dispersion during unstable conditions. Dispersion processes for neutral conditions (Class D) are dominated by mechanical turbulence generated as the wind passes over irregularities in the local surface, such as terrain features and building structures. During night time, the atmospheric conditions are generally neutral or stable (Class D, E and F) with cloud cover reducing solar heating and enhancing stability. Stability refers to the vertical movement of the atmosphere and is therefore an important factor in the dispersion and transport of air pollutants within the boundary layer.

Stability class is calculated by CALMET and has been extracted at the Project site. Table 4 shows the distribution of stability classes for the site and Figure 7 shows the distribution by hour of day.

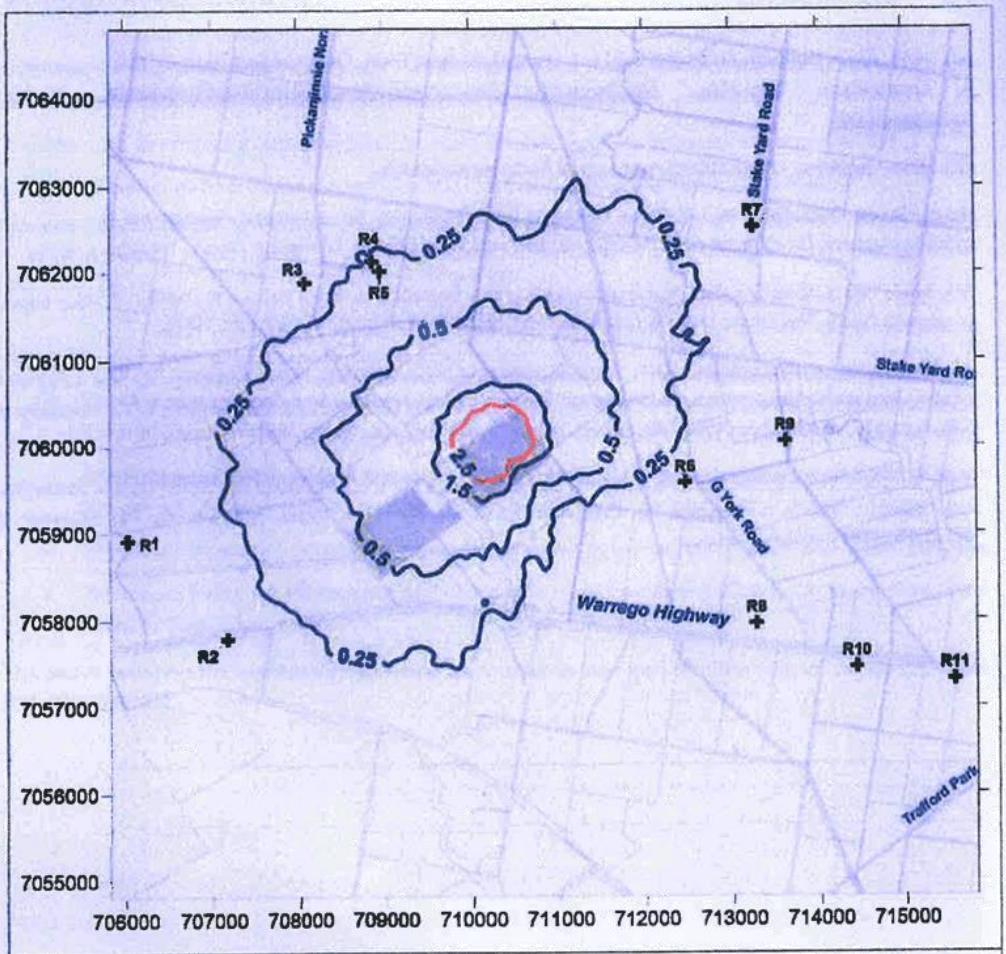


Plate 1 **Predicted 99.5th percentile 1-hour average ground-level concentrations of odour (ou) due to the biofilter at the proposed Pickanjinnie facility**

Location:	Averaging period:	Data source:	Units:
Pickanjinnie	1-hour	CALPUFF	ou
Type:	**Guideline:**	**Prepared by:**	**Date:**
99.5th percentile	2.5 ou	Natalie Shaw	December 2017

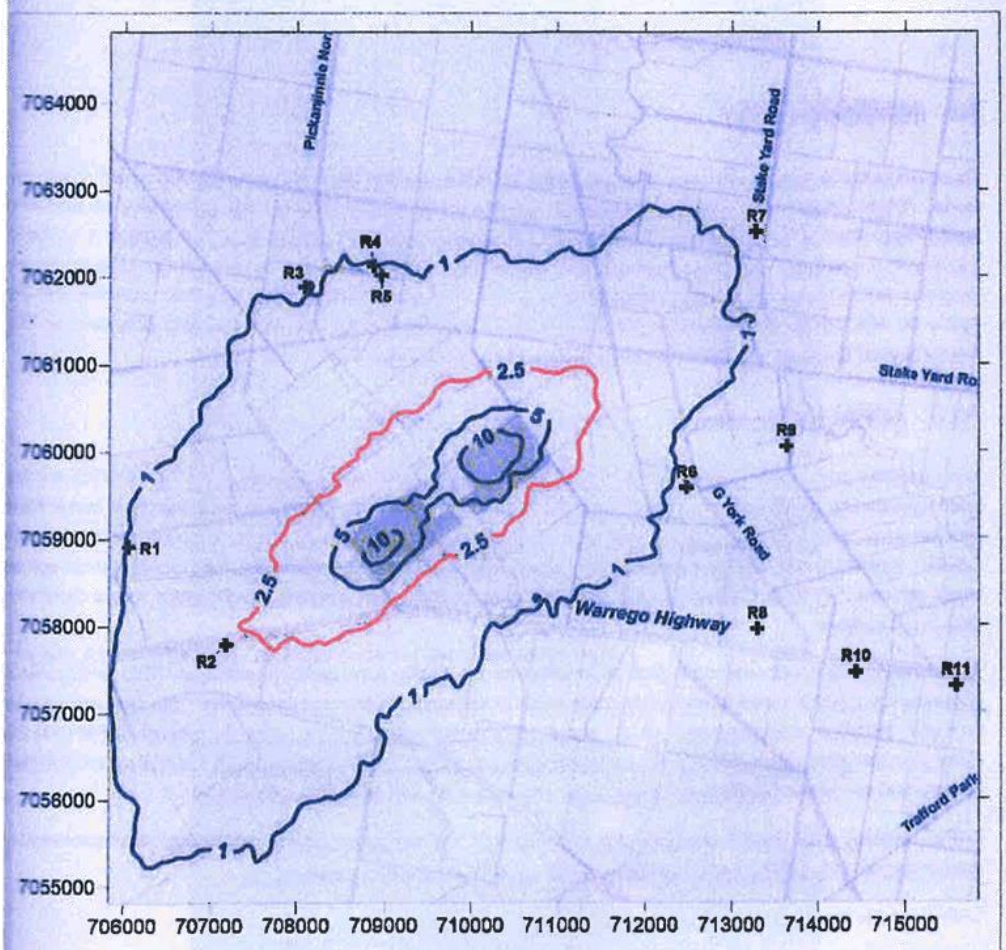


Plate 2 **Predicted 99.5th percentile 1-hour average ground-level concentrations of odour (ou) due to the lairage, WWTP and the 20 ha irrigation area at the proposed Pickanjinnie facility**

Location:	Averaging period:	Data source:	Units:
Pickanjinnie	1-hour	CALPUFF	ou
Type:	**Guideline:**	**Prepared by:**	**Date:**
99.5th percentile	2.5 ou	Natalie Shaw	December 2017

D19/52222

Jodie Marlow

From: Council
Sent: Thursday, 20 June 2019 1:40 PM
To: Customer.Service
Subject: FW: Pickanjinnie abattoir

Maranoa Regional Council
Postal Address: P.O. Box 620 ROMA QLD 4455
P: 1300 007 662

F: (07) 4624 6990
Email: council@maranoa.qld.gov.au
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Please consider the environment before printing this e-mail-----Original Message-----
From: Marissa Proud [mailto:mproud79@hotmail.com]
Sent: Thursday, 20 June 2019 12:40 PM
To: Council <council@maranoa.qld.gov.au>
Subject: Pickanjinnie abattoir

To whom it may concern
am writing today to object to the proposed abattoir for the Pickanjinnie area.
This would be the worst thing for our area.
Our community is a rural community and is rural zoning not industrial.
Our business have try to start up on these blokes and all have be squashed as our zoning doesn't allow business.
These business would not of hurt the area and the environment as much as a abattoir.

Reasons for my objections are:-
1. The neighbours houses are to close. The smell would be unbearable.
2. The amount of water that follows through and over both these blocks is amazing. The country only needs a little rain as it is clay based soil and it flows straight into the Pickanjinnie creek which feeds the wallumbilla creek and ends up in the Condamine river. Every time it rains all the manure, chemicals and mess will flow done these rivers killing the fish and the farms which rely on this water.
3. The traffic would also be a problem. It is a dangerous corner as is without any more large road trains using the turn off.
4. Escaping livestock which would be able to go straight onto the highway.
5. Workers. Is he using Australian workers or does the money, jobs and meat go direct to the foreign investor.

Another item the council needs to discuss with the owner of these blocks is that these blocks flood and the owner doesn't agree. Just because we are in a drought at the moment doesn't mean the blocks don't flood. They flood

1

well and the road between both blocks becomes an inland river. No road access due to the amount of water the flows through these blocks.

Pickanjinnie is a farming community with heritage sufficient and should not be ruined by foreign abattoir. Australia is in a cattle shortage we don't need more polluting, environmental destroying industries.

This would be a negative industry to allow in our community.
We say NO

Michael proud
Concerned neighbour
Sent from my iPad

----------Safe Stamp----------
Your Anti-virus Service scanned this email. It is safe from known viruses.
For more information regarding this service, please contact your service provider.

Issue	Summary of the issues raised in submission	Staff comments
Odour	• *The neighbours houses are too close and the smell from the abattoir would be unbearable.* • *Odour from the activity will impact on health of nearby properties.* • *Odour modelling submitted with the application is incorrect and further investigation is required before any preliminary approval is issued.* • *The modeling provided is limited in detail and provides little to no evidence to substantiate the assumptions put forward.* • *Request that Vallinda provide modelling that is in final format, justified by reasonable evidence and based on current data.* • *Topography in this location is flat and there are no natural barriers to restrict the flow of odour/air quality.* • *The proposed location will struggle to meet environmental concerns and historically, abattoirs have experienced a high volume of odour complaints over a number of years.* • *Based on this sites inability to meet air quality conditions, our preference is that a different location is selected that is suited to high impact industry.*	• A draft air quality report has been prepared by Katestone Environmental Pty Ltd and submitted in support of the development which demonstrates how odour from the proposed development can be mitigated. A final draft air quality report that includes additional details about odour mitigation measures, including a response to the issues raised in the submission/s, will be required to be submitted as part of the application for a development permit. Council will need to be satisfied that odour mitigation measures presented in the final draft report are adequate before issuing a development permit authorising the carrying out of the development.

	• *There is a small rural residential community located to the east who have purchased small historical settlers blocks. The air quality will impact these residents and the ability to market the blocks as rural style blocks.* • *The air quality report was prepared in August-September 2017 and considers only the conditions encountered at that time.*	
Overland flow	*There is a large amount of water that flows over the lots. Every time it rains the chemicals will flow down the rivers killing the fish and the farms which rely on this water.*	• A final revision stormwater management report that includes details about the management of both quantity and quality of stormwater generated from the proposed activity will be required to be submitted as part of the application for a development permit. Council will need to be satisfied that the stormwater management measures presented in the final report are adequate before issuing a development permit authorising the carrying out of the activity.

Traffic	*Extra traffic that this would cause on the Warrego Highway and the school bus pickup and drop off area.* *The traffic would be a problem. It is a dangerous corner as is without larger road trains using the turn off.*	• This application for a preliminary approval was properly referred to the Department of State Development, Manufacturing, Infrastructure and Planning who have provided advice to the applicant that matters of State interest (which includes state controlled roads) that will need to be addressed as part of the application for a development permit. • A traffic impact study prepared by a suitably qualified person will be required to be submitted as part of the application for a development permit. Council will need to be satisfied that the measures presented in the final traffic impact assessment report are adequate before issuing a development permit authorising the carrying out of the activity.
Escaping livestock	*Escaping livestock would be able to go straight onto the highway.*	• Escaping livestock is not a planning consideration.
Flooding	*These blocks flood and when they flood they become an inland river. No road access due to the amount of water that flows through these blocks.*	• The premises is not mapped on any regulatory map as being affected by areas of flood hazard.

Noise	• *Concerns about this project being able to meet noise emission guidelines so that the emissions do not cause nuisance to adjoining properties.* • *Noise from the development will impact on sleep, enjoyment of property, impose financial burden and also a health risk.* • *The noise modeling submitted in support of the application makes inaccurate assumptions;* • *Concerns with the effects of excessive noise as per Queensland's workplace health and safety recommendations, specifically around heart health.* • *Noise impacts cannot be mitigated in this location.*	• A draft noise impact assessment has been prepared by pitt&sherry that demonstrates how noise generated from the proposed development can be mitigated. A final revision noise impact assessment that includes additional details around noise mitigation measures, including a response to the issues raised in the submission/s, will be required to be submitted as part of the application for a development permit. Council will need to be satisfied that measures presented in the final noise impact assessment report are adequate before issuing a development permit authorising the carrying out of the activity.

Irrigation	• *Inability to meet odour limits unless restricted to 20 hectares.* • *Roma traditionally does not have appropriate soil profiles to irrigate long term. Based on CSG treated water trials, irrigation in these soil types can only be carried out for a period of 10 years. There is also concerns that leeching can occur.* • *The indicative land for irrigation is a flood area thus resulting in a reduced footprint of the land required to dispose of the treated waste water. Further investigation is required around this location.* • *Irrigation spray may blow onto neighboring properties. This is not allowable under the Environmental Protection Act. This evidences that the location is not suitable for a low impact industry.* • *Abattoirs have historically constructed water holding ponds and operated them under conditions of being under sized and overloaded. The applicant has provided no comfort in the site based management plan to ensure that the industry behaviors are corrected.*	• Conditions of the preliminary approval will require that detailed effluent irrigation modeling be provided as part of the application for a development permit. Council will need to be satisfied that the modeling is accurate before issuing a development permit authorising the carrying out of the activity.

Contamination & Biosecurity Risks	• *Abattoirs are a high risk for biosecurity breaches and this includes cattle disease that can be transported via airborne particles.* • *The location being on a high volume, high flow waterway (Pickanjinnie Creek) is also of a high risk to spread biosecurity matter resulting in area wide degradation due to the spread of weeds, pests and diseases.* • *The contamination and biosecurity risks are risks to our business which will require additional resources to allow the management of these risks.* • *The applicant needs to provide further information around biosecurity risks and the MRC will also be required to show now MRC Council plans to manage the increased risk.*	• Conditions of the preliminary approval will require that a pest management plan be submitted as part of the application for a development permit. Council will need to be satisfied that the plan submitted is adequate to overcome biosecurity and contamination issues before issuing a development permit authorising the carrying out of the activity.
Underground water / Groundwater	• *Concerns with regards to the high water requirements proposed in the operation of an abattoir;* • *Based on the application and reports, the water bores are unable to supply suitable amounts and quantities of water.* • *The applicant has not taken into consideration the large amounts of water required for an abattoir and the lack of water available under the GABORA plan. This leaves very little ability for other water bores required for stock and domestic supply as well as future town supplies.*	• Conditions of the preliminary approval will require that a supply and volume of water that is adequate for the proposed activity be secured prior to the submission of a development permit application. **NOTE:** The applicant will be required to work directly with the Department of Natural Resources, Mines and Environment and other State agencies regarding water provision. This matter sits outside Council's jurisdiction.

- *The influx of workers that will need to move to the area to staff this plant, will also put additional stress on the town water supplies for both Roma and Wallumbilla.*

- *Other water arrangements will need to be investigated by the applicant other than underground water.*

- *Based on the application and reports, the present water bores are unable to supply suitable amounts and quantities of water.*

- *All towns within the groundwater unit areas and other established industries would not have access to extra groundwater for these aquifers if this application is approved.*

- *The proponents appear to have disregarded the lack of water available under the Gabora Plan and ignored the needs of the towns, established agricultural and other industries within these areas.*

- *It is unclear where Valinda intend to source the water supply for the project, particular which*

- *No clear or realistic modeling has been provided as to how much water will be taken from each aquifer.*

Proposed operating hours	*The development will require operation outside the 6am-6pm business hours operation detailed in the MRC planning scheme and coupled with the noise and odour concerns noted above, will impact ion neighboring residential areas quiet enjoyment and the ability to entertain family and friends in outdoor areas.*	• As part of the development permit application process, Council can choose to impose conditions around operating hours, if required.
Viability of a new abattoir / Economic	• *The national cattle herd is already at its lowest level since 1992-93 at 25m head and is tipped to fall in 2019-20. There is already over capacity in abattoirs in Queensland.* • *Concerns about the amount of cattle Valinda intends to source for the Project, and the impact that this will have on the existing market.* • *Valinda intends to monopolise the cattle trading market in the Maranoa district and will focus predominantly on lower quality beasts, varying the potential, and intention, to steer market process.* • *Contingencies will need to be in place to ensure the finical viability and security of the jobs in the region.* • *Additional information is required about the management plan, budget and intended distribution for funds.*	• The applicant contends that there is a need for the abattoir in this location, and has submitted an independent report prepared by MeatEng engineering in support of this position. • The issue of planning need can be further addressed in the planning assessment report that will be required to be submitted as part of the application for a development permit.

Draft reports / inconsistencies	• *Each of the reports submitted by Valinda to support their Development Application for the Project are clearly identified as being in draft only. It is unsatisfactory that Valinda has submitted for public and statutory consideration, modelling and reports that are un-finalised, incomplete and without the requisite expert certification.* • *Serious potential for pests such as house and buffalo fly to breed in the Project area and beyond. This presents a threat to health of livestock and will increase the costs of marinating livestock.* • *Project lacks thorough and complete data and modelling and puts forward a fanciful and unrealistic project plan.*	• Conditions of the development approval will require that as part of the development permit application all plans submitted are in a final format. Additional reports, including reports to address concerns raised in the submissions about biosecurity/pest management will be required as part of the development application for a development permit.