



Meeting Notice and Agenda

for the

General Meeting of the Council

to be held in the

Council Chambers, 118 Victoria Street, St George

on

Thursday 19th January 2017

Commencing at 9:00am

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ORDER OF PROCEEDINGS

1. (ATT) Attendance

Expected attendance of this meeting is as follows:

Councillors		Staff/Consultants	
Cr RW Marsh (Mayor)	-Full Meeting	Mr Matthew Magin (Chief Executive Officer)	-Whole Meeting
Cr RG Fuhrmeister	-Full Meeting	Mrs Michelle Clarke (Acting Director Corporate & Financial Services)	-As required for CFS
Cr FM Gaske	-Full Meeting	Mr Kevin Searle (Director Infrastructure Services)	-As required for IFS
Cr SC O'Toole	-Full Meeting	Mr Jamie Gorry (Director Community & Environmental Services)	-As required for CES
Cr RI Paul	-Full Meeting		
Cr SS Scriven	-Full Meeting		
Cr ID Todd	-Full Meeting		

2. (CLP) Council Prayer

3. (LOA) Leave of Absence

4. (COM) Confirmation of Minutes of the **General Meeting held on 15 December, 2016.**

5. Declaration of Conflicts of Interest

6. (DEP) Deputations

Nil

7. Councillor Reports

8. Meeting Business by Corporate Function

Chief Executive Officer Report

Corporate Financial Services Report

Infrastructure Services Report

Community & Environmental Services Report

9. Confidential Items

Chief Executive Officer Report

Corporate Financial Services Report

Infrastructure Services Report

Community & Environmental Services Report

10. General Business

11. Information Reports

Chief Executive Officer Report

Corporate Financial Services Report

Infrastructure Services Report

12. Action Sheets Report

MEETING BUSINESS BY CORPORATE FUNCTION

(CEO) CHIEF EXECUTIVE OFFICER REPORT

ITEM	TITLE	EXECUTIVE SUMMARY	PAGE
CEO1	<u>SHOVEL READY PROJECT LIST</u>	(11.01.17) At the Nov 2016 Council meeting CEO advised Councillors that senior management was preparing a list of projects that they believed were worthy of consideration and prioritisation by Council for progression to the stage of being shovel ready	5

OFFICER REPORT

TO: Council

SUBJECT: Shovel Ready Project List

DATE: 11.01.17

AGENDA REF: CEO1

AUTHOR: Matthew Magin - Chief Executive Officer

Executive Summary

At the Nov 2016 Council meeting CEO advised Councillors that senior management was preparing a list of projects that they believed were worthy of consideration and prioritisation by Council for progression to the stage of being shovel ready

Background

Both State and Australian Governments have moved significantly towards only supporting projects considered to be "shovel ready" for funding under their various grant programmes/schemes. Shovel ready simply means that if funded under their various grant programmes/schemes then work could start immediately thereby creating employment and economic activity within the Shire.

Whilst this may be seen as political expediency it is how both tiers of Government now work so we must be ready to meet the challenge and maximise the opportunity. If we are to get maximum benefit from available grant funding programmes/schemes then we need to have a list of shovel ready projects that can be tailored to fit.

The list submitted for consideration is the view of senior management and we are asking Councillors to inspect the list, provide any additions, changes or amendments and then to prioritise the projects so the appropriate resources can be allocated to them in order to achieve shovel ready status.

Link to Corporate Plan

Function	Key Program Area
<u>Wise Planning & Design</u>	Community Planning: To provide a framework to manage growth whilst encouraging a sense of community pride, belonging and well-being.

Consultation (internal/external)

Some of the listed projects have come out of and been subjected to significant amounts of community consultation where others have predominantly been the subject of internal consultation within and between directorates.

Legal Implications

Nil

Policy Implications

Nil

Financial and Resource Implications

This will vary depending upon the project and level of prioritisation. Some will be able to be supported through funding already allocated and budget savings while others will need to be listed for budget consideration in the 17/18 financial year. Indicative costs for each project attaining shovel ready status are included in the spreadsheet attached.

Attachments

1. Shovel Ready ProjectsFINAL.pdf [↓](#)

Recommendation/s

1. That Council consider the list of shovel ready projects
2. That Council make any additions amendments or changes to the list of shovel ready projects
3. That Council prioritise the list of shovel ready projects and
4. That Council approve funding through funds already allocated or budget savings to have an agreed number of projects up to shovel ready status by Easter 2017

Matthew Magin

Chief Executive Officer

Shovel Ready Project Proposals

Project	Comments	Budget Estimate*	Priority
Infrastructure Services			
Current Shovel ready projects			
Dirranbandi sports oval amenities facility	Funding currently being applied for. Plans complete.	0	High
St George CBD streetscape masterplan	Projects from the masterplan currently undertaken each year.	0	High
St George Riverscape masterplan	Projects from the masterplan currently undertaken each year.	0	High
Kerb and channel upgrade programme	Projects currently undertaken each year from the 10 year programme.	0	High
Rowden Park cricket pitch cover	Funding for purchase of cricket pitch cover and support frame.	0	Medium
Heating of Thallon Hall		0	Medium
Proposed Shovel ready projects			
Upgrade of secretary office (St George Showgrounds)	Listed as a priority for St George showground community.	3,000	High
Beardmore Dam recreation improvements	Improvements to recreation facilities at Beardmore Dam area.	10,000	Medium
Bollon CBD streetscape	Concept required. Community consultation required.	15,000	Medium
Dirranbandi CBD Streetscape	River and Rail have a partial concept plan. Community consultation required.	10,000	Medium
Rowden Park refurbishment of grandstand & club rooms		5,000	Medium
Munigindi Streetscape	Concept required, including rest area. Community consultation required.	10,000	Medium
Water bores for road maintenance	Construction of water bores at various locations within the Shire to assist with efficient road maintenance.	10,000	Medium
Solar Power efficiencies	Installation of solar panels on Local Government buildings and infrastructure.	5,000	Medium
Dirranbandi Hall Refurbishment/Upgrade	Structural repairs, airconditioning.	5,000	Medium
Therapeutic spa/heated pool (St George swimming pool)	Original request from community member.	15,000	Low
Road funding - to seal verges Camavon Highway (and others) due to high volume of road trains, heavy vehicles and wide loads	To be shovel ready - may just need risk assessment and identification of the different km stretches in partnership with Main Roads - may be National Road of Regional Significance???		
Corporate & Financial Services			
CCTV Strategy including upgrade and installation of new cameras	CCTV Strategy currently underway in house - will need to be consistent with ICT Strategy proposed. Funding available through community gambling benefit fund (via a not for profit organisation) and/or Safer Queensland Community grants (released August 2017) Local Government Grants and Subsidies Program (LGGSP) may also be another funding source. Council currently has a quotation for \$50,000 to complete an upgrade requested by police and current budget of \$10,000	0	Medium
Community Engagement Strategy to develop Community and Corporate Plan. Engagement to contribute to Placemaking and/or future community planning	http://www.maranoa.qld.gov.au/regional-placemaking-project This project would require a community engagement strategy that could be completed in house. As part of the Town Plan review this information could be utilised by the Town planner to inform future planning and land use. It is possible that funding such as Building Regions may be suitable. Resources would be required to complete the engagement.	5,000	Low
Aerodrome - Fencing	Obtain a quotations from fencing contractors for St George Airport to remove risk of wildlife accessing airstrip. Limited funding required to progress this project.	0	Medium
Wifi hot spots	As part of overall ICT Strategy should consider possibility of council offering wifi hot spots in townships	0	
Black spots (Telstra free initiative)	Telstra at SWLGAQ identified that funding was available now. All council needs to do is identify suitable sites within the Shire and apply.	0	High
Cemetery Records Upgrade	GPS map cemetery records with view to replace hard copy maps - Would require surveyor, access to council's mapping software and training for staff to access. Should include photo of any headstone/markings. Could be done for all cemeteries in the Shire and could even include any bush graves that council is aware of. This could be funded through some cemetery or historical funding that becomes available from time to time.	0	Low

Shovel Ready Project Proposals

Community & Environmental Sustainability			
Proposed Shovel ready projects			
Fishway enhancement and recreational areas (lower balonne)	Creation of fish ladders on all instream weirs and dams, as well as enhanced recreational access areas for boating and fishing.	20,000	High
Ecological tourism trail (Beardmore to St. George)	Creation of eco-tourism trail from town to Beardmore Dam	10,000	High
South West Indigenous Cultural Precinct	REDP funding \$1.3m Council contribution \$1m - additional funding required to complete project (total project estimate \$1.9M) Review of business plan is required to included new location of precinct & costing - Project co-ordinator to be engaged	10,000	High
Cluster Fencing	Continuation of cluster fencing .. Shire wide	0	High
Washdown Bay Extension (st. George) and construction (Dirran)	Upgrade of washpad to allow for 24hr access, and ability to use for Harvesters, LVs, MCs.	10,000	High
Solar Incentive Program	Develop project to establish Balonne Shire as a Solar-hub for both large-scale and household size project. (Concept phase)	15,000	Medium
Dirranbandi Rail and River precinct	Concept plan developed by community, not yet adopted by Council. Dirranbandi community currently completing some elements of concept plan (project costed approx \$1.7m)	0	Medium
Thallon, History trails	Economic development identified in Thallon Community Development Plan developed, for the Thallon Community by Feldman & Associated. Commissioned by Thallon Progress Association	5,000	Medium
Bird Watching brochure	Requested by Thallon and Dirranbandi communities to value add to tourist activities (\$3000)	0	Medium
Town Common infrastructure upgrades	Refencing & new watering points for town commons (budget developed \$100,000)	0	Medium
Establishment of Military Museum	After the success of the 2015 Anzac Exhibition at the RSL, and Duntroon training, community feedback was that a permanent museum should be considered.	10,000	Low
Heritage Centre	Consultation with Heritage Centre committee required, feasibility on for best location (behind VIC or Cultural Precinct) required	5,000	Low
STEM engagement programs	Library Program - Science, technology, engineering, maths (STEM) funding available via SLQ to develop and deliver programs to engage youth to help close the literacy and numeracy gap (\$25,000 available)	2,000	Low

* Budget represents the cost for preparation of a concept plan only.

(CFS) CORPORATE FINANCIAL SERVICES

ITEM	TITLE	EXECUTIVE SUMMARY	PAGE
CFS3	<u>REVIEW OF THE CHIEF EXECUTIVE OFFICER'S DELEGATION</u>	(11.01.17) Chief Executive Officer's Instrument of Delegations and Council's Register of Delegations.	10
CFS4	<u>CODE OF MEETING PRACTICE</u>	(11.01.17) Code of Meeting Practice – for the conduct of council and committee meetings.	13
CFS5	<u>QUARTERLY PERFORMANCE REPORT - QUARTER 1 AND 2 - 2016/17</u>	(11.01.17) Quarterly Performance Report – Quarter 1 and 2 – 2016/17.	26
CFS6	<u>ST GEORGE LEVEE BANK ADVISORY COMMITTEE</u>	(11.01.17) St George Levee Bank Advisory Committee	28
CFS7	<u>APPLICATION FOR SPONSORSHIP - MUNGINDI RAFT RACES</u>	(11.01.17) An application was received on the 10 January 2017 from the Mungindi Raft Races requesting a donation for their fundraiser being held on the 04 th February 2017.	32
CFS8	<u>FINANCIAL MANAGEMENT REPORT FOR MONTH ENDED 31 DECEMBER 2016</u>	(11.01.17) Financial Management Report for month ended 31 December 2016.	36

OFFICER REPORT

TO: Council

SUBJECT: Review of the Chief Executive Officer's Delegation

DATE: 11.01.17

AGENDA REF: CFS3

AUTHOR: Michelle Clarke - Director Corporate & Financial Services

Executive Summary

Chief Executive Officer's Instrument of Delegations and Council's Register of Delegations.

Background

The Local Government Act and Regulations require council to establish a register of delegations and to review the Chief Executive Officer's delegation on an annual basis. The Chief Executive Officer may then sub-delegation to employees or contractors.

There are a number of administrative delegations and council's financial delegation register that are also applicable in this process.

The register is based on the Local Government Association's delegation service offered to all councils and providing regular updates when legislation changes.

Link to Corporate Plan

Function	Key Program Area
<u>Inclusive & Ethical Governance</u>	Corporate Governance: To provide effective organisational leadership through strategic planning, accountability and ethical standards of practice.

Consultation (internal/external)

Chief Executive Officer, Mayor and Deputy Mayor and Senior Leadership Group

Legal Implications

The recommendation complies with the relevant provisions of the Local Government Act 2009 and Local Government Regulations 2012.

Policy Implications

Council currently does not have a delegations policy.

Financial and Resource Implications

There are no financial implications however there are resource implications to maintain the register. This is currently under the responsibility of the Director Corporate & Financial Services and will require co-ordination with Human Resources, Payroll and all Directorates to ensure that new appointments are provided with the appropriate delegation to perform their duties.

Attachments

1. Instrument of Delegation to CEO [↓](#)
2. Delegations Register Council to CEO (separately enclosed) [⇒](#)

Recommendation/s

That council adopt the Instrument of Delegation and hereby delegate all powers referred to in the attached document titled "Register of Delegations – Council to CEO by Council to the chief executive officer of the Balonne Shire Council pursuant to section 257 of the *Local Government Act 2009*".

Michelle Clarke
Director Corporate & Financial Services

INSTRUMENT OF DELEGATION

BY COUNCIL TO THE CHIEF EXECUTIVE OFFICER

PURSUANT TO SECTION 257 OF THE LOCAL GOVERNMENT ACT 2009.

Delegate: Chief Executive Officer

The title of the office held by Matthew Magin at Council is Chief Executive Officer. The *Register of Delegations – Council to CEO* attached to this memorandum identifies powers which are delegated by reference to a person who is the holder of a specified title in the hierarchy of Council.

Pursuant to section 257 of the *Local Government Act 2009*, Council hereby delegates to you, in your capacity as a holder of the specified title within the hierarchy of Council, the powers identified in the *Register of Delegations – Council to CEO* which are delegated to a person holding the specified title.

Powers Delegated

The power to take any action related to conduct of the business of the delegate's area of responsibility.

If the delegation of a power is subject to one or more conditions, a summary of the conditions is specified adjacent to the power in the register.

It is council's intention that to the greatest extent possible all powers have been delegated necessary for the delegate to perform the role, and it is intended that the delegation will be effective even if a specific piece of legislation is not listed in the register. Further recognising that legislation is changed and made on an ongoing basis, this delegation is to be interpreted as continuing to be effective even though amendments are made to empowering legislation.

Dated this 19th day of January 2017

.....
Councillor Richard Marsh
Mayor
Balonne Shire Council

OFFICER REPORT

TO: Council

SUBJECT: Code of Meeting Practice

DATE: 11.01.17

AGENDA REF: CFS4

AUTHOR: Michelle Clarke - Director Corporate & Financial Services

Executive Summary

Code of Meeting Practice – for the conduct of council and committee meetings.

Background

Council has a General Agenda Policy adopted in 2009 that is out of date and does not provide more than a procedure for administrative preparation of council agendas. The current policy refers to Local Law no. 1 that no longer exists.

The proposed Code of Meeting Practice is based on a number of examples benchmarked across Queensland Councils of similar size. The Code of Meeting Practice details council's order of business to reflect the recent changes discussed with council. It also provides guidance for the conduct of meetings and the conduct of those attending meetings.

The Code of Meeting Practice is recommended to council as standard good governance.

Link to Corporate Plan

Function	Key Program Area
<u>Inclusive & Ethical Governance</u>	Corporate Governance: To provide effective organisational leadership through strategic planning, accountability and ethical standards of practice.

Consultation (internal/external)

Mayor, Deputy Mayor, Chief Executive Officer and research across number of external councils of similar size.

Legal Implications

The Code of Meeting Practice is consistent with the relevant provisions of the Local Government Act 2009 and Local Government Regulations 2012 relating to meetings, agendas, minutes and councillor conduct.

Policy Implications

The Code of Meeting Practice will replace the existing policy.

Financial and Resource Implications

No financial or resource implications.

Attachments

1. Code of Meeting Practice2017.docx [↓](#)

Recommendation/s

1. That council rescind its previous policy 'General Meeting Agenda' dated 20 January 2006; and
2. That Council adopt the attached Code of Meeting Practice.

Michelle Clarke

Director Corporate & Financial Services

Code of Meeting Practice



Version 1
Date: 19 January 2017

1. Legislation

This Code of Meeting Practice is intended as a guide only and all relevant requirements of the *Local Government Act 2009* and Part 2, Division 1 of the *Local Government Regulation 2012* detail the core requirements for the conduct of meetings of council and its committees.

2. Principles

The Council has an obligation to act in accordance with the local government principles set out at Section 4 of the *Local Government Act 2009*, namely

- (a) transparent and effective processes, and decision-making in the public interest
- (b) sustainable development and management of assets and infrastructure, and delivery of effective services
- (c) democratic representation, social inclusion and meaningful community engagement
- (d) good governance of, and by, local government; and
- (e) ethical and legal behaviour of councillors and local government employees.

3. Scope

The Code of Meeting Practice applies to all meetings of Balonne Shire Council, including meetings of committees, and all participants in those meetings. Any provision of the Code may be suspended by resolution of any meeting (provided they are not contrary to the Act or Regulations).

4. Responsibility

- a) The Chairperson who presides at a meeting is responsible for the conduct of the meeting.
- b) The Chief Executive Officer is responsible for ensuring that notices, agendas, minutes and/or committee reports are prepared in accordance with the relevant legislation and the Code of Meeting Practice.
- c) Each person is responsible for their conduct at a Local Government meeting.

5. Before Council Meetings

5.1 Frequency of Meetings (s257 LGR)

The Council will meet **once a month** as per section 257 of the Regulation.

5.2 Dates

- a) Council meets at **9.00 am** on the fourth **Thursday of each month**.
- b) Any change from the date of commencement time of a Council meeting shall be by resolution of the Council or, in emergency circumstances, by the authorisation of the Mayor.
- c) Special Meeting of Council will be held in accordance with clause 5.2 and 5.3.

5.3 Notice of Meetings to Councillors (s258 LGR)

- a) Written notice of each meeting or adjourned meeting of the Council will be given to each Councillor at **least four (4) calendar days** before the day of the meeting unless it is impracticable to give notice.
- b) The written notice shall state the day and time of the meeting and for a special meeting – the object of the meeting.

5.4 Notice for Special Meeting

- a) A special meeting is a meeting at which the only business that may be conducted is the business stated in the notice of meeting.
- b) If the Mayor receives a request in writing signed by at least **two (2) Councillors**, the Mayor must call a special meeting of the Council to be held as soon as practicable but in any event within **fourteen (14) days** after the receipt of the request.
- c) The Mayor or Chief Executive Officer may call a special meeting of the Council to be held as soon as practicable. The Mayor or CEO will notify the Councillors **at least two (2) calendar days** prior to the special meeting being held.

5.5 Public Notice of Meetings (s277 LGR)

5.6

- a) Following the post-election meeting Council will publish in local newspapers the days and times of its general meetings.
- b) Council will display in its community contact centres a notice of the days and times when its meetings will be held.
- c) Council will publish any amendment to the timetable of its meetings via council's website.
- d) The full public agenda will be published on Council's website at least two days prior to the council meeting.

5.7 Place of Meetings (s257 (3) LGR)

- a) Council meetings will be held at the Balonne Shire Council Administration Centre and at community halls of Bollon, Dirranbandi and Thallon and Nindigully & Mungindi as outlined in its meeting schedule for the year.

Balonne Shire Council General Meetings in Venues other than Council Chambers, St George since 1995	
October, 2016	Thallon
October, 2015	Dirranbandi
October, 2014	Bollon
September, 2013	Boolba
September, 2012	Hebel
October, 2011	Mungindi
October, 2010	Thallon
October, 2009	Nindigully
October, 2007	Dirranbandi
October, 2006	Hebel
October, 2005	Bollon
October, 2004	Thallon
November, 2003	Bollon
October, 2003	Hebel
September, 2003	Boolba
August, 2003	Nindigully
July, 2003	Dirranbandi
May, 2003	Mungindi
March, 2003	Thallon
November 2002	Dirranbandi
October 2001	Hebel
October 2000	Mungindi
October 1999	Bollon
October 1998	Thallon
October 1997	Dirranbandi
October 1996	Bollon
October 1995	Hebel

- b) Council may resolve to hold a particular meeting in another location provided public notice is given.

5.8 Post-Election Meetings (s175 (1) LGA)

- a) Council must hold a meeting within **fourteen (14) calendar days** after the conclusion of each quadrennial election.
- b) Council must, by resolution, appoint a Deputy Mayor from its Councillors (other than the Mayor).
- c) The Chief Executive Officer will chair the post-election meeting until the Mayor and Councillors have taken their oath of office.

6. Meetings

6.1 Chairperson

- a) The Mayor will preside at any of Council's meetings, unless otherwise specified in a committee's terms of reference.
- b) If the Mayor is absent, the Deputy Mayor will assume the Chair.
- c) If the Deputy Mayor is absent a Councillor may be elected to the chair by the Councillors present at the meeting.
- d) If at the time designated for holding the meeting no Chairperson is present, the first business of the meeting must be the election of a Chairperson to preside at the meeting.

6.2 Duties of the Chairperson

- a) The Chairperson has a duty to preserve order and ensure proceedings are conducted in a proper manner by:
 - Determining that the meeting is properly constituted and a quorum is present
 - Informing Councillors as to the business and objectives of the meeting
 - Formulating for discussion and decision any proposed resolution (motion) that has been moved for consideration of the meeting
 - Deciding whether proposed resolutions and amendments are in order
 - Deciding points of order and other incidental matters that require a decision
 - Facilitating an exchange of views and ideas on key issues before the meeting
 - Confining discussion to within the scope of the meetings and within reasonable limits of time
 - Preserving order at the meeting
 - Serving the public interest
 - Putting relevant questions to the meeting and conducting a vote (and where authorised, giving a casting vote)
 - Declaring the result
 - Ensuring a division is taken if properly requested
 - Ensuring the record of minutes of the meeting is maintained
 - Adjourning the meeting when circumstances justify that course
 - Declaring the meeting closed when its business is complete.

6.3 Councillors

- a) All Councillors have a responsibility to participate in council meetings, policy development and decision making, for the benefit of the Local Government area.
- b) After a meeting of the Council has commenced, a Councillor must not enter, leave or withdraw from the meeting without first notifying the Chairperson.
- c) Mobile telephones and audible pagers must be turned off or placed in silent mode in the meeting room.
- d) confine their remarks to matters then under consideration and act with due decorum in order that the meeting is conducted in an efficient and effective manner,

7. Procedures for meetings

7.1 Order of Business

The order of business must be determined by resolution of Balonne Shire Council from time to time. The order of business may be altered for a particular meeting where the Councillors at the meeting pass a motion. Such a motion may be moved without notice.

The regular order of business for **ordinary meetings** will be:-

- Opening Prayer
- Attendance
- Apologies
- Leave of Absence
- Deputations
- Declaration of Material Personal Interest and Conflict of Interest
- Confirmation of Minutes
- Councillor Reports
- Reception and Consideration of Officers' Reports
 - Confidential items
 - Items for information
 - General Business

7.2 Closed Meetings (s275 LGR)

- a) The Council has limited powers under the Act and Regulations to close Council Meetings to the public.
- b) The Council cannot resolve that a meeting be closed to the public if any person is to take part in the meeting by **teleconferencing**.
- c) A resolution that a meeting be closed must state the nature of the matters to be considered while the meeting is closed.
- d) Only procedural resolutions may be made during a closed meeting. The meeting must be reopened before any substantive resolution on the matter is made.
- e) When the Council resolves to close the meeting to the public, The Chairperson may direct all persons other than Councillors and the Chief Executive Officer to leave the Council Chambers. The Chairperson may allow additional persons (including officers of the Council, and Legal and Technical Advisers) to remain in the meeting.
- f) All other persons must immediately leave the Council Chambers.
- g) A person failing to comply with a direction to leave the Council Chambers may be removed from the Council Chambers using reasonable necessary force. For the purpose of effecting the removal the Chairperson may call upon the assistance of a member of the Police Service.
- h) Unless the Council, upon the resumption of its open meeting, resolves to the contrary, all matters discussed in a closed meeting must be kept confidential.

7.3 Method of Taking Vote

- a) Before any matter is put to the vote, the Chairperson may direct that the motion or amendment be read again by the Chief Executive Officer.
- b) The Chairperson must, in taking the vote on a motion or an amendment, put the question, first in the affirmative and then in the negative and may do so as necessary to form and declare an opinion as to whether the affirmative or the negative has the majority vote.
- c) The Councillors will vote by a show of hands or as otherwise directed by the Chairperson. Any Councillor present that fails to vote is taken to have voted in the negative.

7.4 Voting and Decisions of Council

- a) At a meeting of Council:
 - voting must be open; and
 - a question is decided by a majority of the votes of the Councillors present; and
 - each Councillor present has a vote on each question to be decided and , if the votes are equal, the Councillor presiding has a casting vote; and
 - if a Councillor present fails to vote, the Councillor is taken to have voted in the negative.

7.5 Disclosures of Interest

- a) Councillors are ultimately responsible to disclose any material personal interest or conflict of interest on matters to be considered at council/committee meetings and comply with the relevant provisions of the Local Government Act and Regulations.
- b) The Councillor must inform the meeting of the Councillor's material personal interest in the matter; and leave the meeting room (including any area set aside for the public), and stay out of the meeting room while the matter is being discussed and voted on.
- c) A conflict of interest is a conflict between a Councillor's personal interests; and the public interest that might lead to a decision that is contrary to the public interest.
- d) The Councillor must deal with the real conflict of interest or perceived conflict of interest in a transparent and accountable way. The Councillor must inform the meeting of the Councillor's personal interests in the matter. If the Councillor participates in the meeting in relation to the matter, how the Councillor intends to deal with the real or perceived conflict of interest

- e) Non participation in the meeting is not the only way the Councillor may appropriately deal with the real or perceived conflict of interest in a transparent and accountable way.
- f) The Minutes of the Meeting must record the name of the Councillor who has the interest, including real or perceived conflicts of interest, the nature of the interest, as described by the Councillor; whether the Councillor took part in the meeting, or was in the Chamber during the meeting and how the Councillor dealt with the real or perceived conflict of interest; if the Councillor voted on the matter.
- g) The Local Government Act outlines circumstances where the Minister may, by signed notice, approve a Councillor taking part in the meeting, or being in the chamber where the meeting is being conducted.

More information on dealing with conflicts of interest can be found in the Local Government Association of Queensland Elected Members page and Councillor Handbook.

<http://lgaq.asn.au/group/guest/councillor-handbook1>

8. Attendance and Non-Attendance:

8.1 Quorum for a Meeting

- a) The quorum for a meeting is **four (4)** Councillors. The Councillors must be present in the room for there to be a quorum and therefore leaving the room for disclosure of interests or other breaks may impact the meeting.
- b) If a quorum is not present within **fifteen (15) minutes** after the time appointed for a meeting, the meeting may be adjourned to a later hour or another day within **fourteen (14) calendar days** after the adjournment.

8.2 Councillor Presence at Council Meetings

- a) Council may allow a person including a Councillor to take part in a meeting by teleconferencing by resolution of Council.
- b) **Teleconferencing** is the use of a telephone, video conferencing equipment or other means of instant communication that allows a person to take part in discussions as they happen.
- c) A Councillor who is absent without Council leave from two (2) or more consecutive statutory meetings of Council over at least two (2) months, may see their office becoming vacant. (s162 (1) (e) LGA 2009)
- d) A councillor who is absent without approved leave from meetings may be considered inappropriate conduct.
- e) Leave is to be approved by the Mayor.

NOTE: Leave from Council Meetings will not be unreasonably withheld if valid reasons for leave are provided for approval.

8.3 Attendance of public and media at meetings

- a) An area must be made available at the place where a meeting is to take place for members of the public and representatives of the media to attend the meeting and as many people as can reasonably be accommodated in the area must be permitted to attend the meeting.
- b) If Council resolves that a meeting be closed to the public, the public and representatives of the media must be excluded from the meeting.

8.4 Public participation at meetings

The Chairperson may invite a member of the public to take part in the proceedings of a meeting. During debate on a motion, the Chairperson may invite submissions, comments or questions from members of the public provided it is not irrelevant, offensive or unduly long.

9. Record of Meetings

9.1 Minutes and access to information (s272 LGR)

- a) The Chief Executive Officer must ensure minutes of each meeting are taken under the supervision of the person presiding at the meeting.
- b) Minutes of each meeting must include:
 - the names of Councillors present at the meeting; and
 - if a division is called on a question – the names of all persons voting on the question and how they voted; and
 - reasons for particular decisions (9.3 below)
- c) A copy of the minutes of each meeting must be available for inspection by the public, at Council's public offices and on its website, within **ten (10) calendar days** after the end of the meeting; and
- d) when the minutes have been confirmed – must be available for purchase at the Council's public offices.

9.2 Amending Minutes

Minutes can only be amended at the time of confirmation to correct an inaccurate record of the meeting.

9.3 Recording of reasons for particular decisions (s273 LGR)

- a) This section applies if a decision made at a meeting is inconsistent with a recommendation or advice given to the Council by an advisor of the Council and either or both of the following apply to the decision.
- i. the decision is about entering into a contract the total value which is more than the greater of the following:
 - \$200,000 exclusive of GST;
 - 1% of the Council's net rate and utility charges as stated in the Council's audited financial statements included in the Council's most recently adopted annual report;
 - b) the decision is inconsistent with:
 - i. the policy or approach ordinarily followed by the Council for the type of decision; or
 - ii. a policy previously adopted by the Council by resolution, whether or not as required by an Act, and still in force.

Examples of decisions to which subsection (1) might apply-

- *the grant of a licence, permit or approval, however named, under an Act or local law*
 - *the grant of a concession, rebate or waiver in relation to an amount owed to the Council*
 - *disposing of land or a non-current asset*
- c) The Chief Executive Officer must ensure the minutes of the meeting include a statement of the reasons for not adopting the recommendation or advice.

OFFICER REPORT

TO: Council

SUBJECT: Quarterly Performance Report - Quarter 1 and 2 - 2016/17

DATE: 11.01.17

AGENDA REF: CFS5

AUTHOR: Michelle Clarke - Director Corporate & Financial Services

Executive Summary

Quarterly Performance Report – Quarter 1 and 2 – 2016/17.

Background

The Chief Executive Officer must present a written assessment of the local government's progress towards implementing the annual operational plan of not more than 3 months. With the changeover of Acting Chief Executive Officers this has not been achieved.

Council adopted its Operational Plan and Budget for 2016/17 at its meeting 21 July 2016. The Operational Plan was developed utilising a new computer data base known as Interplan. The progress report for Quarter 1 and 2 will provided to councillors under separate cover.

It should be noted that the current Operational Plan details all milestones to be delivered in the Budget and the Quarter 3 report will include progress on the amended budget.

Link to Corporate Plan

Function	Key Program Area
<u>Inclusive & Ethical Governance</u>	Corporate Governance: To provide effective organisational leadership through strategic planning, accountability and ethical standards of practice.

Consultation (internal/external)

All Directors have been given the opportunity to provide commentary on the progress the milestones within the Operational Plan.

Legal Implications

This report complies with Section 174(3) Local Government Regulations 2012.

Policy Implications

Not applicable

Financial and Resource Implications

Not applicable.

Attachments

Nil

Recommendation/s

That in accordance with Section 174(3) of the Local Government Regulations 2012 council adopt the Quarterly Performance Report for Quarters 1 and 2 of 2016/17.

Michelle Clarke

Director Corporate & Financial Services

OFFICER REPORT

TO: Council

SUBJECT: St George Levee Bank Advisory Committee

DATE: 11.01.17

AGENDA REF: CFS6

AUTHOR: Michelle Clarke - Director Corporate & Financial Services

Executive Summary

St George Levee Bank Advisory Committee

Background

GHD attended St George at the end of December to assist Council undertake a risk assessment of the St George levee operations and maintenance. Their report is due to council this month and will be provided to council under separate cover, upon receipt.

GHD also visited to finalise their estimate to complete a review of the Flood Modelling and their quotation is expected shortly. Once GHD have all the relevant data they can complete the review in a matter of weeks. This will inform flood modelling for St George and indicate the impact (or otherwise) on individual properties.

The Minutes of the St George Levee Bank Advisory Committee is attached for council's notation. Minutes of a further meeting to be held on 11 January 2017 will be provided to council under separate cover. The main issue arising from these last two meetings is the Committee's request for council to consider interim access agreements with landholders to allow maintenance of the levee.

Link to Corporate Plan

Function	Key Program Area
<u>Strong & Resilient Communities</u>	Disaster Management: To facilitate the development of disaster mitigation strategies and provide effective disaster and emergency planning and response services in conjunction with the community and emergency service organisations.

Consultation (internal/external)

Flood Modelling Review:

Individual property holders had the opportunity to speak with GHD on 21 December and may be requested to provide their data to inform the flood modelling.

Risk Assessment:

Members of Emergency Services, Council and Community were consulted. GHD have prepared a report on the outcome.

Interim Access Agreements:

Maranoa Regional Council were consulted at the suggestion of GHD, however they do not have interim access agreements. They included access requirements in the agreement to construct which also bound the landholder to entering into the easement agreement.

The St George Levee Bank Advisory Committee has provided their input.

Consultation will commence with landholders who have not yet signed by presenting them with the revised Easement Agreement for consideration.

Legal Implications

It is in the best interests of council and the community to finalise the easement agreements and ensure that the operations and maintenance of the levy can be implemented in accordance with the recent risk assessment. Council does have the option to explore compulsory acquisition however it is a significant process at further expense.

Policy Implications

Maranoa have defined their timeframes and appeal rights to place structure and rigor around the process and to set expectations at the outset. It is suggested that this be considered as part of council's overall communication strategy.

The existing policy for Voluntary House Raising/Relocation (Land Swap)/Private Flood Mitigation requires review and in essence is obsolete.

Financial and Resource Implications

There is minimal budget for the St George Levee Bank contingency matters that has not allowed for a compulsory acquisition process.

Attachments

1. 2016-12-21MinutesStGeorgeLeveeAdvisory.docx [↓](#)

Recommendation/s

1. That the minutes of the St George Levee Bank Advisory Committee dated 21 December 2016 and 11 January 2017 be received and noted;
2. That Council reject the notion of an interim access agreement and continue to pursue the easement agreements with relevant parties in the best interests of the community as a whole.

Michelle Clarke

Director Corporate & Financial Services

St George Advisory Committee Minutes

21 December 2016

Meeting Opened 3.07pm

Attendance:

Mrs Jane Parker (Chair), Mr Jeff Moon, Mr Jeff Mulder, Mr Lindsay Davidson, Mayor Cr Richard Marsh, Michelle Clarke (Acting Director Corporate & Financial Services)

Apologies:

Matthew Magin, Chief Executive Officer

Observers:

Cr Ian Todd, Cr Robert Paul, Cr Scott Scriven

Confirmation of Minutes:

Moved Jeff Mulder, Seconded Jeff Moon that the minutes of the 23 November 2016 be confirmed and amended to include that Mr Peter Goodwin was an observer.

Business Arising:

An overview was provided to the meeting by Michelle Clarke of the actions taken to date. A media release and the Technical Review has been placed on council's website to inform the community of what is happening. Development of a strategy to complete the Easement agreements is still underway and dependent on the Flood Modelling Review. The Flood Modelling Review is underway and the Risk Assessment will be completed at the end of this week.

The minutes of this meeting and the risk assessment will be presented to council on 19 January 2017.

The meeting was adjourned at 3.13pm to conduct the risk assessment.

The meeting re-opened at 4.19pm.

General Business:

Moved Mr Jeff Moon, Seconded Mr Jeff Mulder that the Committee recommend to Council that interim access agreements be offered to all land holders identifying council's default position to allow access and maintenance to occur.

Moved Mr Jeff Moon, Seconded Mr Jeff Mulder, on behalf of the Committee we would like to thank Mr Jon Williams and GHD for their time and effort in conducting the risk assessment. Thank you also to council for arranging the review.

Meeting closed 4.28pm

OFFICER REPORT

TO: Council

SUBJECT: Application for Sponsorship - Mungindi Raft Races

DATE: 11.01.17

AGENDA REF: CFS7

AUTHOR: Skyela Kruger - Administration Officer

Executive Summary

An application was received on the 10 January 2017 from the Mungindi Raft Races requesting a donation for their fundraiser being held on the 04th February 2017.

Background

Mungindi Raft Races will be held on the 4th of February 2017 at the Border Crossing Park. The Raft Races brings people from far and wide to have a laugh and enjoy a day out with friends and family. Proceeds raised go to the Royal Flying Doctors Service as well as local community groups including; the Community Preschool, Central Preschool and Aged Care.

No specific amount has been requested by Mungindi Raft Races however the sponsorship Opportunities are as outlined below:

Major Sponsorship: \$500 and over

Acknowledgement as a MAJOR PLATINUM SPONSOR of the Mungindi Raft Races

Company name and logo on all promotional material

Exhibition space to display/promote your business

Promotion via public address system

Right to display banners/signs

General Sponsorship: \$100-\$499

Acknowledgement as a GENERAL SPONSOR of the Mungindi Raft Races

Company name on all promotional material

Exhibition space to display/promote your business

Promotion via public address system

Right to display banner/signs

Donation or Specific Event Sponsorship

Acknowledgement as a EVENT SPONSOR of the Mungindi Raft Races

Trophies are also available to be sponsored for specific events

Link to Corporate Plan

Function	Key Program Area
<u>Strong & Resilient Communities</u>	Community Lifestyle: To foster community pride and social interaction for all groups within our community with access to well serviced community hubs and facilities.

Consultation (internal/external)

Nil

Legal Implications

Nil

Policy Implications

Community Donations, Sponsorship and Grants Policy

Financial and Resource Implications

Major Sponsorship: \$500 and over

General Sponsorship: \$100-\$499

Major Sponsorship: \$500 and over

Attachments

1. Mungindi Raft Races - 04-02-17 - Sponsorship Letter.pdf [↓](#)

Recommendation/s

1. That a donation of \$500.00 is granted to the Mungindi Raft Races.
2. A donations of \$100.00-\$499.00 is granted to the Mungindi Raft Races.

Michelle Clarke

Director Corporate & Financial Services

Mungindi Raft Races

30 St George Street

Mungindi NSW 2406

President: Mrs Elrene de Beer

0267532704

elrene@live.com.au

Secretary: Mrs Deidre Heagney

0428757444

92beery@gmail.com



To whom it may concern,

This year on the 4th of February Mungindi will be hosting the Mungindi Raft Races at the Border Crossing Park. I would like to take this opportunity to tell you more about our wonderful warm community and ask that you would consider sponsoring this exciting weekend!

Mungindi is a small town with a big heart, but over the last couple of years the drought has taken its toll. The Raft Races will bring people from far and wide together to have a laugh and enjoy a day on the river with friends and family. We are planning several different races to make sure everyone is included. Not only will there be a family race and open race, but also a rubber ducky race for those that can't swim or for the buff boys and girls who would like to prove they're the best in the district there will be the Iron man Challenge.

Proceeds this year will not only be going to the Royal Flying Doctor Service for all the vital work they do in the community but the committee has decided to allocate specific events to specific local groups. Which means the proceeds from certain events will go to the Community Preschool, Central Preschool and Aged Care.

As a sponsor, you will be able to reach our community on a personal level; we will provide you with exposure on the day as well as leading up to the day. Attached is a "Sponsorship Opportunities" list to help you decide which benefits you the most. If you have any questions please do not hesitate the contact me and remember to build your raft for the weekend in February!!!

We look forward to your favourable reply by end of January

Thank You

Deidre Heagney

Secretary

Mungindi Raft Races

4th February 2017

Sponsorship Opportunities

Major Sponsorship: \$500 and over

- Acknowledgement as a MAJOR PLATINUM SPONSOR of the Mungindi Raft Races
- Company name and logo on all promotional material
- Exhibition space to display/promote your business
- Promotion via public address system
- Right to display banners/signs

General Sponsorship: \$100-\$499

- Acknowledgement as a GENERAL SPONSOR of the Mungindi Raft Races
- Company name on all promotional material
- Exhibition space to display/promote your business
- Promotion via public address system
- Right to display banner/signs

Donation or Specific Event Sponsorship

- Acknowledgement as a EVENT SPONSOR of the Mungindi Raft Races
- Trophies are also available to be sponsored for specific events

(Not GST registered)

Remittance Advice

EFT Payments:

Account Name: Mungindi Raft Races

BSB: 932 000

Account: 748394

Reference: Please use business name as reference

Please email details to Deidre at 92beery@gmail.com

Cheque payment

Payee: Mungindi Raft Races, 30 St George Street, Mungindi, NSW 2406



OFFICER REPORT

TO: Council

SUBJECT: Financial Management Report for month ended 31 December 2016

DATE: 11.01.17

AGENDA REF: CFS8

AUTHOR: Karen Searle - Manager Financial Services

Executive Summary

Financial Management Report for month ended 31 December 2016.

Attachments

1. MonthlyFinanceReport.pdf [↓](#)

Recommendation/s

That the monthly Financial Management Report for the month ended 31 December 2016, as tabled, be received and noted.

Michelle Clarke
Director Corporate & Financial Services

Monthly Finance Report

Month Ending 31 December 2016

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Statement of Cash Flows	6
Statement of Financial Position and Notes	7

Monthly Finance Report

For period ended 31 December 2016

There have been some changes implemented this month to better inform Council.

Firstly, the Statement of Comprehensive Income now has a commentary immediately following the report. There is no commentary included for the Operating Statement, as it is a replica of the Statement of Comprehensive Income in a different format.

A breakdown of the Statement of Financial Position is also an addition this month.

Budget Timetable

Below is a proposed timetable for 2017-2018 Budget as well as 2016-2017 Budget Review. This is a basic guideline only to ensure all facets of preparing the budget is covered.

Action	Suggested Timeframe
2016-17 Budget Review Submissions Due	21 April 2017
2016-17 Budget Review	18 May 2017 (Council Meeting)
Road Run	March-May 2017
Committee Meetings – Rowden Park User Group Showgrounds User Group Meetings (St George, Dirranbandi, Bollon) Plant Committee Meetings Parks and Gardens Committee Dirranbandi Pool Committee ITC Committee Waste Advisory Committee Other	February – April 2017
2017-18 Budget Review Meetings	April – May 2017
2017-18 Budget Submissions Due	21 April 2017
2017-18 Operational Plan Drafting	April-May 2017
2017-18 Fees and Charges Workshop	May 2017
2017-18 Operational Plan/Rate Modelling Workshop	May 2107
2017-18 Draft Budget Meeting	June 201
2017-18 Fees and Charges Adoption	15 June 2017 (Council Meeting)
2017-18 Operational Plan & Budget Adoption	Early July 2017

Balonne Shire Council
Statement of Comprehensive Income
For the period ended 31 December 2016

	Note	2016/17 Actual	2016/17 Amended Budget	%
Income				
Revenue				
Recurrent revenue				
Rates, levies and charges	1	4,761,994	9,345,550	51%
Fees and charges	2	106,437	246,750	43%
Rental income	3	59,739	271,500	22%
Interest received	4	198,389	605,250	33%
Sales revenue	5	504,214	3,228,000	16%
Other income	6	67,939	121,880	56%
Grants, subsidies, contributions and donations	7	2,805,118	5,944,718	47%
Total recurrent revenue		8,503,830	19,763,648	43%
Capital revenue				
Grants, subsidies, contributions and donations	8	1,105,081	3,939,063	28%
Total capital revenue		1,105,081	3,939,063	28%
Total revenue		9,608,911	23,702,711	41%
Capital income		218	0	
Total income		9,609,129	23,702,711	41%
Expenses				
Recurrent expenses				
Employee benefits	9	(2,928,864)	(6,240,000)	47%
Materials and services	10	(3,710,291)	(9,854,392)	38%
Finance costs	11	(110,464)	(233,674)	47%
Depreciation and amortisation	12	(4,052,104)	(7,470,500)	54%
Total recurrent expenses		(10,801,723)	(23,798,566)	45%
Capital Expenses		0	0	
Total expenses		(10,801,723)	(23,798,566)	45%
		0	0	
Total comprehensive income for the year		(1,192,594)	(95,855)	

Statement of Comprehensive Income

For the period ended 31 December 2016

General

A commentary with regards to the Statement of Comprehensive Income is provided for Council information. As a general rule, actuals should now be at 50% of budget. Where there are significant variances a brief explanation is provided. The numbers below, relate to the note numbers on the statement.

1 Rates, levies and Charges

Slightly over budget, due to payments made outside of discount period. When budgeting for discount, the full 10% of gross rates is budgeted. Rates and Charges are due to be levied in mid February 2017.

2 Fees and Charges

Under budget. This line item includes Planning, Development and Building Fees, Swimming Pool Entry Fees, Cemetery Charges, Hire of Council Facilities and other miscellaneous Fees and Charges as set by Council.

3 Rental Income

Currently under budget. Awaiting rent appraisals on Council owned residences to enable internal adjustments for properties that have subsidised rents (eg. CEO, Directors and other employees residences).

4 Interest Received

Under budget. Current Investments are with QTC (\$14.5m) and the balance with Westpac. Currently QTC has best interest rate of 2.46%. The best interest rate available from banks that have a shop front in St George is 2.1%.

5 Sales Revenue

Currently under budget. This line item is Recoverable Works, mainly Department of Transport and Main Roads Works. Currently only RMPC & minor Private Works revenue received. RPC works budget of \$1,500,000 on the Carnarvon Highway is currently in specification preparation stage and is expected to commence towards the end of the financial year, so it is unlikely that this budget will remain under budget, as will Note 10 Materials and Services due to the proposed works commencing late in the financial year.

6 Other Income

This line is currently slightly over budget due to sales revenue at the VIC. This line item includes Animal/Health/Food Premises Registrations, Visitor Information Centre Sales and other miscellaneous income.

7 Recurrent Grants and Subsidies

This line is currently slightly under budget and is made up of mainly the FAGS grants. Other grants and subsidies include Federal Fuel Subsidy, Arts Grants, Cultural Grants, SES Operational Grant and Murray Darling Program Grant for Investment Attraction Officer. The next quarterly payment of the FAGS grant is due in March, 2017.

8 Capital Grants and Subsidies

Currently under budget. Grant funding under this line item are: Drought Communities of \$450k which will be claimed in the 4th quarter, TIDS of \$855,000, RTR of \$1,600,000, Flood Mitigation of \$120,000, Effluent Reuse of \$467,000 and other minor capital works claimed as jobs are progressed. The final claim of \$100,000 for Hutt Street will be claimed in January 2017.

9 Employee Benefits

Currently slightly under budget.

10 Materials and Services

Currently under budget. This is partially attributed to operational projects currently not started. Examples of which are Rate Modelling, HR Specialised Training, Cultural Precinct Project, Library Programs, Master Key System, Quality Insurance to name a few.

11 Finance Costs

Currently slightly under budget and is mainly attributed to QTC loans. This line item is not expected to exceed budget.

12 Depreciation

Currently over budget. Expected to reach budget as capital works are brought to account and depreciated either from date of acquisition or date completed and revaluation has been carried out.

Balonne Shire Council
Operating Statement
For the year ended 30 June 2017
Period ended 31 December 2016

	2017 Actual	16/17 Budget
Operating Revenue		
General Rates	3,192,194	6,381,000
Garbage	428,841	843,000
Sewer	545,382	1,091,000
Water	958,794	1,870,000
Special Charges	100,542	208,500
Less: Discount	(448,500)	(1,019,250)
Pensioner Subsidy	(15,404)	(30,200)
Flood Rebate	0	0
	4,761,849	9,344,050
 Fees and Charges	106,437	246,750
Interest	198,533	606,750
Rent income	59,769	271,500
Recoverable Works	504,214	3,228,000
Other	67,939	121,880
	936,892	4,474,880
 Contributions	16,284	18,500
Subsidies and Grants	2,788,834	5,926,218
	2,805,118	5,944,718
 Total Operating Revenues	8,503,859	19,763,648
 Operating Expenditure		
Community	1,441,428	2,746,242
Corporate	(916,179)	(1,895,190)
Emergency Services	109,605	265,400
Environment	1,069,264	2,712,750
Building and Development	111,169	282,800
Cleansing	5,876	12,400
Plant	1,422,987	3,028,500
Recoverable Works	645,353	2,995,000
Roads & Streets	5,910,118	11,299,441
Urban Waste Water	340,160	729,500
Water	661,941	1,621,723
Total Expenses	10,801,722	23,798,566
 OPERATING CAPABILITY BEFORE CAPITAL	(2,297,863)	(4,034,918)
 Capital Items		
Sale of non-current assets	218	0
Contributions	0	30,000
Subsidies and Grants	1,105,081	3,909,063
Gain on Revaluation	0	0
Loss on Revaluation	0	0
TOTAL COMPREHENSIVE INCOME	(1,192,782)	(95,855)

Balonne Shire Council
Statement of Cash Flows

As At 31 Decemberr 2016

	2017 Actual	Budget 16/17
Cash flows from operating activities:		
Receipts from customers	6,036,899	12,990,506
Payments to suppliers and employees	(7,157,068)	-16,091,402
	(1,120,169)	(3,100,896)
Interest received	198,533	606,750
Rental income	59,769	271,500
Non-capital grants and contributions	2,805,336	5,914,718
Borrowing costs	(104,415)	(206,664)
Net cash inflow (outflow) from operating activities	1,839,054	3,485,408
Cash flows from investing activities:		
Payments for property, plant and equipment	(2,778,539)	(9,522,537)
Payments for intangible assets	0	0
Net movement on loans and advances	0	0
Proceeds from sale of property, plant and equipment	136,967	280,500
Grants, subsidies, contributions and donations	1,105,081	3,939,063
Net cash inflow (outflow) from investing activities	(1,536,491)	(5,302,974)
Cash flows from financing activities		
Proceeds from borrowings	0	0
Repayment of borrowings	(117,977)	(240,347)
Net cash inflow (outflow) from financing activities	(117,977)	(240,347)
Net increase (decrease) in cash held	184,586	(2,057,913)
Cash at beginning of reporting period	17,168,045	17,168,045
Cash at end of reporting period	17,352,631	15,110,132

Balonne Shire Council
Statement of Financial Position

As at 31 December 2016

	Note	2017 Actual	16/17 Budget
Current Assets			
Cash and cash equivalents	1	17,352,631	15,110,132
Trade and other receivables	2	1,209,376	1,728,229
Inventories	3	296,382	198,368
Other financial assets	4	96,538	92,450
Total current assets		18,954,927	17,129,179
Non-current Assets			
Property, plant and equipment	5	250,883,719	256,831,598
Capital works in progress	6	8,370,360	5,604,550
Total non-current assets		259,254,079	262,436,148
TOTAL ASSETS		278,209,006	279,565,327
Current Liabilities			
Trade and other payables	7	-24,239	344,787
Borrowings	8	121,783	254,892
Employee Entitlements	9	1,582,717	1,657,348
Other	10	(39,335)	7,699
Total current liabilities		1,640,926	2,264,726
Non-current Liabilities			
Borrowings	11	3,180,877	2,901,254
Employee Entitlements	12	277,193	168,485
Total non-current liabilities		3,458,070	3,069,739
TOTAL LIABILITIES		5,098,996	5,334,465
NET COMMUNITY ASSETS		273,110,010	274,230,862
Community Equity			
Shire capital	13	36,224,988	36,781,115
Asset revaluation reserve	14	195,216,579	195,216,579
Retained surplus/(deficiency)	15	36,816,589	36,231,314
Other reserves	16	4,851,854	6,001,854
TOTAL COMMUNITY EQUITY		273,110,010	274,230,862

Balonne Shire Council
Statement of Financial Position

As at 31 December 2016

1 Cash and Cash Equivalents	17,352,630.76
Cash in Hand	1,500.00
Westpac Operating Account	86,747.60
Heritage Bank Account	1.56
QTC Cash Fund	14,530,165.81
Westpac Cash Reserve Account	2,734,215.79
2 Trade and Other Receivables	1,209,376.00
Rates Receivable	291,423.71
Debtors Receivable	913,382.69
Doubtful Debts	(6,000)
Suspense Accounts	10,569.60
3 Inventories	296,381.71
Provision for Obsolete Stock	(6,443)
Stores and Materials	282,381.80
VIC Inventory	20,442.87
4 Other Financial Assets	96,518.02
Prepaid Expenses (Invoices paid 15/16 relating to 16/17 to be journalled)	92,098.02
FBT Instalment (to be journalled 30 June)	4,088.00
Bottle Deposits	332.00
5 Property Plant & Equipment	250,883,719.00
6 Works in Progress	8,370,360.00
7 Trade & Other Payables	(24,239)
Creditors Payable	19,427.23
Legal Fees (Ngurampa)	(71,689)
State Fire Services	28,023.05
8 Borrowings - Current	121,782.66
QTC Loan - Administration Building	38,765.45
QTC Loan - Bridges	17,375.95
QTC Loan - Depot	49,027.51
QTC Loan - Water	16,613.75
9 Employee Entitlements - Current	1,582,716.95
Employee Entitlement - Long Service Leave	890,629.86
Employee Entitlement - Annual Leave	655,663.77
Employee Entitlement - RDO	17,132.10
Employee Entitlement - TOIL	19,291.22
10 Other	(39,336)
Staff Social Club	8,835.12
Travelling Stock	1,160.95
GST Suspense Account	(49,332)
11 Borrowings - NonCurrent	3,180,876.71
QTC Loan - Administration Building	1,749,221.80
QTC Loan - Bridges	217,523.17
QTC Loan - Depot	464,465.26
QTC Loan - Water	749,666.48
12 Employee Entitlements - Non Current	277,193.19
Employee Entitlement - Long Service Leave	210,448.67
Employee Entitlement - Annual Leave (to be journalled to current entitlements)	66,744.52
13 Shire Capital	36,224,988.00
14 Asset Revaluation Reserve	195,216,579.00
15 Retained Surplus	36,816,589.00
16 Other Reserves	4,851,853.63
Capital - Future Infrastructure Works	617,796.04
Capital - Urban Waste Water	2,087,393.10
Capital - Water	1,781,365.48
Capital - Cleansing	314,419.60
Operating - RADF	17,318.00
Operating - Dirranbandi Swimming Pool	32,361.71
Operating - Bollon Bush Nurses	1,199.70

(IFS) INFRASTRUCTURE SERVICES

ITEM	TITLE	EXECUTIVE SUMMARY	PAGE
IFS1	<u>RENAMING OF MUNRO ROAD, ST GEORGE</u>	(11.01.17) The renaming of Munro Road to Roy Munro Road within the St George Irrigation Area has been requested by 60 Munro Road landholder Mr Glen Price to avoid confusion with Munro Street located in the St George town area.	47
IFS2	<u>COUNCILLOR'S VEHICLE</u>	(10.01.17) This report provides indicative whole-of-life costs for a selection of vehicles to replace the existing Councillor's vehicle. The replacement of the existing Councillor's vehicle is not included in Council's 2016/17 budget.	53

OFFICER REPORT

TO: Council

SUBJECT: Renaming of Munro Road, St George

DATE: 11.01.17

AGENDA REF: IFS1

AUTHOR: Raelene McVinish - Asset/GIS Officer

Executive Summary

The renaming of Munro Road to Roy Munro Road within the St George Irrigation Area has been requested by 60 Munro Road landholder Mr Glen Price to avoid confusion with Munro Street located in the St George town area.

Background

Balonne Shire Council has received a letter from 60 Munro Road owner Glen Price to change the name of this road to Roy Munro Road, the full name of former Balonne Shire Chairman after which it is named. Mr Price said the slight variation would overcome some of the issues faced by residents along Munro Road such as:

- Mailing addressed to the Munro Road property failing to be delivered;
- Munro Road not being recognised by the NBN;
- Concern over potential confusion with Munro Street in the instance of an accident and requesting attendance from emergency services.

Within the letter Mr Price also requested that Council consider bitumen sealing of the road due to the frequency of heavy transport and the fact it is the only wet weather access road for Munro Road residents and workers. The gravel resheeting of the road was requested as an alternative if bitumen sealing was not possible.

According to the Balonne Shire Council 20 Year Road Replacement Schedule, Munro Road was last gravel resheeted in 2007. As Munro Road is classified as a rural access road the useful life of the gravel is deemed to be 20 years. Therefore gravel replacement is due in 2027. However the road condition and traffic usage forms the overriding factor when programming capital works such as gravel resheeting.

Link to Corporate Plan

Function	Key Program Area
<u>Wise Planning & Design</u>	Roads & Transport: To provide efficient and effective transport and drainage infrastructure.

Consultation (internal/external)

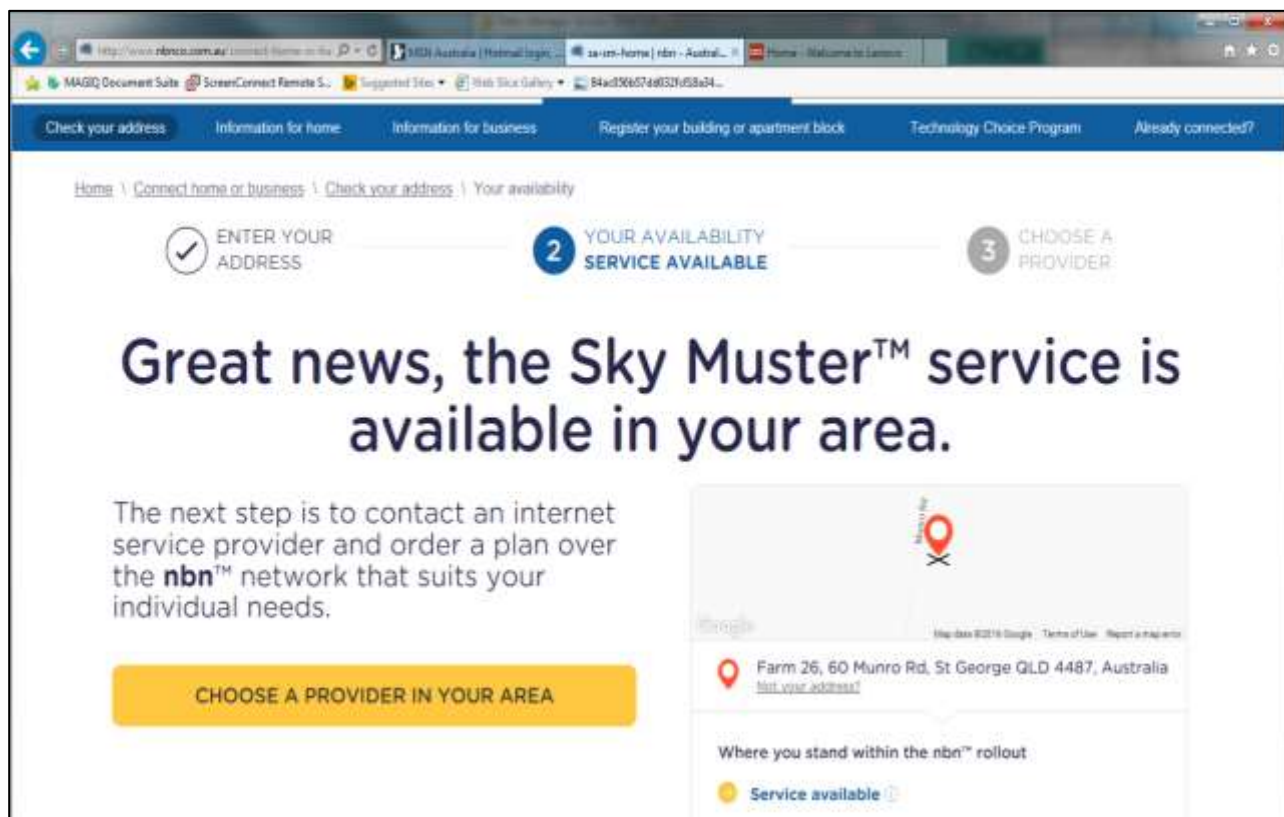
The owner of 'Balonne Plains' situated at the end of Munro Road was contacted in the form of a phone call and they will provide a written response to Council. During the initial conversation with the owner Chad Prescott, he seemed intensely displeased at the suggestion of changing the road name. As the owner of the property since 1974 he felt that the name change was unnecessary. The primary property address for 'Balonne Plains' is 9165 Camarvon Highway (lot on plan 1BLM1185); however there is a 'Balonne Plains' house with the rural address 285 Munro Road (lot on plan 2SP119914).

In Mr Prescott's email to Council, he said a name change after 42 years of the road's existence would: "add needless confusion and inconvenience for those living on and delivering to the properties serviced by Munro Road".

St George Post Office was contacted about the issue of mail misdirection. A representative from the Post Office said there was no postal service to Munro Road (residents have boxes at the St George Post Office). When questioned about the instance where goods are ordered from the internet and only physical addresses are accepted, they said the items were placed in the person's post office post. In this regard, they admitted that there had been some confusion by postal workers in the past between Munro Street and Munro Road.

Current St George Police staff said they did not have any knowledge of any incidents regarding address confusion between Munro Street and Munro Road.

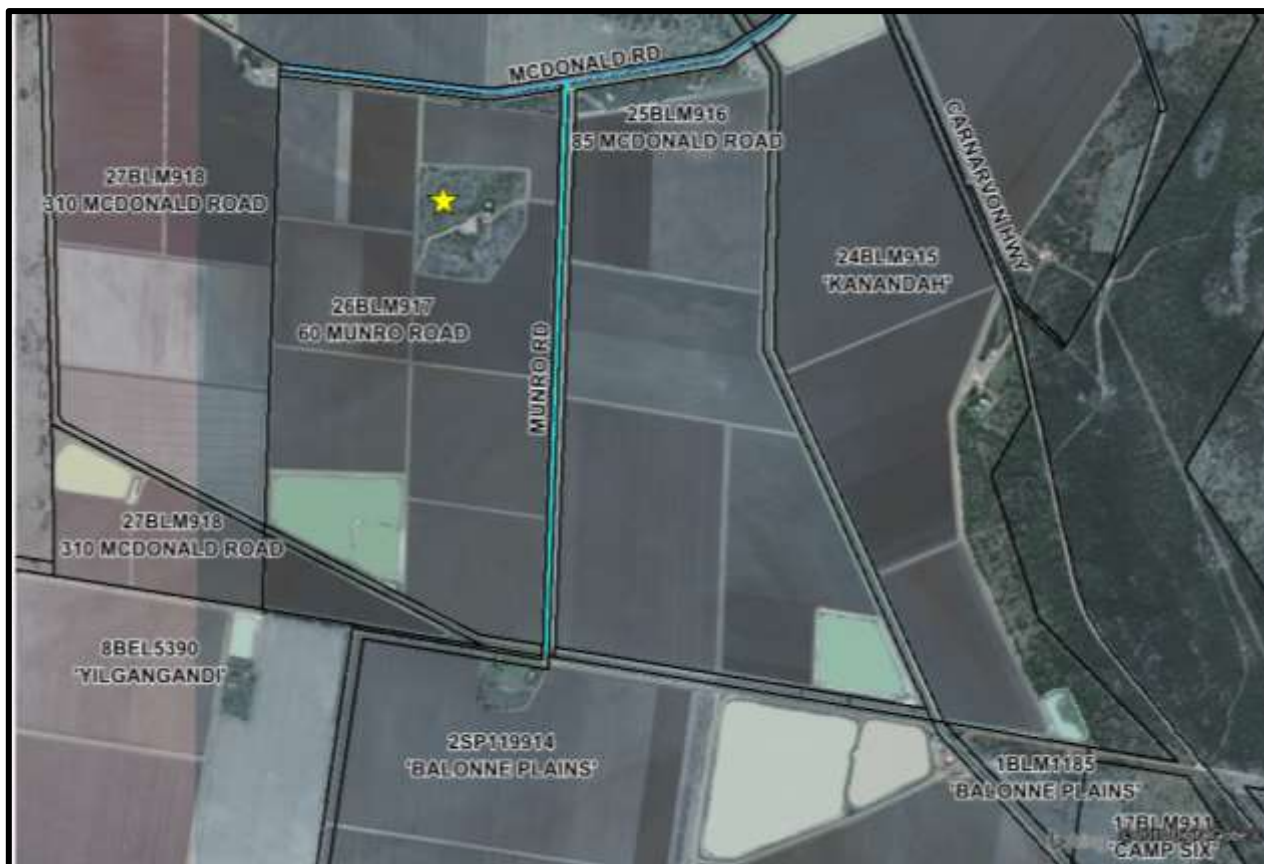
A search of the NBN website www.nbnco.com.au shows that 60 Munro Road, St George, is recognised by NBN.



According to local historical records such as: *River Country: The History of the Balonne Shire* by Carolyn Nolan, it was William Ross Munro who was the former owner of 'Boombah Station' and was elected the first

Chairman of the Balonne Shire Council at the last meeting of the Ula Ula Divisional Board held on 10 March 1903 (page 144). He was chairman of the Balonne Shire from 1903 to 1908.

Ross Munro's family sold Boombah to the Hill brothers in 1946 (page 254).



Policy Implications

There are no foreseeable policy implications. Procedurally the name change would be advertised in local media such as the *Balonne Beacon* and landholders on that road would be informed by letter.

The Council rating department would be informed of this change. Details of this change, digital and GIS maps would be provided to the Department of Natural Resources and Mines, Address Queensland (part of DNRM who inform emergency services), Australia Post, Ergon Energy, emergency services (local and regional communications).

Financial and Resource Implications

Road Name Change

Changing the road name would pose minor financial impost:

- New signage - \$50 approximately;
- Signage installation (plant and labour): \$300 approximately;
- Newspaper advertising: \$100 approximately.

Road Works

The full gravel resheeting of Munro Road (2.81km in length and 6m gravel width), would cost around \$170,000.

Upgrading the road to a 4m wide bitumen seal standard would cost approximately \$290,000.

Attachments

1. Glen Rice - Request for Name change - Munro Road.jpg [↓](#)
2. Chad Prescott - Response Regarding Munro Road Renaming Request.docx [↓](#)

Recommendation/s

If Council considers the renaming of Munro Road, further public consultation should be pursued in the form of advertising in the local newspaper and on the Council Facebook and website.

Council consider adding Munro Road to the annual Councillor road inspection programme.

Kevin Searle

Director Infrastructure Services

25 September 2016

The Chief Executive Officer, Mayor and Councillors
Balonne Shire Council
118 Victoria Street
St George QLD 4487

Dear Sir

Munro Road

I wish to draw to council's attention to two roads in the Balonne Shire with similar names:

1. Munro St - in the township of St George, and
2. Munro Road - within the St George Irrigation Area

I am a landholder on Munro Road. At present this road services three houses. It is now also used by semitrailers to carry cotton gin trash.

The similarities between the two road names, in such a small area, have caused a number of issues, including:


- Mail, addressed, to our property on Munro Road has failed to be delivered. Mail, not being delivered has included vehicle registrations, the failure of these to be renewed on time has had financial consequences; and
- The address is not recognised by the NBN which has meant that the residents along Munro Road have had difficulty accessing internet services.

I am also concerned that in the event of an emergency there would be issues with emergency services identifying the correct location (at either Munro Road or Munro Street).

I request that council consider changing the name of Munro Road. Roy Munro was the owner of property Boombah. My suggestion would be to incorporate the person's Christian name, and call the road Roy Munro Road. The name change would be a small change but would be enough to remedy the problems listed above.

I would also ask that council consider sealing Munro Road. It is currently gravel, however, that gravel is fast disappearing off the road. As mentioned above, it is now being used by semi-trailers on a regular basis and is also the only wet weather road the residents and farming business on Munro Road have access to. If it is not possible for the road to be sealed I request that it at least be re-sheeted with gravel, until such time as it can be properly sealed.

Kind Regards



Glen Price

From: Chad Prescott [mailto:balonneplainsptyltd@bigpond.com]
Sent: Wednesday, 14 December 2016 2:43 PM
To: Raelene McVinish
Subject: Request to Rename Munro Road

Dear Raelene

Thankyou for seeking my feedback on a name change for Munro Road.

A name change from Munro Road to Roy Munro Road would be inappropriate for the following reasons.

Boombah the name of the original holding before it was subdivided was owned by William Ross Munro, Roy Munro, was William Ross Munro's brother and was not involved with Boombah.

This may be verified by Jay Chandler great grandson of William Ross and former owner of Kurray which was the horse paddock for Boombah in it's day. [0419 733 071]

Munro Road and Balonne Plains were both established at about the same time in 1974, we have never had any issues in the last 42 years of anyone getting Munro Street in St George mixed up with Munro Road for any reason.

A change of name after 42 years well add needless confusion and inconvenience for those living on and delivering to the properties serviced by Munro Road.

I am available for further discussion on this issue if needed.

Sincerely yours
Chad Prescott
Balonne Plains
St George

OFFICER REPORT

TO: Council

SUBJECT: **Councillor's Vehicle**

DATE: 10.01.17

AGENDA REF: IFS2

AUTHOR: Chris Wilson - Works Officer

Executive Summary

This report provides indicative whole-of-life costs for a selection of vehicles to replace the existing Councillor's vehicle. The replacement of the existing Councillor's vehicle is not included in Council's 2016/17 budget.

Background

The existing Councillor's vehicle (Toyota Aurion 511-RJ1) was purchased in March 2011, and in March 2016 had travelled approximately 65,000km, or 13,000km/year.

Officers have prepared a spreadsheet showing the indicative whole-of-life costs for a selection of vehicles, primarily vehicles available from local dealerships. Two vehicle cost scenarios are presented: 5 years/50,000km and 5 years/75,000km.

Vehicle Whole-of-Life Costs - 5 Years at 10,000km/year										
	Purchase/Sale			Fixed Costs		Running Costs			Totals	
Vehicle	Purchase Cost \$	Trade-in \$	Difference \$	Depreciation \$/km	Other Costs \$/km	Fuel \$/km	Tyres \$/km	Servicing \$/km	Total Cost \$/km	Total Cost 50,000km
Rav 4 GX (4x2)	\$39,150	\$15,400	\$23,750	\$0.48	\$0.22	\$0.10	\$0.01	\$0.07	\$0.88	\$43,835
Commodore Evoke	\$42,250	\$12,100	\$30,150	\$0.60	\$0.25	\$0.10	\$0.01	\$0.04	\$0.99	\$49,715
Aurion AT-X	\$43,100	\$11,000	\$32,100	\$0.64	\$0.25	\$0.11	\$0.01	\$0.04	\$1.04	\$52,160
Trailblazer LT (4x4) *	\$52,450	\$17,600	\$34,850	\$0.70	\$0.24	\$0.11	\$0.01	\$0.07	\$1.13	\$56,390
Isuzu MU-X LS-M (4x4)	\$52,550	\$16,500	\$36,050	\$0.72	\$0.26	\$0.10	\$0.01	\$0.07	\$1.16	\$58,075
Kluger GX (4x2)	\$53,150	\$19,800	\$33,350	\$0.67	\$0.27	\$0.12	\$0.01	\$0.08	\$1.14	\$57,095
Fortuner GX (awd) td	\$56,650	\$19,800	\$36,850	\$0.74	\$0.24	\$0.09	\$0.02	\$0.07	\$1.16	\$57,999
Prado GXL (4x4) td	\$68,900	\$33,000	\$35,900	\$0.72	\$0.26	\$0.10	\$0.02	\$0.08	\$1.17	\$58,415

Toyota Australia website
Carsales.com.au website

Legal Implications

All purchases and disposal of goods and services must be carried out in compliance with the Local Government Act 2009 as amended, and the Local Government (Finance, Plans and Reporting) Regulation 2010 as amended.

Policy Implications

Quotations are required to be called in accordance with Council's Purchasing Policy.

Purchasing Policy:

12. ENCOURAGEMENT OF THE DEVELOPMENT OF COMPETITIVE LOCAL BUSINESS AND INDUSTRY

In accordance with Section 106(3) (c) of the Local Government Act 2009 Council will actively seek offers from local suppliers. Assuming all other selection criteria are equal Council is prepared to pay a 5% price premium in order to procure goods or services from a local supplier.

Financial and Resource Implications

The 2016/17 budget allocation (excl GST): Nil

Attachments

Nil

Recommendation/s

That Council approve a budget item with sufficient funds if the replacement of the Councillor's vehicle is to proceed.

Kevin Searle

Director Infrastructure Services

(CES) COMMUNITY & ENVIRONMENTAL SERVICES

ITEM	TITLE	EXECUTIVE SUMMARY	PAGE
CES1	<u>RENEWAL OF LEASE - TL 0/210007 BEING LOT 6 ON CROWN PLAN BLM957 - PART OF RESERVE FOR CAMPING PURPOSES R.11 BEING LOT 11 ON BLM957</u>	(10.01.17) The purpose of this report is for Council to consider the renewal of Term Lease – 0/210007 located at Lot 6 on Crown Plan BLM957 - part of Reserve for Camping purposes R.11 being Lot 11 on BLM957.	57
CES2	<u>FURTHER DEALING OF TERM LEASE 0/210564 BEING LOT 7 ON BLM752</u>	(06.01.17) The purpose of this report is for Council to consider the renewal or conversion to freehold of Term Lease – 0/210564 located on Lot 7 BLM752.	67
CES3	<u>MCU 152 APPLICATION FOR MATERIAL CHANGE OF USE - COMMERCIAL PREMISES (SHED) - 93 VICTORIA STREET, ST GEORGE DESCRIBED AS LOT 1 ON RP50989</u>	(06.01.17) Council has received a development application from the owner for a Material Change of Use for a Commercial Premises (Shed) located at 93 Victoria Street, St George described as Lot 1 on RP50989.	77
CES4	<u>MCU 153 / OW 14 APPLICATION FOR MATERIAL CHANGE OF USE - MEDIUM IMPACT INDUSTRY EXTENSION AND ASSOCIATED OPERATIONAL WORKS - ADVERTISING SIGNAGE - 213-229 GREY STREET, ST GEORGE DESCRIBED AS LOT 2 ON RP224597.</u>	(10.01.17) Council has received a development application from Vanderfield Properties Pty Ltd for a Material Change of Use for an extension to the existing medium impact industry and associated Operational Works (advertising signage) located at 213-229 Grey Street, St George described as Lot 2 on RP224597.	95
CES5	<u>WASTE TENDER EXTENSION</u>	(10.01.17) Waste Tender Extension	198
CES6	<u>BUDGET ALLOCATION - REVIEW</u>	(11.01.17) Review of budget allocation – 0605-0448-0000 - Desexing Program	200

OFFICER REPORT

TO: Council

SUBJECT: **Renewal of Lease - TL 0/210007 being Lot 6 on Crown Plan BLM957 - part of Reserve for Camping purposes R.11 being Lot 11 on BLM957**

DATE: 10.01.17

AGENDA REF: CES1

AUTHOR: Fiona Macleod - Planning & Development Officer

Executive Summary

The purpose of this report is for Council to consider the renewal of Term Lease – 0/210007 located at Lot 6 on Crown Plan BLM957 - part of Reserve for Camping purposes R.11 being Lot 11 on BLM957.

Background

On 1st December 2016 Council, as an advisory agency, received correspondence from the Department of Natural Resources and Mines (DNRM) informing of the consideration for renewal of a term lease for an identified reserve within Balonne Shire Council area (**see attachment 1**).

Specifically, the land in question is identified as Lot 6 on Crown Plan BLM957 which is part of Reserve for Camping purposes R.11 being Lot 11 on BLM957 and is situated approximately 28 kilometres east of Bollon Township as the crow flies, located adjacent on the southern side of the Balonne Highway (**see attachment 2**).

DNRM has requested a response from Balonne Shire Council in advising if there is any issues that the Minister should consider in respect to the renewal of the lease, any views or requirements that may affect the future use of the land or if a different form of tenure may be considered a more appropriate tenure and comments with regard to the following;

- Confirmation that the reserve is still required for its gazetted purpose
- On expiry of the existing lease, would you as Trustee be prepared to offer the current lessee a Trustee Lease or Trustee Permit over the subject area in accordance with Section 57 of the *Land Act 1994* and Policy PUX/901/210 – Leases over reserves.
- If entering into a Trustee Lease or Trustee Permit is not an option, your views or requirements to the granting of a new Term Lease over the subject area.

It was requested that any objections to the application, and any views or requirements that may affect the future use of the land should be received by close of business on 6 January 2017. Subsequently, an email was submitted to DNRM requesting an extension of time for Council to provide a response. This request was granted by DNRM and Council is now permitted to provide a response until close of business on 24 January 2017 (**see attachment 3**).

After consultation between both Council's Rural Services and Planning and Development Officers, it is considered that the renewal of the lease over the subject land will not affect any future strategic land uses for the area nor require a different form of tenure to that of the existing lease and associated conditions.

Council's Rural Services Officer however did state that if a new lease were to be granted by DNRM a condition regarding drovers having right of way for stock movement should be enforced.

It was further suggested by Council's Rural Services Officer that DNRM be notified that Lot 11 on BLM957 (located on the northern side of the Balonne Highway) is not available for lease on the basis that the lot plan is part of a frequently used secondary stock route and has a watering facility located on it (Clonard).

Therefore, on the basis that the existing lease conditions are carried over, an additional condition is included requiring that drovers have right of way for stock movement, and notification that Lot 11 on BLM957 (on the northern side of the Balonne Highway) is not able to be leased, no concerns are raised with respect to the proposed lease renewal to be issued by DNRM (copies of the current lease conditions can be made available upon Councillors request).

It is noted in addition, that the current lease conditions reference repealed legislation. Accordingly it is suggested that Council includes in the response that conditions on the new lease be updated to reflect current legislation.

Link to Corporate Plan

Function	Key Program Area
<u>River Country Stewardship</u>	Rural Services: To provide effective and efficient management of stock routes, animal pests and declared weed pests to support our Shires' agricultural base.

Consultation (internal/external)

Rural Services – Karl Hempstead

Director of Community and Environmental Services – Jamie Gorry

Department of Natural Resources and Mines – Carolann Hackwood

Legal Implications

Yes

Policy Implications

Nil

Financial and Resource Implications

Nil

Attachments

1. Attachment 1 - DNRM Correspondence.pdf [↗](#)
2. Attachment 2 - Map of Lot 6 on Crown Plan BLM957.pdf [↗](#)
3. Attachment 3 - Extension of Time.pdf [↗](#)

Recommendation/s

That:

1. Council is not interested in entering into a trustee lease with the applicant.
2. Council does not object to the Department of Natural Resources and Mines granting a new lease over the subject area identified as Lot 6 Crown Plan BLM957 to the applicant subject to existing lease conditions being carried over and updated to reflect current legislation.
3. Council inform DNRM that Lot 11 on BLM957 is not available for lease. This Lot Plan is part of a frequently used secondary stock route with a watering facility (Clonard).
4. Council require an additional condition be included on the lease implying that drovers have right of way for stock movement and watering purposes.
5. Council require the reserve to remain to ensure integrity of the Stock Route Network.

Jamie Gorry

Director Community and Environmental Services

From: [HACKWOOD, Carolann](#)
To: [Council](#)
Subject: Request for Trustee Views
Date: Thursday, 1 December 2016 9:48:50 AM
Attachments: [Shaded SmartMap.pdf](#)

Dear The Chief Executive Officer

Renewal of Lease – TL 0/210007 being Lot 6 on Crown Plan BLM957 - part of Reserve for Camping purposes R.11 being Lot 11 on BLM957

The term of the above lease expires on 31/03/2018 and the department is considering the renewal of this lease. The attached Smartmap shows the subject land and the surrounding locality.

Please advise if your agency has any issues that the Minister should consider in respect of the renewal of this lease, any views or requirements that may affect the future use of the land or if a different form of tenure may be considered a more appropriate tenure and your comments with regard to the following –

- Confirmation that the reserve is still required for its gazetted purpose
- On expiry of the existing lease, would you as Trustee be prepared to offer the current lessee a Trustee Lease or Trustee Permit over the subject area in accordance with Section 57 of the *Land Act 1994* and Policy PUX/901/210 – Leases over reserves.
- If entering into a Trustee Lease or Trustee Permit is not an option, your views or requirements to the granting of a new Term Lease over the subject area.

Objections to the application, and any views or requirements that may affect the future use of the land should be received by close of business on **6 January 2017**. If you offer an objection to the application, a full explanation stating the reason for such an objection should be forwarded to this Office.

If you wish to provide a response but are unable to do so before the due date, please contact the author before the due date to arrange a more suitable timeframe. If a response is not received by the due date and no alternative arrangements have been made, it will be assumed you have no objections or requirements in relation to this matter.

This information has been provided to you in confidence for the purpose of seeking your views on this matter. It is not to be used for any other purpose, or distributed further to any person, company, or organisation, without the express written permission of the department unless required.

It is mentioned that at this stage the department has not contacted the lessee about the expiry of the current lease, however if an application for renewal of the lease under the *Land Act 1994* is made, then the department will assess the application in terms of section 159 of the Act before making a decision on the application.

If you wish to discuss this matter please contact Carolann Hackwood on (07) 4529 1286.

All future correspondence relative to this matter is to be referred to the contact Officer at the address below or by email to slam-toowoomba@dnrm.qld.gov.au. Any hard copy correspondence received will be electronically scanned and filed. For this reason, it is recommended that any attached plans, sketches or maps be no larger than A3-sized.

Please quote reference number 2016/001387 in any future correspondence.

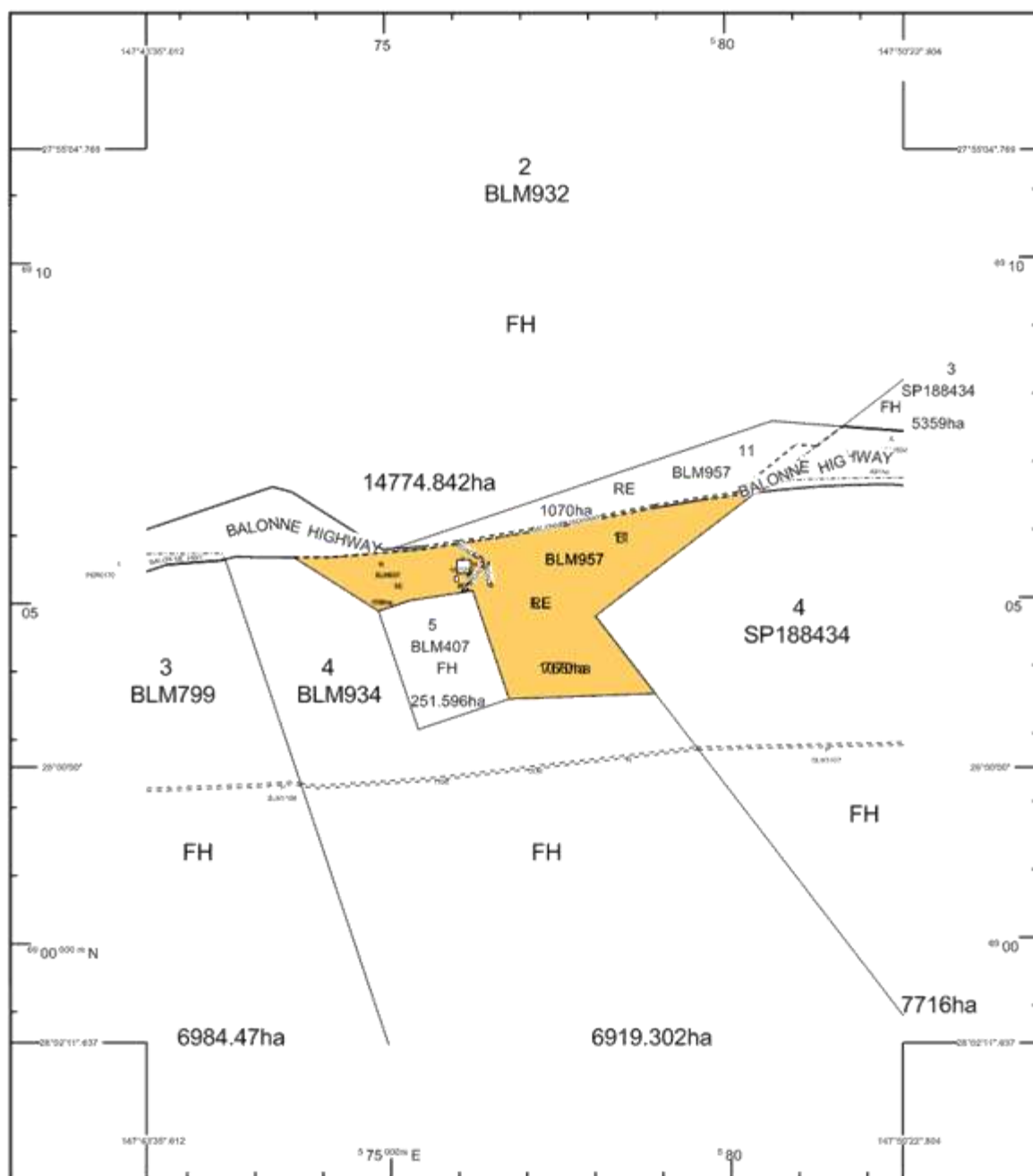
Yours sincerely

Carolann Hackwood
Land Administration Officer

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STANDARD MAP NUMBER
8442-23324

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

OCDB
Lot/Plan
Area/Volume
Tenure
Local Government
Locality
Segment/Parcel

6/BLM957
789ha
LANDS LEASE
BALONNE SHIRE
BALONNE
47431/99

CLIENT SERVICE STANDARDS

PRINTED (ddmmyyyy) 14/11/2016

For additional information regarding this SmartMap see page 2.

Shading Rules have been applied.

OCDB 17/11/2016 (Lots with an area less than 0.000ha are not shown)

Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.

Despite Department of Natural Resources and Mines (DNRM)'s best efforts, DNRM makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information.

For further information on SmartMap products visit <http://www.qld.gov.au/property/mapping/smartmap>

SmartMap

An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base



(c) The State of Queensland,
(Department of Natural
Resources and Mines) 2016.

Additional Information Page

Shading Rules

 Lot Number = 6 and Plan Number = BLM957

From: HACKWOOD Carolann
To: [Fiona.Macleod](mailto:Fiona.Macleod@balonne.qld.gov.au)
Subject: RE: Request for Trustee Views
Date: Friday, 2 December 2016 1:18:14 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.jpg](#)
[image005.jpg](#)

Hello Fiona

Your request for an extension of time to the 24 January 2017 to provide a response is granted.

Regards

Carolann Hackwood
Land Administration Officer
Land Services | South Region
Department of Natural Resources and Mines
P 07 4529 1286 F 07 4529 1562
203 Tor Street, Toowoomba QLD 4350
Postal address: PO Box 318, Toowoomba QLD 4350
<https://www.dnrm.qld.gov.au/>

CS2859 DNRM Public Service Value_white_V1



From: Fiona Macleod [<mailto:Fiona.Macleod@balonne.qld.gov.au>]
Sent: Thursday, 1 December 2016 2:47 PM
To: HACKWOOD Carolann <Carolann.Hackwood@dnrm.qld.gov.au>
Subject: RE: Request for Trustee Views

Good afternoon Carolann,

Further to your email (below), Balonne Shire Council respectfully requests an extension of time until the 24th January (after our next Council Meeting) to look into the renewal of lease (TL 0/210007) Lot 6 on Crown Plan BLM957 - part of Reserve for Camping purposes R.11 being Lot 11 on BLM957 and subsequently provide a response to DNRM.

Kind regards,

Fiona Macleod
Planning & Development Officer
PO Box 201, St George QLD 4487
Email: fiona.macleod@balonne.qld.gov.au
Phone: (07) 4620 8842
Fax: (07) 4620 8889

BSC_PortalLogo



From: HACKWOOD Carolann [<mailto:Carolann.Hackwood@dnrm.qld.gov.au>]

Sent: Thursday, 1 December 2016 9:48 AM

To: Council

Subject: Request for Trustee Views

Dear The Chief Executive Officer

Renewal of Lease – TL 0/210007 being Lot 6 on Crown Plan BLM957 - part of Reserve for Camping purposes R.11 being Lot 11 on BLM957

The term of the above lease expires on 31/03/2018 and the department is considering the renewal of this lease. The attached Smartmap shows the subject land and the surrounding locality.

Please advise if your agency has any issues that the Minister should consider in respect of the renewal of this lease, any views or requirements that may affect the future use of the land or if a different form of tenure may be considered a more appropriate tenure and your comments with regard to the following –

- Confirmation that the reserve is still required for its gazetted purpose
- On expiry of the existing lease, would you as Trustee be prepared to offer the current lessee a Trustee Lease or Trustee Permit over the subject area in accordance with Section 57 of the *Land Act 1994* and Policy PUX/901/210 – Leases over reserves.
- If entering into a Trustee Lease or Trustee Permit is not an option, your views or requirements to the granting of a new Term Lease over the subject area.

Objections to the application, and any views or requirements that may affect the future use of the land should be received by close of business on **6 January 2017**. If you offer an objection to the application, a full explanation stating the reason for such an objection should be forwarded to this Office.

If you wish to provide a response but are unable to do so before the due date, please contact the author before the due date to arrange a more suitable timeframe. If a response is not received by the due date and no alternative arrangements have been made, it will be assumed you have no objections or requirements in relation to this matter.

This information has been provided to you in confidence for the purpose of seeking your

views on this matter. It is not to be used for any other purpose, or distributed further to any person, company, or organisation, without the express written permission of the department unless required.

It is mentioned that at this stage the department has not contacted the lessee about the expiry of the current lease, however if an application for renewal of the lease under the *Land Act 1994* is made, then the department will assess the application in terms of section 159 of the Act before making a decision on the application.

If you wish to discuss this matter please contact Carolann Hackwood on (07) 4529 1286.

All future correspondence relative to this matter is to be referred to the contact Officer at the address below or by email to slam-toowoomba@dnrm.qld.gov.au. Any hard copy correspondence received will be electronically scanned and filed. For this reason, it is recommended that any attached plans, sketches or maps be no larger than A3-sized.

Please quote reference number 2016/001387 in any future correspondence.

Yours sincerely

Carolann Hackwood
Land Administration Officer

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OFFICER REPORT

TO: Council

SUBJECT: Further Dealing of Term Lease 0/210564 being Lot 7 on BLM752

DATE: 06.01.17

AGENDA REF: CES2

AUTHOR: Fiona Macleod - Planning & Development Officer

Executive Summary

The purpose of this report is for Council to consider the renewal or conversion to freehold of Term Lease – 0/210564 located on Lot 7 BLM752.

Background

On 12th December 2016 Council, as an advisory agency, received correspondence from the Department of Natural Resources and Mines (DNRM) informing of the consideration for a renewal or conversion to freehold of Term Lease 0/210564 on an identified reserve within Balonne Shire Council area (**see attachment 1**).

Specifically, the land in question is recognised as Lot 7 on BLM752 and occupies an area of 6070 square metres. The reserve is currently identified for water facility purposes. The subject land is situated approximately 70 kilometres east of St George Township as the crow flies, located approximately 3.4 km's south of the Moonie Highway, and can be accessed by a gazetted Council road reserve (**see attachment 2**).

DNRM has requested a response from Balonne Shire Council in advising of any views or requirements that the department should consider when assessing the renewal or conversion to freehold of this lease.

It was requested that any objections to the application, and any views or requirements that may affect the future use of the land should be received by close of business on 17 January 2017. Subsequently, an email was submitted to DNRM requesting an extension of time for Council to provide a response. This request was granted by DNRM and Council is now permitted to provide a response until close of business on 24 January 2017 (**see attachment 3**).

After consultation between Council's Director of Infrastructure Services, Rural Services and Planning and Development Officers, it is considered that the renewal of the lease over the subject land will not affect any future strategic land uses for the area nor require a different form of tenure to that of the existing lease and associated conditions.

It is noted however, that the current lease conditions reference repealed legislation. Accordingly it is suggested that Council includes in the response that conditions on the new lease be updated to reflect current legislation.

Therefore, on the basis that the existing lease conditions are carried over and updated to reflect current legislation, no concerns are raised with respect to the proposed lease renewal to be issued by DNRM (copies of the current lease conditions can be made available upon Councillors request).

With respect to the consideration of converting the lease to freehold land, no objection is offered to DNRM for the reasons stated below;

- The reserve is not located on a stock route and therefore is not required for the integrity of stock route network operations.
- While the reserve appears to encroach onto an identified road reserve, the road is not maintained by Council and aerial photographs indicate it is only a dirt track. However, should future access to this road area be required there is still enough road between freehold parcels to be constructed (approximately 30 metres).
- The site and surrounding area is zoned Rural and it is anticipated that this will remain in the imminent future given the distance from towns and regional centres. Any development onsite will continue to be subject to the requirements of the Balonne Shire Council Planning Scheme.

Link to Corporate Plan

Function	Key Program Area
<u>River Country Stewardship</u>	Rural Services: To provide effective and efficient management of stock routes, animal pests and declared weed pests to support our Shires' agricultural base.

Consultation (internal/external)

Rural Services – Karl Hempstead

Director of Infrastructure Services – Kevin Searle

Director of Community and Environmental Services – Jamie Gorry

Department of Natural Resources and Mines – Carolann Hackwood

Legal Implications

Yes

Policy Implications

Nil

Financial and Resource Implications

Nil

Attachments

1. Attachment 1 - DNRM Email Correspondence.pdf [↓](#)
2. Attachment 2 - Map of Lot 7 BLM752.pdf [↓](#)
3. Attachment 3 - DNRM Extension of Time Granted.pdf [↓](#)

Recommendation/s

That:

1. Council is not interested in entering into a trustee lease with the applicant.

2. Council does not object to the Department of Natural Resources and Mines granting a new lease over the subject area identified as Lot 7 BLM752 to the applicant subject to existing lease conditions being carried over and updated to reflect current legislation.
3. Council does not object to the Department of Natural Resources and Mines converting the subject area lease identified as Lot 7 BLM752 to the applicant for freehold tenure subject to the appropriate application process as considered under the *Land Act 1994*.

Jamie Gorry
Director Community and Environmental Services

From: [HACKWOOD, Carolann](#)
To: [Council](#)
Subject: Request for Council Views - Further Dealing of TL 0/210564 being Lot 7 on BLM752
Date: Monday, 12 December 2016 3:25:04 PM
Attachments: [image001.png](#)
[image003.jpg](#)
[image004.png](#)
[Shaded SmartMap.pdf](#)

Balonne Shire Council
PO Box 201
ST GEORGE QLD 4487

Dear The Chief Executive Officer

Further Dealing of Term Lease 0/210564 being Lot 7 on BLM752
Lessees: Thomas Owen Mills, Teegan Elizabeth Mills & Malcolm Arthur Kirkland

The term of the above lease expires on 28/02/2018 and the department is considering the renewal of this lease. The attached Smartmap shows the subject land and the surrounding locality. As part of this assessment the department may consider converting the lease to freehold.

Please advise the department of your views or requirements that the department should consider when assessing conversion to freehold of this lease. Objections to the application, and any views or requirements that may affect the future use of the land should be received by close of business on **17 January 2017**. If you offer an objection to the application, a full explanation stating the reason for the objection should be forwarded to this Office.

If you wish to provide a response but are unable to do so before the due date, please contact the author before the due date to arrange a more suitable timeframe. An extension to this due date will only be granted in exceptional circumstances.

If a response is not received by the due date and no alternative arrangements have been made, it will be assumed you have no objections or requirements in relation to this matter.

This information has been provided to you in confidence for the purpose of seeking your views on this matter. It is not to be used for any other purpose, or distributed further to any person, company, or organisation, without the express written permission of the department unless required.

If you wish to discuss this matter please contact Carolann Hackwood on (07) 4529 1286.

All future correspondence relative to this matter is to be referred to the contact Officer at the address below or by email to slam-toowoomba@dnrm.qld.gov.au. Any hard copy correspondence received will be electronically scanned and filed. For this reason, it is recommended that any attached plans, sketches or maps be no larger than A3-sized.

Please quote reference number 2015/007439 in any future correspondence.

Yours sincerely

Carolann Hackwood
Land Administration Officer
Land Services| South Region
Department of Natural Resources and Mines

P 07 4529 1286 F 07 4529 1562
203 Tor Street, Toowoomba QLD 4350
Postal address: PO Box 318, Toowoomba QLD 4350
<https://www.dnrm.qld.gov.au/>

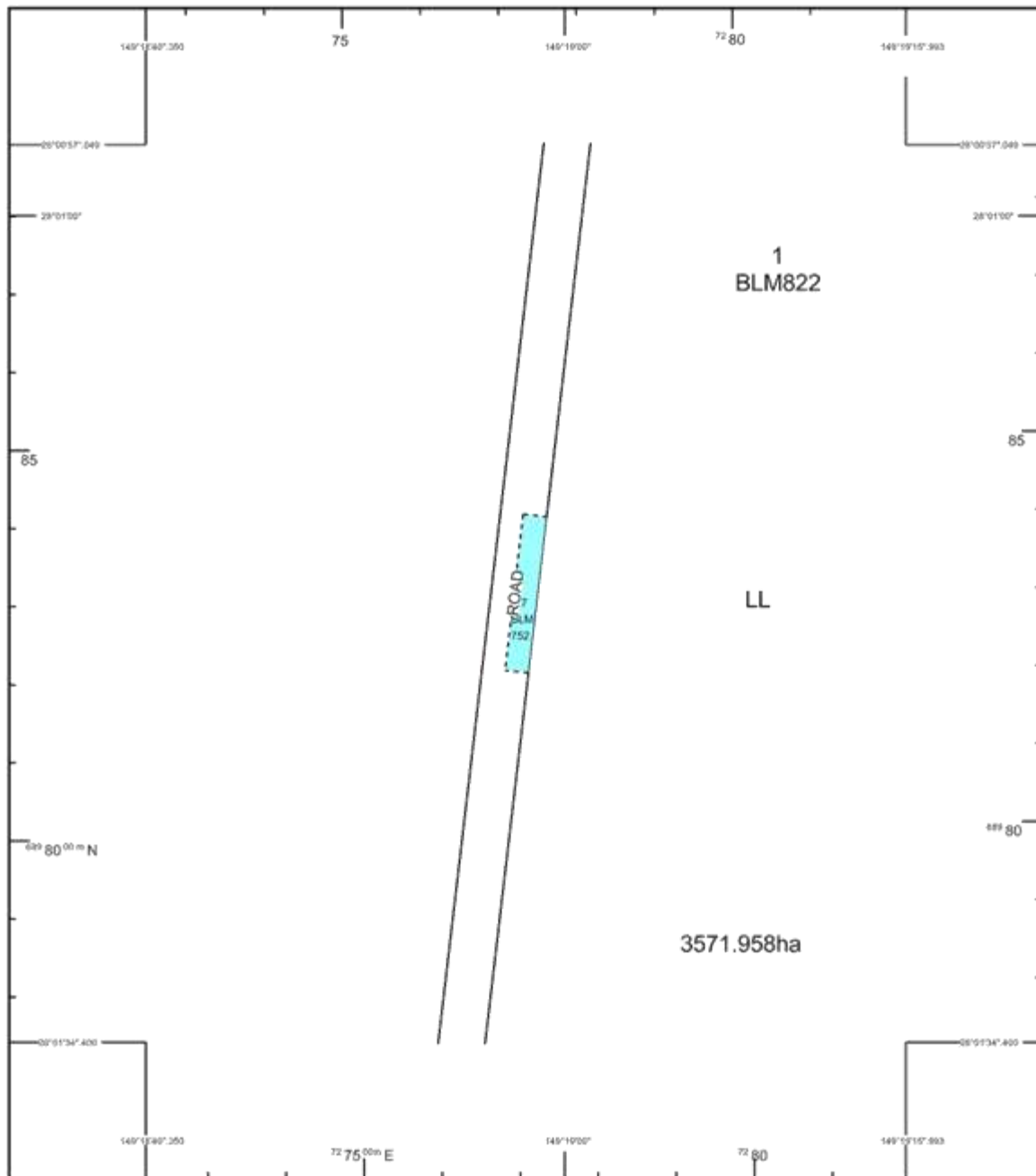
CS2859 DNRM Public Service Value_white_V1



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STANDARD MAP NUMBER
8741-14143

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB
Lot/Plan 7/BLM752
Area/Volume 6570m²
Tenure LANDS LEASE
Local Government BALDWIN SHIRE
Locality ST GEORGE
Segment/Parcel 4386448

CLIENT SERVICE STANDARDS

PRINTED (ddmmyyyy) 14/11/2016

For additional information regarding this SmartMap see page 2.
Shading Rules have been applied.

DCDB 13/11/2016

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SmartMap

An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base



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Resources and Mines) 2016.

Additional Information Page

Shading Rules

 Lot Number = 7 and Plan Number = BLM752

From: HACKWOOD Carolann
To: [Fiona Macleod](#)
Subject: Doc 19817 RE: Request for Council Views - Further Dealing of TL 0/210564 being Lot 7 on BLM752
Date: Wednesday, 4 January 2017 11:55:30 AM
Attachments: [image003.png](#)
[image004.png](#)
[image007.png](#)

Hello Fiona

Your request for an extension of time to the 24 January 2017 to provide a response is granted.

Regards

Carolann Hackwood
Land Administration Officer
Land Services| South Region
Department of Natural Resources and Mines
P 07 4529 1286 F 07 4529 1562
203 Tor Street, Toowoomba QLD 4350
Postal address: PO Box 318, Toowoomba QLD 4350
<https://www.dnrm.qld.gov.au/>



From: Fiona Macleod [mailto:Fiona.Macleod@balonne.qld.gov.au]
Sent: Wednesday, 4 January 2017 11:41 AM
To: HACKWOOD Carolann <Carolann.Hackwood@dnrm.qld.gov.au>
Subject: RE: Request for Council Views - Further Dealing of TL 0/210564 being Lot 7 on BLM752

Good morning Carolann,

Further to your email (below), Balonne Shire Council respectfully requests an extension of time until the 24th January (after our next Council Meeting) to look into the renewal of lease and potentially conversion to freehold of (TL 0/210564) Lot 7 on BLM752 and subsequently provide a response to DNRM.

Kind regards,

Fiona Macleod
Planning & Development Officer
PO Box 201, St George QLD 4487
Email: fiona.macleod@balonne.qld.gov.au
Phone: (07) 4620 8842

Fax: (07) 4620 8889



From: HACKWOOD Carolann [<mailto:Carolann.Hackwood@dnrm.qld.gov.au>]
Sent: Monday, 12 December 2016 3:25 PM
To: Council
Subject: Request for Council Views - Further Dealing of TL 0/210564 being Lot 7 on BLM752

Balonne Shire Council
PO Box 201
ST GEORGE QLD 4487

Dear The Chief Executive Officer

Further Dealing of Term Lease 0/210564 being Lot 7 on BLM752
Lessees: Thomas Owen Mills, Teegan Elizabeth Mills & Malcolm Arthur Kirkland

The term of the above lease expires on 28/02/2018 and the department is considering the renewal of this lease. The attached Smartmap shows the subject land and the surrounding locality. As part of this assessment the department may consider converting the lease to freehold.

Please advise the department of your views or requirements that the department should consider when assessing conversion to freehold of this lease. Objections to the application, and any views or requirements that may affect the future use of the land should be received by close of business on **17 January 2017**. If you offer an objection to the application, a full explanation stating the reason for the objection should be forwarded to this Office.

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correspondence received will be electronically scanned and filed. For this reason, it is recommended that any attached plans, sketches or maps be no larger than A3-sized.

Please quote reference number 2015/007439 in any future correspondence.

Yours sincerely

Carolann Hackwood

Land Administration Officer

Land Services | South Region

Department of Natural Resources and Mines

P 07 4529 1286 F 07 4529 1562

203 Tor Street, Toowoomba QLD 4350

Postal address: PO Box 318, Toowoomba QLD 4350

<https://www.dnrm.qld.gov.au/>



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OFFICER REPORT

TO: Council

SUBJECT: **MCU 152 Application for Material Change of Use - Commercial Premises (Shed) - 93 Victoria Street, St George described as Lot 1 on RP50989**

DATE: 06.01.17

AGENDA REF: CES3

AUTHOR: Fiona Macleod - Planning & Development Officer

Executive Summary

Council has received a development application from the owner for a Material Change of Use for a Commercial Premises (Shed) located at 93 Victoria Street, St George described as Lot 1 on RP50989.

Background

Applicant:	David & Sue-Ellen Cooper
Owner Of Land:	Sue-Ellen W Cooper
Land description & Area:	Lot 1 on Plan RP50989 (1012 square metres lot area)
Zone / Precinct :	Town Zone – Commercial Precinct
Overlay:	Nil
Proposal:	Material Change of Use – Commercial Premises (Shed)
Proposal Assessment category:	Code Assessment
Referral / Concurrency Agencies:	Department of Infrastructure, Local Government and Planning (DILGP) – Department of Transport & Main Road (DTMR)

PROPOSAL

The proposal seeks to develop part of the land at the property located at 93 Victoria Street, St George with a Commercial Premises (Shed). The existing features of the site is largely vacant apart from a small shed to the front of the property which is to be demolished to accommodate a driveway for access purposes. Specifically, the shed is to be located in the rear northern setback of the site (**see Figure 1 and Attachment 1** for development location within lot). The proposed development includes the provision of a shed which is to be utilised as storage of products by which the owner will run his electrical business from. The operation is largely offsite and therefore vehicles and fittings will be stored in the shed. The shed is to be enclosed and will be setback off all boundaries to allow a more discrete interface with surrounding properties. The internal layout of the shed will be open with side walls containing a work bench and storage shelving for equipment. It is anticipated that vehicles will be parked frequently within the shed.

The subject site where the commercial shed is to be located is interfaced by the following properties;

- North & West - No. 95 Victoria Street (Single storey detached residence situated at the front of the block facing Victoria Street and a small shed)
- East - No. 91 Victoria Street (Single storey detached building currently used as a dental clinic situated at the front of the site facing Victoria Street)

- South – Victoria Street (State Controlled Road)

The required MCU development application is considered to fall within a 'Commercial Premises' and is therefore identified as code assessable under the tables of assessment for the Town Zone – Commercial Precinct.

As previously stated, the shed is to be located in the rear setback of the property. Therefore, vehicle entry to the site will continue to be via the existing crossover off Victoria Street (**see Figure 2** for existing conditions of site interface with Victoria Street). Concrete is to be laid to form a driveway along the eastern boundary of the site for access to the development.

Figure 1 – Locality Plan of proposed Commercial Premises (Shed) on property - Lot 1 RP50989





<u>Legend</u>	
	Lot 1 RP50989
	Approximately Location of proposed Commercial Premises (Shed)

Figure 2 – Existing conditions of Lot 1 RP50989 viewed from Victoria Street



ASSESSMENT

The application is subject to Code Assessment and therefore requires assessment against the applicable codes to which the application relates within Balonne Shire Planning Scheme. The following is an assessment of the proposal's compliance with the Town Zone Code of the current scheme.

Town Zone Code

The proposed commercial shed will positively contribute to St George economically in that it will allow the continued provision of an electrical business service to the community. With respect to the sheds location, being within St George Township, on cleared land, no impact will occur with respect to the existing heritage character and natural environment. Infrastructure will be easily available to the site if not already connected given its central location in St George. The use which will operate from the site is considered to be consistent with the surrounding uses along this section of Victoria Street. Victoria Street is recognised as the main street of St George with many commercial uses occurring here. Any potential adverse impacts from the Commercial Premises (Shed) to other surrounding uses will be minimised through conditions imposed restricting hours and noise on any development permit granted. The development will not adversely impact on water or air quality or adversely impact on the amenity of the surrounding commercially zoned land given that the services offered will be undertaken largely offsite. In addition, to avoid any adverse impacts, conditions regarding water and air quality will be included on any permit that issues. The shed is to support these off site operations by way of providing an area to store equipment and at times conduct repairs. The proposed development is considered to be consistent with the Overall Outcomes sought for development in the Town Zone Code.

The proposed development is also considered to comply with the applicable requirements of the Town Zone Code and the following outlines of the proposal's compliance with the Town Zone Code in the instances where performance solutions are considered appropriate.

A. For all of the Town Zone

Performance Criterion 5 – Vehicle Access

Vehicle access is provided to a standard appropriate for the use.

The site will continue to be accessed via the existing crossover off Victoria Street which is to remain as per existing conditions. This access is considered to be sufficient to accommodate the owners vehicles entering and exiting the site and it is anticipated given the size of the business that vehicle movement on and off the site will not unreasonably impact on the road network beyond existing conditions. The shed will accommodate a minimum of 6 vehicles onsite which are to be located within the shed and at the front of the shed where there will be a concreted area. It is considered that the business will not impact on existing car parking spaces along Victoria Street. DTMR, as a concurrence agency have also provided consent with no requirements for the development application.

Performance Criterion 22 – Air Emissions

Air emissions from the premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.

The use of the commercial shed will be to store equipment and it is therefore not anticipated that much activity will occur on the site. Notwithstanding, should activity occur within the shed, given it is to be enclosed it is anticipated that any emissions from the activity will be contained.

Given the above, it is not considered that the proposed development will produce air emissions that will cause environmental harm or nuisance to adjoining properties or sensitive land uses. Regardless of the above, a condition will be included on any permit that issues requiring that emissions comply with the *Environmental Protection (Air) Policy 2008*.

Performance Criterion 23 – Noise Emissions

Noise emissions from the premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.

As previously stated, the use of the commercial shed will largely be used for storage of equipment and therefore activity on the site will be limited. In addition, the shed will be enclosed therefore containing noise emissions from the activity.

To ensure that the development does not unreasonably impact on the adjoining properties, a condition will be included on any permit that issues requiring that noise emissions do not cause environmental harm or nuisance to adjoining properties or “Sensitive Land Uses” in accordance with the *Environmental Protection (Noise) Policy 2008* and hours of operation will also be limited.

E. For the Commercial Precinct

Performance Criterion 37 – Character

The commercial area is enhanced with uses of a business nature or those which complement the commercial and retail character of the town centre.

Given the proposed shed is for the owner to operate a business out of, it is considered that the business will complement and contribute to the commercial character of the town centre. In addition the use of the site will activate the street further given that at present the site is vacant.

Performance Criterion 38 – Streetscape

Buildings and structures within the commercial area compliment the architectural character of the streetscape.

It is noted that the character of Victoria Street varies with both building setbacks, siting of buildings and architecture. The shed is to be located to the rear of the site and will therefore provide car parking in the front.

This is not uncommon along Victoria Street for car parking to be provided in the front setback. It is considered that the shed will not create any visual bulk or stand out beyond existing conditions of the Victoria streetscape namely given both setback from street frontage (34 metres) and height (maximum building height 4.234 metres).

Performance Criterion 41 – Setbacks and Boundary Clearances

Buildings and Structures are located to ensure the local character and streetscape are protected and enhanced.

As stated throughout the report, the shed is to be located in the rear setback of the property. The shed will be setback from all boundaries. Specifically, setbacks are as follows;

- North (Rear) Boundary = 3 metres
- South (Front) Boundary = 34 metres
- East (Side) Boundary = 3 metres
- West (Side) Boundary = 3 metres.

The consistent setbacks will ensure that abutting properties and the existing Victoria Street streetscape will be protected by way of the shed not creating visual bulk when viewed from all boundaries. Importantly, given the variety of setbacks from Victoria Street of other built form, the local character of the area will not be altered.

Performance Criterion 43 – Landscaping

Landscaping is designed and established in a manner which achieves high quality frontage and contributes positively to the streetscape character. It is located to avoid interference with electricity infrastructure, avoid loss of visibility at intersections on the state-controlled road network and provides for maintenance.

The plans indicate that there will be proposed landscaping around some boundaries of the site. Given the site is currently largely vacant and devoid of vegetation it is considered that the landscaping proposed will add to the streetscape and further more provide separation from the shed and neighbouring property boundaries. In addition, some existing landscape features to the front of the site are to remain.

Further to the above assessment, the site contains a sewerage main which transects across the site from east to west which incorporates a manhole that is in close proximity to the proposed siting of the shed (the shed is to be setback 900mm off the pipe). Accordingly the application was referred to Councils Project Engineer – Water and Sewerage whom provided conditional consent subject to the below requirements;

- The shed must be setback a minimum of 900mm from the centreline of the sewerage main and manhole.
- Prior to the commencement of the use a signed deed of indemnity must be provided to council stating that the owner will indemnify Council against all future liabilities, claims or proceedings which may arise from damages, defects or faults caused to the proposed building works as a result of maintenance or replacement of the existing sewerage infrastructure.

Accordingly, the above requirements will form conditions on any permit that issues to ensure access to the sewerage main can be readily available for Council and that if damage to the shed is caused by the access, Council will not be liable to any costs as a result of the works.

State Assessment – Referral Agencies

The application was required to be referred to the Department of Infrastructure, Local Government and Planning (DILGP) who then forwarded it onto the Department of Transport & Main Roads (DTMR) for consideration due to the subject site having frontage a state controlled road (Victoria Street).

DTMR provided a response (see **Attachment 2**) on 15 December 2016 which states no requirements for the proposed development.

Link to Corporate Plan

Function	Key Program Area
<u>Wise Planning & Design</u>	Development Assessment: To provide appropriate controls to ensure and encourage balanced quality development of the Shire and protection of the environment.

Consultation (internal/external)

External referral

State Assessment & Referral Agency (Department of Transport & Main Roads) – Concurrence Agency

Internal referrals

Director of Infrastructure Services – Mr Kevin Searle

Project Engineer – Water & Sewerage – Mr Daniel Harrington

Environmental Health Officer – Ms Di Francisco

Legal Implications

Yes – condition of approval that a letter of indemnity is required to be submitted to Council prior to the commencement of the use to ensure any future works to the pipeline resulting in damage to the shed will not be at cost to Council.

Policy Implications

Nil

Financial and Resource Implications

Nil

Attachments

1. Attachment 1 - Commercial Premises (Shed) Plans.pdf [↓](#)
2. Attachment 2 - DILGP - s285 Concurrence agency response No requirements - SDA-1116-035038.pdf [↓](#)

Recommendation/s

That:

1. Council receives this report.
2. Council approves the development application MCU 152 Application for Material Change of Use – Commercial Premises (Shed) – 93 Victoria Street, St George described as Lot 1 on RP50989 subject to the permit conditions listed below;

DEVELOPMENT PERMIT CONDITIONS

Approved Plans and Supporting Documentation

3. The development must be carried out generally in accordance with the Balonne Shire Council stamped/approved plan(s) and supporting documentation referenced in the table below which forms part of this approval, unless otherwise specified by any condition of this approval.

Plan/Document number	Plan/Document name	Date
1 of 7	Aerial Photo of Site and Surrounds	November 2016
2 of 7	Site Plan	November 2016
3 of 7	Floor Plan	November 2016
4 of 7	Roof Plan	November 2016
5 of 7	Elevations (1)	November 2016
6 of 7	Elevations (2)	November 2016
7 of 7	Cross Section	November 2016

Approved Development

4. The approved development is for a MCU 152 Application for Material Change of Use – Commercial Premises (Shed) – 93 Victoria Street, St George described as Lot 1 on RP50989 as shown on the approved plans.
5. All conditions of the approval shall be complied with before the change occurs (prior to the commencement of the use) and while the use continues, unless otherwise noted within the conditions.
6. All costs associated with compliance with these conditions shall be the responsibility of the developer unless otherwise noted.

Sewerage Main and Manhole

7. Prior to the commencement of the use a signed deed of indemnity must be provided to council stating that the owner will indemnify Council against all future liabilities, claims or proceedings which may arise from damages, defects or faults caused to the proposed building works as a result of maintenance or replacement of the existing sewerage infrastructure.
8. The shed must be setback a minimum of 900mm from the centreline of the sewerage main and manhole.

Hours of Operation

9. Unless otherwise approved by Council, the activities associated with the Commercial Premises (Shed) use must only be conducted between the hours of 7am to 5.30pm, Monday to Friday inclusive.

Avoiding Nuisance

10. 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.
11. Any lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties.
12. The site shall be maintained in a clean and tidy manner, at all times.
13. Air emissions from the development shall not cause environmental harm of nuisance to adjoining properties or "Sensitive Land Uses" in accordance with the *Environmental Protection (Air) Policy 2008*.
14. Noise emissions from the development shall not cause environmental harm of nuisance to adjoining properties or "Sensitive Land Uses" in accordance with the *Environmental Protection (Noise) Policy 2008*.

Waste Management

15. All waste generated from construction of the premises must be effectively controlled onsite before disposal. All waste must be disposed of in accordance with the *Environmental Protection (Waste Management) Regulation 2000*.
16. All waste generated on-site must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction & Recycling Act 2011*.

Environmental - Stormwater – Drainage

17. The premises must have a minimum 22,500 litre rainwater tank connected to the premises.
18. Stormwater shall be collected and discharged in accordance with Schedule 6: "Standards for Stormwater Drainage" of the Balonne Shire Planning Scheme.
19. Any increases in volume, concentration or velocity of stormwater from the property being developed must be channelled to lawful points of discharge or to other storage or dispersal arrangements which must all be agreed in writing by the Council.
20. There must be no increase in any silt loads or contaminants in any overland flow from the property during the development process and after development has been completed.

Onsite Parking & Manoeuvring

21. Provide vehicle parking in accordance with Schedule 2: "Standards for Roads, Car Parking, Access and Manoeuvring Areas" of the Balonne Shire Planning Scheme.
22. Ensure access to car parking spaces, vehicle loading and manoeuvring areas and driveways remain unobstructed and available for their intended purpose during hours of operation.

Further Advice:

Please note that the DTMR (through DILGP) as a concurrence agency provided no requirements for the development within the concurrence agency response dated 15 December 2016. A copy of the concurrence agency response is provided as **Attachment 2**.

Under the requirements of the Sustainable Planning Act 2009 (SPA), Balonne Shire Council are required to include the concurrence agency response received from DILGP received as part of the DA process which includes the abovementioned advice.

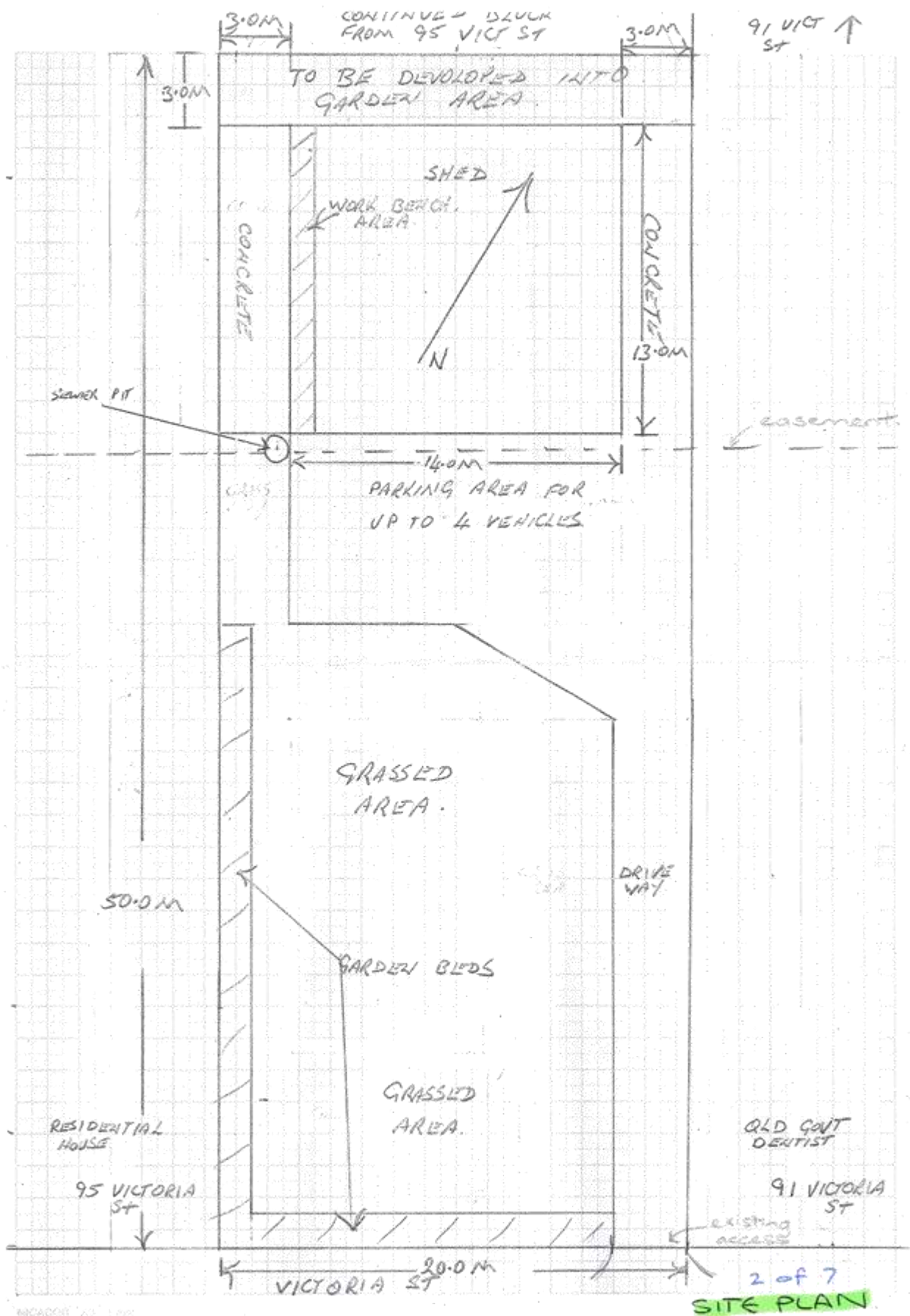
Jamie Gorry

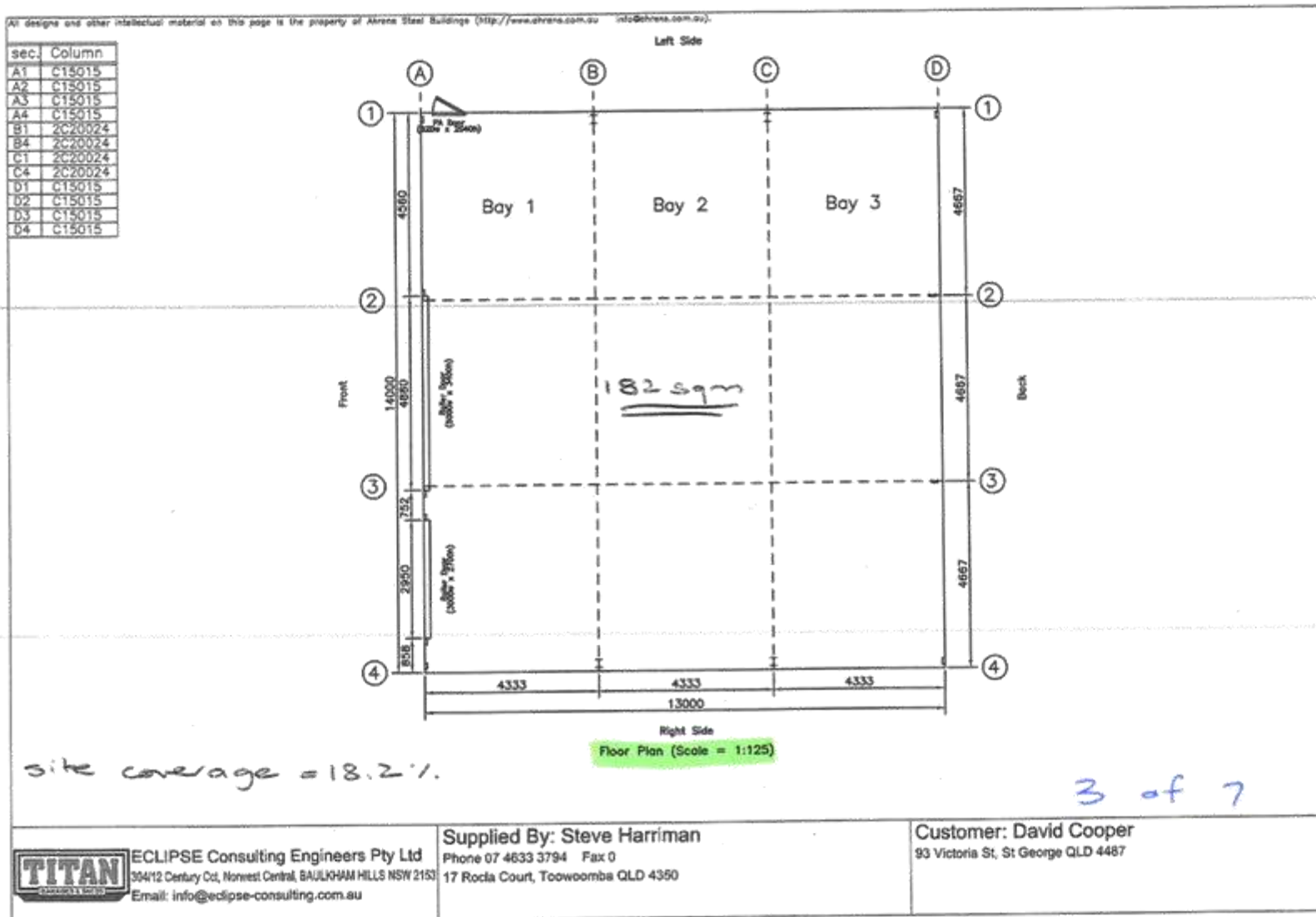
Director Community and Environmental Services

Aerial photo of site and surrounds



1 of 7

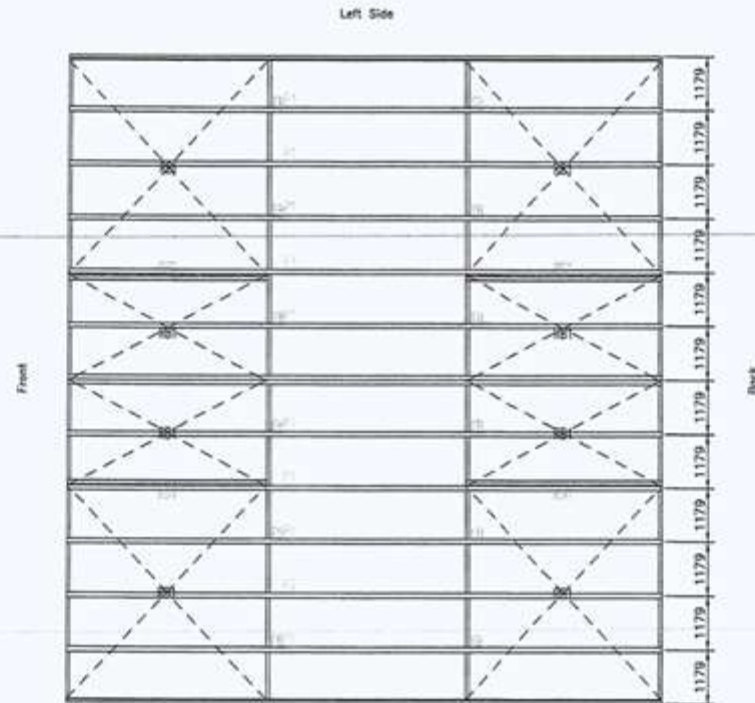




Ref: TTOC160601103922 - Page 6 of 19 - 13/07/2016

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BRACING SCHEDULE	
RS1	C15015
RB1	Strap 32 x 1.6mm (4 TEKS PER FIXING)
WB1	Strap 32 x 1.6mm (4 TEKS PER FIXING)
P1	Teghat - TH90 x 1.0mm
EP1	C15015 C Section Eave Purlin



ECLIPSE Consulting Engineers Pty Ltd
304/12 Century Cot, Norwest Central, BAILKHAM HILLS NSW 2153
Email: info@eclipse-consulting.com.au

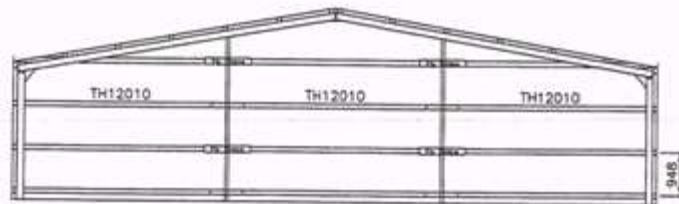
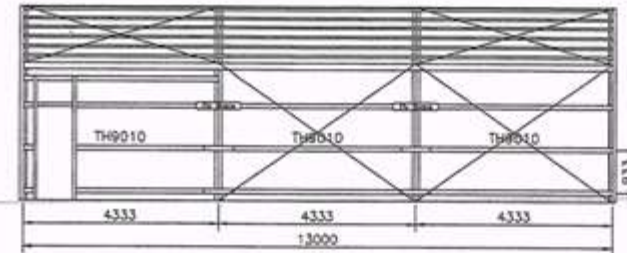
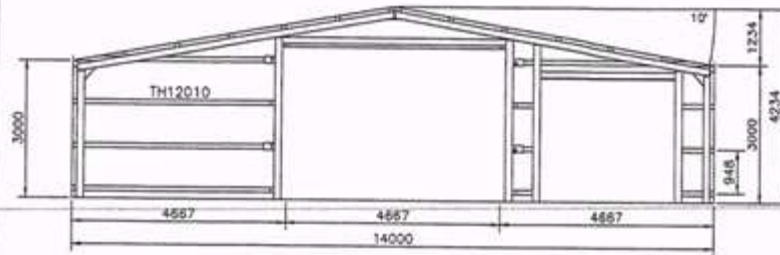
Supplied By: Steve Harriman
Phone 07 4633 3794 Fax 0
17 Rocla Court, Toowoomba QLD 4350

Customer: David Cooper
93 Victoria St, St George QLD 4487

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Ref: TTOC160601103922 - Page 7 of 19 - 13/07/2016

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Elevations (1)

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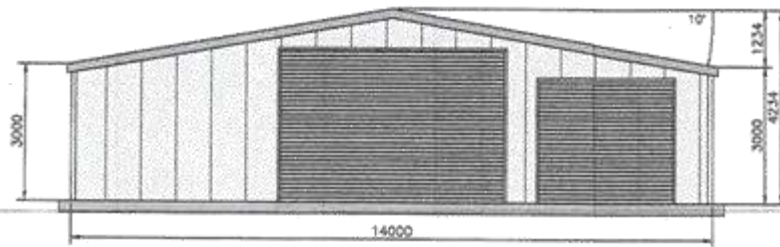
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304/12 Century Cot, Noneest Central, BAULKHAM HILLS NSW 2153
Email: info@eclipse-consulting.com.au

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Phone 07 4633 3794 Fax 0
17 Rocla Court, Toowoomba QLD 4350

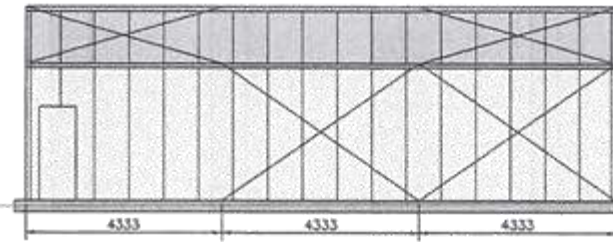
Customer: David Cooper
93 Victoria St, St George QLD 4487

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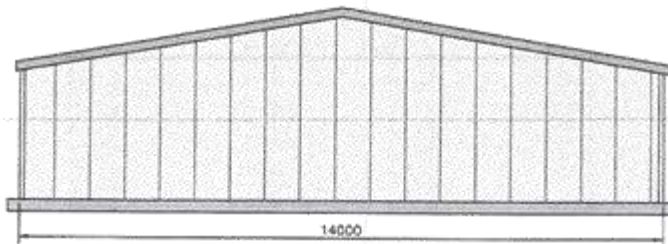
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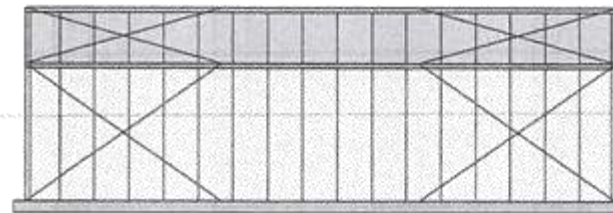
Front Elevation (External)
(South)



Left Elevation (Scale = 1:125)
(West)



Back Elevation (Scale = 1:125)
(North)



Right Elevation (Scale = 1:125)
(East)

Elevations (2)

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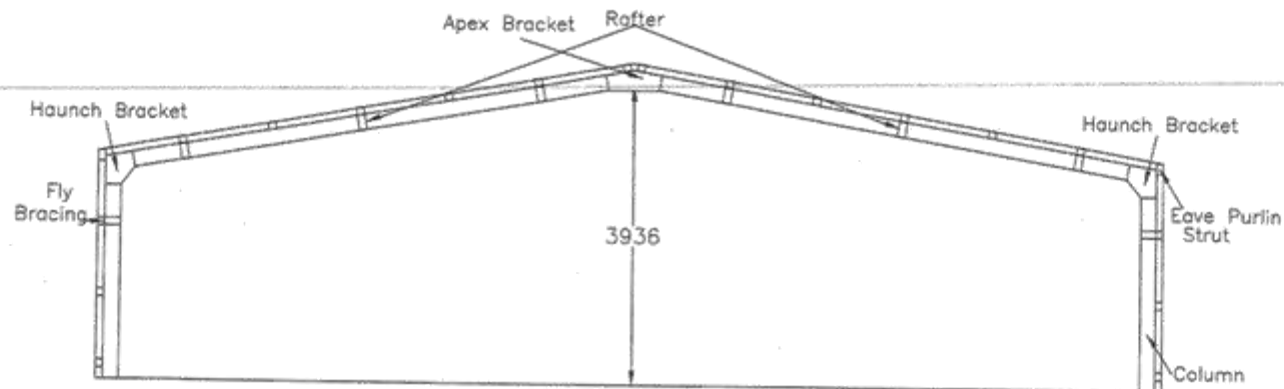
ECLIPSE Consulting Engineers Pty Ltd
304/12 Century Cct, Norwest Central, Baulkham Hills NSW 2153
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Cross Section (Scale = 1:75)

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Customer: David Cooper
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Ref: T10C160601103922 - Page 8 of 19 - 13/07/2016



Department of Infrastructure,
Local Government and Planning

Our reference: SDA-1116-035038
Your reference: MCU 152 11135

15 December 2016

Chief Executive Officer
Balonne Shire Council
PO Box 201
ST GEORGE QLD 4487
council@balonne.qld.gov.au

Attention: Ms Fiona Macleod

Dear Mr Magin

Concurrence agency response - no requirements

93 Victoria Street, St George QLD 4487 (Lot 1 on RP50989)
(Given under section 285 of the *Sustainable Planning Act 2009*)

The referral agency material for the development application described below was received by the Department of Infrastructure, Local Government and Planning under section 272 of the *Sustainable Planning Act 2009* on 18 November 2016.

Applicant details

Applicant name: Dencor Electrical
Applicant contact details: PO Box 627
St George QLD 4487

Site details

Street address: 93 Victoria Street, St George QLD 4487
Real property description: Lot 1 on RP50989
Local government area: Balonne Shire Council

Application details

Proposed development: Development Permit for Material Change of Use – Commercial Premises (Shed)

Page 1

Darling Downs South West Regional Office
128 Margaret Street
PO Box 825
Toowoomba QLD 4350

Referral triggers

The development application was referred to the department under the following provisions of the *Sustainable Planning Regulation 2009*:

Referral trigger Schedule 7, Table 3, Item 1—State-controlled road

No requirements

The department advises the assessment manager, under section 287(2)(a) of the *Sustainable Planning Act 2009*, that it has no requirements relating to the application.

A copy of this response has been sent to the applicant for their information.

If you require any further information, please contact Danica Clark, Senior Planning Officer, on (07) 4616 7307, or via email ToowoombaSARA@dlgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Garth Nolan
Manager - Planning

cc: Dencor Electrical, the4coopers@bigpond.com

OFFICER REPORT

TO: Council

SUBJECT: MCU 153 / OW 14 Application for Material Change of Use - Medium Impact Industry Extension and associated Operational Works - Advertising Signage - 213-229 Grey Street, St George described as Lot 2 on RP224597.

DATE: 10.01.17

AGENDA REF: CES4

AUTHOR: Fiona Macleod - Planning & Development Officer

Executive Summary

Council has received a development application from Vanderfield Properties Pty Ltd for a Material Change of Use for an extension to the existing medium impact industry and associated Operational Works (advertising signage) located at 213-229 Grey Street, St George described as Lot 2 on RP224597.

Background

Applicant:	Vanderfield Properties Pty Ltd C/- icubed Consulting Pty Ltd
Owner Of Land:	Vanderfield Properties Pty Ltd
Land description & Area:	Lot 2 on Plan RP224597 (7.191 hectares lot area)
Zone / Precinct :	Town Zone – Industrial Precinct
Overlay:	Nil
Proposal:	Material Change of Use – Extension to existing Industry (Medium Impact) Operational Works – Advertising Signage
Proposal Assessment category:	Code Assessment
Referral / Concurrency Agencies:	Department of Infrastructure, Local Government and Planning (DILGP) – Department of Transport & Main Road (DTMR)

PROPOSAL

The proposal is for an extension to an existing industry use on the subject site (known locally as 'Vanderfields') which is currently utilised for a vehicle workshop and has existing ancillary uses comprising of an office, showroom (sales display) and accommodation units. The primary operation of the site will continue to be the operations of a vehicle workshop and it is intended to expand this by increasing the floor area whereby repairs and modifications to motor vehicles can be undertaken. It is anticipated that the type of vehicles repaired will be predominantly agricultural service type vehicles i.e. tractors. New total site coverage including the extension will be approximately 2,917 square metres which amounts to 4.06% of the total site area.

Specific details of the Medium Impact Industry extension (identified on plans as 'Proposed Workshop') are;

- Located on the eastern side of the subject site
- Dimensions of 'Proposed Workshop' are 54 metres (L) x 28 metres (W) x 9.5 metres (H)
- Total ground floor area of proposed workshop is 1,519 square metres
- Materials to be colourbond exterior and single pitched roof

- Will be the largest and tallest building onsite = maximum building height of 9.5 metres
- Setback approximately 71 metres from southern front boundary
- Setback approximately 264 metres from northern rear boundary
- Setback 33.304 metres from eastern side boundary
- Existing setback of built form from western side boundary will remain as per existing conditions given existing Vanderfields building and ancillary accommodation units are to remain.

Also to be constructed is a new office and showroom building which is to be associated with the existing ancillary activities onsite. It is considered that this expansion falls within ancillary use which is defined within Balonne Shire Council Planning Scheme as “a use which is associated with, but incidental and subordinate to another use”. The use of this extension is to be in conjunction with the primary use being vehicle workshop operations.

Details of this extension (identified on plans as ‘New Office and Showroom’) are;

- Located between the ‘Proposed Workshop’ and ‘Existing Building and Existing Office’ within the southern front setback of the subject site
- Dimensions of the ‘New Office and Showroom’ are 23 metres (L) x 16 metres (W) x 6 metres (H)
- Total ground floor area of proposed new office and showroom is 395 square metres
- Materials include colourbond wall cladding large section of glass panelling for windows and doors
- Will be the second smallest building onsite with the height not exceeding the existing Vanderfields building = maximum building height of 6 metres
- Setback approximately 60 metres from southern front boundary
- Setback approximately 315 metres from northern rear boundary
- Setback approximately 44 metres from eastern side boundary
- Existing setback of built form from western side boundary will remain as per existing conditions given existing Vanderfields building and ancillary accommodation units are to remain.

The extension onsite also includes advertising signage. Signage details are listed below and include;

- 1 x ‘Illuminated Parapet Sign’ located on the southern façade of the proposed ‘New Office and Showroom’ building. Dimensions are to be approximately 6.4 metres (L) x 2 metres (H) and sited approximately 4 metres above ground level.
- 2 x ‘Parapet Sign’ located on the southern façade of the ‘Proposed Workshop’ building. Dimensions of the signs are to be approximately 2.6 metres (L) x 1.8 metres (H) and sited approximately 6.4 metres above ground level.
- 1 x ‘Signwritten Roof Sign’ located on the roof of the ‘Proposed Workshop’ building.

The site is surrounded by predominantly industry activities given that adjoining properties are also located within the Town Zone – Industrial Precinct. The siting of the extensions are setback considerably off all boundaries and therefore it is considered that impacts to surrounding properties will be largely unchanged from existing conditions in terms of built form. It is noted that adjoining land built form is also setback of the boundaries creating a more considerable separation distance between uses (**see Figure 1 and Attachment 2** for development location within lot). Specifically, directly abutting properties and current uses are noted as follows;

- North – No. 23-27 The Buchan Bypass, Industrial Precinct (Vacant Land)
- South – Grey Street (State Controlled Road)
- East – No. 11588 Carnarvon Highway, Industrial Precinct (Motor Vehicle Workshop and Caretakers Residence ‘Dependables Panel works’)
No. 11526 Carnarvon Highway, Industrial Precinct (Motor Vehicle Workshop ‘St George Freightliners’)
- West – No. 207-211 Grey Street, Industrial Precinct (previously Motor Vehicle Workshop and Caretakers residence ‘Terry Murphy Transport’)

No. 201-205 Grey Street, Industrial Precinct ('Santos' Office)
No. 29-45 the Buchan Bypass, Industrial Precinct ('Cubbie' Shed/Office)

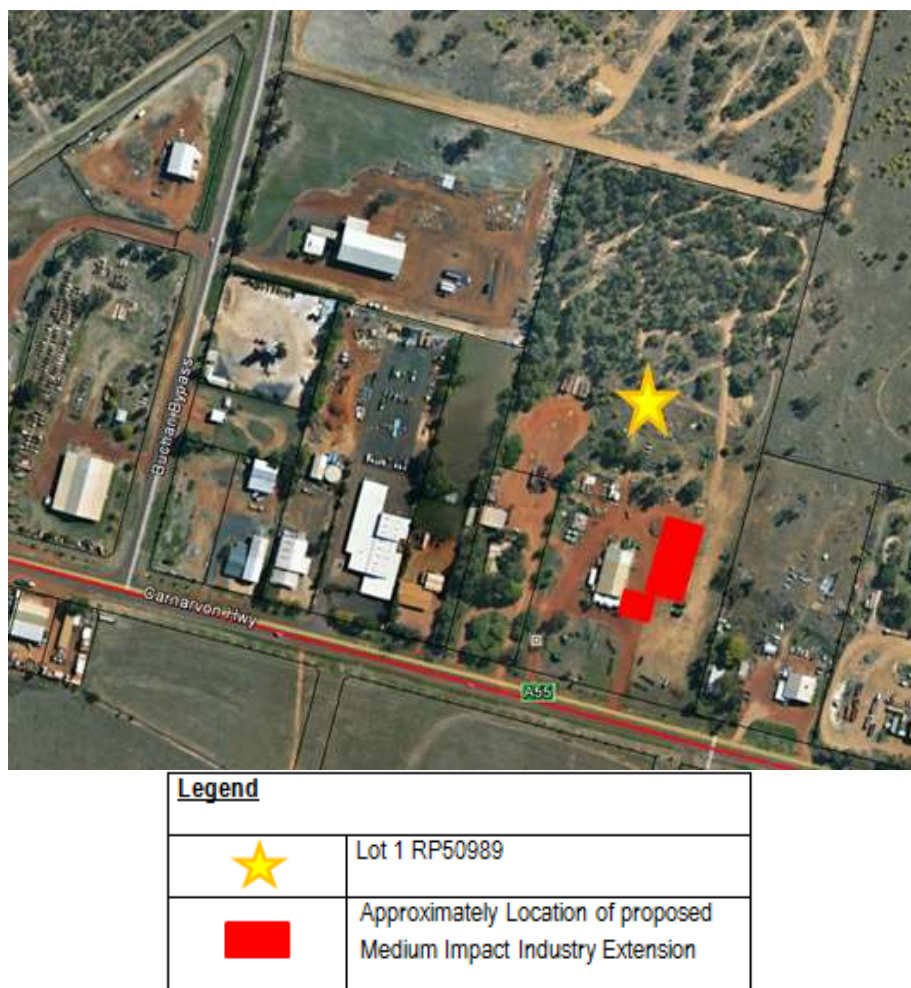
With respect to vehicle access for the site, this will continue to be via Grey Street with no changes occurring to the location of either entry points. It is noted that both entry points are connected by a loop which allows for two way traffic direction and ensures that vehicles exiting the site do so in a forwards direction. The application does refer to upgrading both crossovers to Council acceptable standard. Car parking for both staff and customer vehicles will continue to be utilised in the southern front and eastern side setback of the site with a total of 38 formalised car parking spaces to be provided, including 1 car parking space for disable purposes.

The operation of the premises will continue as per existing conditions Monday – Friday: 6AM – 6PM and Saturday 6AM-3PM with breakdown vehicles available to access the premises 24hours a day. However, it has been noted in the application that these vehicles will continue to only be repaired during the abovementioned hours of operation. The expansion of the site will subsequently generate an additional 10 employees therefore up to 25 employees may be working on the site at any given time.

Existing landscaping and vegetation conditions on the site are to be largely retained and remain. It is identified that a small cluster of trees near the 'Proposed Workshop' are to be removed to facilitate better access for operations at the rear.

The required MCU development application is considered to fall within an 'Industry Use' and is therefore identified as code assessable under the tables of assessment for the Town Zone – Industrial Precinct.

Figure 1 – Locality Plan of proposed Medium Impact Industry extension on property - Lot 2 RP224597



ASSESSMENT

The application is subject to Code Assessment and therefore requires assessment against the applicable codes to which the application relates within Balonne Shire Planning Scheme. The following is an assessment of the proposal's compliance with the Town Zone Code and Advertising Devices Code of the current scheme.

Town Zone Code

The proposed medium impact industry extension is located in the Town Zone – Industrial Precinct of St George Township. The expansion will allow for a higher and wider level of service to the community – specifically providing continued support for agricultural operations within Balonne Shire. It will also provide economic development by way of increasing local job availability providing for additional employees. Importantly, the use is currently in operation and therefore no additional infrastructure will be required and its location is already identified by the community as a site which facilitates an industrial activity. If there is a demand for additional infrastructure services to the site i.e. water and electricity, it should be relatively easy to achieve given the sites location within St George. The expansion will continue to keep with the surrounding character of the precinct namely being for industrial purposes and aligns with the site coverage, setbacks and building height and materials of abutting sites. Any potential adverse impacts from the extension to other surrounding uses will be minimised through conditions imposed restricting hours and noise/air emissions on any development permit granted. The development will not adversely impact on water or air quality or adversely impact on the amenity of the surrounding predominantly industrial zoned land given the use itself will continue to be conducted for the most part within the workshops, both existing and proposed. With respect to the road network, the extension has been referred to DTMR (given the frontage to the state controlled road, Grey Street) for consideration. On the basis of the above, the proposed development is considered to be consistent with the Overall Outcomes sought for development in the Town Zone Code.

The proposed development is also considered to comply with the applicable requirements of the Town Zone Code and the following outlines of the proposal's compliance with the Town Zone Code in the instances where performance solutions are considered appropriate.

A. For all of the Town Zone

Performance Criterion 5 – Vehicle Access

Vehicle access is provided to a standard appropriate for the use.

The proposed development on site will continue to be accessed via the existing crossovers off Grey Street which are proposed to be upgraded however remain in existing locations. This access is considered to continue to be sufficient to accommodate customer and staff vehicles onsite and allow for movement off the site in a forwards direction. While the number of staff and therefore vehicles will be increased it will be limited to certain times of the day and for short periods of time. DTMR, as a concurrence agency have also provided conditional consent to the development application.

Performance Criterion 9 – State Controlled Roads

State Controlled Roads are maintained and enhanced as a link between major centres.

The extension will not change existing access points off Grey Street. Furthermore, compliance with the state controlled road has been ensured by way of referral to Department of Transport and Main Roads (DTRM).

Performance Criterion 11 – Noise Sensitive Developments

Noise sensitive developments (residential, educational and community) must ensure that road traffic noise levels are appropriately managed to achieve acceptable levels of amenity.

Vehicle movements over the site will be largely based in the eastern site setback given the location of the extension. This is consistent with the existing operations of the site. The property adjoining the site to the west and east does identify to have a caretakers residence however given the extension's location, the impact to this property regarding noise is considered to not impact beyond existing conditions. Regardless, a condition restricting hours of operation is proposed to be enforced on any approval therefore minimising road traffic noise onsite after normal working hours.

Performance Criterion 13 – Aerodrome Safety and Obstruction

The development of premises does not cause an obstruction or other potential hazard to aircraft movement associated with the aerodrome by way of:

- a) The physical intrusion of buildings or other structures into the Obstacle Limitation Surface;*
- b) Attracting birds or bats to the area which could cause or contribute to bird strike hazard*
- c) Providing very bright lighting or lighting similar to aerodrome lighting which can affect communication facilities;*
- d) Emissions that may affect pilot visibility or aircraft operations; or*
- f) Transient intrusions into the aerodromes operational space.*

The location of the development is setback over 100 metres from the aerodrome and further on Map R6 – Obstacle Limitation Surfaces of the Balonne Shire Council Planning Scheme, is not identified within the Obstacle Limitation Surfaces. It is considered given the operation of the use that bats and birds will not be attracted to the site and wildlife conditions will remain as per existing. Furthermore, the application was discussed with Ben Gardiner – Councils Safety Advisor who has reiterated that the maximum 9.5 metre high extension will not negatively impact on the aerodrome given location in respect to the airport and setback from the runway. With respect to lighting onsite it will be conditioned on any approval that lighting is appropriately shielded.

Performance Criterion 22 – Air Emissions

Air emissions from the premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.

The use of the extension will be largely to store equipment and carry out repairs on vehicles. It is considered that while the use is categorised industry, the operations will not create excessive air emissions that will go beyond the property boundary. In addition it is recognised that the activities carried out will be largely contained within the extension and existing buildings therefore reducing the amount of air emissions released.

Given the above, it is not considered that the proposed development will produce air emissions that will cause environmental harm or nuisance to adjoining properties or sensitive land uses. Regardless of the above, a condition will be included on any permit that issues requiring that emissions comply with the *Environmental Protection (Air) Policy 2008*.

Performance Criterion 23 – Noise Emissions

Noise emissions from the premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.

As previously stated, the use of the Medium Impact Industry and associated ancillary activities will continue and are proposed to be conducted within the buildings, both existing and proposed on the site. It is recognised therefore that the enclosed extension will contain and greatly reduce any noise emissions generated from the activity. It is further noted that the site and surrounds is located in an industrial precinct whereby many activities are considered 'non-sensitive' land uses.

However, to ensure that the development does not unreasonably impact on the adjoining properties and area, a condition will be included on any permit that issues requiring that noise emissions do not cause environmental harm or nuisance to adjoining properties or “Sensitive Land Uses” in accordance with the *Environmental Protection (Noise) Policy 2008* and the hours of operation will also be enforced on any permit that issues by way of condition.

F. For the Industrial Precinct

Performance Criterion 46 – Vehicular Traffic

Vehicle movements connected with uses in the industrial area ensure that the amenity on the adjacent residential area is not adversely affected.

Vehicle movements will continue to be as per the existing conditions, entering and exiting onto Grey Street. Given the site is located within the industrial precinct, surrounding by industrial zoned land no residential zoned land is considered to be affected. Importantly, the site is located towards the edge of the town zone therefore it is anticipated that most vehicular traffic i.e. heavy machinery will approach the site from the south-east on the Camarvon Highway.

Performance Criterion 47 – Landscaping

Landscaping on the site:

- a) Contributes positively to the built form and the street; and*
- b) Reduces the impact on the size and scale of the buildings.*
- c) Does not interfere with electricity infrastructure items*
- d) Constructed so as not to block visibility at intersections on the state-controlled road network.*

Current landscaping on the subject site is scattered established trees which are to remain. The existing vegetation onsite does not interfere with electricity infrastructure items and given its setback from Grey Street, is not considered to block or interfered with the visibility of the state-controlled road network. The existing vegetation onsite is considered to be sufficient and will continue to reduce the built form when viewed from all interfaces of the subject site.

Performance Criterion 48 – Amenity

The amenity of residential uses adjacent to the industrial area is protected through appropriate boundary screening.

It is importantly recognised that the abutting properties to the east, No. 11588 Camarvon Highway and west, No. 207-211 Grey Street, have single residences located on them. Given the primary uses on both sites (see background section of this report) it is considered that the residences are used for caretaker's purposes. Regardless, it is considered that these residences will continue to be protected from the extension by way of restricted hours and noise conditions as well as the existing conditions of both interfaces remaining unchanged.

- Eastern Boundary (No. 11588 Camarvon Highway): This interface currently has an approximately 2 metre high solid fence located along the common boundary. In addition, the extension will not be directly opposite the residence at any point, with existing conditions remaining.
- Western Boundary (No. 207-211 Grey Street): This interface is to remain as per existing conditions given the location of the extension is on the eastern side of the property. While the boundary is currently unfenced it is considered that established vegetation will continue to break up and separate the site from the existing built form on the western side of the property.

Performance Criterion 50 – Building Appearance

Buildings are designed and finished to a high quality appearance.

As stated in the background section of this report, the materials to be utilised for the extension is to be colourbond and glass with both pitched and flat roofing. It is considered that the material and roof design are common in this area therefore making the extension consistent with existing architectural character. As seen in the perspectives (see attachment 2 – Plans), the extension will add to this section of streetscape along Grey Street and will continue to identify as a use consistent within the industrial precinct complementing immediate surrounding uses.

Advertising Devices Code

The extension includes for the provision of operational works, namely four advertising signs. Specifically, three signs will be attached to the extension and one sign is to be located on the roof of the extension (see background section of this report for specific sign details). The locations of the signs are to front Grey Street (with the exception of the roof sign which will only be viewed from the air) and therefore will not directly interface with surrounding properties. Given the location on Grey Street, it is not uncommon for signage to be found here i.e. Dependables Panel works and Mitre 10 and therefore the signage proposed is considered to be aesthetically acceptable and is compatible with the local area and the site given the existing use. Importantly, given the signage will be attached to the extension which is setback considerable distance (approximately 71 metres) from the Grey Street frontage no heightened hazard to pedestrians, cyclists and vehicular traffic will occur. The proposed operational works are consistent with the overall outcomes sought for the Advertising Devices Code.

The signage is also considered to comply with the applicable requirements of the Advertising Devices Code and the following outlines the proposal's compliance with the Advertising Devices Code in the instances where performance solutions are considered appropriate.

Performance Criteria 1 – Amenity

Advertising signage is located and is of a size to minimise impacts on the visual amenity of an area.

The signage is not considered to create unduly visual impacts to the surrounding area. Specifically, the signage is considered discrete on the extension and will not dominate the front façade of the building fronting Grey Street. Importantly, signage of similar size is not uncommon in the Town Zone – Industrial Precinct, i.e. reviewing signs located along Grey Street nearby and abutting properties (Dependables Panel works and Mitre 10) has similar scale of signage. While some of the signs are to be illuminated, given the frontage to Grey Street, no impact on amenity to abutting properties is noted. In addition the setback for the signage from Grey Street will ensure visual dominance of the streetscape will not occur.

Performance Criteria 3 – Location

Advertising signage is designed and constructed to avoid clutter and to be of high quality.

While the number of signs exceeds the recommended number (one per tenant) and dimensions identified in Table 6, the signs are considered to not create clutter and are of high quality. Namely, the signs are to be located on the front façade of the extension fronting Grey Street and given the placement on the building, on the upper level of the wall will be separated and will not visually clutter the appearance of the building when viewed from the street.

Performance Criteria 4 – State Controlled Roads

Signage maintains the safety and efficiency of state controlled road corridors (as identified on Planning Scheme Map R1 – State Controlled Roads).

As confirmed by DTMR, no concerns or conditions were included pertaining to the signage proposed. Importantly, the signs are to be fixed to the extension within the property boundaries and are therefore considered to not affect safety or efficiency of the state controlled road (Grey Street). Furthermore, given the extension is setback considerable distance from the street frontage, distraction to vehicles will not occur from the signs. It is not uncommon for advertising signs of this scale to be located along Grey Street and therefore the signage is not uncharacteristic for this section of the state controlled road.

State Assessment – Referral Agencies

The application was required to be referred to the Department of Infrastructure, Local Government and Planning (DILGP) who then forwarded it onto the Department of Transport & Main Roads (DTMR) for consideration due to the subject site having frontage a state controlled road (Grey Street).

DTMR provided a response (see **Attachment 3**) on 19 December 2016 which includes conditions for the proposed development.

Link to Corporate Plan

Function	Key Program Area
<u>Wise Planning & Design</u>	Development Assessment: To provide appropriate controls to ensure and encourage balanced quality development of the Shire and protection of the environment.

Consultation (internal/external)

External referral

State Assessment & Referral Agency (Department of Transport & Main Roads) – Concurrence Agency

Internal referrals

Director of Infrastructure Services – Mr Kevin Searle

Project Engineer – Water & Sewerage – Mr Daniel Harrington

Environmental Health Officer – Ms Di Francisco

Safety Advisor – Ben Gardiner

Legal Implications

Nil

Policy Implications

Nil

Financial and Resource Implications

Nil

Attachments

1. Attachment 1 - Planning Report.pdf [↗](#)
2. Attachment 2 - Vanderfield Plans.pdf [↗](#)
3. Attachment 3 - DTMR Concurrence agency response.pdf [↗](#)

Recommendation/s

That:

1. Council receives this report.
2. Council approves the development application MCU 153 / OW 14 Application for Material Change of Use – Medium Impact Industry Extension and associated Operational Works - Advertising Signage located at 213-229 Grey Street, St George described as Lot 2 on RP224597 subject to the permit conditions listed below;

DEVELOPMENT PERMIT CONDITIONS

Approved Plans and Supporting Documentation

1. The development must be carried out generally in accordance with the Balonne Shire Council stamped/approved plan(s) and supporting documentation referenced in the table below which forms part of this approval, unless otherwise specified by any condition of this approval.

Plan/Document number	Plan/Document name	Date
15-239-A	A001 – Site Plan	November 2016
15-239-A	A002 – Detailed Site Plan	November 2016
15-239-A	A003 – Roof Plan	November 2016
15-239-A	A010 – Proposed Office Floor Plan	November 2016
15-239-A	A011 – Proposed Workshop Floor Plan	November 2016
15-239-A	A012 – Elevations	November 2016
15-239-A	A013 – Perspectives	November 2016
15-239-A	A014 – Existing Building Demolition and Proposed Floor Plans	November 2016
15-239-A	A015 – Internal Perspectives	November 2016
15-239-A	A16 – Elevations	November 2016
15-239-A	A020 – Sections	November 2016

Approved Development

2. The approved development is for a MCU 153 / OW 14 Application for Material Change of Use – Medium Impact Industry Extension and associated Operational Works - Advertising Signage

located at 213-229 Grey Street, St George described as Lot 2 on RP224597 as shown on the approved plans.

3. All conditions of the approval shall be complied with before the change occurs (prior to the commencement of the use) and while the use continues, unless otherwise noted within the conditions.
4. All costs associated with compliance with these conditions shall be the responsibility of the developer unless otherwise noted.

Hours of Operation

5. Unless otherwise approved by Council, the activities associated with the Medium Impact Industry use must only be conducted between the hours of 6am to 6pm, Monday to Friday and 6am to 3pm Saturday inclusive.
6. Construction hours for the development are restricted to 6.30am to 6.30pm Monday to Saturday inclusive. Construction activities are not permitted on Sunday's and Public Holidays.

Avoiding Nuisance

7. 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.
8. Any lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties.
9. The site shall be maintained in a clean and tidy manner, at all times.
10. Air emissions from the development shall not cause environmental harm of nuisance to adjoining properties or "Sensitive Land Uses" in accordance with the *Environmental Protection (Air) Policy 2008*.
11. Noise emissions from the development shall not cause environmental harm of nuisance to adjoining properties or "Sensitive Land Uses" in accordance with the *Environmental Protection (Noise) Policy 2008*.

Waste Management

12. All waste generated from construction of the premises must be effectively controlled onsite before disposal. All waste must be disposed of in accordance with the *Environmental Protection (Waste Management) Regulation 2000*.
13. All waste generated on-site must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction & Recycling Act 2011*.

Environmental - Stormwater – Drainage

14. The premises must have a minimum 22,500 litre rainwater tank connected to the premises.

15. Stormwater shall be collected and discharged in accordance with *Schedule 6: "Standards for Stormwater Drainage" of the Balonne Shire Planning Scheme*.
16. Any increases in volume, concentration or velocity of stormwater from the property being developed must be channelled to lawful points of discharge or to other storage or dispersal arrangements which must all be agreed in writing by the Council.
17. There must be no increase in any silt loads or contaminants in any overland flow from the property during the development process and after development has been completed.
18. During construction and operation, soil erosion and sediment shall be managed in accordance with *Schedule 7: "Standards for Construction Activity" of the Balonne Shire Planning Scheme*.
19. The operation of the Medium Impact Industry use must comply with the *Motor Vehicle Workshop Code of Practice*.

Onsite Parking & Manoeuvring

20. Provide at least 32 on-site car parking spaces for employees, public and services vehicles.
21. Vehicle access, manoeuvring and parking shall be maintained in accordance with *Schedule 2: "Standards for Roads, Car Parking, Access and Manoeuvring Areas" of the Balonne Shire Planning Scheme*.
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. Ensure access to car parking spaces, vehicle loading and manoeuvring areas and driveways remain unobstructed and available for their intended purpose during hours of operation.
24. Ensure loading and unloading operations are conducted wholly within the site and vehicles enter and exit the site in a forward direction.

Advertising Signage

25. All electrical services and systems for the illuminated parapet signs are to comply with the current Standards Association of Australia Wiring Rules and the requirements of the electricity supply authority.
26. All conduits, wiring, switches or other electrical apparatus installed on the illuminated parapet signs are to be concealed from general view.

Further Advice:

Please note that the DTMR (through DILGP) as a concurrence agency have provided conditions for the development within the concurrence agency response dated 19 December 2016. The applicant is required to ensure compliance with these conditions prior to the commencement of the use. However DTMR are responsible for overseeing the compliance with these conditions. A copy of the concurrence agency response is provided as **Attachment 3**.

Under the requirements of the Sustainable Planning Act 2009 (SPA), Balonne Shire Council are required to

include the concurrence agency response received from DILGP received as part of the DA process which includes the abovementioned advice.

The requirement to enforce compliance with the aforementioned outstanding conditions falls to the Department of Transport and Main Roads and Council have no further responsibility in this matter however it is important that this matter be noted.

Jamie Gorry
Director Community and Environmental Services

Urban Planning Report – Material Change of Use
213-229 Grey Street (Carnarvon Hwy), St George

within
Balonne Shire Council

for

Vanderfield Pty Ltd



Document Reference:
15-239 - Town Planning Report



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Approved for release by:

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09/11/2016

STATEMENT OF LIMITATION

Data and conclusions of this report are the findings and opinions of iCubed consulting and are not an expressed or implied representation, warranty or guarantee. This report has been prepared for Vanderfield Pty Ltd, iCubed Consulting does not accept liability for any third party's use or reliance on this report.



1. Executive Summary

SITE DETAILS	
ADDRESS	213-229 Grey Street (Carnarvon Hwy), St George
LOT ON PLAN	Lot 2 on RP224597
SITE AREA	71,910m ²
LAND OWNERS	Vanderfield Pty Ltd
LOCAL AUTHORITY	Balonne Shire Council
RELEVANT PLANNING SCHEME	Balonne Shire Council Planning Scheme 2006 (v2014)
ZONE	Town Zone- Industrial Precinct
APPLICABLE PLANNING SCHEME CODES	Town Zone Code Advertising Devices Code
DEVELOPMENT PROPOSAL DETAILS	
REFERRALS	Dept.State Government, Infrastructure, and Planning
APPLICATION TYPE	Material Change of Use
DEFINED USES	Medium Impact Industry
LEVEL OF ASSESSMENT	Code Assessable
CURRENT USE	Industrial Workshop
PROPOSAL	Vehicle Workshop Ancillary Use: Showroom, Office, Caretakers Residence
PUBLIC NOTIFICATION	Not Required
GROSS FLOOR AREA	2917m ²
NUMBER OF CARPARKS	18
APPLICANT	Vanderfield Pty Ltd
CONTACT	<div> c/- Elizabeth Cruice P Consulting Pty Ltd PO Box 878, TOOWONG QLD 4066 </div> <div>P - 07 3870 8888</div>



2. Introduction

2.1 Proposal Summary

This town planning report has been prepared to accompany a development application for a Material Change of Use - Vehicle Workshop (Ancillary Use: Office, Showroom and Accommodation Units) for Vanderfield Pty Ltd over land located at 213-229 Grey Street (Carnarvon Hwy), St George. The existing land is identified as Lot 2 on RP224597. The site is currently used as an Industrial Workshop and is zoned under the current Balonne Shire Council Planning Scheme 2006 (v2014) as being within the Town Zone- Industrial Precinct

The development will be completed in one (1) stage. Table 1 shows a brief synopsis of the development that will occur on site.

Table 1 - Development Synopsis

Site Schedule	Usage	GFA
Ground Floor	Existing Accommodation	52 m ²
	Existing Amenities	18 m ²
	Existing Office	140 m ²
	Existing Workshop/ Warehouse	719 m ²
	Lean-To	20 m ²
	New Office	395 m ²
	New Workshop	1,541 m ²
	Parts Wash Awning	32 m ²
First Floor	Parts Storage	191 m ²
Total GFA = 3,108 m²		
Car Parking Schedule		
Total Carparks		38
Landscaping Schedule		
		Floor Area
Landscaping		34,895m ²

The proposal generally complies with the planning criteria outlined by the Balonne Shire Council and the relevant codes associated with the Balonne Shire Council Planning Scheme 2006 (v2014). The proposed development has been identified as Code Assessable and will therefore not require public notification.

This report will furthermore provide information on the site and application details; an overview of the proposed development and details on how the proposed development will comply with the planning criteria associated with the Balonne Shire Council Planning Scheme 2006 (v2014). Supporting material is provided in addition to this report to offer further details on engineering, planning, and proposal plans. This report should be read in conjunction with the Appendices.

3. Site Description and Context

3.1 Subject Site

The subject site encompasses a total site area of 7.191ha and is located at 213-229 Grey Street (Carnarvon Hwy), St George, commonly identified as Lot 2 on RP224597. Refer to Figures 1 and 2 for site location and features.



Figure 1 – Location of subject site (red outline) relative to township of St George
Source: Queensland Globe and Google Earth, 2016

It can be noted that the subject site currently has permanent structures, comprising of a large industrial shed being accompanied by smaller outbuilding structures used for ablution and accommodation facilities. All apparent structures on the site seem to have a painted metal appearance. The large industrial shed which is currently being utilised as a vehicle workshop (auxiliary use: office), has an elevation of less than a two (2) storey building at 6.87 meters and is setback at least sixty-two (62) meters from the subject sites front boundary which is landscaped by turf and mature vegetation. Refer to Figure 3.

A large free standing pylon sign for advertising purposes exists close to the front boundary, which is surrounded by a display area of equipment serviced onsite. Refer to Figure 3.

Access is directly from Grey Street (Carnarvon Highway) via two informal access points which are connected by a loop allowing for two way direction of traffic. Refer to Figure 2.

Heavy vegetation exists to the northern rear half of the land, which has notable track marks running throughout. Refer to Figure 2.

Carparking for standard car vehicles are provided informally to the front of the existing building.

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Large display areas are currently being utilised at the front and eastern side of the subject site, as illustrated in Appendix A.

Storage of material to the rear of the site is occurring in the open due to the lack of internal building space to do so. Refer to Figure 2 and Appendix A for outline of outdoor storage areas.

Adjoining neighbour to West is informally utilising some of the subject site for what appears to be a trucking company as shown in Figure 2.



Figure 2 - Aerial photo portraying subject site (depicted by red border)
Source: Queensland Globe and Google Earth, 2016



Figure 3 - Subject site viewed from Carnarvon Highway (Grey Street)
Source: Google Earth, 2016

3.2 Surrounding Uses

Development within the immediate locality of the subject site predominately consists of industrial activities, ranging from light to medium industrial uses, such as warehouses to manufacturing. It can be further noted that St George Airport is on the opposite side of Grey Street (Camarvon Highway), being south of the subject site. The built form in the locality predominately consists of large industrial buildings, constructed from predominately colorbond type steel and concrete materials.

A brief description of the surrounding land uses has been provided in table 2 and illustrated in Figure 4 below.

Table 2 - Surrounding Land Uses Summary

East	Industrial Lots including IOR Petroleum Zoned under Town Zone : Industrial Precinct
West	Industrial Lots – Caretakers residence is located on adjoining lot Zoned under Town Zone : Industrial Precinct
North	Predominantly Vacant Industrial Lots Zoned under Town Zone : Industrial Precinct
South	Industrial Lots and St George Airport Zoned Under Town Zone : Industrial Precinct

It is noted that there is a residential dwelling which adjoins the subject land to the west. Given the industrial zoning and activities that are occurring to the rear of the site, the dwelling is observed to be for caretaking purposes. Refer to Figure 2 and Appendix A for illustration. Thus, the residential component of this lot is considered to be subordinate to industrial use of this site, and is treated as such in the following assessment material.

In conclusion, the proposed industrial use is not anticipated to have a negative impact on surrounding land uses and is designed to complement the existing Town Zone- Industrial Precinct character of this industrial locality with appropriate material and building structures being utilised.



Figure 4 - Map of Surrounding Land Uses
Source: Balonne Shire Council, 2006

3.3.3 Topography

The subject site can be described as being generally flat, with rainwater absorbed into the ground or gently directed into the grass swale located along the site frontage (Carnarvon Highway road reserve).

3.3.4 Vegetation

Heavy vegetation exists to the northern half of the land parcel. Refer to Figure 2 for illustrative purposes. Part of this vegetation is identified as remnant by the State Government, as illustrated Figure 6. It can be noted that the proposed expansion will not produce any form of impact on the existing State significant vegetation, thus this issue is not of major concern to this development.

Some vegetation is to be removed as part of the development as illustrated in Appendix A, however it is not identified as being of state significance.

It is also noted that medium sized trees and shrubs have been scattered sparingly along the western and southern boundary of the land parcel, and will not be impacted from the proposed expansion.



Figure 6 - Regulated Vegetation Management Map
Source: The State of Queensland (Department of Natural Resources and Mines), 2015

3.3.5 Airport Matters

Council's overlay mapping identifies the southern part of the subject site as being partly within the St George airport obstacle limitation surface boundary as illustrated in Figure 7.



Figure 7 - Obstacle Limitations Surfaces Map
Source: Balonne Shire Council Planning Scheme, 2006

3.3.6 Protected Areas

Council's overlay mapping identifies the subject site as being within a Protected Area, as illustrated in Figure 8. It can be noted the proposed development expansion is undertaken to ensure that existing areas of significant biodiversity and habitat value are protected.

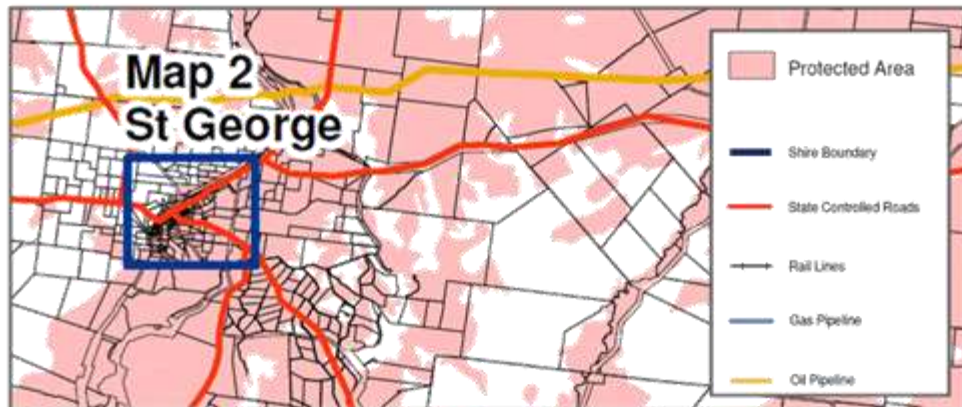


Figure 8 – Protected Areas Map
Source: Balonne Shire Council Planning Scheme, 2006

3.3.7 Bushfire

Council's mapping for bushfire does not provided sufficient detail to correctly identify if bushfire is considered by Council to be a risk to this site. Refer to Figure 9. Given the dense vegetation to the rear of the site, we can assume that there may be some inherit risk, however the distance from the proposed buildings to the vegetation is sufficient (at over 100m) as a buffer zone that no further assessment against this matter is required.



Figure 9 – Bushfire Map
Source: Balonne Shire Council Planning Scheme, 2006



4. Application Details

4.1 Proposed Development

Details of the proposed development are outlined in the following sections.

4.1.1 Proposed Use

As aforementioned, the subject site is currently being used as an industrial workshop. Generally, the business operations enable a complete servicing package for Vanderfield customers, who can buy, hire, repair, service, and on-sell agricultural vehicles.

Primary Use – Medium Impact Industry

It is proposed to expand on the current use, namely a vehicle workshop and ancillary uses comprising of an office, showroom (sales display), and accommodation units.

The primary operation is a workshop use, which will undertake repairs and modifications to motor vehicles. It is anticipated that these vehicles will be predominately agricultural service type vehicles.

Ancillary Use: Office

Ancillary uses, such as office and administration, support the primary use and assist in streamlining operations onsite.

Ancillary Use: Sales

Similarly, the sales display use is there to support and promote the businesses capabilities of the primary workshop operation.

Ancillary Use: Accommodation Unit

The existing accommodation use will be retained on the western side of the site and is utilised by staff members only, for example truck drivers, new staff until they find new accommodation, relieving staff. The accommodation use is contained within two demountable buildings, one being for ablution facilities and the other for sleeping and recreational quarters. The latter consists of two sleeping units connected by a common recreational area, within the one demountable building. Refer to Appendix A.

Use of these buildings for accommodation is occurring as part of the normal operations of this site, whereby persons known to Vanderfield are using these facilities as part of the overarching Medium Impact Industry use occurring onsite. This accommodation use is considered to be subordinate and dependent on the Medium Impact Industry use, in that it would not exist, if it was not for other operations onsite, and it is for a small number of rooms compared to the larger operations occurring onsite.

To be clear, the accommodation units are not intended for use by any persons who are unrelated to the Vanderfield operations. Accommodation units are typically utilised a couple of days each month on average.

Existing accommodation within the township consist of five places, being the Merino Motor Inn (27 rooms), Jacaranda Country Motel (18 rooms), Pelican Rest Tourist Park (11 rooms), Riverland Motor Inn (26 rooms), Balonne Motor Inn (17 rooms), with a total of 99 rooms. Annual visitors to Saint George is in excess of 16,930 or 325 per week (based on average number of visitors to the Saint George visitors centre over the last 6 years), which is 3 times greater than what the existing accommodation can cater for. Thus, there is a need for temporary staff accommodation to be readily available onsite. It should be noted that additional services such as



food and drinks are not provided onsite and thus there is still a need for people using accommodation onsite to seek these services in town. Thereby, it can be argued that the accommodation units are not strictly 'motel' style accommodation, as they do not detract from the existing accommodation available in town or the additional services that they provide.

An accommodation use within an industrial lot is not unusual given caretakers unit is an accepted subordinate use, as shown by the adjoining residence. A caretaker is typically related to the use onsite and is permanently occupying the site as their place of residence with or without family, and is allowed visitors. The proposed accommodation units and caretaker use falls under the same umbrella, being domestic uses, and in that regard are subject to be same impacts from the industrial activities onsite. The accommodation units proposed are not to be used by the general public, with only persons that are directly related to the uses onsite allowed through careful management by Vanderfields under the relevant health and safety regulations.

Furthermore, given the industrial nature of the site, it can be argued that the existing accommodation use will improve the CPTED values of the site and this area through causal surveillance which would otherwise not be available. It is therefore a valuable part of the overall use which it supports.

Cessation / Relocation of Uses

The informal use of part of the site as a trucking depot by the adjoining neighbours is to cease. It is noted that a caretakers residence exists on adjoining land, which is an acceptable use for this industrial locality, despite the industrial nature and associated impacts from surrounding uses, including the proposed development. Furthermore, the proposed development has avoided this potential conflict by locating the expansion on the eastern site of the site.

Existing outdoor storage material is to be removed or relocated within the proposed buildings.

4.1.2 Staging

The proposed developments are to be completed in one (1) stage detailed in Table 1 found in this town planning report.

4.1.3 Buildings

The 'Existing Building & Existing Office' on the site comprises of a large industrial shed, which is currently being utilised as a vehicle workshop towards the back and an office towards the front (Refer to Appendix A). The total ground floor area of the existing building and office is 859m² with the existing building (workshop) totalling 719m² and office totalling 140m². A mezzanine used for parts storage is to be retained as illustrated in Appendix A, and has a gross floor area of 191m². The large industrial shed has approximate dimensions of 42m long x 20m wide x 7m high and will be the second largest building onsite. Its bulk is reduced by its location on site which is approximately 62 meters from front boundary, and at least 4m behind the 'New Office and Showroom'. This façade is further broken up by the use of different cladding materials, as well as the placement of windows and doors as illustrated in Appendix A. Entrance to this building can be attained from the front of through the adjoining 'new office and showroom' building (Refer to Appendix A). It can be noted that an existing concrete pad is located on the northern edge of the subject building and is primarily utilised for loading and unloading purposes. Two (2) new bins are also proposed near the north-western corner for waste disposal.

The 'Proposed Workshop' building is located along the eastern side of the subject site and will be utilised for the repairs and modifications of motor vehicles. The total ground floor area of the proposed workshop is 1,519m². The proposed workshop is mainly made up of colourbond material to the exterior with a single pitched roofline and dimensions of approximately 54m long x 28m wide x 9.5m high. It is the largest and tallest building onsite



however it is set behind and to the side, of other buildings onsite which assists reducing the visual bulk of this structure. This is further aided by the placement of two advertising signs on the façade, and its distance from the front boundary at approximately seventy-one (71) meters. The building has fourteen (14) roller doors of various sizes along the east, north and west sides of this structure. The rear four roller doors are predominately used for vehicles to enter the building when been serviced. It can be noted that a parts wash bay area is located to the rear of this building which services this facility. Furthermore, five (5) rainwater tanks are connected to this building to capture stormwater runoff.

The proposed 'New Office and Showroom' building is located between the 'Proposed Workshop' and 'Existing Building & Existing Office' buildings, and will be utilised for administration and sales display purposes. At 395m² with approximate dimensions of 23m long x 16m wide x 6m high, it is the second smallest building onsite. It is forward of the adjoining two buildings by at least 4m, however the stepped nature of the other buildings behind it, as well as its distance to the front boundary being at least sixty (60) meters, has assisted in reducing any perceived dominance of this structure. Materials used include colourbond wall cladding, selective advertising design, and a large section of glass panelling for new windows and doors, which all add detail to the façade and naturally attracts the viewers eye to this location as being the primary point of entry into the collection of buildings onsite. Entrance to the office will be attained via an automated glass door as illustrated in Appendix A.

The 'Existing Accommodation Building' is located approximately 3.5 meters west of the 'Existing Building & Existing Office' and contains two (2) bedrooms and one (1) common area. Refer to Appendix A. The approximate dimensions of this building are 13m long x 4m wide x 3.6m high, which equals an approximate ground floor area of 52m². It can be noted that the existing accommodation building is accompanied by an amenity structure, which includes toiletries facilities, located near the western side of the accommodation building. Refer to Appendix A.

It can be noted that all buildings proposed and/or retrofitted are to designed to be finished to a high quality appearance which will complement the existing built form of this industrial locality.

4.1.4 Car Parking

Car parking will generally be in accordance with the intent of the Town Zone Code in the Balonne Shire Council Planning Scheme 2006 (v2014).

Carparking is generally located towards the front of the site to assist visitors and staff with visual interpretation of the built form layout.

A total of 38 car parking spaces are provided, including one (1) carparking space for disable purposes, which is above the requirement of this facility. Refer to Appendix A.

Table 3 – Carparking Calculations – Stage 1

<p>Carparking Requirements for Medium Impact Industry: 1 space for each 100m² or part thereof of GFA, or 2 spaces, whichever is greater.</p> <p>Proposed Development: Total GFA = 3,108m²</p> <p>Calculation: 3,108m² / 100m² = 31.08</p> <p><u>32 Carparks Required</u></p>
--



4.1.5 Hours of Operation

The hours of operation occurring onsite are as followed;

- Monday- Friday: 6AM-6PM
- Saturday: 6AM-3PM

The premises need to be accessible to breakdown vehicles 24hours a day, which will be repaired during the hours mentioned above.

4.1.6 Staffing

There are 15 employees existing on the subject site. The future development expansion will approximately generate an additional 10 employees. Thus, up to 25 employees could be working on the site at any one time.

4.1.7 Access

Vehicle access is proposed to continue via the two (2) informal access points along Grey Street (Camarvon Highway). The two access points are connected by a loop running in a two way direction (Refer to Appendix A).

New industrial crossovers over these access points will be constructed to withstand large heavy vehicles, such as AVs and will taper into the existing pavement of Camarvon Highway without further upgrade of that road.

The driveways themselves are capable of providing sufficient space for the proposed vehicle types to manoeuvre through the site as shown in the attached proposal plans (Appendix A).

4.1.8 Traffic

Given the proximity to town, the level of traffic generated by the proposed extension is not significant to warrant additional upgrades to the Camarvon Highway, apart from formalising the existing industrial crossovers.

4.1.9 Landscaping

As per the site plan in Appendix A, existing landscaping in the form of scattered trees has been provided at the frontage of the subject site to assist in softening the built form of the proposed and existing structures. This is deemed appropriate for the location, being within an industrial estate that has properties with similar levels of landscaping.

4.1.10 Site Cover

The proposed development's total site coverage (including hardstand and canopy) is approximately 2,917m², which is 4.06% of the subject site and well within the limits of this industrial locality.

4.1.11 Height

The 'Existing Building & Existing Office' building has an approximate height of x 7m high, or less than a two storey building, which is acceptable for the industrial locality and its adjoining zones (Refer to Appendix A- Elevations).



The 'Proposed Workshop' building has an approximate height of 9.5m, which is acceptable for the industrial locality and its adjoining zones (Refer to Appendix A- Elevations).

The 'New Office and Showroom' building has an approximate height of 6m, or less than a two storey building, which is acceptable for the industrial locality and its adjoining zones (Refer to Appendix A- Elevations).

The 'Existing Accommodation Building' building has an approximate height of 3.6m, or less than a two storey building, which is acceptable for the industrial locality and its adjoining zones (Refer to Appendix A- Elevations).

None of the proposed building heights impact on the aviation function of the nearby St George airport, as none of these buildings are within the obstacle surface limitation area. Refer to Figure 7.

4.1.12 Utility Connections

The proposed development requires further internal connections to link facilities to water, electricity and telecommunication mains located on Grey Street (Carnarvon Highway), with no further extension of these mains necessary.

The additional sewerage generated from the site is to be captured by the existing transpiration sewerage infrastructure onsite.

4.1.13 Stormwater

Rainwater captured on the roof of the proposed workshop will be directed to two (5) holding tanks. The locations of the proposed holding tanks are as illustrated in Appendix A.

No water is required to be stored on the site for bushfire, given the negligible risk, derived from the 120m distance between the buildings and the major vegetation stand which is a sufficient buffer. Four existing rainwater tanks are to remain onsite for firefighting purposes of the proposed buildings.

Existing stormwater flows over the site will either be absorbed into the ground or collected by the existing grass swale along Carnarvon Highway. No change to existing level of flows into this infrastructure will occur as a result of this development given the provision of stormwater tanks to capture excess stormwater.

4.1.14 Waste

Waste from this development is generated from the office, stock handling, and workshop operations. Office waste will be general rubbish including putrescible waste, and recyclable material which are to be placed into the four (4) industrial bins and collected every week for disposal. It can be noted that one (1) industrial bin already exists on the premises, with an additional two (2) industrial bins being proposed as part of the development expansion (Refer to Appendix A).

Stock handling waste will be predominately cardboard boxes and wrapping material that will be placed in an industrial bin to be collected by an appropriate waste contractor for recycling.

Workshop waste is categorised into the following parts:

- Waste oil, which is drained into a tank below the workpits and pumped out by an appropriate waste contractor for disposal;
- Waste oil filters, which are placed into industrial bins for collection by an appropriate waste contractor for disposal;



- Waste coolant, is to be removed by appropriate waste contractor for disposal;
- Steel waste, will be placed into metal skips for removal by an appropriate waste contractor.

It can be noted that the proposed waste oil separator is to be located in the parts wash area outside the north-east corner of the new workshop building, with waste material to be removed for disposal when necessary.

4.1.15 Lighting

All lighting proposed on the subject site will be in accordance with the Australian Standards.

4.1.16 Dust

Generation of dust from vehicle movements has been mitigated by the provision of concrete driveway crossovers and gravel hardstand areas around vehicle movement areas as illustrated in Appendix A.

4.1.17 Noise

Located within an industrial area the proposed industrial development is consistent with the noise levels anticipated for this locality. The majority of the activities are to be contained within the buildings and thus noise levels are considered appropriate for this development.

4.1.18 Advertising

As per the perspectives in Appendix A, it can be noted that an illuminated parapet sign is proposed on the southern face of the proposed 'New office and showroom' building. This building is set back at least sixty (60) meters from the frontage, and thus the parapet sign poses no visual distraction to drivers, nor does it dominate the site being smaller in built form than the other buildings onsite.

It can further be noted that two (2) parapet signs of a smaller scale are displayed on the 'Proposed Workshop', as illustrated in Appendix A. This signage is set back further than the illuminated sign, being approximately seventy-one (71) meters from the frontage, thus posing no visual dominance or distraction to drivers.

Additionally, a signwritten roof sign is proposed on the 'Proposed Workshop' (Refer to Appendix A- Perspectives). Due to the sign being painted on the roof and not being securely fixed on top of the roof, this does not impact the front facing aesthetics of the workshop, and thus causes no visual distractions to drivers.

The existing pylon sign to the front of the site is to be retained unchanged.

4.1.19 Vegetation Clearing

Some vegetation is to be cleared to accommodate the operations, as shown in Appendix A. This vegetation is not of State significance and thus can be removed. No changes to the mapped State significant vegetation is proposed as part of this development.



4.2 Approvals Required

This application seeks the following approval/s:

- Development Permit Material Change of Use for Medium Impact Industry:
 - Vehicle Workshop (Ancillary Uses: Showroom, Office and Accommodation Units)

4.3 Level of Assessment

The proposed development is Code Assessable in accordance with the Balonne Shire Council Planning Scheme 2006 (v2014). As the proposed development is subject to Code Assessable, public notification of the development will not be carried out in accordance with Section 297 of the *Sustainable Planning Act 2009*.

4.4 Referral Agencies

As per Section 5.3 of this report, the proposed development triggers referral to DSDIP under Sch 7, Table 3, Item 1 of *SPARegs 2009* given that the proposed development is within 25m and adjoins a State Controlled Road, being Anzac Avenue. Refer to section 5.3 of this report for SDAP assessment details.

No referral to DSDIP under Sch 7, Table 3, Item 10 of *SPARegs 2009* is required given that there is no clearing of State significant vegetation proposed, and further operational works approvals will be required for other works occurring onsite.



5. Statutory Provisions and Compliance

5.1 Maranoa-Balonne Regional Plan

The proposed use being a Vehicle Workshop reflects the regional vision and outcomes sought in the Maranoa-Balonne Regional Plan.

The proposed development will provide employment prospects and is well serviced by infrastructure suitable for Medium Impact activities including sewer, water, transportation and other essential services.

The proposed use generally supports major rural activity, with the development accommodating concentrations of employment, businesses and convenience retail shopping centres. It can further be noted that the proposed use supports rural activity, producing machinery and vehicular supplies required for rural development.

The proposed use will manage and sustain a healthy, functioning natural environment, with no environmental impacts, or the removal of state vegetation occurring on the subject site.

The proposed development will be coordinated, safe and efficient, essentially maintaining and underpinning the social, economic, and environmental health of the region.

5.2 State Planning Policies

As per s324(3) of SPA 2009, assessment against the SPP is required to assist Council in making a decision regarding the proposed development application.

Furthermore, in accordance with Queensland Government's *State Planning Policy (SPP) April 2016*, any Local Government Planning Scheme which does not adequately reflect the state interests listed within this policy requires development applications to be assessed against Part E—Interim development assessment requirements.

Given that the Balonne Shire Council Planning Scheme 2006 (v2014) is not a SPA2009 scheme, assessment against the SPP provisions is required as a precaution, as is as follows:

LIVEABLE COMMUNITIES

The application of the requirement is **NOT APPLICABLE** for this development proposal.

MINING AND EXTRACTIVE RESOURCES

Given that the subject site, on which the material change of use is proposed, is not within the resource/processing area of a KRA or the separation area for the resource/processing area of a KRA, this state interest is **NOT APPLICABLE**.

BIODIVERSITY

Given that the subject site, on which the material change of use is proposed and contains matters of state environmental significance as illustrated in Figure 3 of Section 3.3.3 of this town planning report, assessment against this state interest is **APPLICABLE**.

Assessment against the *SPP Biodiversity Development Requirements* is thus undertaken in the following table below, which determined that the proposed development is **COMPLIANT**.



SPP Biodiversity Development Requirements	Response
Enhances matters of state environmental significance where possible, and	Compliant: The proposed development will not produce any form of impact on any existing vegetation on the subject site, thus enhancing all matters of state environmental significance where possible.
Identifies any potential significant adverse environmental impacts on matters of state environmental significance, and	Compliant: As the proposed development does not involve the removal of any state significant vegetation, no consequent environmental impacts will be apparent on the subject site.
Manages the significant adverse environmental impacts on matters of state environmental significance by protecting the matters of state environmental significance from, or otherwise mitigating, those impacts.	Compliant: State significant vegetation existing to the northern end of the subject site will be preserved and maintained, with no environmental impacts being induced from the proposed development. Thus, all potential environmental impacts are mitigated.

COSTAL ENVIRONMENT

Given that the subject site, on which the material change of use is proposed, is not located within the coastal management district, this state interest is **NOT APPLICABLE**.

WATER QUALITY

Given that the subject site, on which the material change of use is proposed, has a site area greater than 2500 square metres, the state interest for *receiving waters* is **APPLICABLE**. Avoidance of adverse effects from stormwater flows to receiving waters has been achieved, and is portrayed through the assessment against SPP Code: Water Quality in the following table below, which determined that the proposed development is **COMPLIANT**.

Given that the subject site, on which the material change of use is proposed, is not located within the South East Queensland Region outside an urban area, the state interest for *water supply catchment in South East Queensland* is **NOT APPLICABLE**.

It is contended that the subject site is not within an acid sulfate soils affected area, as the topography of the land does not induce this issue. Thus, the state interest for *acid sulfate soils* is **NOT APPLICABLE**.

SPP CODE: WATER QUALITY	
PERFORMANCE OUTCOME	ACCEPTABLE OUTCOMES
<i>Plan to avoid/minimise new impacts</i>	
PO1 The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.	A01.1 A site stormwater quality management plan (SQMP) is prepared, and: <ul style="list-style-type: none"> a. is consistent with any local area stormwater management planning, and b. provides for achievable stormwater quality treatment measures meeting design objectives listed below in

	<p>Table A (construction phase) and Table B (post construction phase), or current best practice environmental managements, reflecting land use constraints, such as:</p> <ul style="list-style-type: none"> • erosive, dispersive, sodic and/or saline soil types • landscape features (including landform) • acid sulfate soil and management of nutrients of concern • rainfall erosivity. <p><i>Editor's note: Local area stormwater management planning may include Urban Stormwater Quality Management Plans, or Catchment or waterway management plans, Healthy Waters Management Plans, Water Quality Improvement Plans, Natural Resource Management Plans.</i></p>
<p>P01 Complies: The current development is planned and designed in such a way that all land use constraints and stormwater quality treatment measures are achieved. It can be noted that the topography of the subject site can be described as generally flat resulting in water either being absorbed into the ground or led to the grassy culvert apparent at the subject sites frontage. Furthermore that development occupies approximately 4.06% of the site area and in theory should not be captured by this criterion which is concerned with the impacts from excess runoff.</p>	
<p>P02</p> <p>Development does not discharge wastewater to a waterway or off site unless demonstrated to be best practice environmental management for that site.</p>	<p>A02.1</p> <p>A wastewater management plan (WWMP) is prepared by a suitably qualified person and addresses:</p> <ol style="list-style-type: none"> wastewater type, and climatic conditions, and water quality objectives (WQOs), and best-practice environmental management, and <p>A02.2</p> <p>The WWMP provides that wastewater is managed in accordance with a waste management hierarchy that:</p> <ol style="list-style-type: none"> avoids wastewater discharges to waterways, or if wastewater discharge to waterways cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.
<p>P02 Complies: The proposed subject site is not located near a waterway, and will not discharge wastewater off site.</p>	

<p>PO3 Any non-tidal artificial waterway is located in a way that is compatible with the land use constraints of the site for protecting water environmental values in existing natural waterways.</p>	<p>A03.1 If the proposed development involves a non-tidal artificial waterway: environmental values in downstream waterways are protected, and any groundwater recharge areas are not affected, and the location of the waterway incorporates low lying areas of a catchment connected to an existing waterway, and existing areas of ponded water are included, and</p> <p>A03.2 Non-tidal artificial waterways are located: outside natural wetlands and any associated buffer areas, and to minimise disturbing soils or sediments, and to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas.</p>
<p>PO3 and A03 Not Applicable: The proposed development and/ or subject site does not contain a non-tidal artificial waterway.</p>	
<p>PO4 Any non-tidal artificial waterway is located in a way that is compatible with existing tidal waterways.</p>	<p>A04.1 Where a non-tidal artificial waterway is located adjacent to, or is connected to, a tidal waterway by means of a weir, lock, pumping system or similar: a. there is sufficient flushing or a tidal range of >0.3 m, or b. any tidal flow alteration does not adversely impact on the tidal waterway, or c. there is no introduction of salt water into freshwater environments</p>
<p>PO4 and A04 Not Applicable: The proposed development and/ or subject site does not contain a non-tidal artificial waterway.</p>	
<p>Design to avoid/minimise new impacts</p>	
<p>PO5 Stormwater does not discharge directly to a non-tidal artificial waterway without treatment to manage stormwater quality management.</p>	<p>A05.1 Any non-tidal artificial waterway is designed and managed for any of the following end-use purposes: a. amenity including aesthetics, landscaping and recreation, or b. flood management, or c. stormwater harvesting as part of an integrated water cycle management plan, or d. aquatic habitat, and</p> <p>A05.2 The end-use purpose of any non-tidal artificial waterway is designed and operated in a way that protects water environmental values.</p>
<p>PO5 and A05 Not Applicable: The proposed development and/ or subject site does not contain a non-tidal artificial waterway.</p>	
<p>Construct to avoid/ minimise new impacts</p>	

<p>PO6 Construction activities for the development avoid or minimise adverse impacts on stormwater quality.</p>	<p>AO6.1 An erosion and sediment control plan (ESCP) demonstrates that release of sediment-laden stormwater is avoided for the nominated design storm, and minimised when the nominated design storm is exceeded, by addressing design objectives listed below in Table A (construction phase) or local equivalent, for: a. drainage control, and b. erosion control, and c. sediment control, and d. water quality outcomes, and AO6.2 Erosion and sediment control practices (including any proprietary erosion and sediment control products) are designed, installed, constructed, operated, monitored and maintained, and any other erosion and sediment control practices are carried out in accordance with local conditions and appropriate recommendations from a suitably qualified person, OR The ESCP demonstrates how stormwater quality will be managed in accordance with an acceptable regional or local guideline so that target contaminants are treated to a design objective at least equivalent to</p>
<p>PO6 Complies: Construction activities for the development minimise any potential adverse impacts on stormwater quality. It can be noted that minimal cut and fill will occur on the site throughout the construction phase, and runoff will be maintained on site using appropriate control measures.</p>	
<p>Operate to avoid/minimise new impacts</p>	
<p>PO7 Operational activities for the development avoid or minimises changes to waterway hydrology from adverse impacts of altered stormwater quality and flow</p>	<p>AO7.1 Development incorporate stormwater flow control measure to achieve the design objectives set out below in and Table B (post construction phase). The operational phases for the development comply with design objectives in Table B (post construction phase), or current best practice environmental management, including management of frequent flows, and peak flows.</p>
<p>PO7 Complies: Operational activities for the proposed development avoid changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.</p>	
<p>PO8 Any treatment and disposal of waste water to a waterway accounts for: • the applicable water quality objectives for the receiving waters, and • adverse impact on ecosystem health or receiving waters, and • in waters mapped as being of high</p>	<p>AO8.1 Implement the WWMP prepared in accordance with AO2.1.</p>

ecological value, the adverse impacts of such releases and their offset.	
PO8 and AO8.1 Complies: N/A Waste water from the proposed development will not be disposed to a waterway.	
PO9 Wastewater discharge to a waterway is managed in a way that maintains ecological processes, riparian vegetation, waterway integrity, and downstream ecosystem health	AO9.1 Wastewater discharge waterways is managed to avoid or minimize the release of nutrients of concern so as to minimize the occurrence, frequency and intensity of coastal algal blooms, and AO9.2 Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology, and AO9.3 Development in coastal catchments: a. avoids lowering groundwater levels where potential or actual acid sulfate soils are present, and b. manages wastewaters so that: (i) the pH of any wastewater discharged is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium, and metals, and (ii) holding times of neutralised wastewaters ensures the flocculation and removal of any dissolved iron prior to release, and (iii) visible iron floc is not present in any discharge, and (iv) precipitated iron floc is contained and disposed of, and (v) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method.
AO9.1 Complies: Wastewater discharge to a waterway is managed in such a way to avoid the frequency and intensity of algal blooms. AO9.2 Not Applicable: The proposed development is not located within a coastal catchment. AO9.3 Not Applicable: The proposed development is not located within a coastal catchment.	
PO10 Any non-tidal artificial waterway is managed and operated by suitably qualified persons to achieve water quality objectives in natural waterways.	AO10.1 Any non-tidal artificial waterway is designed, constructed and managed under the responsibility of a suitably qualified registered professional engineer, Queensland (RPEQ) with specific experience in establishing and managing artificial waterways, and AO10.2 Monitoring and maintenance programs adaptively manage water quality in any non-tidal artificial waterway to achieve relevant water-quality

	<p>objectives downstream of the waterway, and</p> <p>AO10.3 Aquatic weeds are managed in any non-tidal artificial waterway to achieve a low percentage of coverage of the water surface area (less than 10%). Pests and vectors (such as mosquitoes) are managed through avoiding stagnant water areas, providing for native fish predators, and any other best practices for monitoring and treating pests, and</p> <p>AO10.4 Any non-tidal artificial waterway is managed and operated by a responsible entity under agreement for the life of the waterway. The responsible entity is to implement a deed of agreement for the management and operation of the waterway that:</p> <ul style="list-style-type: none"> a. identifies the waterway, and b. states a period of responsibility for the entity, and c. states a process for any transfer of responsibility for the waterway, and d. states required actions under the agreement for monitoring the water quality of the waterway and receiving waters, and e. states required actions under the agreement for maintaining the waterway to achieve the outcomes of this code and any relevant conditions of a development approval, and f. identifies funding sources for the above, including bonds, infrastructure charges or levies
AO10.1-10.4 Not Applicable: The proposed development does not involve a non-tidal artificial waterway.	

EMISSIONS AND HAZARDOUS ACTIVITIES

Given that the subject site, on which the material change of use is proposed, is not located wholly or partly within a management area, this state interest is **NOT APPLICABLE**.

NATURAL HAZARDS, RISK AND RESILIENCE

Based on Council's Overlay Mapping, the subject site, on which the material change of use is proposed, is not located within a flood hazard area, a bushfire hazard area, a landslide hazard area. There is no coastal hazard, given that no coastal waters touches land within Council's jurisdiction. Thus, these state interests are **NOT APPLICABLE**.

STATE TRANSPORT INFRASTRUCTURE

Given that the subject site, on which the material change of use is proposed, is not located within 400 metres of a public passenger transport facility or a future public passenger transport facility, this state interest is **NOT APPLICABLE**.

STRATEGIC AIRPORTS AND AVIATION FACILITIES

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The subject site, on which the material change of use is proposed, does lie within the lighting area buffer zone of an Airport (identified in Appendix 1 of SPP Guideline: Strategic airports and aviation facilities), as illustrated in Figure 4 of Section 3.3.5 of this town planning report.

Assessment against *SPP Code: Strategic Airports and Aviation facilities*, is thus undertaken in the following table below, which determined that the proposed development is **COMPLIANT**.

SPP CODE: STRATEGIC AIRPORTS AND AVIATION FACILITIES (OPERATIONAL AIRSPACE)	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PHYSICAL AND TRANSIENT OBSTRUCTIONS	
PO1 Development does not create a permanent or temporary physical or transient obstruction in a strategic airport's operational airspace.	<p>AO1.1 Buildings and structures do not encroach into the airport's operational airspace.</p> <p>AO1.2 Cranes or other equipment used during construction do not encroach into the airport's operational airspace.</p> <p>AO1.3 Landscaping does not include vegetation that at maturity will encroach into the airport's operational airspace.</p> <p>AO1.4 Transient activities associated with development such as parachuting, hot air ballooning and hang-gliding will not occur within the airport's operational airspace.</p>
<p>Editor's note: A development proposal involving a building, structure, crane or other construction equipment which encroaches into the operational airspace of a Leased Federal or other strategic airport must be referred to the airport manager for assessment, who will on refer the proposal to the Australian Government if required. Encroachments into a Height Restriction Zone for a defence or joint-user airfield must be referred to the Department of Defence (DoD) for assessment. Refer to the SPP guidelines for more information regarding the Australian Government's role and assessment processes for intrusions into operational airspace of strategic airports.</p>	
<p><u>Proposal Assessment against Acceptable Outcomes:</u></p> <p>N/A The proposal did not trigger assessment against this code for this particular matter.</p>	
LIGHTING AND REFLECTIVE SURFACES	
PO2 Development does not include external lighting or reflective surfaces that could distract or confuse pilots.	<p>AO2.1 Development within the lighting buffer zone for the strategic airport does not include any of the following types of outdoor lighting:</p> <ul style="list-style-type: none"> • straight parallel lines of lighting 500 m to 1000 m long • flare plumes • upward shining lights • flashing lights • laser lights • sodium lights • reflective surfaces. <p>AO2.2 Development within the lighting buffer zone for the strategic airport does not emit light that will exceed the maximum light intensity specified for the area.</p>
<p>Editor's note: A development proposal within 6 km of a strategic airport involving installation of external</p>	



SPP CODE: STRATEGIC AIRPORTS AND AVIATION FACILITIES (OPERATIONAL AIRSPACE)

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
lighting that is likely to affect aircraft operations must be referred to the airport manager for assessment who will refer the proposal to the Australian Government if required. Both the Civil Aviation Safety Authority (CASA) (under the Civil Aviation Act 1988 and Regulation 94 of the Civil Aviation Regulations 1988) and the DoD have legislative powers to cause lighting which may cause distraction, confusion or glare to pilots flying aircraft to be turned off or modified. Lighting design matters should be addressed during pre-lodgement stage of the development assessment process to avoid CASA or DoD directives to modify lighting after it has been installed. CASA can provide advice about the design and installation of lighting within 6 km of a strategic airport on the request of local government or an applicant.	

Proposal Assessment against Acceptable Outcomes:

The proposed development, as illustrated in Appendix A of this report, does not create any straight/parallel lines of lighting 500 m to 1000 m long, flare plumes, upward shining lights, flashing lights, laser lights, sodium lights, large reflective surfaces (all building roof surfaces are to be powder coated white).

A condition of approval can be applied to the development to ensure lighting is below the maximum light intensity specified for this area.

Thus, the proposed development is **COMPLIANT**.

EMISSIONS

PO3 Emissions do not significantly increase air turbulence, reduce visibility or compromise the operation of aircraft engines in a strategic airport's operational airspace.	AO3.1 Development does not emit smoke, dust, ash or steam into the airport's operational airspace. AO3.2 Development does not emit a gaseous plume into the airport's operational airspace at a velocity exceeding 4.3 m per second, or AO3.3 Development emitting smoke, dust, ash, steam or a gaseous plume exceeding 4.3 m per second is designed and constructed to mitigate adverse impacts of emissions upon operational airspace.
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Editor's note: A development proposal involving emission of airborne particulates that may impair visibility in operational airspace must be referred to the airport manager who will on refer the proposal to CASA for assessment. Proposals with the potential to affect visibility in a Height Restriction Zone for a defence or joint-user airfield must be referred to DoD for assessment. Practice notes 1 and 2 of the SPP guideline: Strategic airports and aviation facilities provide more information regarding the Australian Government's role and assessment processes for intrusions into operational airspace of strategic airports. It is recommended proponents seek CASA or DoD advice during pre-lodgement stage of the development assessment process.

Proposal Assessment against Acceptable Outcomes:

N/A The proposal did not trigger assessment against this code for this particular matter.

WILDLIFE HAZARDS

PO4 Development does not cause wildlife to create a safety hazard within a strategic airport's operational airspace.	AO4.1 Development located within 3 km of a strategic airport's runway does not involve uses listed in column 1 of Table C: Land uses associated with increases in wildlife strikes and hazards. AO4.2 Development located within 3 km of a strategic airport's runway involving a use listed in column 2 of Table C: Land uses associated with increases in wildlife strikes and hazards, includes measures to reduce the potential to attract birds and
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SPP CODE: STRATEGIC AIRPORTS AND AVIATION FACILITIES (OPERATIONAL AIRSPACE)	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	<p>bats.</p> <p>AO4.3 Development located between 3 km and 8 km of a strategic airport's runway involving a use listed in column 1 or column 2 of Table C: Land uses associated with increases in wildlife strikes and hazards, includes measures to reduce the potential to attract birds and bats.</p> <p>AO4.4 Development located between 8 km and 13 km of a strategic airport's runway involving a use listed in column 1 or column 2 of Table C: Land uses associated with increases in wildlife strikes and hazards, does not increase the potential to attract birds and bats.</p>
<p>Editor's note: A development proposal in the vicinity of a strategic airport that may increase risk of wildlife strike should be referred to the airport manager for assessment. A development proposal in the vicinity of a defence or joint-user airfield that may increase risk of wildlife strike should be referred to DoD for assessment. Where local government seek to approve land uses which may increase the risk of wildlife strike near existing airports, steps should be taken to mitigate risk in consultation with the airport manager and qualified bird and wildlife management experts.</p>	
<p><u>Proposal Assessment against Acceptable Outcomes:</u></p> <p>N/A The proposal did not trigger assessment against this code for this particular matter.</p>	
PROTECTION OF AVIATION FACILITIES	
PO5 Development does not interfere with the function of aviation facilities.	<p>AO5.1 Development located within the building restricted area for an aviation facility does not create:</p> <ul style="list-style-type: none"> • permanent or temporary physical obstructions in the line of sight between antennas • an electrical or electromagnetic field that will interfere with signals transmitted by the facility • reflective surfaces that could deflect or interfere with signals transmitted by the facility, or <p>AO5.2 Development located within the building restricted area for an aviation facility is designed and constructed to mitigate adverse impacts on the function of the facility.</p>
<p>Editor's note: A development proposal on land located within a building restricted area should be referred to Airservices Australia or DoD for assessment. Airservices Australia or DoD will provide local government and proponents with authoritative advice about the impact of a proposed development on the function of an aviation facility, requirements for risk assessment processes, and mitigation methods. It is recommended that advice be sought during pre-lodgement stage of development assessment processes to avoid objections from Airservices Australia or DoD.</p>	
<p><u>Proposal Assessment against Acceptable Outcomes:</u></p> <p>N/A The proposal did not trigger assessment against this code for this particular matter.</p>	
PUBLIC SAFETY AREAS	



SPP CODE: STRATEGIC AIRPORTS AND AVIATION FACILITIES (OPERATIONAL AIRSPACE)	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PO6 Development does not increase the risk to public safety.	AO6.1 Development within a strategic airport's public safety area does not involve: <ul style="list-style-type: none"> • a significant increase in the number of people living, working or congregating in the area • the manufacture, use or storage of flammable, explosive, hazardous or noxious materials.
<i>Proposal Assessment against Acceptable Outcomes:</i>	
N/A The proposal did not trigger assessment against this code for this particular matter.	
AIRCRAFT NOISE	
PO7 Development involving a sensitive land use is appropriately located and designed to prevent adverse impacts from aircraft noise.	AO7.1 Development within the 20–40 ANEF contour is consistent with Table D: Compatible and incompatible land uses within ANEF contours of the SPP guideline: Strategic airports and aviation facilities. AO7.2 Development within the 20–40 ANEF contour is designed and constructed to attenuate aircraft noise by achieving the indoor design sound levels specified in Table E: Desirable indoor sound levels for sensitive land uses of the SPP guideline: Strategic airports and aviation facilities.
<i>Editor's note: Where the acceptable outcomes cannot be met, a Noise Assessment Report prepared by an appropriately qualified acoustic consultant may be prepared to demonstrate compliance with this performance outcome.</i>	
<i>Proposal Assessment against Acceptable Outcomes:</i>	
N/A The proposal did not trigger assessment against this code for this particular matter.	

5.3 State Development Assessment Provisions (SDAP)

The SDAP (version 1.6) is prescribed in the *Sustainable Planning Regulation 2009*, and contains the matters that either Council or a Referral Authority may have regard to, when assessing a development application.

With regards to Council's assessment, we found that none of the matters listed in Table B.2, column 3, triggered further assessment against the SDAP modules for this development application.

With regards to any Referral Authorities assessment, we found that of the matters listed in Table B.3, column 3 the following triggered further assessment against the SDAP modules for this development application;

1. Sch 7, Table 3, Item 1 of SPA 2009, being the proposed subject site is within 25m of a State Controlled Road (Grey Street- Carnarvon Highway), triggering further assessment against Module 1, 18 and 19 and their subsets, which has been undertaken in Appendix C.

Given the assessment of Appendix C, it can be concluded that the proposed development **COMPLIES** with the assessment provisions of SDAP (version 1.6).



5.4 Code Assessment of Development Proposal

The proposal for a Vehicle Workshop and ancillary uses comprising of an Office and Showroom is consistent with the definition of a Town Zone- Industrial Precinct Use within the Balonne Shire Council. The proposal has been designed to comply with the applicable Balonne Shire Council Planning Scheme 2006 (v2014), being;

- Town Zone Code
- Advertising Devices Code

Statements of the proposal's compliance with the Acceptable Solutions and Performance Criteria of the relevant Codes are provided in Appendix B of this report.



6. Conclusion

This planning report addresses an application for a Development Permit for a Medium Impact Industry (Vehicle Workshop) for Vanderfield Pty Ltd over land within the Balonne Shire Council. The site is currently used as an Industrial Workshop which is defined under the current Balonne Shire Council Planning Scheme 2006 (v2014) as a Town Zone- Industrial Precinct . The existing land is described as Lot 2 on RP224597.

As demonstrated in this report, the proposed use complies with the assessment criteria of the Local and State Government planning instruments which are applicable to such a development.

We therefore submit that the proposed Medium Impact Industry be **APPROVED**.



Appendix A – Development Plans

Drawings prepared by i³ Consulting Pty Ltd

Document No:	Document Description
A001 Rev C	Site Plan
A002 Rev D	Detailed Site Plan
A003 Rev A	Roof Plan
A010 Rev F	Proposed Office Floor Plan
A011 Rev C	Proposed Workshop Floor Plan
A012 Rev C	Elevations
A013 Rev B	Perspectives
A014 Rev C	Existing Building Demolition and Proposed Floor Plans
A015 Rev B	Internal Perspectives
A020 Rev B	Sections
A16 Rev A	Elevations



Appendix B – Planning Scheme Codes

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Appendix C – State Development Assessment Provisions

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Overall Outcomes for the Town Zone Code

(1) The overall outcomes are the purpose of the Town Zone Code.

(2) The code seeks to ensure that development within the Town Zone:

(a) is focused in St George and Dirranbandi so as to support a range of business, industrial, tourist, community and recreational activities;

(b) protects the rural and heritage character and amenity of the locality;

(c) provides safe and convenient access for pedestrians and cyclists;

(d) has no adverse impact on Good Quality Agricultural Land;

(e) occurs in areas where it is most cost effective to supply physical infrastructure, such as water, sewerage, roads and electricity;

(f) is located, designed and operated in a manner that protects and enhances commercial scale, intensity, form and character;

(g) maintains the environment, including the soil, air and water compatible with healthy natural systems and public health and safety;

(h) does not prejudice or impact adversely on other uses including those within other zones;

(i) has an appropriately designed access to the road network, and traffic generated by the development does not impact adversely on the local road network, or the state-controlled road network.

(j) protects areas and sites of conservation importance, including cultural and high landscape values;

(k) is undertaken in an orderly and logical sequence to achieve an efficient provision of infrastructure, including social infrastructure;

(l) has water supply, stormwater disposal, sustainable effluent and waste disposal and power, to appropriate standards, adequate for the use; and

(m) does not impact adversely on infrastructure.

(3) The code also seek to ensure that development within the Limited Residential precinct:

(a) where for an urban purpose is limited to flood resilient dwelling houses (including associated outbuildings and structures) and works associated with this use;

(b) where for a non-urban purpose, is of a low intensity and scale and is reflective and responsive to the flooding constraints of the land; and

(c) does not create new lots and amalgamation of existing lots is encouraged to facilitate non-urban use.

(4) The code also seek to ensure that development within the Resilient Residential precinct:

(a) maintains a focus on flood resilience notwithstanding the protective function of the St George Levee by ensuring land use within the Precinct does not place additional vulnerable persons at risk and built form reflects the previous flood-prone nature of the land.

Note: While the Resilient Residential Precinct is now protected by a flood mitigation levee, residents and land owners within the Precinct should be aware that residual flood risk through levee overtopping or failure remains and to ensure that new buildings and structures developed on the land reflect the previous flood-prone nature of the land through raised habitable floor heights and other measures. The Flood Hazard Overlay Code in Section 6 (while not applicable to the Resilient Residential Precinct) may be used as a reference to guide flood resilient development in this Precinct..

Part 4 – Zones – Town Zone Code

Town Zone Code


The Town Zone Code includes the Towns of St George and Dirranbandi and the villages of Hebel, Thallon, Mungindi and Bollon. The extent of the town zone is identified on Planning Scheme Maps P2 to P7.


Performance Criteria	Acceptable Solution	Compliance
A. For all of the Town Zone		
1. Infrastructure PC 1 Electricity Premises are provided with a supply of electricity adequate for the activity.	AS 1.1 Premises have a reticulated supply of electricity.	AS 1.1 Complies The subject site has a reticulated supply of electricity, with electricity and telecommunications aligning the primary frontage of the site along Carnarvon Hwy.
PC 2 Water Supply Premises are provided with an adequate volume and supply of water for the activity.	AS 2.1 Premises ¹⁸ are connected to Council's reticulated water system and have a rain water tank connected to the premises with a minimum capacity of 22 500 litres; and AS 2.2 An approved water allocation as provided by the relevant agency and have a rain water tank connected to the premises with a minimum capacity of 45 000 litres.	AS2.1 and AS2.2 Complies The subject site is connected to the Council's (river) water system. The existing four rainwater tanks onsite are sufficient for firefighting purposes.
PC 3 Effluent Disposal To ensure that public health and environmental values are preserved, all premises provide for the treatment and disposal of effluent and other waste water.	AS 3.1 The premises are connected to the Council's reticulated sewerage system by the applicant; or AS 3.2 Premises have on - site effluent disposal systems designed and constructed by the applicant in accordance with Schedule 5: "Standards for Sewerage Supply"	AS 3.1 Not Applicable The subject site is not connected to the Council's reticulated sewer system AS 3.2 Complies The premises contains an existing onsite septic transpiration area, which is in accordance with Schedule 5: "Standards for Sewerage Supply"

PC 4 Stormwater/Inter-Allotment Drainage Stormwater is collected and discharged so as to: (a) protect the stability of buildings or the use adjacent land; (b) prevent the waterlogging of nearby land; (c) protect and maintain environmental values; and (d) to ensure that safety and efficiency of state-controlled roads is not compromised.	AS 4.1 Stormwater/inter-allotment drainage is collected and discharged in accordance with Schedule 6: "Standards for Stormwater Drainage".	AS 4.1 Complies The stormwater drainage is collected and discharged in accordance with Schedule 6: "Standards for Stormwater Drainage" (Refer to Section 4.1.13 of the Town Planning Report).
PC 5 Vehicle Access Vehicle access is provided to a standard appropriate for the use and provided by the applicant.	AS 5.1 Access roads are to be sealed and connect into the existing road network. Access is to be designed and constructed in accordance with Schedule 2: "Standards for Roads, Car parking, Access and Access and Manoeuvring Areas".	AS 5.1 Complies Access roads to the subject site will be sealed in accordance with the Queensland Department of Queensland and Main Roads Standards (TMR). Driveway crossovers will be designed and constructed in accordance with Schedule 2: "Standards for Roads, Car parking, Access and Manoeuvring Areas".
PC 6 Density The density of residential activities does not impact adversely on the residential amenity of the town.	For Dwelling House: AS 6.1 No more than 1(one) dwelling house per lot.	AS 6.1 Not Applicable There are no proposed residential activities (dwelling houses) on the subject site. The accommodation proposed on the site, being of a caretakers nature is deemed appropriate for the proposed use.

Where Premises are a new Class 1 Building as defined under the BCA, connection of Rain water tank must be for internal use and must comply with Queensland Development Code, Part 25, Rain Water Tanks.

Performance Criteria	Acceptable Solution	Compliance						
PC 7 Parking and Manoeuvring Vehicle parking and service vehicle provision is adequate for the use whilst ensuring both safe and functional operation for motorists and pedestrians.	AS 7.1 All uses provide vehicle parking in accordance with Schedule 2: "Standards for Roads, Car Parking, Access and Manoeuvring Areas". <table border="1"> <tr> <td>Industry</td><td>1 space for each 2.5 employees or 1 space for each 150m² of part thereof of GFA, or 2 spaces, whichever is greater. Where a service trade activity: 1 space for each 20m² of part thereof or retail GFA plus 1 space for each 50m² of part thereof of other GFA.</td><td>50% where the site has an area of not less than 2000m² NBL/ other use.</td></tr> <tr> <td>Subsidiary</td><td>1 space for each 100m² of part thereof of GFA.</td><td>NBL/</td></tr> </table> AS 7.2 All service vehicle manoeuvring is in accordance with Schedule 2: "Standards for Roads, Car Parking, Access and Manoeuvring Areas".	Industry	1 space for each 2.5 employees or 1 space for each 150m ² of part thereof of GFA, or 2 spaces, whichever is greater. Where a service trade activity: 1 space for each 20m ² of part thereof or retail GFA plus 1 space for each 50m ² of part thereof of other GFA.	50% where the site has an area of not less than 2000m ² NBL/ other use.	Subsidiary	1 space for each 100m ² of part thereof of GFA.	NBL/	AS 7.1 Complies The proposed vehicular parking accommodated for 38 parking space, which is more than the requirements for Schedule 2 "Standards for Roads, Car, Parking and Access and Manoeuvring Areas" (Refer to Appendix A). AS 7.2 Complies All service vehicle manoeuvring is in accordance with Schedule 2: "Standards for Roads, Car Parking, Access and Manoeuvring Areas", however gravel pavement areas are provided for all carparking and vehicle movement areas. This is suffice given the level of traffic anticipated.
Industry	1 space for each 2.5 employees or 1 space for each 150m ² of part thereof of GFA, or 2 spaces, whichever is greater. Where a service trade activity: 1 space for each 20m ² of part thereof or retail GFA plus 1 space for each 50m ² of part thereof of other GFA.	50% where the site has an area of not less than 2000m ² NBL/ other use.						
Subsidiary	1 space for each 100m ² of part thereof of GFA.	NBL/						
PC 8 Roads All weather road access is provided between the premises and the existing road network and must be provided by	AS 8.1 Roads are designed and constructed in accordance with Schedule 2: "Standards for Roads, Car Parking, Access and Manoeuvring Areas".	AS 8.1 Not Applicable No roads are proposed, or required for this development.						

the applicant..		
PC 9 State Controlled Roads State Controlled Roads are maintained and enhanced as a link between major	AS 9.1 No direct access to State Controlled Roads is permitted except at designated intersections as identified on Map R1 –State	PC 9 Complies Access points are existing, and compliance for traffic onto Carnarvon Highway is demonstrated via SDAP codes – refer to Appendix C.
PC 10 Development Adjacent to State Controlled Roads Development adjacent to State Controlled Roads is located to ensure safe and efficient use of the highway and maintain the integrity of the highway as a commuter link.	AS 10.1 No development is established within a 100 metre buffer either side of the Carnarvon, Balonne, Barwon and Moonie Highways and other State Controlled Roads as identified in Map R1 – State Controlled Roads.	PC 10 Complies Buildings and permanent structures proposed are setback at appropriate distances from Carnarvon Highway which does not impact on the functionality of this roadway.
PC 11 Noise Sensitive Development Noise sensitive developments (residential, educational and community) must ensure that road traffic noise levels are appropriately managed to achieve acceptable levels of amenity.	AS 11.1 No solution specified.	PC 11 Complies Vehicle movements over the site are mainly contained to the eastern side of the site away from the residential accommodation and adjoining caretaker uses.
PC 12 Development in the Vicinity of Aerodrome Development (a) does not adversely affect the operation of the aerodrome; (b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and	AS 12.1 Buildings and structures within 100 metres of the boundary of an aerodrome are less than 7.5 metres in height at any point above natural ground level.	AS 12.1 Complies As per the Town Planning Report and the Image below, the existing building is located 103 meters from the boundary of the aerodrome. As the proposed workshop is located further back from the existing building, the proposed highest building point of 9.4 meters is deemed compliant and thus does not adversely affect the operation of the aerodrome, or impact the amenity and character of the locality.
		
PC 13 Aerodrome Safety and Obstruction The development of premises does not cause an obstruction or other potential hazard to aircraft movement associated with the aerodrome by way of: (a) the physical intrusion of buildings or other structures into the Obstacle Limitation Surface; (b) attracting birds or bats to the area which could cause or contribute to bird strike hazard;	AS 13.1 No solution specified.	PC 13 Complies The proposed development does not cause an obstruction or other potential hazard to aircraft movement by way of: (a) The physical intrusion of building or other structures into the Obstacle Limitation Service. This is apparent in the Figure below portraying the subject site not be contained within the Obstacle Limitation Service. (b) Attracting birds or bats to the subject site, given that the use

<p>(c) providing very bright lighting or lighting similar to aerodrome lighting which can communication facilities;</p> <p>(e) emissions that may affect pilot visibility or aircraft operations; or</p> <p>(f) transient intrusions into the aerodromes operational space.¹⁹</p>		<p>and its waste products will not encourage such animals to congregate onsite.</p> <p>(c) Providing bright lighting, which could potentially cause miscommunication errors</p> <p>(d) Emissions that may impact pilot visibility or aircraft operations, given the impacts for the uses are mainly within the buildings themselves.</p> <p>(e) Transient intrusions into the aerodromes operational space, as the use has no need to enter the operational space to function.</p> <p>Map R6:</p> 
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One way an applicant can demonstrate compliance is to prepare a report in accordance with Planning Guidelines: Planning for Aerodromes and other Aeronautical Facilities and Australian Standards AS2021, 1993. Map R6: Obstacle Limitation Surface should also be referred to.

Performance Criteria	Acceptable Solution	Compliance
PC 14 Gas and Oil Pipelines Buildings are located at an appropriate distance from pipelines to ensure community safety and operation of the use is not compromised.	AS 14.1 No habitable structure is constructed within the buffer established 200 metres either side off the gas and oil pipeline corridors as identified in Planning Scheme Map P1	AS 14.1 Complies The proposed development is not constructed within 200 metres of a gas and/or oil pipeline corridor.
PC 15 Refuse Tips and Effluent Treatment Plants Premises are located at an appropriate distance from refuse tips and effluent treatment plants to ensure community safety and operation of the uses are not compromised.	AS 15.1 Premises are not constructed within 500 metres of any boundary of a refuse tip or an effluent treatment plant.	AS 15.1 Complies The proposed development and/ or subject site is not constructed within 500 meters of any boundary of a refuse tip or an effluent treatment plant.
PC 16 Rail Corridors Development is at an appropriate distance from the rail corridor so as not to prejudice safety, speed or intended role of the existing and proposed rail corridors.	AS 16.1 The minimum buffer for residential, business, commercial and public facility uses are 100 metres from an existing or proposed rail corridors as identified on Planning Scheme Map P1.	AS 16.1 Not Applicable The subject site is not within 100m of a rail corridor.
PC 17 Noise Attenuation Development adjoining the rail corridor is protected from the impact of noise. ²⁰	AS 17.1 No solution specified	PC 17 Not Applicable The proposed development does not adjoin a rail corridor.

2. Environment PC 18 Watercourses Development ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.	AS 18.1 A minimum 10 metre wide buffer area is provided extending from the high bank of any watercourse. Buffer areas include a cover of vegetation, including grasses.	AS 18.1 Not Applicable The subject site is not contained within a high bank of any watercourse.
PC 19 Protected Areas Development is undertaken to ensure areas of significant biodiversity and habitat value are protected.	AS 19.1 A minimum separation distance of 100 metres is provided to protected areas as identified on Planning Scheme Map R3 – Protected Areas.	PC 19 Complies The proposed development ensures that areas of identified state significant biodiversity and vegetation remain untouched. Some local vegetation is to be removed for operations, but does not impact on the overall biodiversity retained onsite (Refer to Appendix A).
(a) Deleted		

One way an applicant can demonstrate compliance with PC 17 is to prepare a study that identifies how the development is in accordance with Railway and EPA Regulations 1998.

21 To assist the applicant to demonstrate compliance with PC 20, the maximum recorded flood maybe adopted as an indication of flood level.

Performance Criteria	Acceptable Solution	Compliance
PC 21 Bushfire Hazard Area Development maintains the safety of people and property by avoiding areas of High or Medium Bushfire hazard or mitigating the risk through: (a) the siting of buildings ensuring setbacks from hazardous vegetation are maximised and elements least susceptible to fire are sited closest to the bushfire hazard; and (b) the provision of firebreaks to ensure adequate setbacks between Buildings, structures and Hazardous vegetation	AS 21.1 Development is not undertaken in Bushfire hazard areas as identified as High and Medium hazard on Planning Scheme Map R4 – Bushfire Hazard Areas; or AS 21.2 For Development in areas of High or Medium bushfire hazard as identified on Planning Scheme Map R4 – Bushfire Hazard Areas and on lots greater than 2500m ² : Buildings and Structures: (i) are sited within the lowest bushfire hazard area; (ii) achieve minimum setback distances from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 metres, whichever ever is the greater; and (iii) achieve a setback distance from any retained vegetation strips or small areas of vegetation of 10 metres. AS 21.3 For Development in areas of High or Medium bushfire hazard as identified on Planning Scheme Map R4 – Bushfire Hazard Areas and on lots less than or equal to 2500m ² : No solution specified	AS 21.1 to A21.3 Complies As per section 3.3.7 of the planning report, bushfire hazard is not conclusively identified on Map R4. Given the dense vegetation to the rear of the site, we can assume that there may be some inherent risk, however the distance from the proposed buildings to the vegetation is sufficient (at over 100m) as a buffer zone that no further assessment against this matter is required.

AS 21.4 For Development in areas of High or Medium bushfire hazard as identified on Planning Scheme Map R4 – Bushfire Hazard Areas, firebreaks or fire maintenance trails are provided in accordance with Schedule 12: “Standards for Roads in Bushfire Hazard Areas, Firebreaks and Fire Maintenance Trails”.		
PC 22 Air Emissions Air emissions from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses. ²²	AS 22.1 No solution specified.	PC 22 Complies No air emissions from the subject site will cause environmental harm or nuisance to adjoining properties or sensitive land uses.
PC 23 Noise Emissions Noise emissions from premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses. ²³	AS 23.1 No solution specified.	PC 23 Complies Noise emissions from the premises do not cause environmental harm or nuisance to adjoining properties or sensitive land uses. It can be noted that internal noise will be contained within the proposed developments, predominantly being within the warehouse. External noise produced on the site is deemed appropriate for the industrial locality with noise predominantly being generated from vehicular movements.
PC 24 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. ²⁴	AS 24.1 No solution specified.	PC 24 Complies Additional stormwater runoff from the premises will be retained so that only current flows with the same quality will exit the site.

²² One way an applicant can demonstrate compliance with PC 22 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Air) Policy 1997

²³ One way an applicant may demonstrate how the development achieves PC 23 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Noise) Policy 1997.

Performance Criteria	Acceptable Solution	Compliance
PC 25 Excavation and Filling Excavation and filling of land ensures: (a) that both the amenity and safety of users of the site and adjacent land holdings; and (b) soil erosion is kept to a minimum with remedial works.	AS 25.1 Batters have a minimum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm; and AS 25.2 Excavation and filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height; and AS 25.3 Excavation and filling is undertaken in accordance with Schedule 7: “Standards for Construction Activity”.	AS 25.1 Not Applicable No batters are proposed as part of the proposed development. AS 25.2 Not Applicable Excavation and Filling will not be undertaken within 1.5 meters of any site boundary. AS 25.3 Not Applicable Any excavation and filling occurring on the site will be in accordance with Schedule 7: “Standards for Construction Activity”.

PC 26 Construction Activities Both erosion control and silt collection measures are undertaken so as to ensure protection of environmental values during construction.	AS 26.1 During construction, soil erosion and sediment is managed in accordance with Schedule 7: "Standards for Construction Activity".	AS 26.1 Complies The construction of the proposed development will be in compliance with Schedule 7 "Standards for Construction Activity".
PC 27 Character Buildings Development adjacent to buildings identified as heritage or character buildings within Schedule 9 incorporates design features, materials and details that blend with the existing character of the precinct.	AS 27.1 No solution specified	PC 27 Complies The proposed development is not located adjacent to buildings identified as either heritage or character listed within Schedule 9.
PC 28 Cultural Heritage The significance of known places of indigenous and/or cultural heritage value is retained.	AS 28.1 A minimum separation distance of 20 metres is provided from the MCU and/or operational work to known indigenous and/or cultural heritage sites. ²⁹	PC 28 Complies The proposed development is not located adjacent to buildings or sites identified as either heritage or character listed within Schedule 9.

Performance Criteria	Acceptable Solution	Compliance
F. For the Industrial Precinct		
PC 45 Scale and setbacks The scale and location of the industrial use on the site should contribute to the amenity of the precinct.	AS 45.1 Total use area is no more than 70% of the site; and AS 45.2 Buildings and structures are less than 10 metres in height and not more than 2 storeys at any point above the natural ground level; and AS 45.3 Side boundary clearance for any building or structure is 3 metres or more from any road frontage; and AS 45.4 Side boundary clearance for any building or structure is 4 metres or more; and AS 45.5 Rear boundary clearances are a 4 metres or more from property boundary; and AS 45.6 Where adjoining residential land, the setback along the common boundary is 7 metres or more.	AS 45.1 Complies The gross building floor area including existing buildings is 2917m ² being 4.06% of the subject site. AS 45.2 Complies Proposed building heights do not exceed 9.4 meters, and thus do not exceed 10 meters or the height of a 2 storey building at any point above the natural ground level. AS 45.4 Complies The side boundary clearance for the proposed development is well above 4 meters (Refer to Appendix A). AS 45.5 Complies The rear boundary clearance is well above 4 meters (Refer to Appendix A). AS 45.6 Not Applicable The subject site does not adjoin residential land.
PC 46 Vehicular Traffic Vehicular movements connected with uses in the industrial area ensure that the amenity of the adjacent residential area is not adversely affected.	AS 46.1 No solution specified	PC 46 Complies Vehicular movements are onto Carnarvon Highway in an industrial area.
PC 47 Landscaping Landscaping on the site: (a) contributes positively to the built form and the street; and (b) reduces the impact of the size and scale of the buildings. (c) Does not interfere with electricity	AS 47.1 Landscaping is provided with a minimum width of 2 metres along site boundaries; and AS 47.2 Vegetation is to have a mature height of at least 3 metres within 5 years of planting, unless planted under electricity lines where the mature height must not exceed 3 metres.	PC 47 Complies Current landscaping on the subject site is in the form of scattered trees being provided at the sites front boundary to assist in softening the built form of proposed and existing structures. It can be noted that the existing landscaping does not interfere with any electricity items.

infrastructure items. (d) constructed so as not to block visibility at intersections on the state-controlled road network.	AS 47.3 Ground covers should fully cover the	and is constructed in such a way to not block visibility on Camarvon Highway.
PC 48 Amenity The amenity of residential uses adjacent to the industrial area is protected through appropriate boundary screening.	AS 48.1 Where the site adjoins residential uses a solid screen wall of 2 metre height is to be erected on the boundary in addition to landscaping requirements.	AS 48.1 Complies The subject site does adjoin a lot with a caretakers residence, but given that this use is compatible in an industrial area, no screening is provided.
PC 49 Building and Structure Design The building is designed and orientated to be identifiable from the street.	AS 49.1 The office space of each building is sited and orientated towards the principal road frontage.	AS 49.1 Complies The proposed office space of each building is sited and oriented towards the front of the site (Refer to Appendix A).
PC 50 Building Appearance Buildings are designed and finished to a high quality appearance.	AS 50.1 No solution specified.	PC 50 Complies The proposed development is designed and finished to a high quality appearance, being painted with a metal finish, and thus complimenting existing developments within the industrial locality.
For Non Industrial Activities located in the Industrial Precinct		
PC 51 Location Non Industrial activities are located so as: (a) not to impact adversely on the function, operation and character of the Industrial precinct; and (b) not to prejudice the consolidation of like non-Industrial activities in other more appropriate areas.	AS 51.1 No solution specified.	PC 51 Not Applicable The proposed use is classified as a Medium Impact Industrial activity, thus this performance outcome is not applicable.

PERFORMANCE CRITERIA AND ACCEPTABLE SOLUTIONS FOR THE ADVERTISING DEVICES CODE

Criteria	Acceptable Solutions	Compliance
PC 1 Amenity Advertising signage is located and is of a size to minimise impacts on the visual amenity of an area.	AS 1.1 Advertising signage: <ul style="list-style-type: none"> • where not located on buildings, does not exceed 6 metres in height above natural ground level; • does not exceed 18m² of surface area; • where protruding over a footpath by more than 50 mm, has a minimum height above the footpath, measured from the underside of the sign, of 2.4 metres; • complies with the maximum dimensions set out in Table 6. AS 1.2 Advertising signage is not located in the Residential Precinct. AS 1.3 Advertising signage in the Residential Precinct is for the purposes of a home business or host home accommodation and does not exceed 0.3m ² in area.	AS 1.1 Complies <ul style="list-style-type: none"> • N/A The proposed signage comprises of Parapet Signage on the proposed office/ showroom and workshop, and signwritten roof signage on the workshop (Refer to Appendix A: Perspective Drawings). • Complies The proposed advertising signage is of a size that complements the building without reducing visual amenity. • N/A The proposed signage does not protrude over a footpath. • Complies The proposed advertising signage is of a size that complements the building without reducing visual amenity AS 1.2 Not Applicable The subject site is located in the Industrial Precinct. AS 1.3 Not Applicable The subject site is located in the Industrial Precinct.
PC 2 Safety Freestanding signs are positioned to ensure adequate setbacks from entries and exits, being the basics to ensure safe movement of vehicular traffic.	AS 2.1 No solution specified.	PC 2 Not Applicable The proposed signage does not include any freestanding signs.
PC 3 Location Advertising signage is designed and constructed to avoid clutter and to be of high quality.	AS 3.1 The number of signs is limited to that set out in Table 6. AS 3.2 Advertising Signage does not include:	PC 3 Complies The proposed advertising signage is designed and constructed to avoid clutter and to be of high quality (Refer to Appendix A). The proposed signage comprises of one (1) signwritten roof sign, one (1) illuminated parapet sign on the proposed office and show room building and two (2) parapet signs of a smaller scale on the proposed workshop (Refer to Appendix A- Perspectives). Due to the two (2) parapet signs

	<ul style="list-style-type: none"> • Promotional pamphlets or signs pasted or affixed to any structure, machine or device noticeable from any road, street, footway, reserve or other public place; • Signs place on vehicles, which are parked or left standing on any road, street, footway, park, reserve or other public place; • Balloons or signs placed on balloons having a volume of air or other gas greater than 0.125m³; • Signs located within 1 km of an existing sign being a billboard or hoarding on the same side of the road. 	<p>being of a significantly smaller scale on the proposed workshop in comparison to the office, this poses no visual dominance on the site, nor does it cause any visual distractions to drivers due to the workshop being set back approximately seventy-one (71) meters from the subject sites front boundary. Thus, the advertising is of size that complements the building without reducing visual amenity.</p>
<p>PC 4 State Controlled Roads Signage maintains the safety and efficiency of state controlled road corridors (as identified on Planning Scheme Map R1 – State Controlled Roads).</p>	<p>AS 4.1 Signage complies with the Department of Main Roads Policy for Advertising on or near State-controlled roads.</p>	<p>AS 4.1 Complies The proposed signage complies with the QLD Department of Transport and Main Roads- Roadside Advertising Guide, which replaces the Department of Main Roads Policy for Advertising on or near State- Controlled Roads.</p>
<p>PC 5 Advertising Signage is designed to be structurally safe and comply with safety standards</p>	<p>AS 5.1 The supporting structure of an advertisement is to be structurally sound.</p> <p>AS 5.2 No support, fixing, suspension or other system required for the proper installation of an advertisement is to be exposed</p> <p>AS 5.3 All electrical services and systems are to comply with the current Standards Association of Australia Wiring Rules and the requirements of the electricity supply authority.</p> <p>AS 5.4 All conduits, wiring, switches or other electrical apparatus installed on an advertisement are to be concealed from general view.</p>	<p>AS 5.1 Complies No supporting structures being the proposed building will be structurally sound as it will need to comply with the BCA for use of the building to commence.</p> <p>AS 5.2 Not Applicable No support, fixing, suspension or other systems required for the proper installation of an advertisement are proposed.</p> <p>AS 5.3 Complies The illuminated parapet signage proposed on the Office and Showroom will comply with the current standards association of Australia Wiring Rules and the requirements of the electricity supply authority.</p> <p>AS 5.4 Complies All conduits, wiring, switches or other electrical apparatus installed for the proposed illuminated parapet signage will be effectively concealed from general view.</p>

TABLE 6

Type of Signage	Number of Signs	Maximum Dimensions
Under awning signs (signs securely fixed under a permanent awning).	One per tenant	Length 2.4 metres; width 200 mm.
Fascia signs (signs painted to the fascia of the permanent awning).	One per tenant	The face of the fascia.
Flush wall signs (signs secured flat to a building or fence or painted on a building or fence).	One per tenant	Length 3 metres; depth 3 metres.
Above awning signs (signs securely fixed above a permanent awning).	One per tenant	Length 3 metres; width 200 mm.
Wall mounted signs (signs securely fixed to a wall of a building that do not protrude more than 1.2 metres from the wall).	One per tenant	Length 1.2 metres; depth 600 mm.
Roof signs (signs securely fixed to either the roof or parapet wall at the front of a building).	One per tenant	Length 3 metres; depth 1.5 metres.
Freestanding Signs	One per tenant	6 metres in height above natural ground level. Maximum area of 18 m ² .

1.1 Managing noise and vibration impacts from transport corridors state code

Response column key:
☒ Achieved
P/S Performance solution
N/A Not applicable

Table 1.1.1: Building work and material change of use

Performance outcomes	Acceptable outcomes	Response	Comment
Residential buildings near a state-controlled road or type 1 multi-modal corridor			
PO1 Development involving an accommodation activity achieves acceptable noise levels for residents and visitors by mitigating adverse impacts on the development from noise generated by a state-controlled road or a type 1 multi-modal corridor.	AO1.1 All facades of an accommodation activity exposed to noise from a state-controlled road or type 1 multi-modal corridor meet the following external noise criteria#: <ul style="list-style-type: none"> (1) ≤ 60 dB(A) L_{10} (18 hour) facade corrected (measured L_{90} (8 hour) free field between 10 pm and 6 am ≤ 40 dB(A)) (2) ≤ 63 dB(A) L_{10} (18 hour) facade corrected (measured L_{90} (8 hour) free field between 10 pm and 6 am > 40 dB(A)). And	P/S	The proposed use contains an existing caretaker's use, being accommodation, and is more than 90m from the edge of the road pavement of Camarvon Highway, which means that traffic noise is likely to be acceptable.
	AO1.2 Every private open space in an accommodation activity exposed to noise from a state-controlled road or type 1 multi-modal corridor meets the following external noise criteria#: <ul style="list-style-type: none"> (1) ≤ 57 dB(A) L_{10} (18 hour) free field (measured L_{90} (18 hour) free field between 6 am and 12 midnight ≤ 45 dB(A)) (2) ≤ 60 dB(A) L_{10} (18 hour) free field (measured L_{90} (18 hour) free field between 6 am and 12 midnight > 45 dB(A)). And	P/S	The proposed use contains an existing caretaker's use, being accommodation, and is more than 90m from the edge of the road pavement of Camarvon Highway, which means that traffic noise is likely to be acceptable.
	AO1.3 Every passive recreation area in an accommodation activity exposed to noise from a state-controlled road or type 1 multi-modal corridor meets the following external noise criteria#: <ul style="list-style-type: none"> (1) 63 dB(A) L_{10} (12 hour) free field (between 6 am and 6 pm). And	P/S	The proposed use contains an existing caretaker's use, being accommodation, and is more than 90m from the edge of the road pavement of Camarvon Highway, which means that traffic noise is likely to be acceptable.
	AO1.4 Every habitable room in an accommodation activity (other than a residential building), exposed to noise from a state-controlled road or type 1 multi-modal corridor meets the following internal noise criteria#:	P/S	The proposed use contains an existing caretaker's use, being accommodation, and is more than 90m from the edge of the road pavement of Camarvon Highway, which means that traffic noise is likely to be acceptable.

Performance outcomes	Acceptable outcomes	Response	Comment
	<p>(1) ≤ 35 dB(A) L_{eq} (1 hour) (maximum hour over 24 hours).</p> <p>Note: Noise levels from a state-controlled road or type 1 multi-modal corridor are to be measured in accordance with AS1055.1–1997 Acoustics – Description and measurement of environmental noise.</p> <p>Editor's note: Habitable rooms of residential buildings located within a transport noise corridor must comply with the Queensland Development Code MP4.4 Buildings in a transport noise corridor, Queensland Government, 2010. Transport noise corridors are mapped on the Department of Infrastructure, Local Government and Planning's State Planning Policy Interactive Mapping System.</p>		
Accommodation buildings near a railway (with 15 or more passing trains per day) or a type 2 multi modal corridor			
PO2 Development involving an accommodation activity achieves acceptable noise levels for residents and visitors by mitigating adverse impacts on the development from noise generated by a railway with 15 or more passing trains per day or a type 2 multi-modal corridor.	AO2.1 All facades of an accommodation activity exposed to noise from a railway with 15 or more passing trains per day or a type 2 multi-modal corridor meet the following external noise criteria#: <p>(1) ≤ 65 dB(A) L_{eq} (24 hour) facade corrected</p> <p>(2) ≤ 87 dB(A) (single event maximum sound pressure level) facade corrected.</p> <p>And</p>	N/A	The proposed use is not located near a railway
	AO2.2 Every private open space and passive recreation area exposed to noise from a railway with 15 or more passing trains per day or type 2 multi-modal corridor meets the following external noise criteria#: <p>(1) ≤ 62 dB(A) L_{eq} (24 hour) free field</p> <p>(2) ≤ 84 dB(A) (single event maximum sound pressure level) free field.</p> <p>And</p>	N/A	The proposed use is not located near a railway
	AO2.3 Every habitable room in an accommodation activity (other than a residential building) exposed to noise from a railway with 15 or more passing trains per day or a type 2 multi-modal corridor meets the following internal noise criteria#: <p>(1) ≤ 45 dB(A) single event maximum sound pressure level (railway).</p> <p>Note: Noise levels from railways or type 2 multi-modal corridors are to be measured in accordance with AS1055.1–1997 Acoustics – Description and measurement of environmental</p>	N/A	The proposed use is not located near a railway

Performance outcomes	Acceptable outcomes	Response	Comment
	noise. Editor's note: Habitable rooms of residential buildings located within a transport noise corridor must comply with the Queensland Development Code MP4.4 Buildings in a transport noise corridor, Queensland Government, 2010. Transport noise corridors are mapped on the Department of Infrastructure, Local Government and Planning's State Planning Policy Interactive Mapping System.		
Accommodation activities near a busway or light rail			
PO3 Development involving an accommodation activity achieves acceptable noise levels for residents and visitors by mitigating adverse impacts on the development from noise generated by a busway or light rail.	AO3.1 All facades of an accommodation activity exposed to noise from a busway or light rail meet the following external noise criteria#: (1) ≤ 55 dB(A) L_{eq} (1 hour) facade corrected (maximum hour between 6 am and 10 pm) (2) ≤ 50 dB(A) L_{eq} (1 hour) facade corrected (maximum hour between 10 pm and 6 am) (3) ≤ 64 dB(A) L_{max} facade corrected (between 10 pm and 6 am). And	N/A	The proposed use is not near a busway or light rail
	AO3.2 Every private open space and passive recreation area in an accommodation activity exposed to noise from a busway or light rail meets the following external noise criteria#: (1) ≤ 52 dB(A) L_{eq} (1 hour) free field (maximum hour between 6 am and 10 pm) (2) ≤ 66 dB(A) L_{max} free field. And	N/A	The proposed use is not near a busway or light rail
	AO3.3 Every habitable room of an accommodation activity exposed to noise from a busway or light rail meets the following internal noise criteria#: (1) ≤ 35 dB(A) L_{eq} (1 hour) (maximum hour over 24 hours). Note: Noise levels from a busway or light rail are to be measured in accordance with AS1055.1–1997 Acoustics – Description and measurement of environmental noise.	N/A	The proposed use is not near a busway or light rail

Performance outcomes	Acceptable outcomes	Response	Comment
Particular development near a state-controlled road or type 1 multi modal corridor			
PO4 Development involving a: (1) child care centre, or (2) educational establishment achieves acceptable noise levels for workers and patrons by mitigating adverse impacts on the development from noise generated by a state-controlled road or a type 1 multi-modal corridor.	AO4.1 All facades of buildings for a child care centre or educational establishment exposed to noise from state-controlled roads or type 1 multi-modal corridors meet the following external noise criteria#: (1) ≤ 58 dB(A) L_{10} (1 hour) facade corrected (maximum hour during normal opening hours). And	N/A	The proposed use does not involve a child care centre or educational establishment
	AO4.2 Outdoor education areas and outdoor play areas exposed to noise from a state-controlled road or type 1 multi-modal corridor meet the following external noise criteria#: (1) ≤ 63 dB(A) L_{10} (12 hours) free field (between 6 am and 6 pm). And	N/A	The proposed use does not involve an educational establishment
	AO4.3 Indoor education areas and indoor play areas in a childcare centre or educational establishment exposed to noise from a state-controlled road or type 1 multi-modal corridor meet the following internal noise criteria#: (1) ≤ 35 dB(A) L_{eq} (1 hour) (maximum hour during opening hours). Note: Noise levels from state-controlled roads or type 1 multi-modal corridors are to be measured in accordance with AS1055.1–1997 Acoustics – Description and measurement of environmental noise.	N/A	The proposed use does not involve an educational establishment
PO5 Development involving a hospital achieves acceptable noise levels for workers and patrons by mitigating adverse impacts on the development from noise generated by a state-controlled road or a type 1 multi-modal corridor.	AO5.1 All facades of buildings for a hospital exposed to noise from state-controlled roads or type 1 multi-modal corridors meet the following external noise criteria#: (1) ≤ 58 dB(A) L_{10} (1 hour) facade corrected (maximum hour during normal opening hours). And	N/A	The proposed use does not involve a hospital
	AO5.2 Patient care areas exposed to noise from a state-controlled road or type 1 multi-modal corridor meet the following internal noise criteria#: (1) ≤ 35 dB(A) L_{eq} (1 hour) (maximum hour during opening hours). Note: Noise levels from state-controlled roads or type 1 multi-modal corridors are to be measured in accordance with	N/A	The proposed use does not involve a hospital

Performance outcomes	Acceptable outcomes	Response	Comment
	AS1055.1–1997 Acoustics – Description and measurement of environmental noise.		
Particular development near a railway (with 15 or more passing trains per day) or a type 2 multi modal corridor			
PO6 Development involving a: (1) child care centre, or (2) educational establishment achieves acceptable noise levels for workers and patrons by mitigating adverse impacts on the development from noise generated by a railway with 15 or more passing trains per day or a type 2 multi-modal corridor.	AO6.1 All facades of buildings in a child care centre or educational establishment exposed to noise from a railway with 15 or more passing trains per day or a type 2 multi-modal corridor meet the following external noise criteria#: (1) ≤ 65 dB(A) L_{eq} (1 hour) facade corrected (maximum hour during normal opening hours) (2) ≤ 87 dB(A) (single event maximum sound pressure level) facade corrected. And	N/A	The proposed development is not located near a railway or type 2 multi modal corridor
	AO6.2 Outdoor education area and outdoor play area exposed to noise from a railway with 15 or more passing trains per day or a type 2 multi-modal corridor meet the following external noise criteria#: (1) ≤ 62 dB(A) L_{eq} (12 hour) free field (between 6 am and 6 pm) (2) ≤ 84 dB(A) (single event maximum sound pressure level) free field. And	N/A	The proposed development is not located near a railway or type 2 multi modal corridor
	AO6.3 Sleeping rooms in a child care centre exposed to noise from a railway with 15 or more passing trains per day or a type 2 multi-modal corridor meet the following internal noise criteria#: (1) ≤ 45 dB(A) single event maximum sound pressure level. And	N/A	The proposed development is not located near a railway or type 2 multi modal corridor
	AO6.4 Indoor education areas and indoor play areas exposed to noise from a railway with 15 or more passing trains per day or a type 2 multi-modal corridor meet the following internal noise criteria#: (1) ≤ 50 dB(A) single event maximum sound pressure level. Note: Noise levels from railways or type 2 multi-modal corridors are measured in accordance with AS1055.1–1997 Acoustics – Description and measurement of environmental noise.	N/A	The proposed development is not located near a railway or type 2 multi modal corridor

Performance outcomes	Acceptable outcomes	Response	Comment
PO7 Development involving a hospital achieves acceptable noise levels for workers and patrons by mitigating adverse impacts on the development from noise generated by a railway with 15 or more passing trains per day or a type 2 multi-modal corridor.	AO7.1 All facades of buildings for a hospital exposed to noise from a railway with 15 or more passing trains per day or a type 2 multi-modal corridor meet the following external noise criteria#: (1) ≤ 65 dB(A) L_{eq} (1 hour) facade corrected (maximum hour during normal opening hours) (2) ≤ 87 dB(A) (single event maximum sound pressure level) facade corrected. And	N/A	The proposed development is not located near a railway or type 2 multi modal corridor
	AO7.2 Ward areas exposed to noise from a railway with 15 or more passing trains per day or a type 2 multi-modal corridor meet the following internal noise criteria#: (1) ≤ 45 dB(A) single event maximum sound pressure level. And	N/A	The proposed development is not located near a railway or type 2 multi modal corridor
	AO7.3 Patient care areas (other than ward areas) exposed to noise from a railway with 15 or more passing trains per day or a type 2 multi-modal corridor meet the following internal noise criteria#: (1) ≤ 50 dB(A) single event maximum sound pressure level. Note: Noise levels from railways or type 2 multi-modal corridors are measured in accordance with AS1055.1-1997 Acoustics – Description and measurement of environmental noise.	N/A	The proposed development is not located near a railway or type 2 multi modal corridor
Particular development near a busway or light rail			
PO8 Development involving a: (1) child care centre, or (2) educational establishment achieves acceptable noise levels for workers and patrons by mitigating adverse impacts on the development from noise generated by a busway or light rail.	AO8.1 All facades of buildings for a child care centre or educational establishment exposed to noise from a busway or light rail meet the following external noise criteria#: (1) ≤ 55 dB(A) L_{eq} (1 hour) facade corrected (maximum hour during normal opening hours). And	N/A	The proposed development is not located near a busway or light rail
	AO8.2 Outdoor education areas and outdoor play areas exposed to noise from a busway or light rail meet the following external noise criteria#: (1) ≤ 52 dB(A) L_{eq} (1 hour) free field (maximum hour during normal opening hours)	N/A	The proposed development is not located near a busway or light rail

Performance outcomes	Acceptable outcomes	Response	Comment
	(2) ≤ 66 dB(A) L_{max} free field (during normal opening hours). And		
	AO8.3 Indoor education areas and indoor play areas exposed to noise from a busway or light rail meet the following internal noise criteria#: (1) ≤ 35 dB(A) L_{eq} (1 hour) (maximum hour during opening hours). Note: Areas exposed to noise from a busway or light rail are measured in accordance with AS1055.1–1997 Acoustics – Description and measurement of environmental noise.	N/A	The proposed development is not located near a busway or light rail
PO9 Development involving a hospital achieves acceptable noise levels for workers and patients by mitigating adverse impacts on the development from noise generated by a busway or light rail.	AO9.1 All facades of buildings for a hospital exposed to noise from a busway or light rail meet the following external noise criteria#: (1) ≤ 55 dB(A) L_{eq} (1 hour) facade corrected (maximum hour during normal opening hours). And	N/A	The proposed development is not located near a busway or light rail
	AO9.2 Patient care areas exposed to noise from a busway or light rail meet the following internal noise criteria#: (1) ≤ 35 dB(A) L_{eq} (1 hour) (maximum hour during opening hours). Note: Areas exposed to noise from a busway or light rail are measured in accordance with AS1055.1–1997 Acoustics – Description and measurement of environmental noise.	N/A	The proposed development is not located near a busway or light rail
Noise barriers or earth mounds			
PO10 Noise barriers or earth mounds erected to mitigate noise from transport operations and infrastructure are designed, sited and constructed to: (1) maintain safe operation and maintenance of state transport infrastructure (2) minimise impacts on surrounding properties (3) complement the surrounding local environment	AO10.1 Where adjacent to a state-controlled road or type 1 multi-modal corridor, noise barriers and earth mounds are designed, sited and constructed in accordance with Chapter 7 Integrated Noise Barrier Design of the Transport Noise Management Code of Practice – Volume 1 Road Traffic Noise, Department of Transport and Main Roads, 2013. Or AO10.2 Where adjacent to a railway or type 2 multi-modal corridor, noise barriers and earth mounds are designed, sited and constructed in accordance with the Civil Engineering Technical Requirement – CIVIL-SR-014	N/A N/A	No noise barriers or earth mounds are proposed The proposed development is not located adjacent to a railway.

Performance outcomes	Acceptable outcomes	Response	Comment
(4) maintain fauna movement corridors where appropriate	Design of noise barriers adjacent to railways, Queensland Rail, 2011. Or AO10.3 No acceptable outcome is prescribed for noise barriers and earth mounds adjacent to a busway or light rail.	N/A	The proposed development is not located adjacent to a busway or light rail.
Vibration			
PO11 Development mitigates adverse impacts on the development from vibration generated by transport operations and infrastructure.	No acceptable outcome is prescribed.	N/A	No vibration from traffic could reasonable be felt from the buildings which are more than 60m from the road reserve.

Table 1.1.2: Reconfiguring a lot

Performance outcomes	Acceptable outcomes	Response	Comment
Future anticipated accommodation activity near a state controlled road or type 1 multi-modal corridor			
PO1 Development involving land where a future anticipated accommodation activity is made exempt or self-assessable development under a local planning instrument is to achieve acceptable noise levels for residents and visitors by mitigating adverse impacts on the development site from noise generated by a state-controlled road or a type 1 multi-modal corridor.	AO1.1 Land for a future anticipated accommodation activity exposed to noise from a state-controlled road or type 1 multi-modal corridor meets the following external noise criteria at the building envelope or if the building envelope is unknown, the deemed-to-comply setback distance for buildings stipulated by the local planning instrument or relevant building regulations#: <ul style="list-style-type: none"> (1) ≤57 dB(A) L₁₀ (18 hour) free field (measured L₉₀ (18 hour) free field between 6 am and 12 midnight ≤45 dB(A)) (2) ≤60 dB(A) L₁₀ (18 hour) free field (measured L₉₀ (18 hour) free field between 6 am and 12 midnight >45 dB(A)). 	N/A	No ROL is proposed for this development
Future anticipated accommodation activity near a railway (with 15 or more passing trains per day) or a type 2 multi-modal corridor			
PO2 Development involving land where a future anticipated accommodation activity is made exempt or self-assessable development under a local planning instrument is to achieve acceptable noise levels for residents and visitors by mitigating adverse impacts on the development site from noise generated	AO2.1 Land for a future anticipated accommodation activity exposed to noise from a railway with 15 or more passing trains per day or a type 2 multi-modal corridor meets the following external noise criteria at the building envelope or if the building envelope is unknown, the deemed-to-comply setback distance for buildings stipulated by the local planning instrument or relevant	N/A	No ROL is proposed for this development

Performance outcomes	Acceptable outcomes	Response	Comment
by a railway with 15 or more passing trains per day or a type 2 multi-modal corridor.	building regulations#: (1) ≤ 62 dB(A) L_{eq} (24 hour) free field (2) ≤ 84 dB(A) (single event maximum sound pressure level) free field.		
Future anticipated accommodation activity near a busway or light rail			
PO3 Development involving land where a future anticipated accommodation activity is made exempt or self-assessable development under a local planning instrument is to achieve acceptable noise levels by mitigating adverse impacts on the development site from noise generated by a busway or light rail.	AO3.1 Land for a future anticipated accommodation activity exposed to noise from a busway or light rail meets the following external noise criteria at the building envelope or if the building envelope is unknown, the deemed-to-comply setback distance for buildings stipulated by the local government planning instrument or building regulations#: (1) ≤ 52 dB(A) L_{eq} (1 hour) free field (maximum hour between 6 am and 10 pm) (2) ≤ 47 dB(A) L_{eq} (1 hour) free field (maximum hour between 10 pm and 6 am) (3) ≤ 66 dB(A) L_{max} free field.	N/A	No ROL is proposed for this development
Noise barriers or earth mounds			
PO4 Noise barriers or earth mounds erected to mitigate noise from transport operations and infrastructure are designed, sited and constructed to: (1) maintain safe operation and maintenance of state transport infrastructure (2) minimise impacts on surrounding properties (3) complement the surrounding local environment (4) maintain fauna movement corridors where appropriate.	AO4.1 Where adjacent to a state-controlled road or a type 1 multi-modal corridor, noise barriers and earth mounds are designed, sited and constructed in accordance with Chapter 7 Integrated Noise Barrier Design of the Transport Noise Management Code of Practice – Volume 1 Road Traffic Noise, Department of Transport and Main Roads, 2013. Or	N/A	No ROL is proposed for this development
	AO4.2 Where adjacent to a railway or a type 2 multi-modal corridor, noise barriers and earth mounds are designed, sited and constructed in accordance with the Civil Engineering Technical Requirement — CIVIL-SR-014 Design of noise barriers adjacent to railways, Queensland Rail, 2011. Or	N/A	No ROL is proposed for this development
	AO4.3 No acceptable outcome is prescribed for noise barriers and earth mounds adjacent to a busway or light rail.	N/A	No ROL is proposed for this development

1.2 Managing air and lighting impacts from transport corridors state code

Response column key:
☒ Achieved
P/S Performance solution
N/A Not applicable

Table 1.2.1: Building work, material change of use and reconfiguring a lot

Performance outcomes	Acceptable outcomes	Response	Comment
Air quality			
PO1 Development involving sensitive development achieves acceptable levels of air quality for occupiers or users of the development by mitigating adverse impacts on the development from air emissions generated by state transport infrastructure.	AO1.1 Every private open space and passive recreation area of an accommodation activity meets the air quality objectives in the Environmental Protection (Air) Policy 2008 for the following indicators: (1) carbon monoxide (2) nitrogen dioxide (3) sulphur dioxide (4) photochemical oxidants (5) respirable particulate matter (PM10) (6) fine particulate matter (PM2.5) (7) lead (8) toluene (9) formaldehyde (10) xylenes. And	<input checked="" type="checkbox"/>	The proposed industrial use has a caretakers residence which is more than 90m from the front boundary and is very unlikely to be impacted by any of the listed toxins.
	AO1.2 Every outdoor education area and passive recreation area of an educational establishment, childcare centre and hospital meets the air quality objectives in the Environmental Protection (Air) Policy 2008 for the following indicators: (1) carbon monoxide (2) nitrogen dioxide (3) sulphur dioxide (4) photochemical oxidants (5) respirable particulate matter (PM10) (6) fine particulate matter (PM2.5) (7) lead (8) toluene (9) formaldehyde (10) xylenes.	N/A	The proposed use does not include an educational establishment, childcare centre or hospital.

Performance outcomes	Acceptable outcomes	Response	Comment
Lighting impacts			
PO2 Development involving an accommodation activity or hospital achieves acceptable levels of amenity for residents and patients by mitigating lighting impacts from state transport infrastructure.	AO2.1 Buildings for an accommodation activity or hospital are designed, sited and constructed to incorporate treatments to attenuate ingress of artificial lighting from state transport infrastructure during the hours of 10 pm – 6 am.	<input checked="" type="checkbox"/>	The proposed industrial use has a caretakers residence which is more than 90m from the front boundary and is very unlikely to be impacted by any lighting from the Carnarvon Highway.

18.1 Filling, excavation and structures state code

Response column key:
☒ Achieved
P/S Performance solution
N/A Not applicable

Table 18.1.1: All development

Performance outcomes	Acceptable outcomes	Response	Comment
All development			
PO1 Buildings, services, structures and utilities do not adversely impact on the safety or operation of: (1) state transport corridors (2) future state transport corridors (3) state transport infrastructure Editor's note: For a railway, Section 2.3 – Structures, setbacks, utilities and maintenance of the Guide for Development in a Transport Environment: Rail, Department of Transport and Main Roads, 2015, provides guidance on how to comply with this performance outcome.	AO1.1 Buildings, structures, services and utilities are not located in a railway, future railway land or public passenger transport corridor. And	N/A	N/A: No structures are within a railway, future railway land or public passenger transport corridor
	AO1.2 Buildings and structures are set back horizontally a minimum of three metres from overhead line equipment. And	<input checked="" type="checkbox"/>	No proposed structure or building is within 3m of overhead powerlines on Camarvon Highway as illustrated in Appendix A.
	AO1.3 Construction activities do not encroach into a railway or public passenger transport corridor. And	N/A	No structures are within a railway or public passenger transport corridor
	AO1.4 The lowest part of development in or over a railway or future railway land is to be a minimum of: (1) 7.9 metres above the railway track where the proposed development extends along the railway for a distance of less than 40 metres, or (2) 9.0 metres above the railway track where the development extends along the railway for a distance of between 40 and 80 metres. And	N/A	No structures are near a railway or future railway land
	AO1.5 Existing authorised access points and access routes to state transport corridors for maintenance and emergency works are maintained, allowing for uninterrupted access at all times. And	N/A	No access to state transport corridors exist on the subject site
	AO1.6 Pipe work, services and utilities can be maintained without requiring access to the state transport corridor. And	<input checked="" type="checkbox"/>	No changes to services on Camarvon Highway are proposed
	AO1.7 Pipe work, services and utilities are not attached to rail transport infrastructure: (1) are not attached to rail transport infrastructure or other rail infrastructure, and	N/A	No services are attached to rail transport infrastructure

Performance outcomes	Acceptable outcomes	Response	Comment
	(2) do not penetrate through the side of any proposed building element or structure where built to boundary in, over or abutting a railway. And		
	AO1.8 Buildings and structures are set back a minimum of three metres from a railway bridge. And	N/A	No structures are near a railway bridge
	AO1.9 Development below or abutting a railway bridge is to be clear of permanent structures or any other activity that may impede emergency access or works and maintenance of rail transport infrastructure. Editor's note: Temporary activities below or abutting a railway bridge could include, for example, car parking or outdoor storage.	N/A	No land abutted a railway bridge
	AO1.10 Development above a railway is designed to facilitate ventilation as follows: (1) for development extending above a railway for a distance of less than 80 metres, gaps are provided to ensure natural ventilation, or (2) for development extending above a railway for a distance of more than 80 metres, ventilation shafts are provided. Editor's note: For development extending above a railway for a distance of more than 80 metres, it is recommended that modelling of smoke dispersion should be undertaken by a RPEQ to predict the spread of combustion products and inform the ventilation design. Section 5.1 – Development over a railway of the Guide to Development in a Transport Environment: Rail, Department of Transport and Main Roads, 2015, provides guidance on how to comply with this acceptable outcome.	N/A	No development is above a railway bridge
PO2 Development prevents unauthorised access to: (1) state transport corridors, (2) future state transport corridors, (3) state transport infrastructure, by people, vehicles and projectiles. Editor's note: For a railway, Section 2.4 – Preventing unauthorised access of the Guide to Development in a Transport Environment: Rail, Department of Transport and Main Roads, 2015, provides guidance on how to	AO2.1 Fencing is provided along the property boundary with the railway. Editor's note: Where fencing is provided it is to be in accordance with the railway manager's standards. And	N/A	The subject land does not adjoin and is not near a railway
	AO2.2 Accommodation activities with a publicly accessible area located within 10 metres from the boundary of a railway or 20 metres from the centreline of the nearest railway track (whichever is the shorter distance), include throw protection screens for the publicly accessible area as follows:	N/A	The subject land does not adjoin and is not near a railway

Performance outcomes	Acceptable outcomes	Response	Comment
comply with this performance outcome.	<p>(1) openings of no greater than 25 mm x 25 mm</p> <p>(2) height of 2.4 metres vertically above the highest toe hold if see-through, or 2 metres if non see-through.</p> <p>Editor's note: Expanded metal is considered see-through.</p> <p>And</p> <p>AO2.3 Development in or over a railway or future railway land includes throw protection screens.</p> <p>Editor's note: Throw protection screens in a railway or future railway land designed in accordance with the relevant provisions of the Civil Engineering Technical Requirement CIVIL-SR-005 Design of buildings over or near railways, Queensland Rail, 2011, and the Civil Engineering Technical Requirement CIVIL-SR-008 Protection screens, Queensland Rail, 2011, comply with this acceptable outcome.</p> <p>And</p> <p>AO2.4 Road barriers are installed along any proposed roads abutting a railway.</p> <p>Editor's note: Road barriers designed in accordance with Queensland Rail Civil Engineering Technical Requirement CIVIL-SR-007 Design and selection criteria for road/rail interface barriers comply with this acceptable outcome.</p> <p>And</p> <p>AO2.5 Proposed vehicle manoeuvring areas, driveways, loading areas or carparks abutting a railway include rail interface barriers.</p> <p>Editor's note: A Registered Professional Engineer of Queensland (RPEQ) certified barrier design complies with this acceptable outcome.</p>		
		N/A	The subject land does not adjoin and is not near a railway (or future railway)
		N/A	The subject land does not adjoin and is not near a railway
		N/A	The subject land does not adjoin and is not near a railway
PO3 Buildings and structures in, over or below a railway or future railway land are able to sustain impacts to their structural integrity in the event of an impact from a derailed train.	AO3.1 Buildings and structures, including piers or supporting elements, located in, over or below a railway or future railway land are designed and constructed in accordance with AS5100 Bridge design, AS 1170 Structural design actions and Civil Engineering Technical Requirement CIVIL-SR-012 Collision protection of supporting elements adjacent to railways, Queensland Rail, 2011.	N/A	The subject land does not adjoin and is not near a railway
PO4 Buildings and structures in, over, below or within 50 metres of a state-controlled transport tunnel or a future	AO4.1 Development in, over, below or within 50 metres of a state-controlled transport tunnel or future state-controlled transport tunnel ensures that the tunnel is:	<input checked="" type="checkbox"/>	Existing pylon sign is the only structure within 50m of the front frontage and is 17m from the pavement edge of Camarvon Road. Thus, it is very unlikely that this existing

Performance outcomes	Acceptable outcomes	Response	Comment
state-controlled transport tunnel have no adverse impact on the structural integrity of the state-controlled transport tunnel. Editor's note: For a railway, Section 2.5 – Tunnels of the Guide to Development in a Transport Environment: Rail, Department of Transport and Main Roads, 2015, provides guidance on how to comply with this performance outcome.	(1) not vertically overloaded or affected by the addition or removal of lateral loading (2) not adversely affected as a result of directly or indirectly disturbing groundwater or soil. Editor's note: To demonstrate compliance with this acceptable outcome, it is recommended that a Registered Professional Engineer of Queensland (RPEQ) certified geotechnical investigation, earthworks drawings and supporting technical details, and structural engineering drawings and supporting technical details be prepared and submitted with the application.		sign which has been present for a number of years would collapse and cause an issue to the road network.
PO5 Development involving dangerous goods adjacent to a railway or future railway land does not adversely impact on the safety of a railway. Editor's note: Section 2.6 – Dangerous goods and fire safety of the Guide to Development in a Transport Environment: Rail, Department of Transport and Main Roads, 2015, provides guidance on how to comply with this performance outcome.	AO5.1 Development involving dangerous goods, other than hazardous chemicals below the threshold quantities listed in table 5.2 of the State Planning Policy guideline: State interest – emissions and hazardous activities, Guidance on development involving hazardous chemicals, Department of State Development, Infrastructure and Planning, 2013, ensures that impacts on a railway from a fire, explosion, spill, gas emission or dangerous goods incident can be appropriately mitigated. Editor's note: To demonstrate compliance with this acceptable outcome, it is recommended that a risk assessment be undertaken in accordance with Attachment 1: Risk assessment guide of the Guide to Development in a Transport Environment: Rail, Department of Transport and Main Roads, 2015.	N/A	The subject land does not adjoin and is not near a railway
PO6 Any part of the development located within 25 metres of a state-controlled road or future state-controlled road minimises the potential to distract drivers and cause a safety hazard.	AO6.1 Advertising devices proposed to be located within 25 metres of a state-controlled road or future state-controlled road are designed to meet the relevant standards for advertising outside the boundaries of, but visible from, a state-controlled road, outlined within the Roadside advertising guide, Department of Transport and Main Roads, 2013.	P/S	New advertising devices proposed on the subject site are located more than 25 meters from the state controlled road. Existing advertising at the front of the subject site has existed for a number of years without causing any safety concerns to drivers.
PO7 Filling, excavation and construction does not adversely impact on or compromise the safety or operation of: (1) state transport corridors, (2) future state transport corridors, (3) state transport infrastructure. Editor's note: For a railway, Section 2.7 – Filling, excavation and ground disturbance of the Guide to Development in a Transport Environment: Rail, Department of Transport	AO7.1 Filling and excavation does not undermine, cause subsidence of, or groundwater seepage onto a state transport corridor or future state transport corridor. Editor's note: To demonstrate compliance with this acceptable outcome for a state-controlled road, it is recommended that a filling and excavation report assessing the proposed filling and excavation be prepared in accordance with the requirements of the Road planning and design manual, Department of Transport and Main Roads, 2013. Editor's note: To demonstrate compliance with this acceptable outcome for a state transport corridor, excluding a state-controlled road, it is recommended that the following be	N/A	No filling and excavation is proposed on the subject site as part of the proposed development.

Performance outcomes	Acceptable outcomes	Response	Comment
and Main Roads, 2015, provides guidance on how to comply with this performance outcome.	submitted with the application: (1) a RPEQ certified geotechnical investigation (2) RPEQ certified earthworks drawings and supporting technical details (3) RPEQ certified structural engineering drawings and supporting technical details. Editor's note: If a development involves filling and excavation within a state-controlled road, an approval issued by the Department of Transport and Main Roads under section 33 of the <i>Transport Infrastructure Act 1994</i> may be required. And		
	AO7.2 Development involving excavation, boring, piling or blasting does not result in vibration impacts during construction or blasting which would compromise the safety and operational integrity of a state transport corridor. Editor's note: To demonstrate compliance with this acceptable outcome it is recommended that an RPEQ certified geotechnical report be prepared and submitted with the application. And	N/A	The proposed development does not involve any excavation, boring, piling or blasting.
	AO7.3 Development does not store fill, spoil or any other material in a railway.	N/A	The subject land does not adjoin and is not near a railway
PO8 Filling and excavation does not interfere with or impact on existing or future planned services or public utilities on a state-controlled road.	AO8.1 Any alternative service and public utility alignment must satisfy the standards and design specifications of the service or public utility provider, and any costs of relocation are borne by the developer. Editor's note: An approval issued by the Department of Transport and Main Roads under section 33 of the <i>Transport Infrastructure Act 1994</i> may be required.	N/A	No filling and excavation is proposed on the subject site as part of the proposed development.
PO9 Retaining or reinforced soil structures required to contain fill and excavation: (1) do not encroach on a state transport corridor, (2) are capable of being constructed and maintained without adversely impacting a state transport corridor, (3) do not adversely impact on a state transport corridor through the addition or removal of lateral loads	AO9.1 Retaining or reinforced soil structures (including footings, rock anchors and soil nails) are not located in a state transport corridor or future state transport corridor. And AO9.2 Retaining or reinforced soil structures in excess of an overall height of one metre abutting a state transport corridor are to be designed and certified by a structural RPEQ. Editor's note: To demonstrate compliance with this acceptable outcome, it is recommended that the following be submitted with the application:	N/A N/A	No retaining or reinforced soil structures are proposed on the subject site. No retaining or reinforced soil structures are proposed on the subject site.

Performance outcomes	Acceptable outcomes	Response	Comment
<p>or surcharge loads,</p> <p>(4) are constructed of durable materials which maximise the life of the structure.</p> <p>Editor's note: For a railway, Section 2.7 – Filling, excavation and ground disturbance of the Guide to Development in a Transport Environment: Rail, Department of Transport and Main Roads, 2015, provides guidance on how to comply with this performance outcome.</p>	<p>(1) a RPEQ certified geotechnical investigation</p> <p>(2) RPEQ certified earthworks drawings and supporting technical details</p> <p>(3) RPEQ certified structural engineering drawings and supporting technical details.</p> <p>And</p> <p>AO9.3 Retaining or reinforced soil structures that are set back less than 750 millimetres from a common boundary with a state-controlled road are certified by a structural RPEQ and designed to achieve a low maintenance external finish.</p> <p>And</p> <p>AO9.4 Retaining or reinforced soil structures adjacent to a state-controlled road, and in excess of an overall height of two metres, incorporate design treatments (such as terracing or planting) to reduce the overall height impact.</p> <p>And</p> <p>AO9.5 Construction materials of all retaining or reinforced soil structures have a design life exceeding 40 years, and comply with the specifications approved by a RPEQ.</p> <p>And</p> <p>AO9.6 Temporary structures and batters do not encroach into a railway.</p> <p>And</p> <p>AO9.7 Surcharge loading from vehicles or the stockpiling of materials or soil on retaining or reinforced soil structures adjacent to a state transport corridor or future state transport corridor meet the requirements of AS5100.2 Bridge design—Design loads or a minimum of 10 kPa (whichever is greater).</p> <p>And</p> <p>AO9.8 Excavation or any other works do not remove the lateral load of retaining structures associated with, or adjacent to, a state transport corridor.</p> <p>Editor's note: To demonstrate compliance with this acceptable outcome, it is recommended that a RPEQ certified geotechnical and structural assessment be prepared and submitted with the application.</p>		
		N/A	No retaining or reinforced soil structures are proposed on the subject site.
		N/A	No retaining or reinforced soil structures are proposed on the subject site.
		N/A	No retaining or reinforced soil structures are proposed on the subject site.
		N/A	The subject land does not adjoin and is not near a railway
		N/A	No surcharge loading or stockpiling will be occurring as part of the proposed development.
		N/A	No excavation or other works are not proposed as part of the proposed development, and thus will not remove the lateral load of retaining structures.

Performance outcomes	Acceptable outcomes	Response	Comment
PO10 Filling and excavation does not cause siltation and erosion run-off from the property, or wind blown dust nuisance onto a state-controlled road.	AO10.1 Compaction of fill is carried out in accordance with the requirements of AS 1289.0 2000 – Methods of testing soils for engineering purposes.	N/A	No compaction of fill will be carried out as part of the proposed development.
PO11 Where the quantity of fill or excavated spoil material being imported or exported for a development exceeds 10 000 tonnes, and haulage will be on a state-controlled road, any impact on the infrastructure is identified and mitigation measures implemented.	AO11.1 The impacts on the state-controlled road network are identified, and measures are implemented to avoid, reduce or compensate the effects on the asset life of the state-controlled road. Editor's note: It is recommended that a pavement impact assessment report be prepared to address this acceptable outcome. Guidance for preparing a pavement impact assessment is set out in Guidelines for assessment of road impacts of development (GARID), Department of Main Roads, 2006.	N/A	No fill will be carried out as part of the proposed development.
PO12 Filling and excavation associated with providing a driveway crossover to a state-controlled road does not compromise the operation or capacity of existing drainage infrastructure.	AO12.1 Filling and excavation associated with the design of driveway crossovers complies with the relevant Institute of Public Works Engineering Australia Queensland (IPWEAQ) standards. Editor's note: The construction of any crossover requires the applicant to obtain a permit to work in the state-controlled road corridor under section 33 of the <i>Transport Infrastructure Act 1994</i> and a section 62 approval under the <i>Transport Infrastructure Act 1994</i> for the siting of the access and associated works.	N/A	No filling and excavation associated with the design of driveway crossovers are proposed.
PO13 Fill material does not cause contamination from the development site onto a state-controlled road.	AO13.1 Fill material is free of contaminants including acid sulphate content, and achieves compliance with AS 1289.0 – Methods of testing soils for engineering purposes and AS 4133.0-2005 – Methods of testing rocks for engineering purposes.	N/A	No fill material is proposed on the subject site.
PO14 Vibration generated through fill compaction does not result in damage or nuisance to a state-controlled road.	AO14.1 Fill compaction does not result in any vibrations beyond the site boundary, and is in accordance with AS 2436-2010 – Guide to noise and vibration control on construction, demolition and maintenance sites.	N/A	No fill compaction is proposed on the subject site.

18.2 Stormwater and drainage impacts on state transport infrastructure state code

Response column key:
☒ Achieved
P/S Performance solution
N/A Not applicable

Table 18.2.1: All development

Performance outcomes	Acceptable outcomes	Response	Comment
Stormwater and drainage management			
PO1 Stormwater management for the development must ensure there is no worsening of, and no actionable nuisance in relation to peak discharges, flood levels, frequency or duration of flooding, flow velocities, water quality, ponding, sedimentation and scour effects on an existing or future state transport corridor for all flood and stormwater events that exist prior to development, and up to a 1 per cent annual exceedance probability.	AO1.1 The development does not result in stormwater or drainage impacts or actionable nuisance within an existing or future state transport corridor. Editor's note: It is recommended that basic stormwater information is to be prepared to demonstrate compliance with AO1.1. Or	<input checked="" type="checkbox"/>	The proposed development will not result in stormwater or drainage impacts to the state controlled road, given the additional stormwater tanks provided to capture the additional impervious surface flows from the new buildings.
	AO1.2 A stormwater management statement certified by an RPEQ demonstrates that the development will achieve a no worsening impact or actionable nuisance on an existing or future state transport corridor. Or	N/A	Refer to response for AO1.1
	AO1.3 A stormwater management plan certified by an RPEQ demonstrates that the development will achieve a no worsening impact or actionable nuisance on an existing future state transport corridor. Or	N/A	Refer to response for AO1.1
	AO1.4 For development on premises within 25 metres of a railway, a stormwater management plan certified by an RPEQ demonstrates that: (1) the development will achieve a no worsening impact or actionable nuisance on the railway (2) the development does not cause stormwater, roofwater, ponding, floodwater or any other drainage to be directed to, increased or concentrated on the railway (3) the development does not impede any drainage, stormwater or floodwater flows from the railway (4) stormwater or floodwater flows have been designed to: (a) maintain the structural integrity of the light rail transport infrastructure (b) avoid scour or deposition	N/A	Refer to response for AO1.1

Performance outcomes	Acceptable outcomes	Response	Comment
	<p>(5) additional railway formation drainage necessitated by the development is located within the premises where the development is carried out</p> <p>(6) retaining structures for excavations abutting the railway corridor provide for drainage.</p>		
Lawful point of discharge			
PO2 Stormwater run-off and drainage are directed to a lawful point of discharge to avoid adverse impacts on a future or existing state transport corridor.	AO2.1 Where stormwater run-off is discharged to a state transport corridor, the discharge is to a lawful point of discharge in accordance with section 3.4 of Queensland urban drainage manual, Department of Energy and Water Supply, 2013. Or	<input checked="" type="checkbox"/>	Stormwater run-off from the subject site will not be discharged to the state controlled road, given the additional stormwater tanks provided to capture the additional impervious surface flows from the new buildings.
	AO2.2 For development on premises within 25 metres of a railway, approval from the relevant railway manager for the railway, as defined in the <i>Transport Infrastructure Act 1994</i> , schedule 6 has been gained to verify the lawful point of discharge for stormwater onto the railway. And	N/A	Refer to response for AO2.1
	AO2.3 Development does not cause a net increase in or concentration of stormwater or floodwater flows discharging onto the state transport corridor during construction or thereafter. And	N/A	Refer to response for AO2.1
	AO2.4 Development does not create any additional points of discharge or changes to the condition of an existing lawful point of discharge to the state transport corridor.	N/A	Refer to response for AO2.1
Sediment and erosion management			
PO3 Run-off from upstream development is managed to ensure that sedimentation and erosion do not cause siltation of stormwater infrastructure in the state transport corridor.	AO3.1 Development with a high risk of erosion incorporates erosion and sediment control measures. Editor's note: For a state-controlled road where a development has a high risk of erosion, an erosion and sedimentation control plan should be provided to support a stormwater management statement or stormwater management plan. Section 1 of the <i>Stormwater guideline for environmentally relevant activities</i> , Department of Environment and Heritage Protection, 2014, defines development considered to have a high risk of erosion.	<input checked="" type="checkbox"/>	The development does not contain a high risk of erosion, given the topography of the land is relatively flat, with additional stormwater tanks provided to capture the additional impervious surface flows from the new buildings.

19.1 Access to state-controlled roads state code

Response column key:
☒ Achieved
P/S Performance solution
N/A Not applicable

Table 19.1.1: All development

Performance outcomes	Acceptable outcomes	Response	Comment
Location of the direct vehicular access to the state-controlled road			
PO1 Any road access location to the state-controlled road from adjacent land does not compromise the safety and efficiency of the state-controlled road.	AO1.1 Any road access location to the state-controlled road complies with a decision under section 62 of the TIA. Or	N/A	Refer to response for AO1.2
	AO1.2 Development does not propose a new or temporary road access location, or a change to the use or operation of an existing Or	<input checked="" type="checkbox"/>	The proposed development does not propose a new or temporary road access location, or a change to the use or operation of the existing permitted road access locations to Camarvon Highway, being a state controlled road.
	AO1.3 Any proposed road access location for the development is provided from a lower order road where an alternative to the state-controlled road exists. Or all of the following acceptable outcomes apply	N/A	Refer to response for AO1.2
	AO1.4 Any new or temporary road access location, or a change to the use or operation of an existing permitted road access location, demonstrates that the development: (1) does not exceed the acceptable level of service of a state-controlled road (2) meets the sight distance requirements outlined in Volume 3, parts 3, 4, 4A, 4B and 4C of the Road planning and design manual, 2nd edition, Department of Transport and Main Roads, 2013 (3) does not exceed the acceptable operation of an intersection with a state-controlled road, including the degree of saturation, delay, queuing lengths and intersection layout (4) is not located within and/or adjacent to an existing or planned intersection in accordance with Volume 3, parts 4, 4A, 4B and 4C of the Road planning and design manual, 2nd edition, Department of Transport and Main Roads, 2013 (5) does not conflict with another property's road access location and operation. Editor's note: To demonstrate compliance with this acceptable outcome, it is recommended a traffic impact assessment be	N/A	Refer to response for AO1.2

Performance outcomes	Acceptable outcomes	Response	Comment
	developed in accordance with Chapters 1, 4, 6, 7, 8 and 9 of the Guidelines for assessment of road impacts of development (GARID), Department of Main Roads, 2006, and the requirements of Volume 3, parts 4, 4A, 4B and 4C of the Road planning and design manual, 2nd edition, Department of Transport and Main Roads, 2013, SIDRA analysis or traffic modelling. And		
	AO1.5 Development does not propose a new road access location to a limited access road. Editor's note: Limited access roads are declared by the chief executive under section 54 of the TIA. Details can be accessed by contacting the appropriate DTMR regional office.	<input checked="" type="checkbox"/>	The proposed development does not propose any new road access locations.
Number of road accesses to the state-controlled road			
PO2 The number of road accesses to the state-controlled road maintains the safety and efficiency of the state-controlled road.	AO2.1 Development does not increase the number of accesses to the state-controlled road. AND	P/S	The number of road accesses to Camarvon Highway maintains the safety and efficiency of the state-controlled road. Furthermore, it can be noted that no new access points are proposed on the site.
	AO2.2 Where multiple road accesses to the premises exist, access is rationalised to reduce the overall number of road accesses to the state-controlled road. And	P/S	
	AO2.3 Shared or combined road accesses are provided for adjoining land having similar uses to rationalise the overall number of direct accesses to the state-controlled road. Editor's note: Shared road accesses may require easements to provide a legal point of access for adjacent lots. If this is required, then the applicant must register reciprocal access easements on the titles of any lots for the shared access.	P/S	
Design vehicle and traffic volume			
PO3 The design of any road access maintains the safety and efficiency of the state-controlled road.	AO3.1 Any road access meets the minimum standards associated with the design vehicle. Editor's note: The design vehicle to be considered is the same as the design vehicle set under the relevant local government planning scheme. And	<input checked="" type="checkbox"/>	The existing road access will be upgraded to current standards by TMR to allow industrial vehicles to enter and exit the site.
	AO3.2 Any road access is designed to accommodate the forecast volume of vehicle movements in the peak periods	<input checked="" type="checkbox"/>	The upgraded road access points will be suffice to accommodate the forecast volume of vehicle movements in

Performance outcomes	Acceptable outcomes	Response	Comment
	of operation or conducting the proposed use of the premises. And		the peak periods of operation or conducting the proposed use of the premises.
	AO3.3 Any road access is designed to accommodate 10 year traffic growth past completion of the final stage of development in accordance with GARID. And	<input checked="" type="checkbox"/>	The existing road access is design to accommodate 10 year traffic growth past completion of the final stage of development in accordance with GARID.
	AO3.4 Any road access in an urban location is designed in accordance with the relevant local government standards or IPWEAQ R-050, R-051, R-052 and R-053 drawings. And	<input checked="" type="checkbox"/>	The proposed development is not located within an urban location.
	AO3.5 Any road access not in an urban location is designed in accordance with Volume 3, parts 3, 4 and 4A of the Road planning and design manual, 2nd edition, Department of Transport and Main Roads, 2013.	<input checked="" type="checkbox"/>	The existing road access points will be upgraded by ensuring they are designed in accordance with Volume 3, parts 3, 4 and 4A of the Road planning and design manual, 2nd edition, Department of Transport and Main Roads, 2013. It can be further noted that the existing access points will be sealed as part of the proposed development.
Internal and external manoeuvring associated with direct vehicular access to the state-controlled road			
PO4 Turning movements for vehicles entering and exiting the premises via the road access maintain the safety and efficiency of the state-controlled road.	AO4.1 The road access provides for left in and left out turning movements only. And	<input checked="" type="checkbox"/>	PO4 Complies: Each existing road access is currently being used by traffic turning in both directions i.e. into and out of the site. There have been no incidents of safety concerns regarding these manoeuvres. Thus, with no new access points proposed, and low amounts of traffic generated, the existing turning movements from the road access points will not jeopardise the safety or efficiency of the state controlled road.
	AO4.2 Internal manoeuvring areas on the premises are designed so the design vehicle can enter and leave the premises in a forward gear at all times. Editor's note: The design vehicle to be considered is the same as the design vehicle set under the relevant local government planning scheme.	<input checked="" type="checkbox"/>	
PO5 On-site circulation is suitably designed to accommodate the design vehicle associated with the proposed land use, in order to ensure that there is no impact on the safety and efficiency of	AO5.1 Provision of on-site vehicular manoeuvring space is provided to ensure the flow of traffic on the state-controlled road is not compromised by an overflow of traffic queuing to access the site in accordance with AS2890 – Parking facilities.	<input checked="" type="checkbox"/>	The distance between the road pavement and the carparking onsite is more than 60m which is more than suffice for queuing traffic.

Performance outcomes	Acceptable outcomes	Response	Comment
the state-controlled road.	And		
	AO5.2 Mitigation measures are provided to ensure that the flow of traffic on the state-controlled road is not disturbed by traffic queuing to access the site.	<input checked="" type="checkbox"/>	The distance between the road pavement and the carparking onsite is more than 60m which is more than suffice for queuing traffic, even AVs, without impacting on Camarvon Highway.
Vehicular access to local roads within 100 metres of an intersection with a state-controlled road			
PO6 Development having road access to a local road within 100 metres of an intersection with a state-controlled road maintains the safety and efficiency of the state-controlled road.	AO6.1 The road access location to the local road is located as far as possible from where the road intersects with the state-controlled road and accommodates existing operations and planned upgrades to the intersection or state-controlled road. And	N/A	The proposed development is not located within 100 meters of an intersection with a state controlled road
	AO6.2 The road access to the local road network is in accordance with Volume 3, parts 3, 4 and 4A of the Road planning and design manual, 2nd edition, Department of Transport and Main Roads, 2013, and is based on the volume of traffic and speed design of both the local road and intersecting state-controlled road for a period of 10 years past completion of the final stage of development. And	N/A	The proposed development is not located within 100 meters of an intersection with a state controlled road
	AO6.3 Vehicular access to the local road and internal vehicle circulation is designed to remove or minimise the potential for vehicles entering the site to queue in the intersection with the state-controlled road or along the state-controlled road itself.	N/A	The proposed development is not located within 100 meters of an intersection with a state controlled road

19.2 Transport infrastructure and network design state code

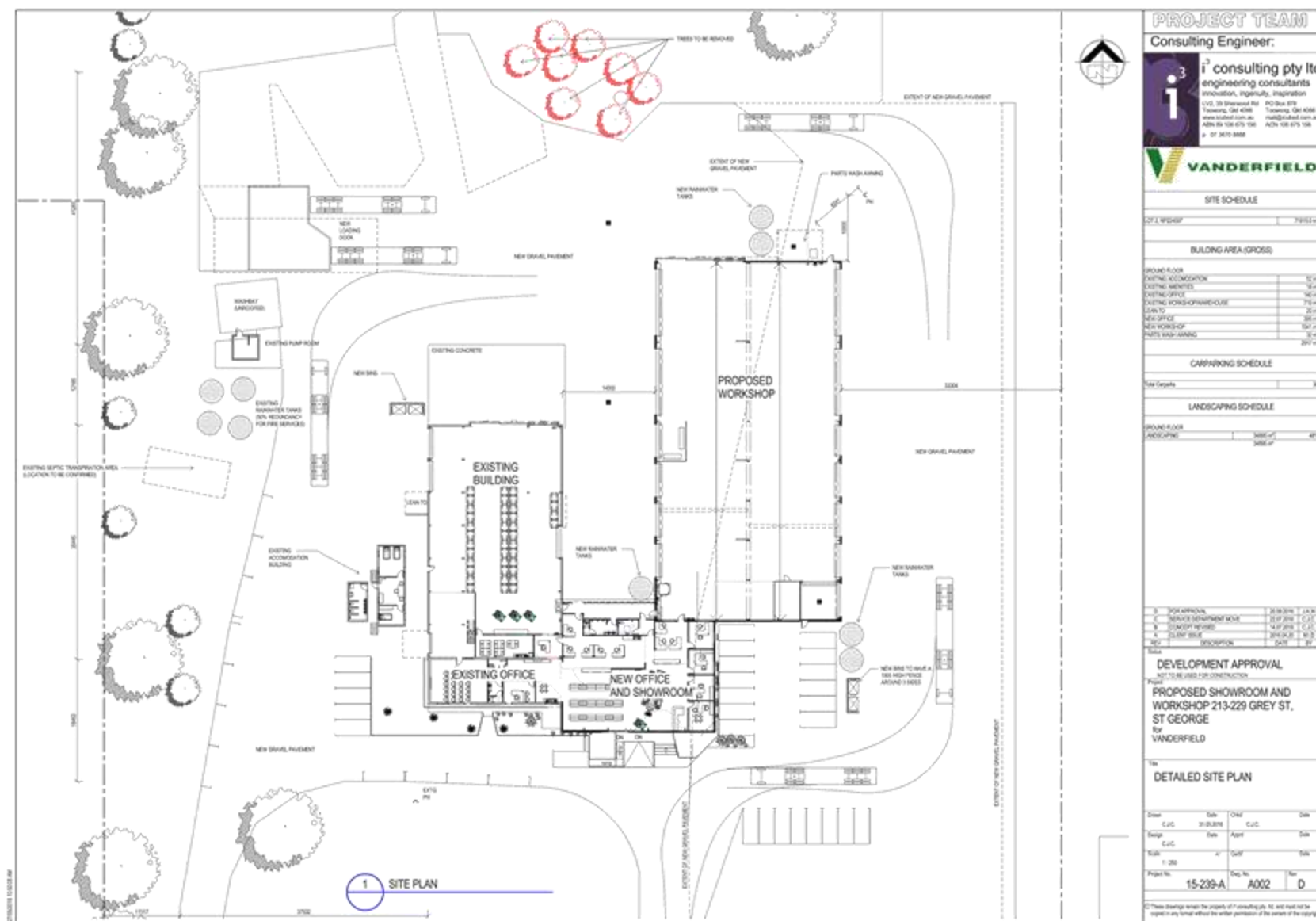
Response column key:
☒ Achieved
P/S Performance solution
N/A Not applicable

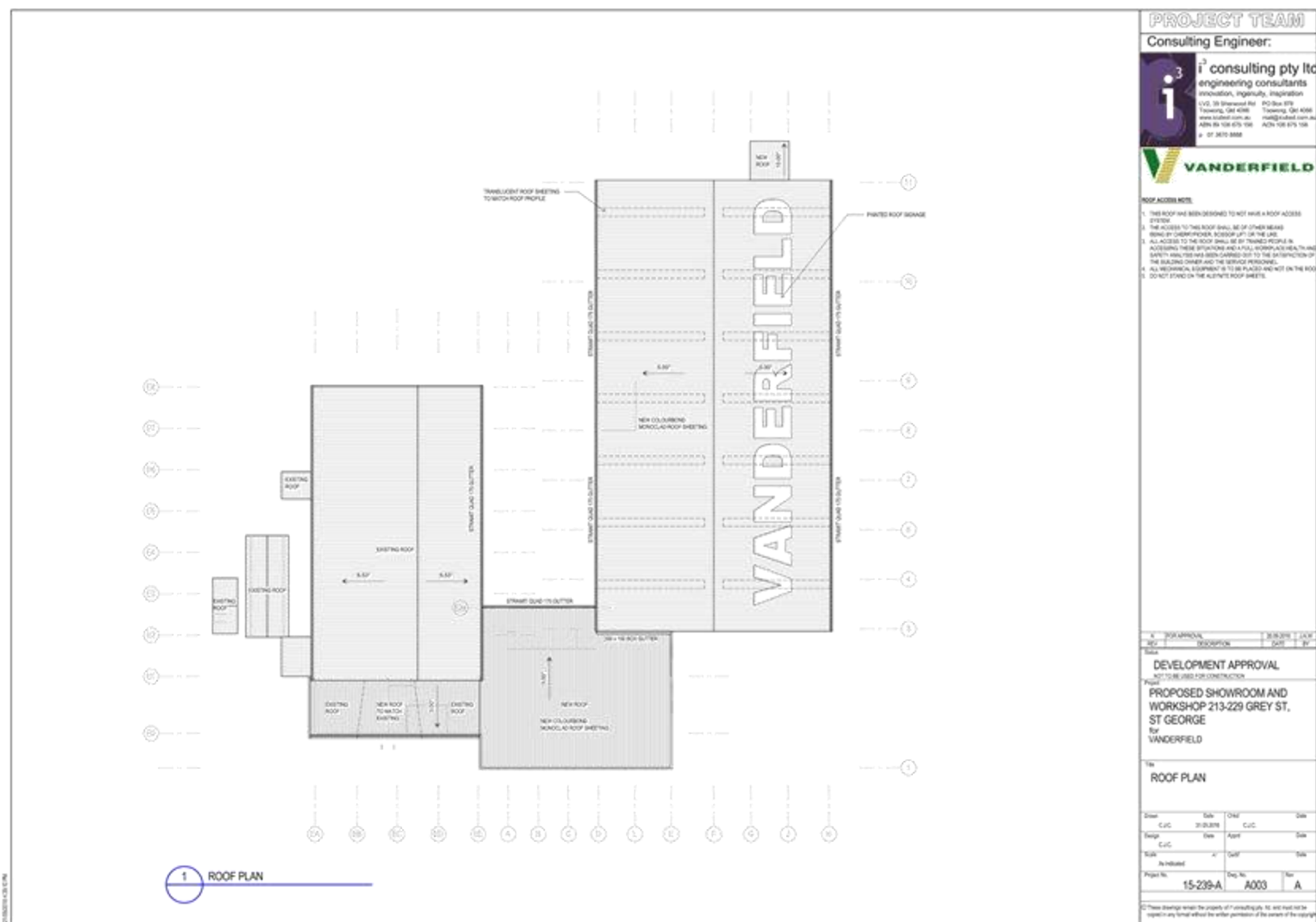
Table 19.2.1: All development

Performance outcomes	Acceptable outcomes	Response	Comment
All state transport infrastructure – except state-controlled roads			
PO1 Development does not compromise the safe and efficient management or operation of state transport infrastructure or transport networks. Editor's note: To demonstrate compliance with this performance outcome, it is recommended that a traffic impact assessment be prepared. A traffic impact assessment should identify any upgrade works required to mitigate impacts on the safety and operational integrity of the state transport corridor.	No acceptable outcome is prescribed.	P/S	The proposed development will not compromise the safe and efficient management or operation of state controlled roads. It can be noted that the existing access points to the site will not be altered, and will become sealed as part of the proposed expansion.
PO2 Development does not compromise planned upgrades to state transport infrastructure or the development of future state transport infrastructure in future state transport corridors. Editor's note: Written advice from DTMR advising that there are no planned upgrades of state transport infrastructure or future state transport corridors that will be compromised by the development will assist in addressing this performance outcome.	AO2.1 The layout and design of the proposed development accommodates planned upgrades to state transport infrastructure. And	<input checked="" type="checkbox"/>	There are no planned upgrades of Caranvon Highway based on SDAP mapping, outside the subject site.
	AO2.2 The layout and design of the development accommodates the delivery of state transport infrastructure in future state transport corridors. Editor's note: To demonstrate compliance with this acceptable outcome, it is recommended that a traffic impact assessment be prepared.	<input checked="" type="checkbox"/>	The layout and design of the propose development accommodated the delivery of state transport infrastructure in future state transport corridors, in that no additional points of access are proposed and the low turnover of vehicles is not considered an issue to the overall road network.
PO3 Development does not adversely impact on the safety of a railway crossing.	AO3.1 Development does not require a new railway crossing. Or	N/A	no railway crossing required
	AO3.2 A new railway crossing is grade separated. Or	N/A	no railway crossing required
	AO3.3 Impacts to level crossing safety are mitigated. Editor's note: To demonstrate compliance with this acceptable outcome, it is recommended that a traffic impact assessment be prepared. An impact on a level crossing may require an Australian Level Crossing Assessment Model (ALCAM) assessment to be undertaken. Section 2.2 – Railway crossing safety of the Guide to Development in a Transport Environment: Rail, Department of Transport and Main Roads, 2015, provides	N/A	no railway crossing required

Performance outcomes	Acceptable outcomes	Response	Comment
	guidance on how to comply with this acceptable outcome. And		
	AO3.4 Upgrades to a level crossing are designed and constructed in accordance with AS1742.7 – Manual of uniform traffic control devices, Part 7: Railway crossings and applicable rail manager standard drawings. And	N/A	no railway crossing required
	AO3.5 Access points achieve sufficient clearance from a level crossing in accordance with AS1742.7 – Manual of uniform traffic control devices, Part 7: Railway crossings by providing a minimum clearance of 5 metres from the edge running rail (outer rail) plus the length of the largest vehicle anticipated on-site. And	N/A	no railway crossing required
	AO3.6 On-site vehicle circulation is designed to give priority to entering vehicles at all times.	N/A	no railway crossing required
State-controlled roads			
PO4 Development does not compromise the safe and efficient management or operation of state-controlled roads. Editor's note: A traffic impact assessment will assist in addressing this performance outcome.	No acceptable outcome is prescribed.	<input checked="" type="checkbox"/>	The proposed development will not compromise the safe and efficient management or operation of state controlled roads. It can be noted that position and use of the existing access points to the site will not be altered, but will be upgraded to current TMR standards.
PO5 Development does not compromise planned upgrades of the state-controlled road network or delivery of future state-controlled roads. Editor's note: Written advice from DTMR that there are no planned upgrades of state-controlled roads or future state-controlled roads which will be compromised by the development will assist in addressing this performance outcome.	AO5.1 The layout and design of the development accommodates planned upgrades of the state-controlled road. And AO5.2 The layout and design of the development accommodates the delivery of future state-controlled roads. Editor's note: To demonstrate compliance with this acceptable outcome, it is recommended that a traffic impact assessment be prepared.	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	There are no planned upgrades of Caranvon Highway based on SDAP mapping, outside the subject site. There are no future state controlled road adjoining the site.
PO6 Upgrade works on, or associated with, the state-controlled road network are undertaken in accordance with applicable standards.	AO6.1 Upgrade works for the development are consistent with the requirements of the Road planning and design manual, 2 nd edition, Department of Transport and Main Roads, 2013.	<input checked="" type="checkbox"/>	The existing access points to the site will be upgraded to current TMR standards.

Performance outcomes	Acceptable outcomes	Response	Comment
PO7 Development does not impose traffic loadings on the state-controlled road network which could be accommodated on the local road network.	And		
	AO6.2 The design and staging of upgrade works on or associated with the state-controlled road network are consistent with planned upgrades.	<input checked="" type="checkbox"/>	No upgraded works on or associated with the state controlled road network are proposed.
	AO7.1 New lower order roads do not connect directly to a state-controlled road. And AO7.2 The layout and design of the development directs traffic generated by the development to use lower order roads.	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	No new lower order roads are proposed The proposed development does not have access to use lower order roads.









1 ILLUSTRATION 01



2 ILLUSTRATION 02



3 ILLUSTRATION 03

PROJECT TEAM

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p 07 3670 8888



BY	ISSUED	20/03/16	T	LAH
BY	DESIGN DEVELOPMENT	20/03/16	T	CJC
BY	DESCRIPTION	DATE	BY	

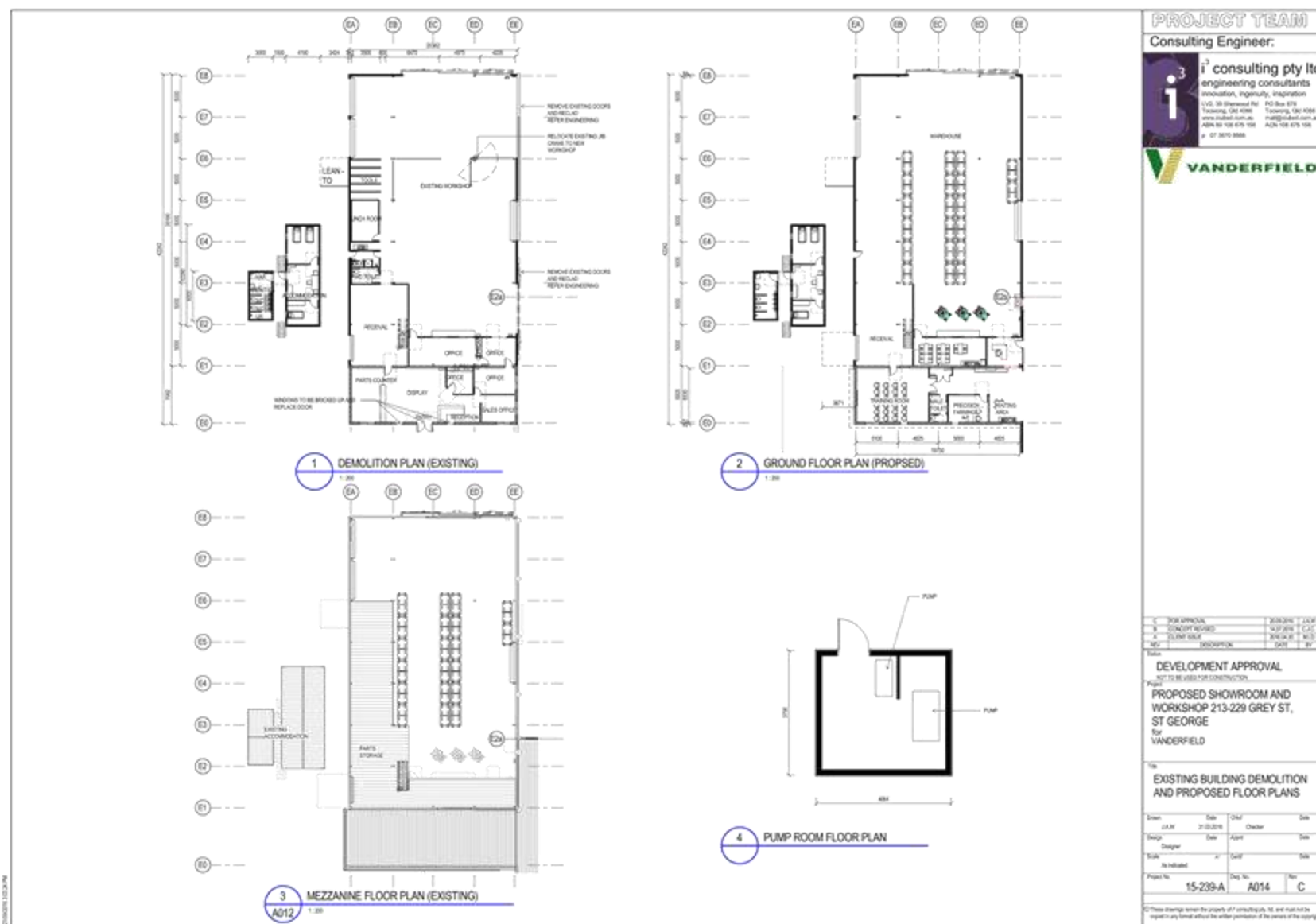
DEVELOPMENT APPROVAL

NOT TO BE USED FOR CONSTRUCTION
PROPOSED SHOWROOM AND
WORKSHOP 213-229 GREY ST,
ST GEORGE
FOR
VANDERFIELD

PERSPECTIVES

Drawn	Scale	Check	Date
LAH	20/03/16	Appt	
Design	Scale	Appt	Date
CJC	A1	Self	
Scale	A1	Self	Date
Project No.	15-239-A	Dep. No.	A013
		Rev	B

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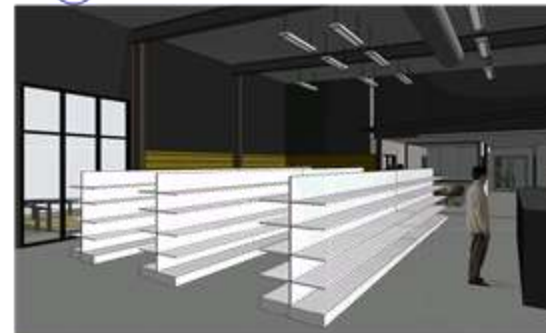




1 3D View 3



2 3D View 5



3 3D View 4



4 3D View 7

PROJECT TEAM

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REV	DESCRIPTION	DATE	BY
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2	ISSUED FOR CONSTRUCTION	20/01/2016	T. L. L.

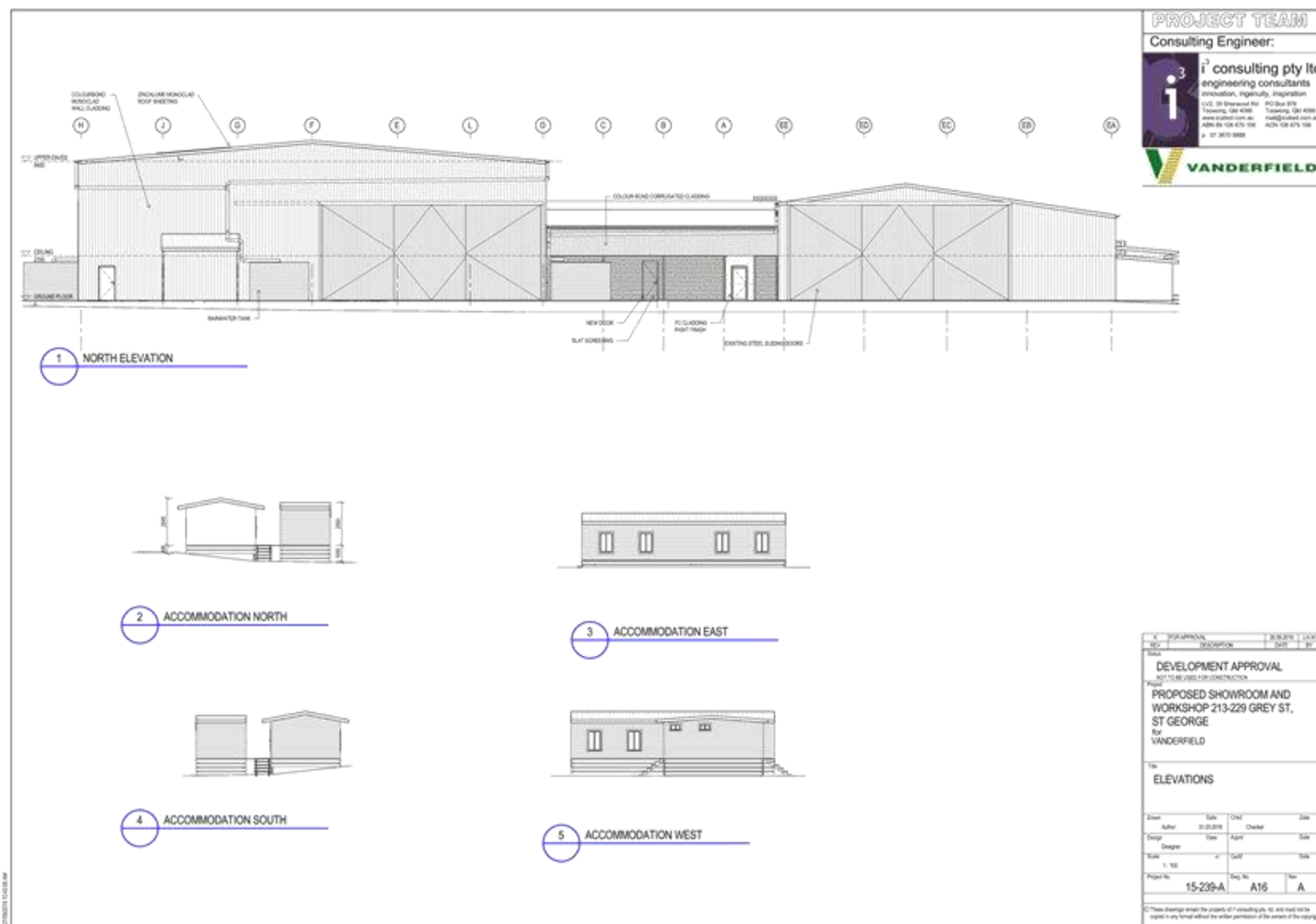
DEVELOPMENT APPROVAL

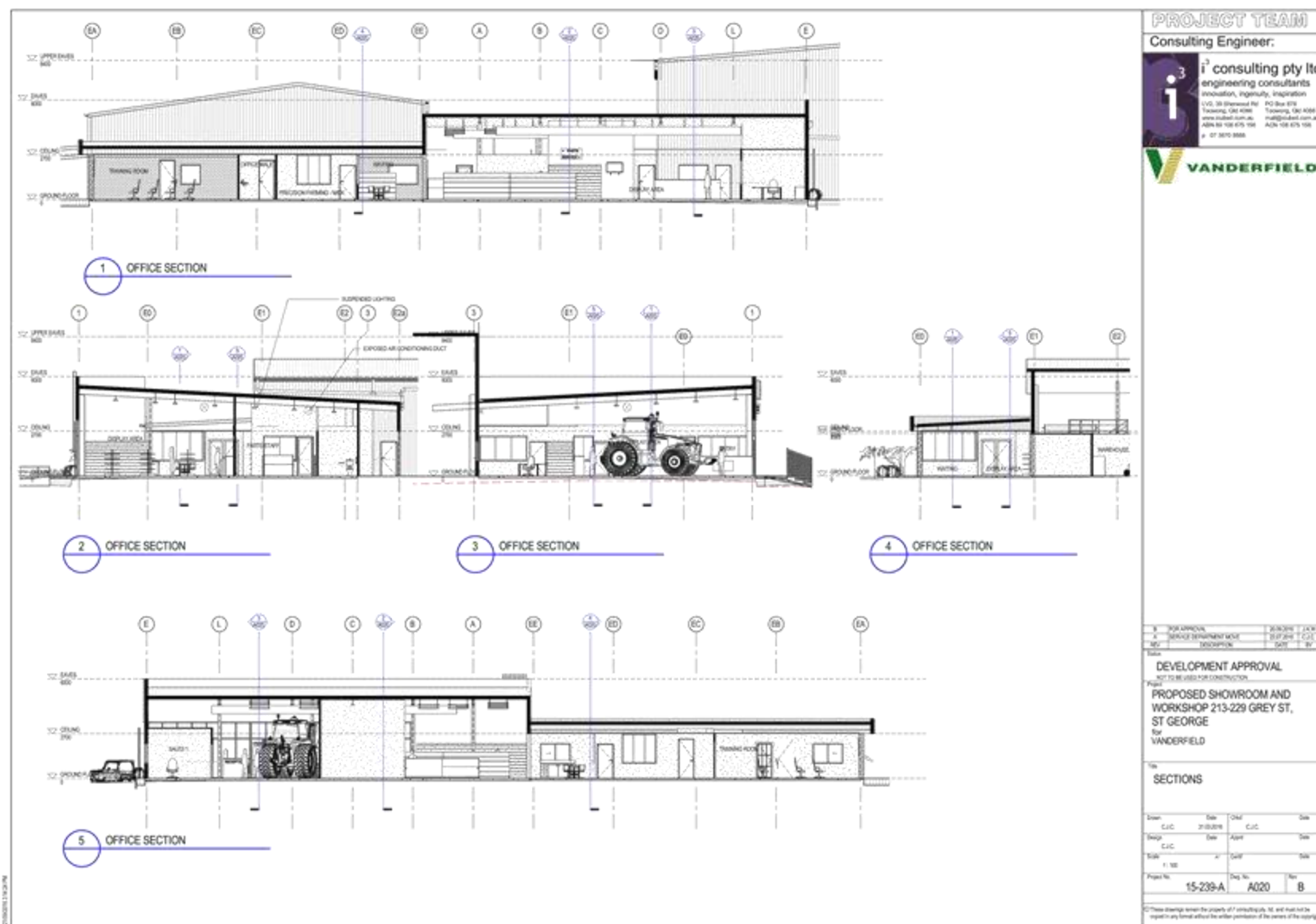
NOT TO BE USED FOR CONSTRUCTION
PROPOSED SHOWROOM AND
WORKSHOP 213-229 GREY ST,
ST GEORGE
FOR
VANDERFIELD

INTERNAL PERSPECTIVES

Drawn	Date	Check	Date
C.L.C.	20/01/2016	C.L.C.	
Design	Date	Appr'd	Date
C.L.C.			
Scale	As	Scale	Date
Project No.	15-239-A	Draw No.	A015
		Rev	B

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Department of Infrastructure,
Local Government and Planning

Our reference: SDA-1116-035205
Your reference: MCU 153 / OW 14 11604

19 December 2016

Chief Executive Officer
Balonne Shire Council
PO Box 201
ST GEORGE QLD 4487
council@balonne.qld.gov.au

Attention: Ms Fiona Macleod

Dear Mr Magin

Concurrence agency response—with conditions

213-229 Grey Street, St George QLD 4487 (Lot 2 on RP224597)
(Given under section 285 of the *Sustainable Planning Act 2009*)

The referral agency material for the development application described below was received by the Department of Infrastructure, Local Government and Planning under section 272 of the *Sustainable Planning Act 2009* on 25 November 2016.

Applicant details

Applicant name:	Vanderfield Properties Pty Ltd C/- iCubed Consulting Pty Ltd
Applicant contact details:	PO Box 878 Toowong QLD 4066 natasha.gouriev@icubed.com.au

Site details

Street address:	213-229 Grey Street, St George QLD 4487
Lot on plan:	Lot 2 on RP224597
Local government area:	Balonne Shire Council

Application details

Proposed development:	Development Permit for Material Change of Use – Medium Impact Industry Extension
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Page 1

Darling Downs South West Regional Office
128 Margaret Street
PO Box 825
Toowoomba QLD 4350

Referral triggers

The development application was referred to the department under the following provisions of the *Sustainable Planning Regulation 2009*:

Referral trigger Schedule 7, Table 3, Item 1—State-controlled road

Conditions

Under section 287(1)(a) of the *Sustainable Planning Act 2009*, the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions

Under section 289(1) of the *Sustainable Planning Act 2009*, the department must set out the reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Further advice

Under section 287(6) of the *Sustainable Planning Act 2009*, the department offers advice about the application to the assessment manager—see Attachment 3.

A copy of this response has been sent to the applicant for their information.

For further information, please contact Danica Clark, Senior Planning Officer, SARA Darling Downs South West on (07) 4616 7307, or email ToowoombaSARA@dlgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Andrew Foley
Manager - Planning

cc: Vanderfield Properties Pty Ltd
C/- iCubed Consulting Pty Ltd,
natasha.gouriev@icubed.com.au

Department of Transport and Main Roads,
Downs.South.West.IDAS@tmr.qld.gov.au

enc: Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Attachment 3—Approved Plans and Specifications

Our reference: SDA-1116-035205
 Your reference: MCU 153 / OW 14 11604

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Development Permit for Material Change of Use – Medium Impact Industry Extension		
Schedule 7, Table 3, Item 1—State-controlled road—Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the Act nominates the Director-General of the Department of Transport and Main Roads to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	The design and construction of any excavation, filling/backfilling/compaction, retaining structures, accesses and other works involving ground disturbance must not de-stabilise the state-controlled road or cause similar adverse impacts.	At all times.
2.	(a) Stormwater management of the development must ensure no worsening or actionable nuisance to the state-controlled road. (b) Any works on the land must not: <ul style="list-style-type: none"> (i) create any new discharge points for stormwater runoff onto the state-controlled road. (ii) interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road. (iii) surcharge any existing culvert or drain on the state-controlled road. (iv) reduce the quality of stormwater discharge onto the state-controlled road. 	(a) At all times. (b) At all times.
3.	(a) The road access locations are to be sealed from the edge of the state-controlled road to the front property boundary. (b) The road access works must be designed and constructed in accordance with Balonne Shire Council's driveway standard for commercial / industrial uses.	(a) and (b): Prior to the commencement of use and to be maintained at all times.

Our reference: SDA-1116-035205
Your reference: MCU 153 / OW 14 11604

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- To ensure the development and its construction does not cause adverse structural impacts on state-transport infrastructure.
- To ensure the road access location to the state-controlled road from the site does not compromise the safety and efficiency of the state-controlled road.
- To ensure the design of any road access maintains the safety and efficiency of the state-controlled road.
- To ensure that the impacts of stormwater events associated with development are minimised and managed to avoid creating any adverse impacts on the state-transport corridor.

Our reference: SDA-1116-035205
 Your reference: MCU 153 / OW 14 11604

Attachment 3—Further advice

Further development permits, compliance permits or compliance certificates	
1.	<p>Road access works approval: Under sections 62 and 33 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads to carry out road works that are road access works (including driveways) on a state-controlled road. Please contact the Department of Transport and Main Roads on (07) 4639 0828 to make an application for road works approval.</p> <p>This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Please contact Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.</p>

OFFICER REPORT

TO: Council

SUBJECT: Waste Tender Extension

DATE: 10.01.17

AGENDA REF: CES5

AUTHOR: Di Francisco - Environmental Health Officer

Executive Summary

Waste Tender Extension

Background

On 14 July 2016 the Waste Collection Service tender closed. Council has carried out due diligence since this date in particular on the analysis of the tenders received. Currently Council is in post negotiations with the preferred tenderer JJ Richards over pricing of this service. Council has received a price variance in particular to the 240l recycling bin. When the tender was called, Council requested to have the pricing held for 180 days. This due date will expire on 31 January 2017. Council's Environmental Health Officer under direction from the CEO has asked for an extension of 30 days. This allows Council time to finalise the waste modelling review prior to accepting the tender. (A copy of this extension approval – email confirmation is attached).

Should Council elect to change the waste collection service and community consultation is advised, Council has three weeks in which to engage with the community over this service prior to finalizing the tender at the February 2017 meeting. A proposed timetable for the community meetings would need to be set so that venues and catering etc can be arranged.

Link to Corporate Plan

Function	Key Program Area
<u>Strong & Resilient Communities</u>	Public Health: To implement policies and programs to maintain an appropriate level of public health standards within the Shire.

Consultation (internal/external)

JJ Richards Business Analyst– Ms Philipa Paikin, Council's CEO – Mr Matthew Magin, Council's Director Community & Environmental Sustainability – Mr Jamie Gorry, Council's Environmental Health Officer – Di Francisco

Legal Implications

The current tender for the Waste Collection Service will expire by 28 February 2017.

Policy Implications

Nil

Financial and Resource Implications

Council has engaged King & Co to compile and finalise all documents relating to the contract.

Attachments

Nil

Recommendation/s

That Council adopt the following community consultation process and timeframe, subject to the outcome of the waste modelling workshop on Tuesday 17 January 2017.

Date	Time	Venue	Town
Monday 6 February 2017	5.30-7.00pm	Cultural Centre	St George
Wednesday 8 February 2017	5.30-7.00pm	Dirran Pub	Dirranbandi
Thursday 9 February 2017	5.30-7.00pm	Hotel Francis	Thallon
Friday 10 February 2017	5.30-7.00pm	Bollon Pub	Bollon

Jamie Gorry

Director Community and Environmental Services

OFFICER REPORT

TO: Council

SUBJECT: **Budget Allocation - Review**

DATE: 11.01.17

AGENDA REF: CES6

AUTHOR: Di Francisco - Environmental Health Officer

Executive Summary

Review of budget allocation – 0605-0448-0000 - Desexing Program

Background

At Council's Budget, Council approval an allocation of \$5,000.00 for a desexing program for the community. After a departmental meeting it was acknowledged that the best option for our community would be a micro-chipping program which would benefit in two ways. This would help any Officer finding a wandering dog and also help monitor the registration of animals – in particular those dogs micro-chipped but unregistered.

Link to Corporate Plan

Function	Key Program Area
<u>Strong & Resilient Communities</u>	Public Health: To implement policies and programs to maintain an appropriate level of public health standards within the Shire.

Consultation (internal/external)

Director Community & Environmental Sustainability – Mr Jamie Gorry, Mr Karl Hempstead, Ms Di Francisco

Legal Implications

Nil

Policy Implications

Animal Management Act 2008 – all animals must be registered and micro-chipped from three (3) months of age.

Financial and Resource Implications

Nil

Attachments

Nil

Recommendation/s

That Council approves the change of direction for this project to ensure maximum benefit to Council and the community.

Jamie Gorry

Director Community and Environmental Services

CONFIDENTIAL ITEMS

(CFS) CORPORATE FINANCIAL SERVICES REPORT

ITEM	TITLE	EXECUTIVE SUMMARY	PAGE
CFS9	<u>ARREARS OF RATES</u>	This item will be discussed in closed session in accordance with section 275 of the Local Government Regulation 2012.	
CFS10	<u>PAYMENT OF UPCOMING RATES FOR DIRRANBANDI</u>	This item will be discussed in closed session in accordance with section 275 of the Local Government Regulation 2012.	
CFS11	<u>FLOOD MITIGATION LOT 13 CARDIFF ROAD BOLLON</u>	This item will be discussed in closed session in accordance with section 275 of the Local Government Regulation 2012.	
CFS12	<u>REQUEST TO PURCHASE LAND IMPACTED BY FLOODING AND THE LEVEE BANK</u>	This item will be discussed in closed session in accordance with section 275 of the Local Government Regulation 2012.	
CFS1	<u>REQUEST TO WAIVE LEGAL CHARGES AND INTEREST ON OVERDUE RATES</u>	This item will be discussed in closed session in accordance with section 275 of the Local Government Regulation 2012.	

INFORMATION REPORTS

(CEO) CHIEF EXECUTIVE OFFICER REPORT

ITEM	TITLE	EXECUTIVE SUMMARY	PAGE
ICE01	<u>MONTHLY REPORT</u> <u>INVESTMENT ATTRACTION</u> <u>OFFICER DECEMBER 2016</u>	(10.01.17) Monthly Report Investment Attraction Officer December 2016.	204

OFFICER REPORT

TO: Council

SUBJECT: Monthly Report Investment Attraction Officer December 2016

DATE: 10.01.17

AGENDA REF: ICEO1

AUTHOR: John Randall - Murray Darling Basin Regional Economic Diversification Program

Executive Summary

Monthly Report Investment Attraction Officer December 2016.

Background

In January 2015, Council commenced an Investment Attraction Project **IAP** to develop and implement a range of measures to mitigate the negative economic effects of the water "buy backs" within the Lower Balonne and Border Rivers irrigation areas. The Project, which will run until June 2017, is funded by the Federal Department of Infrastructure and Regional Development's Murray Darling Basin Regional Economic Diversification Program (MDBREDP), and is auspiced jointly by Department of Natural Resources and Mines and the Queensland Department of State Development.

The Investment Attraction Project is a Balonne Shire Council project and works across both Balonne and Goondiwindi Council areas as per the funding agreement. The funding agreement articulates a number of mandatory required deliverables within the Project. The Project is overseen by a Steering Committee chaired by the Balonne Shire Council Mayor, with representatives from both Councils, Department of State Development, and Trade and Investment Queensland.

During the reporting period, the Investment Attraction Officer has undertaken a series of activities to progress through the various mandatory Milestones for the Project. In addition, further Project activities include the following:

- **Application to State and Federal Governments for incentive funding for key catalyst project in St George.**

Lobbying continues for Council's application to the State and Federal Governments for incentive funding for the establishment of a catalyst project to provide employment opportunities in St George. A decision by the Murray Darling Basin Regional Economic Diversification Program's Inter-Agency Working Group is expected early 2017. Additional funding has become available due to the non-completion of one of the Murray Darling Basin Regional Economic Diversification Plan projects.

- **South West Rail Advisory Group**

DTMR are currently assessing a number of competitive EOIs received for the provision of rail freight services during the next contract period from Thallon to the Port of Brisbane. Such competition would potentially benefit existing and new users of the Line. The South West Rail Advisory Group (formed out of investigative works by

the Investment Attraction Project) has recently written to QR regarding the provision of suitable and sufficient rolling stock on the SW Line to be able to meet customer demand during peak season.

- **Regional Beef Feedlot Information Exchange Forum**

Council hosted a Regional Beef Feedlot Information Exchange Forum in St George on 14th December 2016 in conjunction with DAF, DSD and DNRM. The Forum arose out of the Investment Attraction Project's initial work in the intensive animal area which highlighted the need for a greater dissemination of information and data on feedlots and intensive animal husbandry amongst LGAs, producers and government agencies. Relevant staff from Goondiwindi and Maranoa Regional Councils also participated. Future steps arising out of the Forum may include information sessions for processors and industry across the broader region.

- **Cost Benefit Analysis – Balonne Meatworks Processing**

The Cost Benefit Analysis (CBA) prepared by Adept Economics has now been received for a potential meatworks (either beef/sheep/roo) on either a brownfield or greenfield site in the Shire. The CBA will be used to lobby both State and Federal Governments to provide financial incentivisation to developers to establish here in the Shire. Whilst not preparing a detailed feasibility study at this stage, the consultant assessed scientifically the benefits to the region, should a meatworks be established. The CBA will be used during negotiations with the Water Task Force that are currently underway. It is expected that Adept Economics will be able to address Councillors on the contents and outcomes of the study at a Council Workshop in March 2017.

- **Cost Benefit Analyses – other investment projects.**

Additional Cost Benefit Analyses prepared by Adept Economics have now been received for a number of projects within the Investment Attraction Project area, including a large scale omega3 fatty acid production plant, a beef abattoir, an equestrian entertainment centre and grain containerisation facilities. These CBAs will be used to both confirm and/or attract investment decisions for these projects.

- **Future Searches St George and Dirranbandi**

A planning meeting for the upcoming Community Future Searches for St George and Dirranbandi was held recently with the Search Facilitator in Cunnamulla. The concept has now been finalised. The searches will be held on the weekend of the 11th-12th February 2017. A Future Search is a planning meeting that helps community members transform their capability for action very quickly, particularly in times of conflict. The meetings are task-focused and are designed to bring people from all walks of life into the same conversation - those with resources, expertise, formal authority and need. Marketing for the Searches has now commenced.

- **Shire Economic Profile**

The Balonne Economic Profile (www.economy.id.com.au/balonne) has now been received from ID Profile. The Profile was funded through the Investment Attraction Project. The Profile presents economic information that enables description of the area's role within the broader economy, explores options for economic development and promotes the area's strengths. There will be a workshop for regional EDOs on the full use of the Profile in St George in mid-February, and it is planned to hold instructional workshops within Council after that. The Profile will be uploaded onto Council's webpage.

- **Balonne Shire Economic Development Strategy**

Quotations are currently being sought from suitably qualified consultants for the preparation of an Economic Development Strategy for the Shire. The Terms of Reference for the plan have been finalised. The closing date for quotations is 10th February 2017. Once the successful provider is appointed, it is expected that work on the Plan will commence as soon as possible, circa 1st March 2017 and is estimated to take approximately 4-5 weeks. The Plan is to be completed in draft form by 1st May 2017. A Final Plan for Council's approval will be submitted by 1st June 2017. The Plan will then be open for public comment for a further 4 weeks before final adoption and acceptance by Council.

Also, during the past month, the Investment Attraction Officer has engaged with proponents of a number of intended regional projects across both the agribusiness and manufacturing sectors, together with a number of investment banks/private equity providers.

Attachments

Nil

Recommendation/s

That Council receives this report.

Matthew Magin
Chief Executive Officer

(CFS) CORPORATE FINANCIAL SERVICES REPORT

ITEM	TITLE	EXECUTIVE SUMMARY	PAGE
ICFS1	<u>MONTHLY REPORT</u>	(11.01.17) Director Corporate & Financial Services Report – November/December 2016	208
ICFS2	<u>FINANCE INFORMATION REPORT FOR PERIOD ENDED 31 DECEMBER 2016</u>	(11.01.17) Financial Information Report for the period ended 31 December 2016.	211

OFFICER REPORT

TO: Council
SUBJECT: **Monthly Report**
DATE: 11.01.17
AGENDA REF: ICFS1
AUTHOR: Michelle Clarke - Director Corporate & Financial Services

Executive Summary

Director Corporate & Financial Services Report – November/December 2016

Business Arising from Previous Minutes

June 2016

CFS9 Sale of Surplus Land Dirranbandi – sale now complete

October 2016

St George Cemetery – letters sent to family members as per resolution of 15 December 2016

It should be noted that amendments are proposed for the subordinate local law 1.13 (undertaking regulated activities regarding Human Remains) 2015. This will strengthen council's powers and remove current ambiguity for interment of ashes.

December 2016

Annual Valuation Data – agreement finalised with Department Natural Resources and Mines.

December 2016

CFS9 Purchasing Policy – has been updated on council's website and communicated to all relevant staff. LocalBuy has been engaged to supply Market Place (computer program to register supplier details) and to prepare a tender for wet and dry plant hire. The Stores Internal Audit (referred to below) has a number of recommendations to also improve our purchasing practices. LocalBuy will provide an information session to local suppliers on 6 February and ongoing support to council in improving its procurement procedures.

December 2016

St George Aerodrome – Avgas Lease

Documentation has been signed and returned to IOR and now pending principle lease agreement (at IOR expense) to be finalised and registered.

Complaints

1 complaint finalised

1 complaint continuing with renewed allegations

1 new complaint of Information Privacy Breach underway – all affected parties notified

1 new complaint via Queensland Ombudsman pending final outcome by council – rating matter

1 old complaint via Queensland Ombudsman to be finalised

ICT Strategy

Terms of reference have been distributed via Vendor Panel for development of council's ICT Strategy. Quotations due 19 January. The amended budget has provision for this to occur.

CCTV Strategy

The draft CCTV Strategy was considered at a Community Safety meeting in December and is currently pending feedback from stakeholders and mapping is also currently being prepared. Funding opportunities are likely into 2017/18 as a result of the final documentation.

Fraud Awareness Training

Fraud Awareness training was completed with the Corporate & Finance Services team. The remainder of staff will be scheduled for January 2017.

Trainees

The 3 trainee positions are being advertised.

Banking Services

Draft terms reference has been prepared to call for quotations from banks to provide banking services to council from 1 July 2017.

Rating Model

Vendor panel has been utilised to circulate a terms of reference for development of council's Differential Rating Model and Water Charges. This will complement the Cleansing and Utility Charges review that is currently underway. The rating model will inform council's budget process for 2017/18. Provision is in the 2016/17 budget for this to occur.

Internal Audit

An internal audit was completed of Council's Store and at the time of writing this report was due to be delivered by 11 January. The recommendations will be shared with council and progress report provided to the Audit Committee. A short term logo appointment to assist in implementing the recommendations in the Store has commenced.

A terms of reference will be prepared to call for internal audit services from 1 July 2017.

Other key projects

Coming up and/or currently underway:

- Related Parties Policy and Disclosures – to be rolled out in February pending reporting in the 2016/17 financial statements
- The Performance Appraisal system is under review
- Enterprise Bargaining preparations are about to commence

- Service Requests, complaints and Snap Send Solve is improving our ability to record and respond to customer requests/complaints
- Enterprise Risk Management – plan to incorporate with budget considerations to address strategic risks to council

Budget

The Corporate & Financial Services budget was amended in December 2016 and is reflected below. Further expenditure has been incurred for the Levee Bank Contingencies with the engagement of GHD for the risk assessment and flood modelling review. That expenditure is yet to show in the below spreadsheet but is in the vicinity of \$25,000.

Expenditure will be incurred in January for supervisor training that does not show on the current expenditure report.

Corporate and Financial Services Directorate 2016/2017

Job No	Description	Actuals	Amended	Comments
205 - GENERAL ADMINISTRATION				
0205-0108-0000	HR/IR Specialised Training	0.00	50,000	
0205-0442-0000	HR/IR Consultancy	14,396.57	50,000	In progress
205-	HR/IR	14,396.57	100,000	
0205-0441-0000	Levee Bank Contingencies	22,801.39	90,000	Engaged GHD
0205-0448-0000	Asset Revaluations	0.00	7,000	March/April 2017
0205-0445-0000	Rate Modelling - 2 part tariff/differential rates/cleansing	0.00	50,000	
0205-0444-0000	Replacement/Upgrade Laptops/PC's	6,800.91	6,500	In progress
0205-0443-0000	Backup NAS Drive	2,106.84	2,500	
0205-0449-0000	ICT Review	0.00	30,000	Additional Budget item - December Review
205-2447	Corporate Services Operational Projects	31,709.14	186,000	
0205-0933-0000	Photocopier - Admin	12,722.00	12,500	Complete
205-4100	Corporate Services Capital Projects	12,722.00	12,500	

Attachments

Nil

Recommendation/s

That Council receive this report.

Michelle Clarke

Director Corporate & Financial Services



OFFICER REPORT

TO: Council

SUBJECT: Finance Information Report for period ended 31 December 2016

DATE: 11.01.17

AGENDA REF: ICFS2

AUTHOR: Karen Searle - Manager Financial Services

Executive Summary

Financial Information Report for the period ended 31 December 2016.

Attachments

1. FinanceInformationReport.pdf [↓](#)

Recommendation/s

That the monthly Financial Information Report for the period ending 31 December 2016, as tabled, be received and noted.

Michelle Clarke
Director Corporate & Financial Services

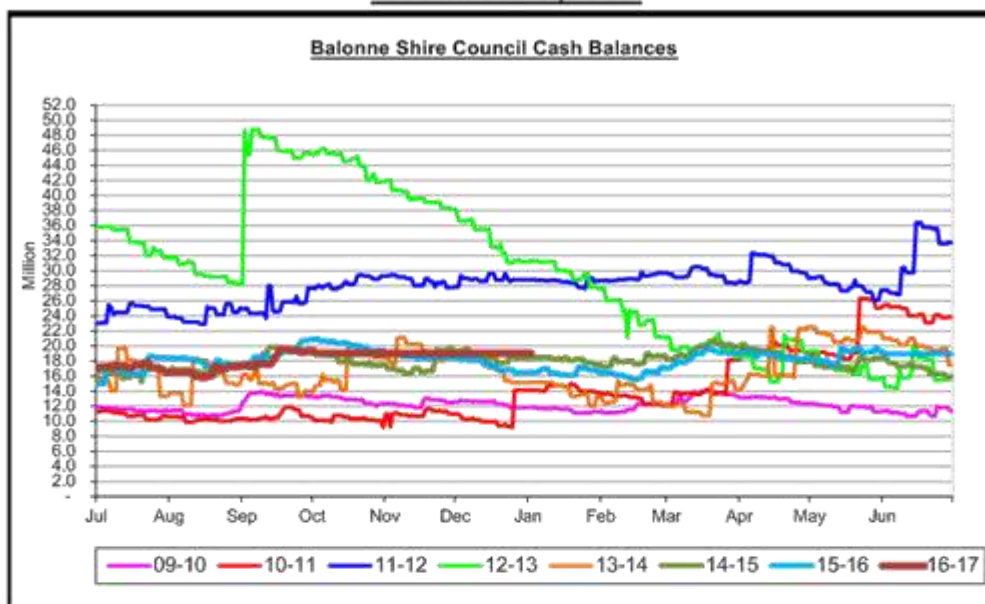
Finance Information Report

Month Ending 31 December 2016

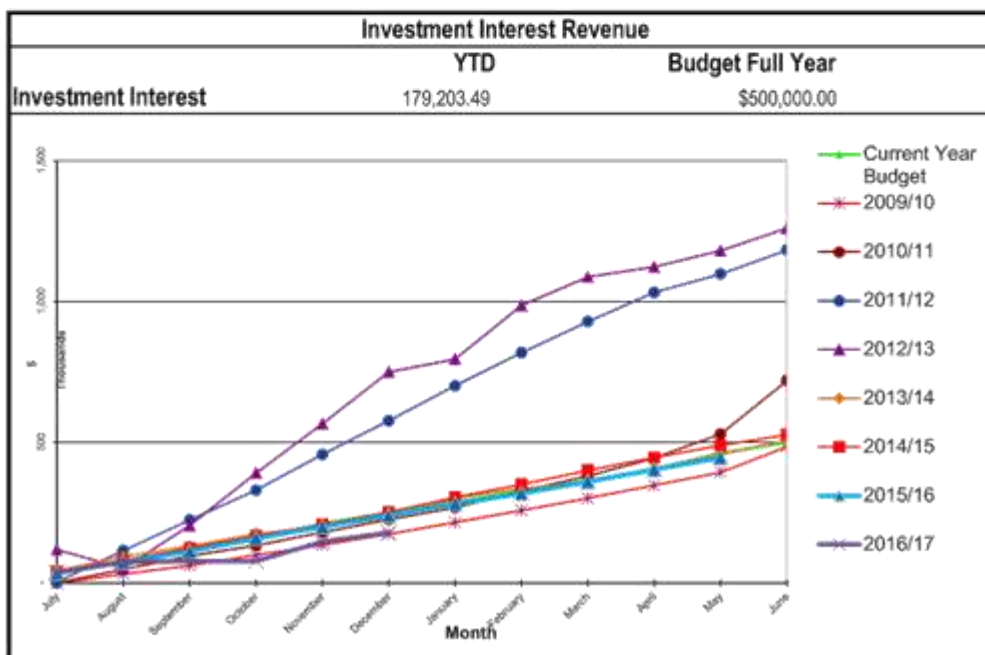
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Balonne Shire Council Cash Management Report December 31, 2016



Cash Fund Balance			
Operational Fund:		Balance	
Cash on Hand	1,500.00	Short Term Deposits:-	
Cash at Bank	86,747.60	QTC	14,530,165.81
Short Term Deposits	17,264,383.16	Investments	1.56
Total Funds	\$17,352,630.76	Westpac Reserve Account	2,734,215.79
Trust Fund:		Total	17,264,383.16
Cash at Bank	\$406,450.38		



Balonne Shire Council Working Capital Report

31 December 2016

Available Funds			
Total Cash Available - Cash At Bank			\$ 17,352,630.76
<i>Represented By:</i>			
<u>Reserves</u>			
<i>Asset Replacement - Carried Forward Program Balances</i>			
General Fund Infrastructure Reserve	617,796		
Sewerage Program Reserve	2,087,393		
Water Program Works Reserve	1,781,365		
Cleansing Program Reserve	314,419		4,800,973
<i>Constrained Work Reserve (unspent Capital Grants)</i>			
			-
<i>Reserve for Future Recurrent Expenditure (Unspent Operational Grants)</i>			
Dirranbandi Pool Committee (Surplus Funds)	32,362		
RADF Funding	17,318		
Bollon Bush Nursing Reserve - Building Expenditure	1,200		50,879
<i>Total Cash Backed Reserves</i>			\$ 4,851,852
<i>Unspent Current Grants Received</i>			
<i>Provisions - Staff Entitlements - Current Entitlements</i>	\$ 1,582,717		
<i>Provisions - Staff Entitlements - Non Current Entitlements (40%)</i>	\$ 110,877	\$	1,693,594
<i>Shire Funds - Unallocated Working Capital (Cash)</i>		\$	10,807,184

Revenue and Expenditure Report - Balonne Shire Council
(Accounts: 0100-0002-0000 to 7900-7201-0000. 51% of year elapsed. All Accounts. Excludes Committed Costs. To Level 4.)

Financial Year Ending 2017 - (Budget for Full Year)

Version: 2016.6.13.1

	REVENUE			EXPENSE			SURPLUS / (DEFICIENCY)		
	31 Dec 2016	%	Budget	31 Dec 2016	%	Budget	31 Dec 2016	%	Budget
0340-0003 ECONOMIC DEVELOPMENT									
0340-0003 ECONOMIC DEVELOPMENT	57,088.91	54%	106,700	322,588.28	71%	454,250	(265,499.37)	76%	(347,550)
0350-0003 TOURISM SERVICES									
0350-0003 TOURISM SERVICES	0.00	---	1,500	28,506.89	59%	48,500	(28,506.89)	61%	(47,000)
0355-0003 VISITOR SERVICES									
0355-0003 VISITOR SERVICES	26,211.85	54%	48,500	152,034.63	63%	241,800	(125,822.78)	65%	(193,300)
0360-0003 LAND DEVELOPMENT									
0360-0003 LAND DEVELOPMENT	0.00	---	0	0.00	---	15,000	0.00	---	(15,000)
0300-0002 PLANNING & DEVELOPMENT	107,359.41	48%	221,700	615,206.12	59%	1,034,050	(507,846.71)	63%	(812,350)
0400-0002 TRANSPORT & DRAINAGE									
0401-0003 WORKS FINANCE									
0401-0003 WORKS FINANCE	1,633,112.90	40%	4,134,150	0.00	---	0	1,633,112.90	40%	4,134,150
0405-0003 WORKS ADMINISTRATION									
0405-0003 WORKS ADMINISTRATION	475,367.21	48%	1,000,000	875,322.09	45%	1,952,000	(399,954.88)	42%	(952,000)
0410-0003 ROADS									
0410-0003 ROADS	0.00	---	0	3,389,545.26	53%	6,455,000	(3,389,545.26)	53%	(6,455,000)
0415-0003 STREETS									
0415-0003 STREETS	0.00	---	0	901,358.41	55%	1,642,000	(901,358.41)	55%	(1,642,000)
0420-0003 BRIDGES									
0420-0003 BRIDGES	0.00	---	0	71,081.54	38%	188,051	(71,081.54)	38%	(188,051)
0425-0003 STORMWATER DRAINAGE									
0425-0003 STORMWATER DRAINAGE	0.00	---	0	106,611.41	42%	255,700	(106,611.41)	42%	(255,700)
0430-0003 WORKS DEPOTS									
0430-0003 WORKS DEPOTS	0.00	---	0	210,431.28	83%	254,790	(210,431.28)	83%	(254,790)
0440-0003 AERODROMES									
0440-0003 AERODROMES	94,708.09	153%	62,030	155,844.95	51%	306,700	(61,136.86)	25%	(244,670)

Revenue and Expenditure Report - Balonne Shire Council
(Accounts: 0100-0002-0000 to 7900-7201-0000. 51% of year elapsed. All Accounts. Excludes Committed Costs. To Level 4.)

Financial Year Ending 2017 - (Budget for Full Year)

Version: 2016.6.13.1

	REVENUE			EXPENSE			SURPLUS / (DEFICIENCY)		
	31 Dec 2016	%	Budget	31 Dec 2016	%	Budget	31 Dec 2016	%	Budget
0450-0003 PLANT & EQUIPMENT									
0450-0003 PLANT & EQUIPMENT	1,702,818.66	43%	3,989,000	1,422,986.68	47%	3,028,500	279,831.98	29%	960,500
0460-0003 FLOOD MITIGATION									
0460-0003 FLOOD MITIGATION	36,000.00	30%	120,000	185,465.55	82%	225,000	(149,465.55)	142%	(105,000)
0400-0002 TRANSPORT & DRAINAGE	3,942,006.86	42%	9,305,180	7,318,647.17	51%	14,307,741	(3,376,640.31)	67%	(5,002,561)
0500-0002 COMMUNITY & CULTURAL									
0501-0003 COMMUNITY DEVELOPMENT									
0501-0003 COMMUNITY DEVELOPMENT	11,284.00	92%	12,200	47,660.88	30%	158,000	(36,376.88)	25%	(145,800)
0502-0003 FLOOD RECOVERY SERVICES									
0502-0003 FLOOD RECOVERY SERVICES	0.00	---	0	0.00	---	0	0.00	---	0
0505-0003 LIBRARIES									
0505-0003 LIBRARIES	3,728.18	20%	18,433	99,029.03	41%	238,933	(95,300.85)	43%	(220,500)
0510-0003 HOUSING									
0510-0003 HOUSING	40,169.86	20%	200,000	88,900.91	91%	97,800	(48,731.05)	-48%	102,200
0515-0003 PUBLIC COMMUNICATION									
0515-0003 PUBLIC COMMUNICATION	0.00	---	0	886.74	59%	1,500	(886.74)	59%	(1,500)
0520-0003 SPORT & RECREATION									
0520-0003 SPORT & RECREATION	3,276.85	60%	5,500	56,656.21	46%	123,600	(53,379.36)	45%	(118,100)
0521-0003 SWIMMING POOLS									
0521-0003 SWIMMING POOLS	123,587.34	85%	144,680	247,045.16	62%	400,500	(123,457.82)	48%	(255,820)
0522-0003 TENNIS COURTS									
0522-0003 TENNIS COURTS	327.28	33%	1,000	8,962.34	54%	16,700	(8,635.06)	55%	(15,700)
0525-0003 ARTS & HISTORY									
0525-0003 ARTS & HISTORY	217,538.18	33%	659,599	109,795.47	16%	703,359	107,742.71	-246%	(43,760)
0530-0003 PARKS & GARDENS									
0530-0003 PARKS & GARDENS	50.00	0%	28,000	316,121.70	58%	545,300	(316,071.70)	61%	(517,300)

Revenue and Expenditure Report - Balonne Shire Council
(Accounts: 0100-0002-0000 to 7900-7201-0000. 51% of year elapsed. All Accounts. Excludes Committed Costs. To Level 4.)

Financial Year Ending 2017 - (Budget for Full Year)

Version: 2016.6.13.1

	REVENUE			EXPENSE			SURPLUS / (DEFICIENCY)		
	31 Dec 2016	%	Budget	31 Dec 2016	%	Budget	31 Dec 2016	%	Budget
0535-0003 HALLS & CULTURAL CENTRES									
0535-0003 HALLS & CULTURAL CENTRES	5,354.36	54%	10,000	153,515.54	80%	191,000	(148,161.18)	82%	(181,000)
0545-0003 COMMUNITY ASSISTANCE									
0545-0003 COMMUNITY ASSISTANCE	0.00	---	0	13,887.93	32%	44,000	(13,887.93)	32%	(44,000)
0550-0003 EMERGENCY SERVICES									
0550-0003 EMERGENCY SERVICES	0.00	---	23,000	23,607.19	56%	41,900	(23,607.19)	125%	(18,900)
0555-0003 SHOWGROUNDS									
0555-0003 SHOWGROUNDS	15,463.87	31%	50,000	203,216.47	63%	320,600	(187,752.60)	69%	(270,600)
0560-0003 WORK PROGRAM									
0560-0003 WORK PROGRAM	0.00	---	0	3,946.23	16%	25,000	(3,946.23)	16%	(25,000)
0575-0003 YOUTH DEVELOPMENT									
0575-0003 YOUTH DEVELOPMENT	0.00	---	0	0.00	---	5,000	0.00	---	(5,000)
0580-0003 SAFER COMMUNITIES									
0580-0003 SAFER COMMUNITIES	0.00	---	0	8,331.60	38%	21,700	(8,331.60)	38%	(21,700)
0585-0003 SKILLING QUEENSLANDERS									
0585-0003 SKILLING QUEENSLANDERS	0.00	---	0	0.00	---	0	0.00	---	0
0500-0002 COMMUNITY & CULTURAL	420,779.92	37%	1,152,412	1,381,563.40	47%	2,934,892	(960,783.48)	54%	(1,782,480)
0600-0002 ENVIRONMENT & HEALTH SERVICES									
0605-0003 DOMESTIC ANIMAL CONTROL									
0605-0003 DOMESTIC ANIMAL CONTROL	44,513.00	53%	84,500	99,085.04	54%	183,800	(54,572.04)	55%	(99,300)
0610-0003 VERMIN CONTROL									
0610-0003 VERMIN CONTROL	0.00	---	0	0.00	---	5,000	0.00	---	(5,000)
0612-0003 URBAN FIRE CONTROL									
0612-0003 URBAN FIRE CONTROL	0.00	---	0	2,178.96	52%	4,200	(2,178.96)	52%	(4,200)
0615-0003 CEMETERIES									
0615-0003 CEMETERIES	26,355.42	59%	45,000	50,801.27	52%	98,000	(24,445.85)	46%	(53,000)

Revenue and Expenditure Report - Balonne Shire Council
(Accounts: 0100-0002-0000 to 7900-7201-0000. 51% of year elapsed. All Accounts. Excludes Committed Costs. To Level 4.)

Financial Year Ending 2017 - (Budget for Full Year)

Version: 2016.6.13.1

	REVENUE			EXPENSE			SURPLUS / (DEFICIENCY)		
	31 Dec 2016	%	Budget	31 Dec 2016	%	Budget	31 Dec 2016	%	Budget
0625-0003 PUBLIC TOILETS									
0625-0003 PUBLIC TOILETS	0.00	---	0	32,498.15	51%	63,200	(32,498.15)	51%	(63,200)
0630-0003 WASTE MANAGEMENT									
0630-0003 WASTE MANAGEMENT	0.00	---	0	138.84	46%	300	(138.84)	46%	(300)
0635-0003 NATURAL ENVIRONMENT									
0635-0003 NATURAL ENVIRONMENT	1,120.00	112%	1,000	24,376.06	28%	88,500	(23,256.06)	27%	(87,500)
0640-0003 HEALTH INSPECTION									
0640-0003 HEALTH INSPECTION	6,070.00	84%	7,200	41,419.58	33%	124,800	(35,349.58)	30%	(117,600)
0645-0003 PUBLIC HEALTH FACILITIES									
0645-0003 PUBLIC HEALTH FACILITIES	11,000.00	48%	23,000	17,524.49	146%	12,000	(6,524.49)	-59%	11,000
0655-0003 RURAL SERVICES									
0655-0003 RURAL SERVICES	85,196.19	50%	172,000	202,520.80	29%	702,900	(117,324.61)	22%	(530,900)
0600-0002 ENVIRONMENT & HEALTH SERVICES	174,254.61	52%	332,700	470,543.19	37%	1,282,700	(296,288.58)	31%	(950,000)
0700-0002 COMMERCIAL SERVICES									
0705-0003 PRIVATE WORKS									
0705-0003 PRIVATE WORKS	3,987.81	6%	72,000	12,121.57	13%	95,000	(8,133.76)	35%	(23,000)
0713-0003 MAIN ROADS FLOOD DAMAGE									
0713-0003 MAIN ROADS FLOOD DAMAGE	0.00	---	0	0.00	---	0	0.00	---	0
0720-0003 MAIN ROADS RPC									
0720-0003 MAIN ROADS RPC	0.00	---	1,650,000	0.00	---	1,500,000	0.00	---	150,000
0725-0003 MAIN ROADS RMPC									
0725-0003 MAIN ROADS RMPC	500,226.56	33%	1,500,000	633,231.87	45%	1,400,000	(133,005.31)	-133%	100,000
0726-0003 MAIN ROADS MAINTENANCE									
0726-0003 MAIN ROADS MAINTENANCE	0.00	---	0	0.00	---	0	0.00	---	0
0727-0003 MAIN ROADS MINOR WORKS									
0727-0003 MAIN ROADS MINOR WORKS	0.00	---	0	0.00	---	0	0.00	---	0

Revenue and Expenditure Report - Balonne Shire Council
(Accounts: 0100-0002-0000 to 7900-7201-0000. 51% of year elapsed. All Accounts. Excludes Committed Costs. To Level 4.)

Financial Year Ending 2017 - (Budget for Full Year)

Version: 2016.6.13.1

	REVENUE			EXPENSE			SURPLUS / (DEFICIENCY)		
	31 Dec 2016	%	Budget	31 Dec 2016	%	Budget	31 Dec 2016	%	Budget
0750-0003 STATE FIRE SERVICES									
0750-0003 STATE FIRE SERVICES	0.00	—%	0	1,638.04	41%	4,000	(1,638.04)	41%	(4,000)
0755-0003 THALLON RURAL FIRE BRIGADE									
0755-0003 THALLON RURAL FIRE BRIGADE	382.33	5%	7,550	335.61	4%	7,500	46.72	93%	50
0700-0002 COMMERCIAL SERVICES	504,596.70	16%	3,229,550	647,327.09	22%	3,006,500	(142,730.39)	-64%	223,050
4000-0002 SEWERAGE									
4110-0003 SEWERAGE CHARGES									
4110-0003 SEWERAGE CHARGES	547,847.87	50%	1,098,000	45,077.43	41%	109,100	502,770.44	51%	988,900
4140-0003 DEBT MANAGEMENT									
4140-0003 DEBT MANAGEMENT	0.00	—%	0	0.00	—%	0	0.00	—%	0
4410-0003 SEWERAGE									
4410-0003 SEWERAGE	0.00	—%	469,037	340,159.63	47%	729,500	(340,159.63)	131%	(260,463)
4000-0002 SEWERAGE	547,847.87	35%	1,567,037	385,237.06	46%	838,600	162,610.81	22%	728,437
5000-0002 WATER SUPPLY									
5110-0003 WATER CHARGES									
5110-0003 WATER CHARGES	908,551.84	50%	1,823,000	74,608.30	41%	180,500	833,943.54	51%	1,642,500
5115-0003 EXCESS WATER CHARGES									
5115-0003 EXCESS WATER CHARGES	57,591.90	86%	67,000	3,911.21	60%	6,500	53,680.69	89%	60,500
5120-0003 WATER SALES									
5120-0003 WATER SALES	0.00	—%	1,000	0.00	—%	0	0.00	—%	1,000
5125-0003 WATER OTHER INCOME									
5125-0003 WATER OTHER INCOME	0.00	—%	17,500	0.00	—%	0	0.00	—%	17,500
5130-0003 GRANTS & SUBSIDIES									
5130-0003 GRANTS & SUBSIDIES	0.00	—%	100,000	0.00	—%	0	0.00	—%	100,000
5140-0003 DEBT MANAGEMENT									
5140-0003 DEBT MANAGEMENT	0.00	—%	0	19,465.39	51%	38,523	(19,465.39)	51%	(38,523)

Revenue and Expenditure Report - Balonne Shire Council
(Accounts: 0100-0002-0000 to 7900-7201-0000. 51% of year elapsed. All Accounts. Excludes Committed Costs. To Level 4.)

Financial Year Ending 2017 - (Budget for Full Year)

Version: 2016.6.13.1

	REVENUE			EXPENSE			SURPLUS / (DEFICIENCY)		
	31 Dec 2016	%	Budget	31 Dec 2016	%	Budget	31 Dec 2016	%	Budget
5410-0003 URBAN WATER SUPPLIES									
5410-0003 URBAN WATER SUPPLIES	0.00	--%	800	635,977.38	41%	1,553,200	(635,977.38)	41%	(1,552,400)
5420-0003 WATER INSPECTIONS									
5420-0003 WATER INSPECTIONS	709.15	9%	7,500	2,096.22	10%	20,000	(1,387.07)	11%	(12,500)
5430-0003 WATER QUALITY TESTING									
5430-0003 WATER QUALITY TESTING	0.00	--%	0	4,212.65	84%	5,000	(4,212.65)	84%	(5,000)
5440-0003 WATER CONNECTIONS									
5440-0003 WATER CONNECTIONS	0.00	--%	5,000	189.14	4%	5,000	(189.14)	--%	0
5000-0002 WATER SUPPLY	966,852.89	48%	2,021,800	740,460.29	41%	1,808,723	226,392.60	106%	213,077
6000-0002 WASTE MANAGEMENT									
6110-0003 CLEANSING CHARGES									
6110-0003 CLEANSING CHARGES	431,436.14	51%	849,000	35,264.09	42%	84,300	396,172.05	52%	764,700
6430-0003 CLEANSING SERVICES									
6430-0003 CLEANSING SERVICES	27.27	0%	10,500	295,120.62	36%	815,400	(295,093.35)	37%	(804,900)
6000-0002 WASTE MANAGEMENT	431,463.41	50%	859,500	330,384.71	37%	899,700	101,078.70	-251%	(40,200)
0044-0001 BALONNE SHIRE COUNCIL	13,567,126.17	42%	32,319,161	14,759,690.20	46%	32,415,016	(1,192,564.03)	>999%	(95,855)
TOTAL REVENUE & EXPENDITURE	13,567,126.17	42%	32,319,161	14,759,690.20	46%	32,415,016	(1,192,564.03)	>999%	(95,855)



User: SEARLE

Trust Account - Balonne Shire Council

(Accounts: 9900-0001-0000 to 9912-5192-0000. All Report Groups. 54% of year elapsed)

Financial Year Ending 2017

Version: 2016.6.13.1

		31 Dec 2016	31 Dec 2016
		DEBIT	CREDIT
9900-3102	Cash at Bank (Trust)	406,450.38	
9901-5190	Security Deposits		56,016.06
9902-5190	Development Application Bonds		54,350.00
9907-5190	Sale of Land Arrears of Rates		151,576.32
9908-5190	Security Gtee- Water Conn/Extensions		7,596.51
9909-5190	Sundry		4,378.02
9910-5190	Road Work Bond		18,000.00
9911-5190	Tender Deposits		114,533.47
9912-5192	ACU Cadets		0.00
	TRUST ACCOUNT TOTALS	406,450.38	406,450.38

**BALONNE SHIRE COUNCIL
PROPERTY RATES AND CHARGES STATUS REPORT AS AT 31/12/2016**

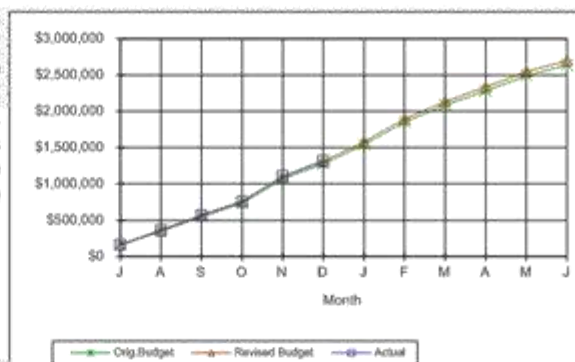
PROPERTY RATES AND CHARGES STATUS REPORT AS AT 31/12/2016																		
Rate/Charge		Debit Arrears B'twd	Arrears Interest B'twd	Unallocated Receipts B'twd	Total Arrears B'twd	Arrears Write-offs	Levy 2016/2017	Dr Supp Levy 2016/2017	Cr Supp. Levy 2016/2017	Interest Levy 2016/2017	Pensioner State Subsidy	Pensioner Council Remission	Discount Allowed	Write-offs 2016/2017	Cash Receipt	Arrears 31/12/2016	Arrears as % of 2016/2017 Levy + 2015/2016 Arrears	
Urban Rate	St. George	22,845.82	2,764.99		25,610.81		473,454.01	332.25	332.25	1,551.29	8,974.83	9,368.04	39,957.69	26.74	412,574.96	29,713.85	5.94%	
	Thallon	2,907.30	360.63		3,267.93		26,785.60	0.00	0.00	179.43	730.95	825.00	2,174.43	10.02	23,858.66	2,633.90	8.71%	
	Mungindi	1,120.00	151.52		1,271.52		4,129.64	0.00	0.00	78.96	0.00	0.00	0.00	0.61	4,133.97	1,345.54	24.55%	
	Dirranbandi	3,220.06	658.94		3,879.02		17,249.04	0.00	37.50	205.15	0.00	0.00	0.00	21.04	17,649.65	3,625.02	17.02%	
	Hebel	635.42	39.68		675.10		1,602.08	49.80	49.80	30.17	0.00	0.00	0.00	6.51	1,886.83	414.01	17.94%	
	Bolton	531.30	76.80		608.10		6,141.36	0.00	0.00	33.06	0.00	0.00	0.00	0.21	6,085.09	697.22	10.28%	
	Rural	2,700.70	300.83		3,001.53		41,984.98	99.60	12.10	175.98	0.00	0.00	0.00	3.61	41,772.89	3,473.49	7.68%	
Sewerage	St. George	19,015.29	2,134.03		21,149.32		403,988.05	90.00	90.00	1,310.73	3,430.28	0.00	33,927.51	34.01	364,960.48	24,093.82	5.65%	
	Dirranbandi	11,051.99	2,094.76		13,146.75		63,128.65	0.00	0.00	724.46	31.34	0.00	4,923.82	160.66	57,851.35	14,032.69	18.22%	
	Bolton	1,966.92	281.70		2,248.62		21,601.05	0.00	0.00	124.77	0.00	0.00	1,925.98	0.52	19,422.64	2,625.30	10.95%	
Cleansing	St. George	15,046.22	1,671.88		16,718.10		280,143.85	54.41	666.50	988.22	85.60	0.00	23,737.10	24.27	255,227.49	18,163.62	6.11%	
	Thallon	1,793.20	197.36		1,990.56		13,730.90	0.00	0.00	70.58	368.39	0.00	1,205.88	15.16	13,799.97	402.64	2.55%	
	Mungindi	4,968.52	992.99		5,961.51		10,362.00	0.00	0.00	302.18	0.00	0.00	612.30	2.82	11,795.22	4,215.35	25.35%	
	Dirranbandi	39,654.15	6,966.52		46,620.67		155,170.91	0.00	0.00	2,389.15	33.55	0.00	11,704.73	393.76	145,950.45	46,098.24	22.58%	
	Hebel	4,514.78	324.39		4,839.17		14,610.46	440.02	440.02	247.83	46.70	0.00	1,222.17	42.17	14,408.50	3,977.92	20.20%	
	Bolton	5,312.94	803.50		6,116.44		45,111.03	0.00	0.00	363.32	0.00	0.00	3,961.42	1.85	39,653.82	7,973.70	15.46%	
	Rural	3,507.45	921.54		4,428.99		14,618.99	0.00	0.00	248.04	0.00	0.00	1,348.75	0.00	15,064.66	2,862.61	14.84%	
Water	St. George	52,114.51	5,205.36		57,319.87		628,748.38	103.74	859.64	3,125.73	0.00	0.00	52,862.68	75.83	590,963.88	54,515.69	7.92%	
	Thallon	1,648.99	273.34		1,922.33		34,460.75	0.00	0.00	154.85	0.66	0.00	2,876.25	0.00	31,161.14	2,498.88	6.84%	
	Mungindi	5,496.37	529.26		6,025.63		17,815.56	0.00	0.00	343.04	0.00	0.00	1,058.62	5.20	17,339.68	5,780.73	34.08%	
	Dirranbandi	2,486.02	309.08		2,795.10		26,149.85	0.00	0.00	242.93	0.00	0.00	2,008.03	0.00	20,486.95	6,692.90	22.93%	
	Hebel	73.50	0.00		73.50		241.50	10.50	10.50	4.29	0.00	0.00	0.00	0.35	210.14	108.80	34.08%	
	Bolton	21.00	0.00		21.00		619.50	0.00	0.00	2.30	0.00	0.00	0.00	0.12	563.74	78.94	12.28%	
	Rural	7,776.62	4,748.11		12,524.73		3,348.22	0.00	0.00	619.23	0.00	0.00	199.49	0.00	5,681.45	10,611.24	64.34%	
Excess Water	St. George	356.64	35.92		392.56		9,153.58	0.00	0.00	34.64			645.07	0.65	8,178.93	756.13	7.89%	
	Thallon	0.00	0.00		0.00		0.00	0.00	0.00	0.00			0.00	0.00	0.00	0.00	0.00%	
	Mungindi	231.00	0.00		231.00		735.00	0.00	0.00	10.00			0.00	4.81	742.46	228.73	23.44%	
	Dirranbandi	630.02	0.00		630.02		2,110.50	0.00	0.00	27.59			0.00	0.60	2,023.28	744.23	26.88%	
	Hebel	0.00	0.00		0.00		0.00	0.00	0.00	0.00			0.00	0.00	0.00	0.00	0.00%	
	Bolton	0.00	0.00		0.00		0.00	0.00	0.00	0.00			0.00	0.00	0.00	0.00	0.00%	
	Rural	0.00	0.00		0.00		189.90	0.00	0.00	0.00			19.02	0.00	170.88	0.00	0.00%	
Old Emergency Manage	St. George	12,052.12	1,679.37		13,731.49		152,294.42	199.20	161.70	783.87			0.00	42.40	152,385.67	14,419.21	8.64%	
	Thallon	166.50	20.89		187.39		3,708.66	0.00	0.00	12.96			335.61	0.00	3,343.88	229.52	5.87%	
	Mungindi	48,464.30	2,233.62		50,697.92		1.00	16,967.67	0.00	1,937.66			0.00	2,139.87	24,199.71	43,264.67	62.16%	
	Domestic Animal Spec	0.00	0.00		0.00		15,036.00	21.00	21.00	95.03			0.00	6.97	12,697.68	2,426.38	16.04%	
	Feral Animal Special	1,155.69	0.00		1,155.69		84,953.33	1,137.15	954.75	67.53			0.00	8.23	85,253.20	1,097.52	1.27%	
	Environmental Levy	75.00	0.00		75.00		5,050.00	0.00	0.00	5.38			0.00	0.19	4,975.56	154.63	3.01%	
	Unallocated Receipts B'twd			-211,367.12														
Unallocated Receipts 15/16																	-195,999.27	
		273,540.36	35,777.01	-211,367.12	97,939.25	0.00	2,578,426.75	19,505.34	3,635.76	16,490.35	13,762.30	10,193.04	186,726.55	3,029.18	2,396,494.86	113,958.85	4.18%	
							Outstanding	31/12/2016										5.03%
							Outstanding	31/12/2015										5.45%

BALONNE SHIRE COUNCIL PROPERTY RATES AND CHARGES STATUS REPORT AS AT 31/12/2016																														Amount as % of 2016/2017 Levy + 2015/2016 Amount								
RATEGROUP	FUND	---AREAS---			---SERV---			---SUBSIDY---										UNALLOCATED		BALANCE	2016/2017 Levy + 2015/2016 Amount																	
		RATES	INTEREST	CH SUPP.	CH SUPP.	INTEREST	RECEIPTS	DISCOUNT	WRITE OFFS	GOVERNMENT	COUNCIL	RECEIPTS																										
1-31-GEORGE	GENERAL	22,600.00	3,750.00	473,856.01	332.25	332.25	1,501.20	412,574.96	20,507.00	0.00	0.00	22,600.00	2,607.00	360.00	28,795.00	0.00	0.00	179.00	23,000.00	2,174.00	10.00	730.00	0.00	2,607.00	2,607.00	360.00	28,795.00	0.00	0.00	179.00	23,000.00	2,174.00	10.00	730.00	0.00	2,607.00		
	OLD-EMERGENCY MANAGE	3,507.02	417.04	76,727.36	45.00	45.00	0.00	73,664.74	0.00	0.00	0.00	3,507.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,507.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,507.02	0.00	0.00	0.00	3,507.02
	LEG-CHGS	19,705.00	1,803.23	1.00	4,191.00	0.00	0.00	9,586.31	0.00	0.00	0.00	19,705.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19,705.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19,705.00	0.00	0.00	0.00	19,705.00
	SEWERAGE	19,705.00	2,100.00	43,870.00	0.00	0.00	0.00	43,870.00	0.00	0.00	0.00	19,705.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19,705.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19,705.00	0.00	0.00	0.00	19,705.00
	GARBAGE	15,686.00	4,271.00	388,143.00	64.41	64.41	666.00	388,029.00	235,007.00	23,707.00	0.00	15,686.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,686.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,686.00	0.00	0.00	0.00	15,686.00
	WATER	22,114.01	0,000.00	409,749.00	103.74	103.74	109.04	3,125.73	390,963.00	12,682.00	73.00	22,114.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,114.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,114.01	0.00	0.00	0.00	22,114.01
	RX WATER	398.04	35.00	5,103.00	0.00	0.00	0.00	34.84	3,179.00	647.00	0.00	398.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	398.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	398.04	0.00	0.00	0.00	398.04
	COURT FC ANNUAL SPED	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
	Unallocated Rates Receipts	-1,377.02	0.00	9,396.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,377.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,377.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,377.02	0.00	0.00	0.00	-1,377.02
	GROUP TOTAL	133,800.00	13,210.00	1,008,664.33	6,031.70	6,031.70	1,151.50	1,716,580.26	195,106.00	171.30	12,496.70	133,800.00	13,210.00	1,008,664.33	6,031.70	6,031.70	1,151.50	1,716,580.26	195,106.00	171.30	12,496.70	133,800.00	13,210.00	1,008,664.33	6,031.70	6,031.70	1,151.50	1,716,580.26	195,106.00	171.30	12,496.70	133,800.00	13,210.00	1,008,664.33	6,031.70	6,031.70	1,151.50	1,716,580.26
2-THALLON	GENERAL	2,607.00	360.00	28,795.00	0.00	0.00	179.00	23,000.00	2,174.00	10.00	730.00	2,607.00	2,607.00	360.00	28,795.00	0.00	0.00	179.00	23,000.00	2,174.00	10.00	730.00	0.00	2,607.00	2,607.00	360.00	28,795.00	0.00	0.00	179.00	23,000.00	2,174.00	10.00	730.00	0.00	2,607.00		
	OLD-EMERGENCY MANAGE	3,507.02	417.04	76,727.36	45.00	45.00	0.00	73,664.74	0.00	0.00	0.00	3,507.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,507.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,507.02	0.00	0.00	0.00	3,507.02
	LEG-CHGS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
	GARBAGE	1,793.20	197.00	13,761.00	0.00	0.00	70.00	13,796.00	1,350.00	16.00	306.00	1,793.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,793.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,793.20	0.00	0.00	0.00	1,793.20
	WATER	1,793.20	197.00	13,761.00	0.00	0.00	70.00	13,796.00	1,350.00	16.00	306.00	1,793.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,793.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,793.20	0.00	0.00	0.00	1,793.20
	RX WATER	166.70	26.00	3,010.74	0.00	0.00	12.00	3,171.00	346.00	0.00	0.00	166.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	166.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	166.70	0.00	0.00	0.00	166.70
	TRAILLON RURAL FIRE	54.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	54.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	54.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	54.00	0.00	0.00	0.00	54.00
	COURT FC ANNUAL SPED	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
	Unallocated Rates Receipts	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
	GROUP TOTAL	8,886.70	886.70	84,175.47	941.01	941.01	0.00	686.36	77,652.74	4,675.10	36.00	8,886.70	8,886.70	886.70	84,175.47	941.01	941.01	0.00	686.36	77,652.74	4,675.10	36.00	8,886.70	8,886.70	886.70	84,175.47	941.01	941.01	0.00	686.36	77,652.74	4,675.10	36.00	8,886.70	8,886.70	886.70	84,175.47	
3-MUNINGH	GENERAL	1,132.00	151.00	4,120.00	0.00	0.00	76.00	4,133.00	0.00	0.00	0.00	1,132.00	1,132.00	151.00	4,120.00	0.00	0.00	76.00	4,133.00	0.00	0.00	0.00	0.00	1,132.00	1,132.00	151.00	4,120.00	0.00	0.00	76.00	4,133.00	0.00	0.00	0.00	1,132.00			
	OLD-EMERGENCY MANAGE	211.00	21.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	211.00	211.00	21.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	211.00	211.00	21.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	211.00				
	LEG-CHGS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
	GARBAGE	4,986.00	932.00	16,360.00	0.00	0.00	320.00	11,790.00	6,020.00	3.00	0.00	4,986.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,986.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,986.00	0.00	0.00	0.00	4,986.00
	WATER	4,986.00	932.00	16,360.00	0.00	0.00	320.00	11,790.00	6,020.00	3.00	0.00	4,986.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,986.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,986.00	0.00	0.00	0.00	4,986.00
	RX WATER	231.00	0.00	723.00	0.00	0.00	10.00	743.00	0.00	0.00	0.00	231.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	231.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	231.00	0.00	0.00	0.00	231.00
	COURT FC ANNUAL SPED	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
	Unallocated Rates Receipts	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
	GROUP TOTAL	6,886.70	886.70	84,175.47	941.01	941.01	0.00	686.36	77,652.74	4,675.10	36.00	6,886.70	6,886.70	886.70	84,175.47	941.01	941.01	0.00	686.36	77,652.74	4,675.10	36.00	6,886.70	6,886.70	886.70	84,175.47	941.01	941.01	0.00	686.36	77,652.74	4,675.10	36.00	6,886.70	6,886.70	886.70	84,175.47	
4-DUNSMUN	GENERAL	5,320.00	658.00	17,349.00	0.00	0.00	37.00	205.00	17,685.00	0.00	0.00	5,320.00	5,320.00	658.00	17,349.00	0.00	0.00	37.00	205.00	17,685.00	0.00	0.00	0.00	5,320.00	5,320.00	658.00	17,349.00	0.00	0.00	37.00	205.00	17,685.00	0.00	0.00	0.00	5,320.00		
	OLD-EMERGENCY MANAGE	1,808.14	389.01	0.00	4,120.00	0.00	0.00	38.00	4,760.00	0.00	0.00	1,808.14	1,808.14	389.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,808.14	1,808.14	389.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,808.14			
	LEG-CHGS	17,686.01	3,731.00	126,281.00	0.00	0.00	0.00	5,220.00	99,200.00	3,201.00	200.00	17,686.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,686.01	0.00	0.00	0.00	0.00	0									

Balonne Shire Council as at 31 Octobr 2016 Maintenance/Operations

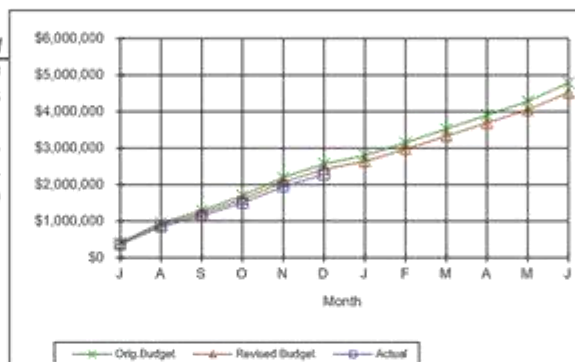
0205-0003- Administration Revenue

Month	Orig.Budget	Actual
J	\$157,143	\$162,090
A	\$351,325	\$382,384
S	\$550,389	\$567,714
O	\$736,315	\$759,493
N	\$1,070,899	\$1,104,609
D	\$1,278,399	\$1,318,640
J	\$1,542,705	
F	\$1,849,434	
M	\$2,083,137	
A	\$2,279,599	
M	\$2,487,592	
J	\$2,635,500	



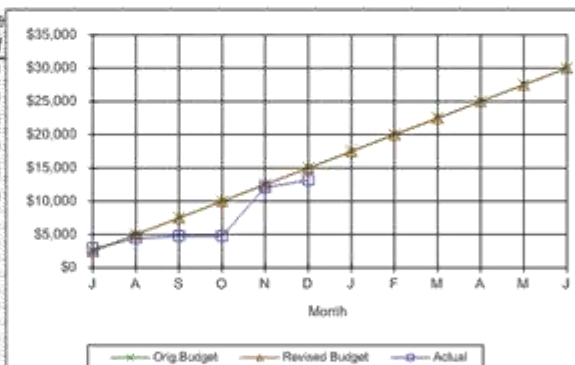
205-0003 Administration Expenditure

Month	Orig.Budget	Actual
J	\$415,087	\$368,219
A	\$961,103	\$852,583
S	\$1,291,666	\$1,145,821
O	\$1,703,240	\$1,510,924
N	\$2,193,823	\$1,946,114
D	\$2,567,908	\$2,277,960
J	\$2,795,111	
F	\$3,144,089	
M	\$3,525,993	
A	\$3,902,514	
M	\$4,281,960	
J	\$4,786,860	



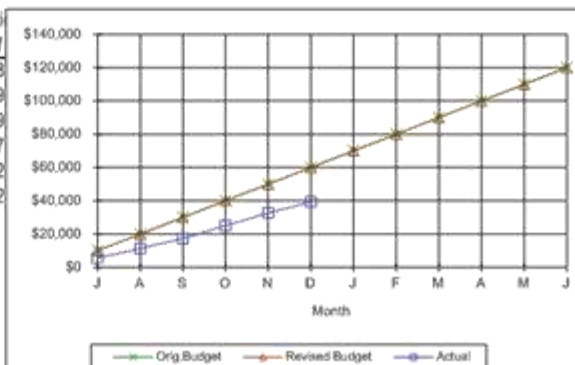
0310-1302- Planning/Development Fees/Charge

Month	Orig.Budget	Actual
J	\$2,500	\$2,900
A	\$5,000	\$4,450
S	\$7,500	\$4,750
O	\$10,000	\$4,750
N	\$12,500	\$12,070
D	\$15,000	\$13,170
J	\$17,500	
F	\$20,000	
M	\$22,500	
A	\$25,000	
M	\$27,500	
J	\$30,000	



0310-2227- Planning/Development Mtce/Operati

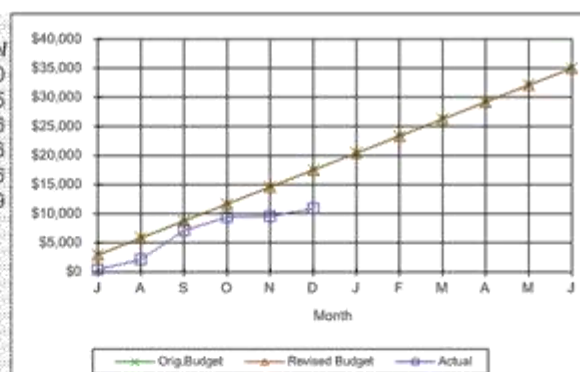
Month	Orig.Budget	Actual
J	\$10,000	\$5,568
A	\$20,000	\$11,269
S	\$30,000	\$17,279
O	\$40,000	\$25,077
N	\$50,000	\$32,702
D	\$60,000	\$39,252
J	\$70,000	
F	\$80,000	
M	\$90,000	
A	\$100,000	
M	\$110,000	
J	\$120,000	



Balonne Shire Council as at 31 Octobr 2016 Maintenance/Operations

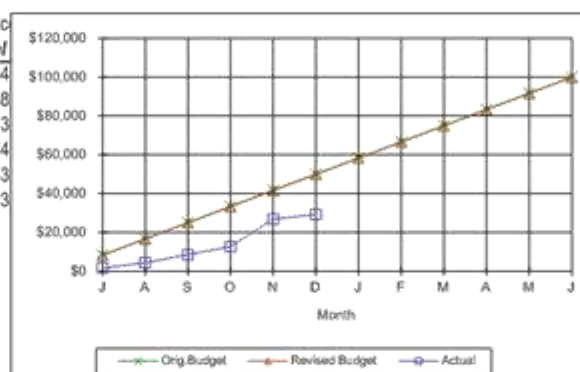
0320-1300,1302,1304

Month	Orig.Budget	Actual
J	\$2,917	\$390
A	\$5,833	\$2,155
S	\$8,750	\$7,126
O	\$11,667	\$9,436
N	\$14,583	\$9,566
D	\$17,500	\$10,889
J	\$20,417	
F	\$23,333	
M	\$26,250	
A	\$29,167	
M	\$32,083	
J	\$35,000	



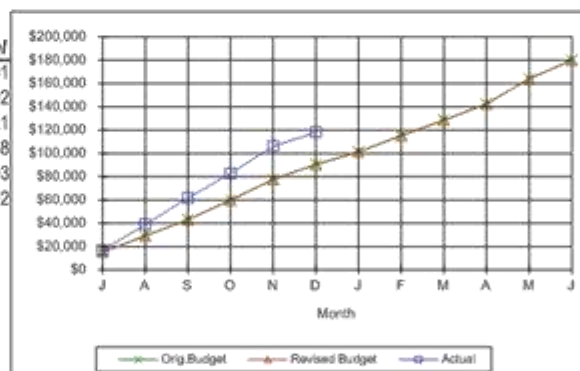
0320-2227- Building/Plumbing Development Mtc

Month	Orig.Budget	Actual
J	\$8,333	\$1,764
A	\$16,667	\$4,358
S	\$25,000	\$8,543
O	\$33,333	\$12,674
N	\$41,667	\$26,933
D	\$50,000	\$29,323
J	\$58,333	
F	\$66,667	
M	\$75,000	
A	\$83,333	
M	\$91,667	
J	\$100,000	



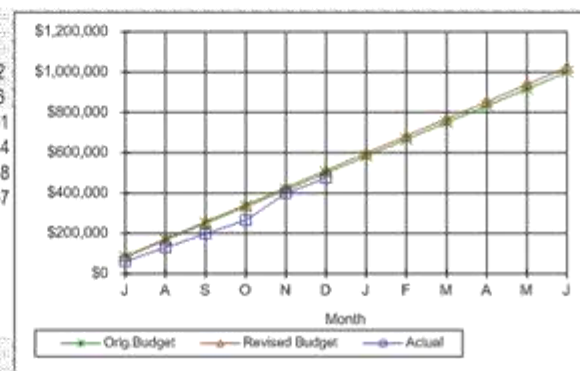
0355-2227- Visitor Services Mtce/Operations

Month	Orig.Budget	Actual
J	\$15,034	\$16,991
A	\$29,141	\$38,692
S	\$43,052	\$61,721
O	\$59,784	\$82,658
N	\$77,585	\$106,103
D	\$90,443	\$118,092
J	\$101,239	
F	\$115,228	
M	\$128,508	
A	\$142,460	
M	\$163,889	
J	\$180,000	



405-0003 Works Administration - Revenue

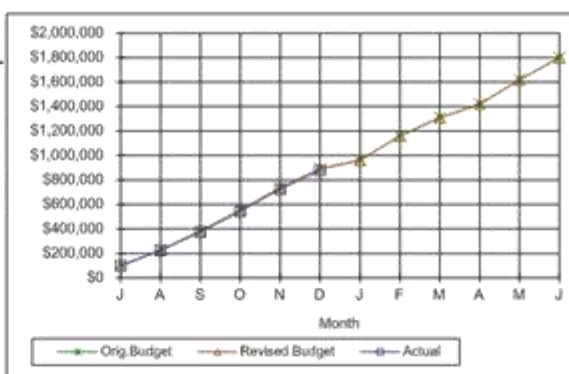
Month	Orig.Budget	Actual
J	\$83,333	\$61,352
A	\$166,667	\$130,596
S	\$250,000	\$198,061
O	\$333,333	\$265,544
N	\$416,667	\$399,138
D	\$500,000	\$475,367
J	\$583,333	
F	\$666,667	
M	\$750,000	
A	\$833,333	
M	\$916,667	
J	\$1,000,000	



Balonne Shire Council as at 31 Octobr 2016 Maintenance/Operations

405-0003 Works Administration - Expenditure

Month	Orig.Budget	Actual
J	\$101,060	\$99,213
A	\$226,770	\$222,626
S	\$381,940	\$374,960
O	\$552,386	\$542,291
N	\$736,355	\$722,897
D	\$891,617	\$875,322
J	\$961,686	
F	\$1,159,877	
M	\$1,309,544	
A	\$1,419,028	
M	\$1,618,733	
J	\$1,798,820	



0410-2227- Roads Maintenance/Operations

Month	Orig.Budget	Actual
J	\$219,780	\$160,005
A	\$352,890	\$439,943
S	\$461,589	\$613,299
O	\$534,934	\$883,259
N	\$648,444	\$1,167,217
D	\$738,767	\$1,378,793
J	\$880,765	
F	\$1,156,384	
M	\$1,425,162	
A	\$1,759,923	
M	\$2,116,750	
J	\$2,500,000	



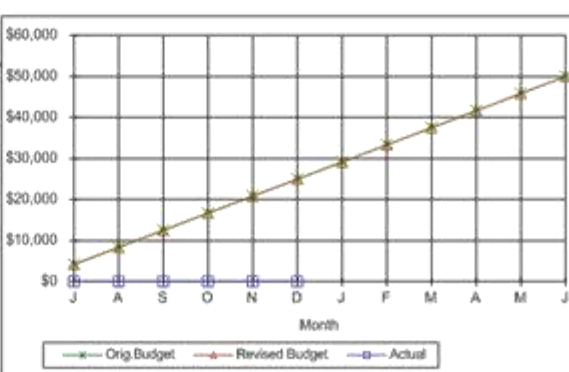
0415-2227- Streets Maintenance/Operations

Month	Orig.Budget	Actual
J	\$86,011	\$71,651
A	\$168,539	\$190,774
S	\$267,245	\$325,544
O	\$364,741	\$502,158
N	\$455,153	\$587,828
D	\$543,516	\$673,151
J	\$616,892	
F	\$703,009	
M	\$787,208	
A	\$868,464	
M	\$1,008,970	
J	\$1,100,000	



0420-2227- Bridge Maintenance/Operations

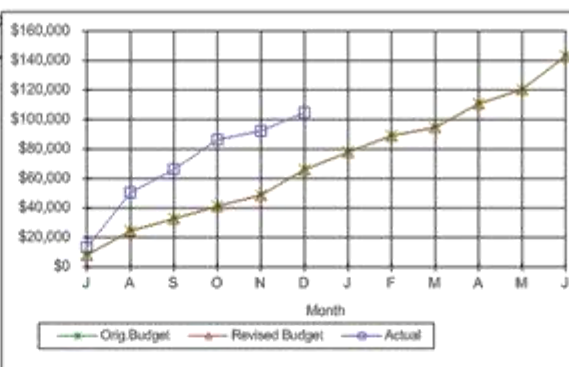
Month	Orig.Budget	Actual
J	\$4,167	\$0
A	\$8,333	\$0
S	\$12,500	\$0
O	\$16,667	\$0
N	\$20,833	\$0
D	\$25,000	\$0
J	\$29,167	\$0
F	\$33,333	\$0
M	\$37,500	\$0
A	\$41,667	\$0
M	\$45,833	\$0
J	\$50,000	\$0



Balonne Shire Council as at 31 Octobr 2016 Maintenance/Operations

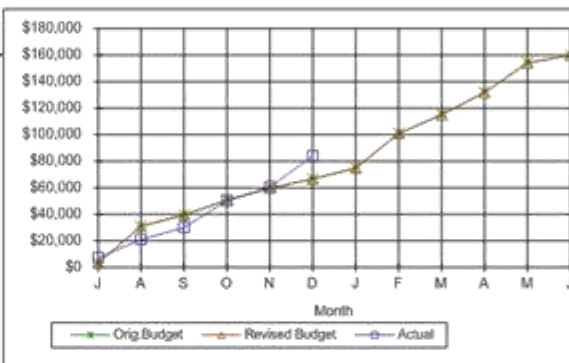
0430-2227- Works Depots Maintenance/Operations

Month	Orig.Budget	Actual
J	\$8,069	\$13,292
A	\$24,407	\$50,430
S	\$32,710	\$66,158
O	\$41,163	\$86,194
N	\$48,655	\$92,294
D	\$65,908	\$104,657
J	\$77,775	
F	\$88,934	
M	\$94,509	
A	\$110,671	
M	\$120,364	
J	\$143,000	



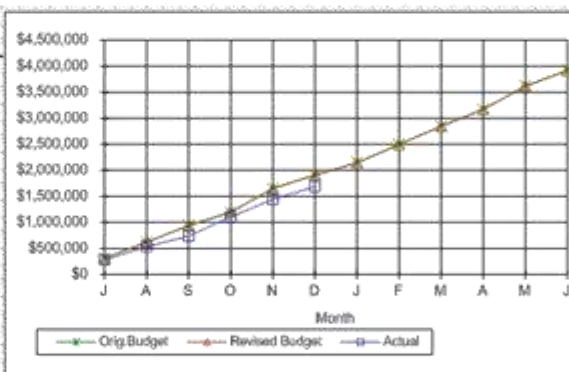
0440-2227- Aerodrome Maintenance/Operations

Month	Orig.Budget	Actual
J	\$3,441	\$7,337
A	\$30,944	\$21,024
S	\$39,536	\$30,142
O	\$50,549	\$50,495
N	\$59,781	\$60,507
D	\$66,628	\$83,998
J	\$74,943	
F	\$100,827	
M	\$115,201	
A	\$131,910	
M	\$154,219	
J	\$160,000	



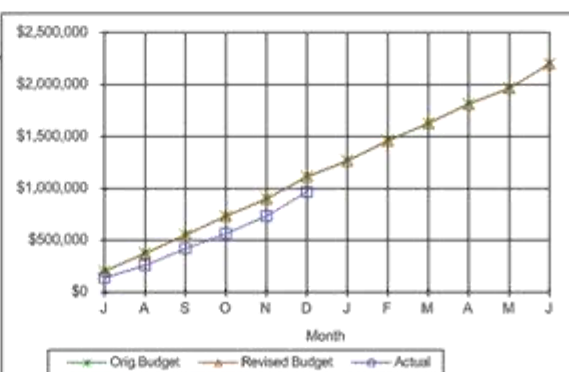
450-1810 :1850 :1851

Month	Orig.Budget	Actual
J	\$313,168	\$278,370
A	\$625,328	\$538,253
S	\$941,820	\$736,674
O	\$1,198,329	\$1,105,832
N	\$1,649,629	\$1,443,580
D	\$1,908,278	\$1,687,596
J	\$2,146,587	
F	\$2,500,610	
M	\$2,846,333	
A	\$3,171,831	
M	\$3,619,703	
J	\$3,917,000	



0450-2219- Plant Maintenance/Operations

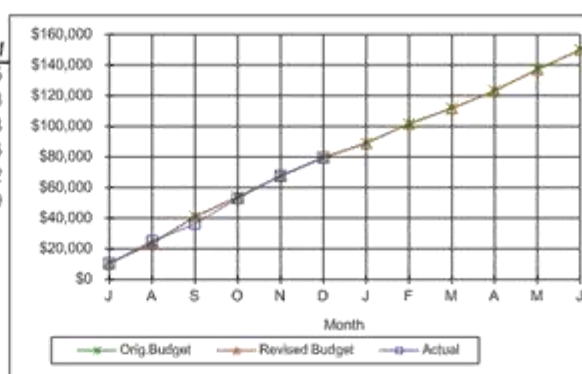
Month	Orig.Budget	Actual
J	\$203,730	\$140,446
A	\$375,509	\$260,502
S	\$552,985	\$422,677
O	\$734,170	\$565,757
N	\$899,552	\$733,861
D	\$1,114,051	\$965,991
J	\$1,266,583	
F	\$1,459,082	
M	\$1,628,885	
A	\$1,814,810	
M	\$1,966,526	
J	\$2,200,000	



Balonne Shire Council as at 31 Octobr 2016 Maintenance/Operations

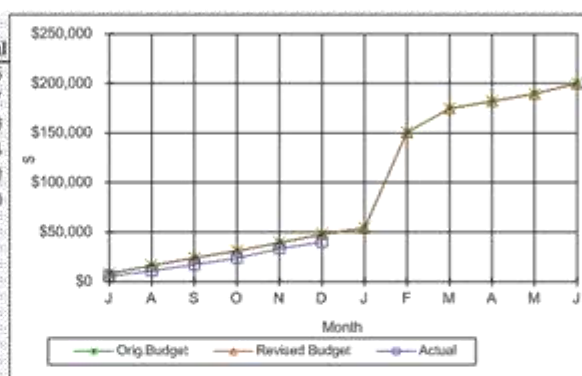
0505-2227- Libraries - Maintenance/Operations

Month	Orig.Budget	Actual
J	\$10,578	\$10,365
A	\$23,414	\$24,938
S	\$41,051	\$36,303
O	\$53,801	\$52,876
N	\$67,475	\$67,652
D	\$79,531	\$79,640
J	\$89,020	
F	\$101,618	
M	\$111,798	
A	\$123,202	
M	\$137,178	
J	\$150,000	



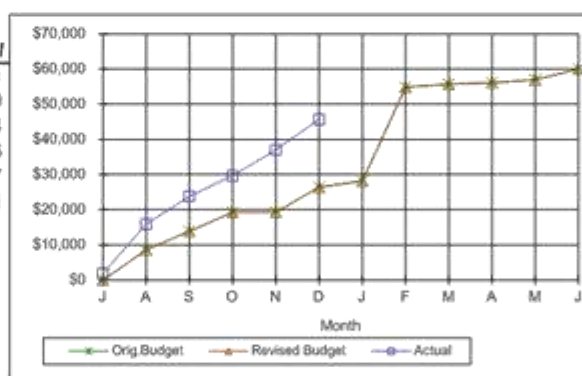
0510-1710- Housing - Rent Revenue

Month	Orig.Budget	Actual
J	\$8,344	\$5,625
A	\$16,129	\$11,107
S	\$24,063	\$17,169
O	\$31,104	\$23,774
N	\$39,417	\$33,450
D	\$48,040	\$40,170
J	\$54,289	
F	\$150,710	
M	\$174,976	
A	\$182,145	
M	\$189,761	
J	\$200,000	



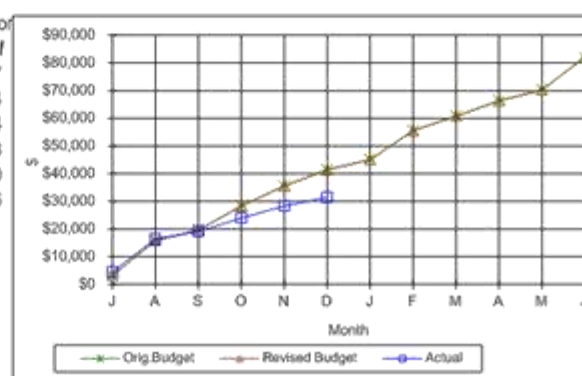
0510-2227- Housing - Maintenance/Operations

Month	Orig.Budget	Actual
J	\$0	\$1,911
A	\$8,599	\$15,929
S	\$13,900	\$23,794
O	\$19,283	\$29,646
N	\$19,283	\$37,037
D	\$26,404	\$45,661
J	\$28,230	
F	\$54,808	
M	\$55,710	
A	\$56,076	
M	\$56,938	
J	\$60,000	



0520-2227- Sport & Rec - Maintenance/Operations

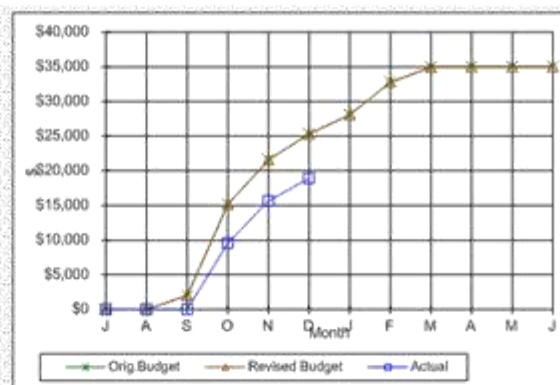
Month	Orig.Budget	Actual
J	\$3,348	\$4,507
A	\$15,879	\$16,454
S	\$19,639	\$19,174
O	\$28,343	\$23,963
N	\$35,603	\$28,360
D	\$41,429	\$31,486
J	\$45,088	
F	\$55,521	
M	\$60,773	
A	\$66,374	
M	\$70,252	
J	\$82,000	



Balonne Shire Council as at 31 Octobr 2016 Maintenance/Operations

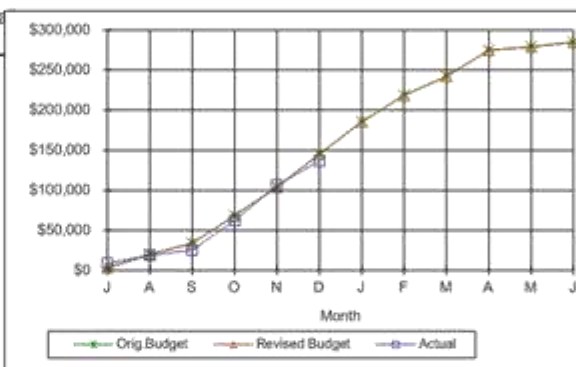
0521-1305- Swimming Pools Hire Charges

Month	Orig.Budget	Actual
J	\$0	\$0
A	\$0	\$0
S	\$1,990	\$0
O	\$15,171	\$9,568
N	\$21,565	\$15,661
D	\$25,290	\$18,907
J	\$28,101	
F	\$32,780	
M	\$34,946	
A	\$35,000	
M	\$35,000	
J	\$35,000	



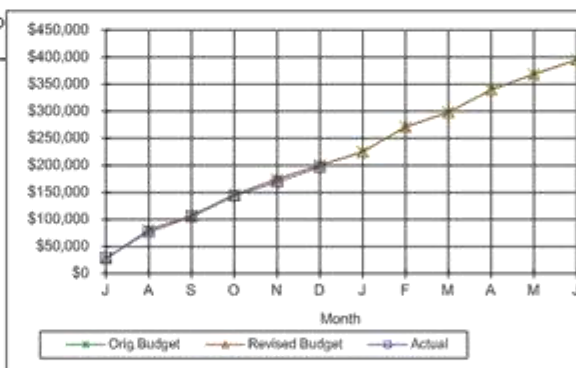
0521-2227- Swimming Pools Maintenance/Opera

Month	Orig.Budget	Actual
J	\$3,595	\$8,950
A	\$19,951	\$18,784
S	\$34,085	\$25,356
O	\$68,301	\$62,140
N	\$104,080	\$106,721
D	\$145,263	\$136,506
J	\$185,756	
F	\$218,621	
M	\$242,107	
A	\$274,726	
M	\$278,983	
J	\$285,000	



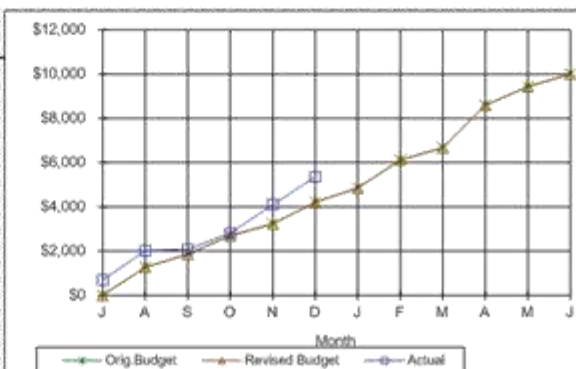
0530-2227- Park/Gardens Maintenance/Operatio

Month	Orig.Budget	Actual
J	\$27,711	\$29,550
A	\$80,635	\$76,380
S	\$106,855	\$105,225
O	\$145,536	\$143,599
N	\$174,322	\$168,901
D	\$200,285	\$196,806
J	\$224,763	
F	\$271,276	
M	\$298,413	
A	\$339,775	
M	\$368,534	
J	\$395,000	



0535-1305- Halls/Civic Centre Hire Charges

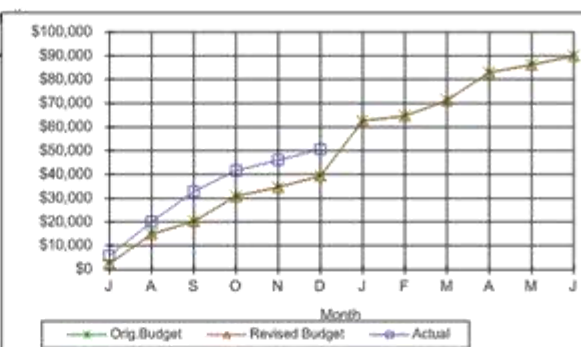
Month	Orig.Budget	Actual
J	\$0	\$699
A	\$1,274	\$2,016
S	\$1,866	\$2,084
O	\$2,702	\$2,809
N	\$3,234	\$4,112
D	\$4,215	\$5,354
J	\$4,849	
F	\$6,125	
M	\$6,673	
A	\$8,593	
M	\$9,435	
J	\$10,000	



Balonne Shire Council as at 31 Octobr 2016 Maintenance/Operations

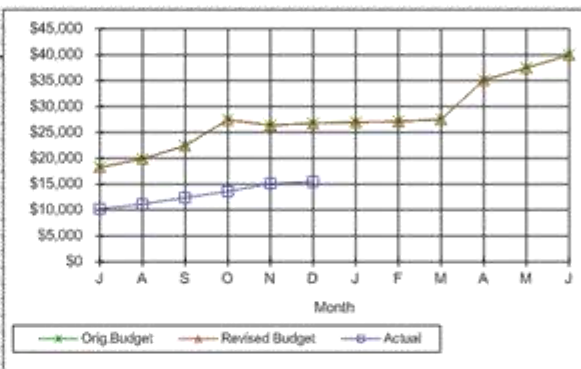
0535-2227- Halls/Civic Centre Maintenance/Operations

Month	Orig.Budget	Actual
J	\$2,444	\$5,704
A	\$14,873	\$20,034
S	\$20,268	\$32,736
O	\$30,792	\$41,685
N	\$34,585	\$46,056
D	\$39,372	\$50,635
J	\$62,609	
F	\$64,616	
M	\$71,244	
A	\$82,983	
M	\$86,260	
J	\$90,000	



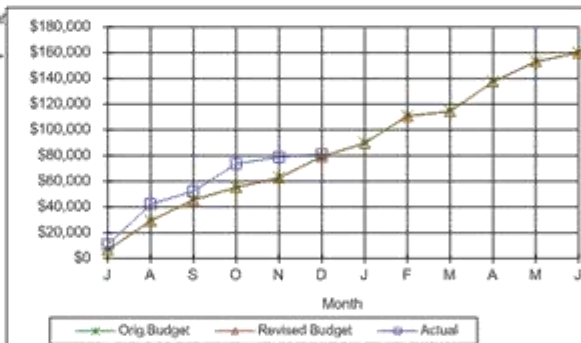
0555-1305- Showground Hire Charges

Month	Orig.Budget	Actual
J	\$18,277	\$10,192
A	\$19,901	\$11,174
S	\$22,449	\$12,399
O	\$27,472	\$13,614
N	\$26,373	\$15,112
D	\$26,757	\$15,464
J	\$26,974	
F	\$27,099	
M	\$27,507	
A	\$35,098	
M	\$37,463	
J	\$40,000	



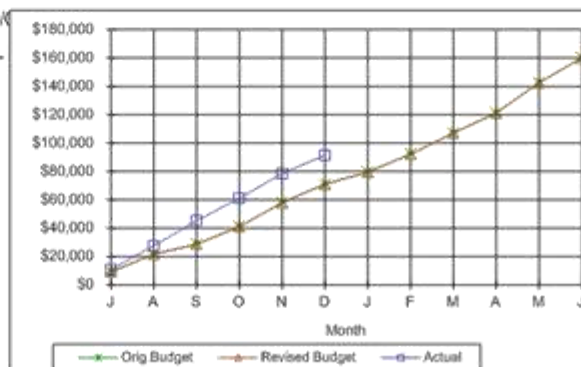
0555-2227- Showgrounds Maintenance/Operations

Month	Orig.Budget	Actual
J	\$6,530	\$10,700
A	\$29,124	\$42,075
S	\$45,459	\$52,146
O	\$55,187	\$73,522
N	\$62,784	\$78,670
D	\$79,186	\$80,807
J	\$89,520	
F	\$110,761	
M	\$114,410	
A	\$137,374	
M	\$153,001	
J	\$160,000	



0605-2227- Urban Animal Control - Maintenance/Operations

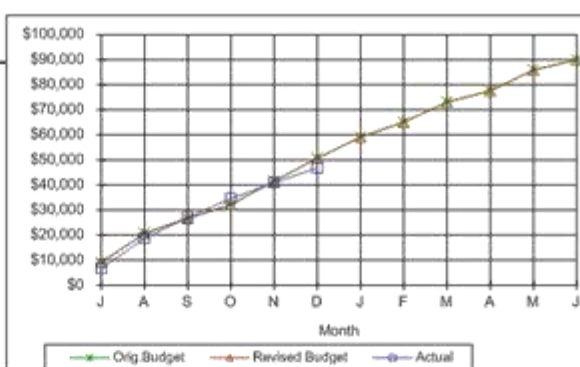
Month	Orig.Budget	Actual
J	\$9,344	\$10,808
A	\$21,559	\$27,508
S	\$28,698	\$45,279
O	\$41,067	\$61,170
N	\$58,023	\$78,604
D	\$70,910	\$91,518
J	\$79,597	
F	\$92,234	
M	\$107,069	
A	\$121,328	
M	\$142,663	
J	\$160,000	



Balonne Shire Council as at 31 Octobr 2016 Maintenance/Operations

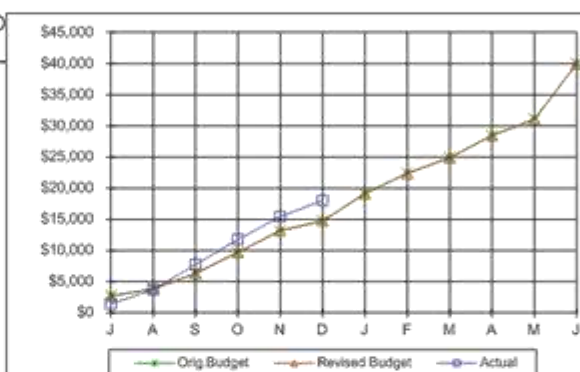
0615-2227- Cemetery Maintenance/Operations

Month	Orig.Budget	Actual
J	\$9,120	\$6,683
A	\$20,729	\$18,767
S	\$26,609	\$27,020
O	\$32,183	\$34,546
N	\$41,511	\$40,952
D	\$50,653	\$46,770
J	\$59,058	
F	\$65,039	
M	\$73,070	
A	\$77,539	
M	\$85,931	
J	\$90,000	



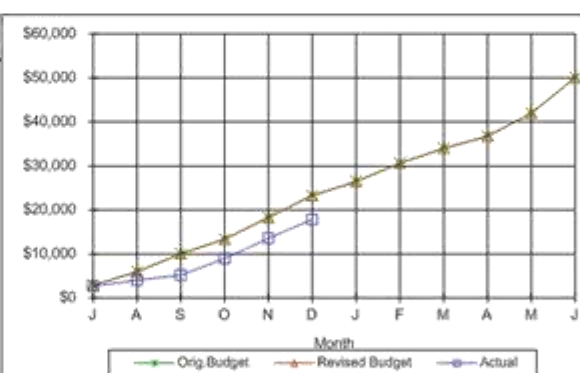
0625-2227- Public Conveniences Maintenance/Operations

Month	Orig.Budget	Actual
J	\$2,735	\$1,431
A	\$3,813	\$3,740
S	\$6,338	\$7,740
O	\$9,700	\$11,793
N	\$13,177	\$15,429
D	\$14,763	\$18,041
J	\$19,128	
F	\$22,380	
M	\$24,915	
A	\$28,456	
M	\$31,077	
J	\$40,000	



0635-2214- Natural Environment - Maintenance/Operations

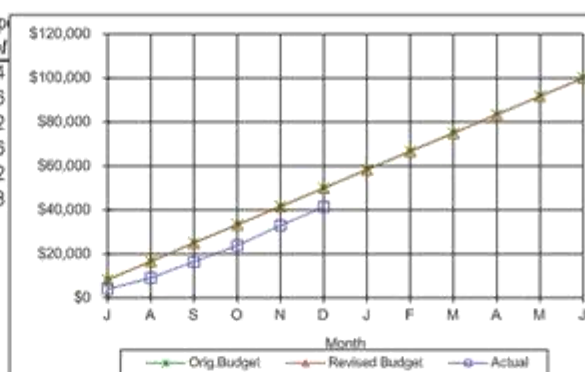
Month	Orig.Budget	Actual
J	\$2,858	\$2,664
A	\$5,967	\$4,003
S	\$10,021	\$5,174
O	\$13,324	\$8,918
N	\$18,259	\$13,533
D	\$23,260	\$17,833
J	\$26,488	
F	\$30,631	
M	\$34,023	
A	\$36,743	
M	\$41,955	
J	\$50,000	



Balonne Shire Council as at 31 Octobr 2016 Maintenance/Operations

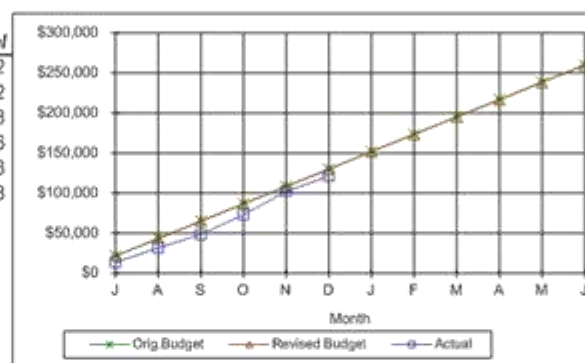
0640-2227- Health Inspection - Maintenance/Op

Month	Orig.Budget	Actual
J	\$8,333	\$4,054
A	\$16,667	\$9,186
S	\$25,000	\$16,462
O	\$33,333	\$23,856
N	\$41,667	\$32,942
D	\$50,000	\$41,358
J	\$58,333	
F	\$66,667	
M	\$75,000	
A	\$83,333	
M	\$91,667	
J	\$100,000	



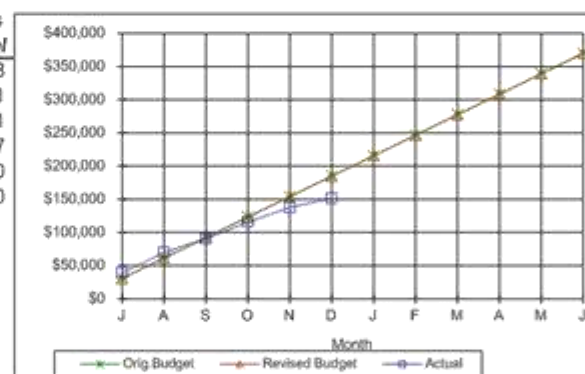
0655-2214- Rural Services Operations

Month	Orig.Budget	Actual
J	\$21,667	\$13,352
A	\$43,333	\$31,592
S	\$65,000	\$48,338
O	\$86,667	\$73,256
N	\$108,333	\$102,363
D	\$130,000	\$121,243
J	\$151,667	
F	\$173,333	
M	\$195,000	
A	\$216,667	
M	\$238,333	
J	\$260,000	



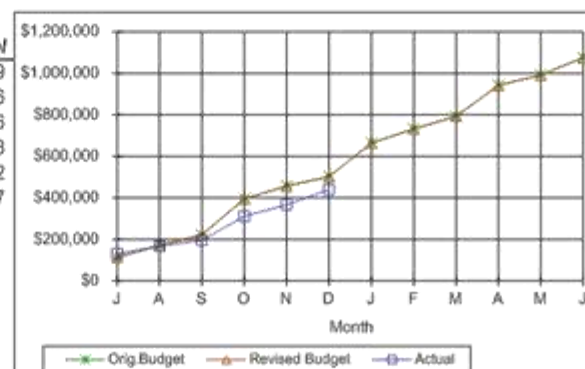
4410-2227- Sewerage Maintenance/Operations

Month	Orig.Budget	Actual
J	\$30,833	\$39,328
A	\$61,667	\$70,021
S	\$92,500	\$91,031
O	\$123,333	\$115,837
N	\$154,167	\$137,650
D	\$185,000	\$151,700
J	\$215,833	
F	\$246,667	
M	\$277,500	
A	\$308,333	
M	\$339,167	
J	\$370,000	



5410-2227- Water Maintenance/Operations

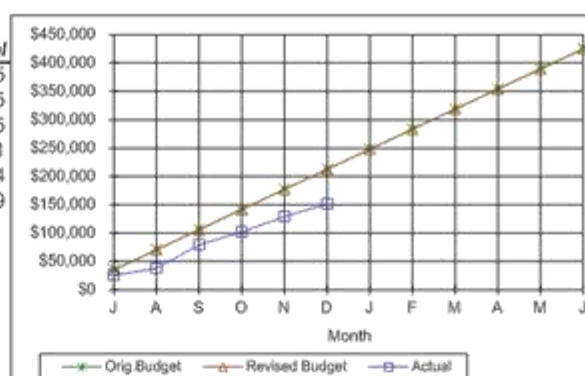
Month	Orig.Budget	Actual
J	\$113,868	\$131,339
A	\$171,313	\$166,956
S	\$221,612	\$195,446
O	\$395,051	\$311,293
N	\$457,123	\$366,952
D	\$501,731	\$439,577
J	\$664,757	
F	\$732,587	
M	\$793,668	
A	\$941,187	
M	\$991,187	
J	\$1,075,000	



Balonne Shire Council as at 31 Octobr 2016 Maintenance/Operations

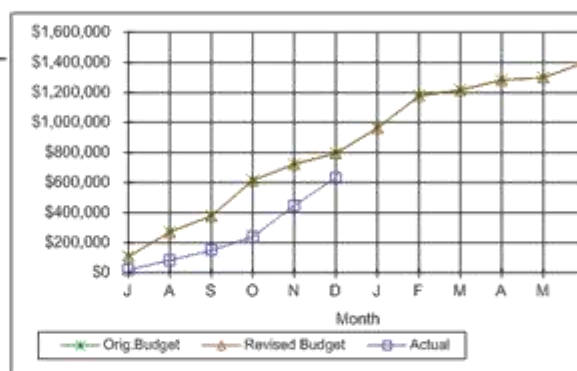
6430-2216- Landfill Maintenance

Month	Orig.Budget	Actual
J	\$35,417	\$25,895
A	\$70,833	\$37,775
S	\$106,250	\$79,375
O	\$141,667	\$102,391
N	\$177,083	\$129,064
D	\$212,500	\$151,329
J	\$247,917	
F	\$283,333	
M	\$318,750	
A	\$354,167	
M	\$389,583	
J	\$425,000	



0725-2214- RMPC

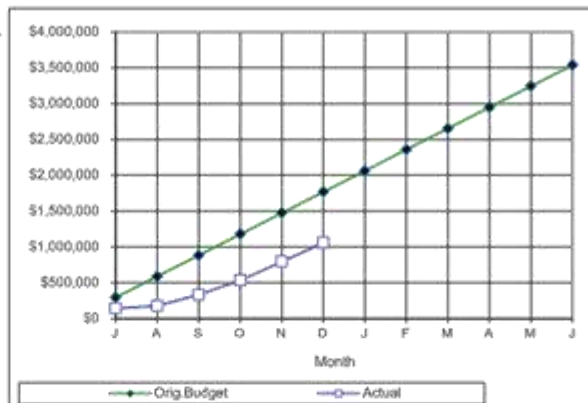
Month	Orig.Budget	Actual
J	\$106,437	\$19,647
A	\$270,809	\$83,183
S	\$379,088	\$149,989
O	\$615,334	\$239,136
N	\$723,761	\$447,610
D	\$794,874	\$633,232
J	\$962,864	
F	\$1,177,112	
M	\$1,215,829	
A	\$1,283,962	
M	\$1,298,801	
J	\$1,400,000	



Balonne Shire Council as at 31 October 2016 Capital Expenditure

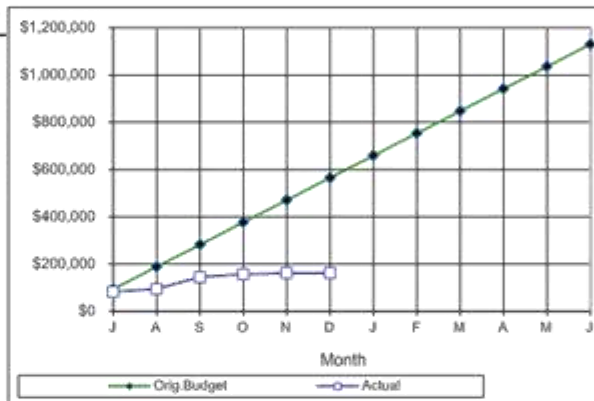
410 - 4933

Month	Orig.Budget	Actual
J	\$294,792	\$143,158
A	\$589,583	\$179,514
S	\$884,375	\$334,677
O	\$1,179,167	\$533,708
N	\$1,473,958	\$795,271
D	\$1,768,750	\$1,058,264
J	\$2,063,542	
F	\$2,358,333	
M	\$2,653,125	
A	\$2,947,917	
M	\$3,242,708	
J	\$3,537,500	



415 - 4933

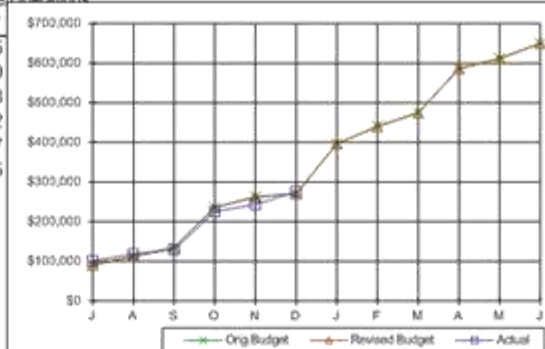
Month	Orig.Budget	Actual
J	\$94,167	\$82,815
A	\$188,333	\$94,980
S	\$282,500	\$144,753
O	\$376,667	\$156,937
N	\$470,833	\$162,048
D	\$565,000	\$162,048
J	\$659,167	
F	\$753,333	
M	\$847,500	
A	\$941,667	
M	\$1,035,833	
J	\$1,130,000	



Balonne Shire Council as at 31 October 2016 Water Maintenance/Operations

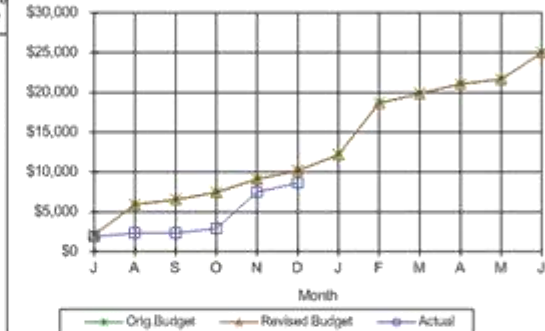
5410-2227-1000 St George Riverwater Maintenance/Operations

Month	Orig.Budget	Actual
J	\$90,714	\$100,835
A	\$112,404	\$118,180
S	\$134,224	\$129,408
O	\$235,568	\$224,842
N	\$262,283	\$243,047
D	\$270,340	\$274,875
J	\$396,305	
F	\$440,241	
M	\$474,763	
A	\$586,364	
M	\$611,575	
J	\$650,000	



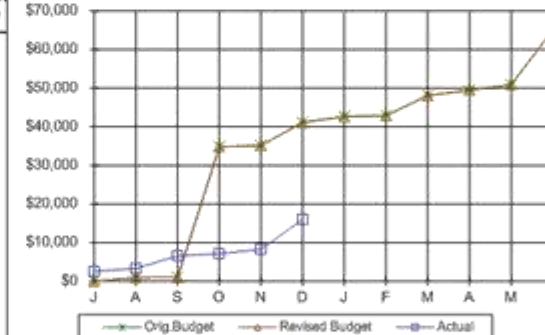
5410-2227-2000 Thallon Water Maintenance/Operations

Month	Orig.Budget	Actual
J	\$2,116	\$1,883
A	\$5,911	\$2,324
S	\$6,548	\$2,324
O	\$7,458	\$2,906
N	\$9,120	\$7,479
D	\$10,199	\$8,645
J	\$12,174	
F	\$18,646	
M	\$19,859	
A	\$21,077	
M	\$21,631	
J	\$25,000	



5410-2227-3000 Mungindi Water Maintenance/Operations

Month	Orig.Budget	Actual
J	\$0	\$2,498
A	\$978	\$3,309
S	\$1,045	\$6,580
O	\$34,843	\$7,156
N	\$35,177	\$8,231
D	\$41,134	\$16,007
J	\$42,623	
F	\$42,895	
M	\$48,090	
A	\$49,489	
M	\$50,892	
J	\$65,000	



5410-2227-4000 Diranbandi Water Maintenance/Operations

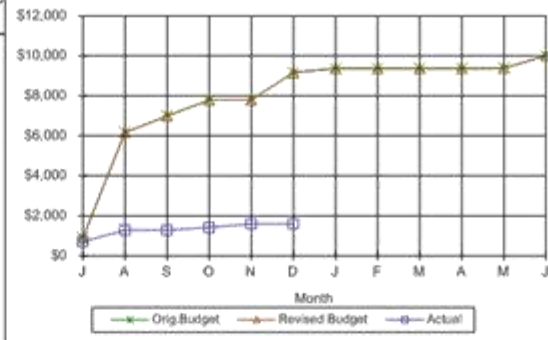
Month	Orig.Budget	Actuals
J	\$11,824	\$12,986
A	\$31,069	\$20,900
S	\$44,242	\$32,451
O	\$57,251	\$47,142
N	\$78,487	\$71,848
D	\$100,198	\$98,637
J	\$120,572	
F	\$130,947	
M	\$141,697	
A	\$169,709	
M	\$186,325	
J	\$200,000	



Balonne Shire Council as at 31 October 2016 Water Maintenance/Operations

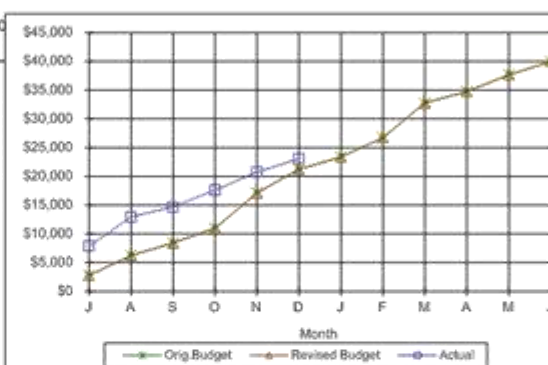
5410-2227-5000 Hebel Water Maintenance/Operations

Month	Orig.Budget	Actual
J	\$911	\$713
A	\$6,172	\$1,287
S	\$6,995	\$1,287
O	\$7,786	\$1,418
N	\$7,795	\$1,593
D	\$9,159	\$1,593
J	\$9,372	
F	\$9,372	
M	\$9,372	
A	\$9,372	
M	\$9,389	
J	\$10,000	



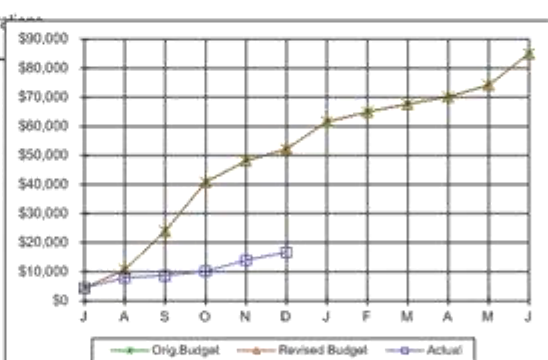
5410-2227-6000 Bollon Water Maintenance/Operations

Month	Orig.Budget	Actual
J	\$2,800	\$7,887
A	\$6,270	\$12,958
S	\$8,440	\$14,696
O	\$10,985	\$17,604
N	\$17,128	\$20,765
D	\$21,246	\$23,094
J	\$23,412	
F	\$26,742	
M	\$32,764	
A	\$34,735	
M	\$37,674	
J	\$40,000	



5410-2227-7000 St George Bore Maintenance/Operations

Month	Orig.Budget	Actual
J	\$4,407	\$4,537
A	\$10,776	\$7,999
S	\$24,003	\$8,700
O	\$40,874	\$10,225
N	\$48,189	\$13,988
D	\$52,234	\$16,725
J	\$61,628	
F	\$64,990	
M	\$67,680	
A	\$70,143	
M	\$74,154	
J	\$85,000	





Total Job Costs - Balonne Shire Council
Accounts - 0001-0001-0000 to 0001-5301-0000. 54% of year elapsed.

User: SEARLE

Financial Year Ending 2017

Version: 2016.6.6.1

Job No	Description	Previous Years		This Year		Current Periods		Committed		Total		Estimates		
		Exp	%Est	Exp	%Est	Exp	%Est	Exp	%Est	Exp	%Est	Original	Current	% Change
0001-1042	WHYENBAH ROAD			56,605.33						56,605.33				
0001-1043	HOLLYMOUNT RD			1,191.86						1,191.86				
0001-1045	RIMMER ROAD			284.53						284.53				
0001-1046	THURAGGIE ROAD			0.04						0.04				
0001-1050	EUMERELLA SOUTH ROAD			13,329.10						13,329.10				
0001-1051	CAMBO ROAD			5,328.68						5,328.68				
0001-1055	PALTRIDGE ROAD			6,202.04						6,202.04				
0001-1057	LOCHNAGAR ROAD			258.56						258.56				
0001-1064	ST GEORGE-NOONDOO ROAD			28,529.73						28,529.73				
0001-2002	BOOLIGAR ROAD			1,125.94						1,125.94				
0001-2003	DIAMOND TANK ROAD			49,842.26						49,842.26				
0001-2004	CUBBIE ROAD			29,580.01						29,580.01				
0001-2005	DAVIRTON ROAD			425.30						425.30				
0001-2010	HOOLAVALE ROAD			18,792.16						18,792.16				
0001-2016	NARINE ROAD			50,406.58						50,406.58				
0001-2017	NARLINE ROAD			19,618.88						19,618.88				
0001-2019	NULKY ROAD			16,830.33						16,830.33				
0001-2020	OLD WOOLERBILLA ROAD			633.84						633.84				
0001-2021	OPENBAH ROAD			10,283.27						10,283.27				
0001-2022	WOOLERBILLA ROAD			599.22						599.22				
0001-2049	GOLF CLUB ROAD -DIRRANBANDI			2,627.17						2,627.17				
0001-3002	BYRA ROAD			10,009.91						10,009.91				
0001-3003	CARDIFF ROAD			126.25						126.25				
0001-3004	CASHIEL VALE ROAD			1,744.01						1,744.01				
0001-3005	CORACK ROAD			21,347.02						21,347.02				
0001-3007	MIDDLE ROAD			64,632.69						64,632.69				
0001-3008	FERNLEE ROAD			4,689.96						4,689.96				
0001-3010	HONEYMAH LANE			54,630.15						54,630.15				
0001-3015	MULGA DOWNS ROAD			40,172.00						40,172.00				
0001-3016	NARKOOLA ROAD			6,441.80						6,441.80				
0001-3021	RUNNYMEDE ROAD			1,143.29						1,143.29				
0001-3022	RUTHERGLEN ROAD			11,920.63						11,920.63				
0001-3023	SUNSET VALLEY ROAD			1,027.30						1,027.30				
0001-3026	WOOLERINA ROAD			1,305.65						1,305.65				
0001-3028	SECRET PLAINS ROAD			554.74						554.74				
0001-4001	THALLON-NOONDOO -DUNVINNIE			4.86						4.86				
0001-4002	BOLLON-DIRRANBANDI			112,478.97						112,478.97				

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Page 2 of 3

Date: 11/01/2017
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Total Job Costs - Balonne Shire Council
Accounts - 0001-0001-0000 to 0001-5301-0000. 54% of year elapsed.

User: SEARLE

Financial Year Ending 2017

Version: 2016.6.6.1

Job No	Description	Previous Years		This Year		Current Periods		Committed		Total		Estimates			
		Exp	%Est	Exp	%Est	Exp	%Est	Exp	%Est	Exp	%Est	Original	Current	% Change	Next Yr
0001-4003	JAKELWAR-GOOODOOGA ROAD			133,424.45						133,424.45					
0001-4004	MITCHELL-BOLLON ROAD			19,240.86						19,240.86					
	Report Group Total:			2,046,706.05		1,761.84				2,048,467.89					
	Grand Total:			2,046,706.05		1,761.84				2,048,467.89					

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Balonne Shire Council

Financial Year Ending 2017

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ROAD NAME	ACT.	DESCRIPTION	JOB COSTS(\$)	MEAS.UP(Units)	MEAS.UP(\$)	PROFIT(\$)	PROFIT(%)
11 MUNGINDI/ST.GEORGE 24A	101	Edge Repair (Manual)	14191.17	21.20	18550.00	4358.83	30.72
	103	Edge Repair with Emulsion/Aggr	8872.91	22.00	13200.00	4327.09	48.77
	105	Pothole Patching (Premix)	1843.28	3.70	5772.00	3928.72	213.14
	106	Pothole Patch with Emulsion Ag	5071.01	7.00	5880.00	808.99	15.95
	112	Surface Correct Emulsion Aggre	5143.55	0.00	0.00	-5143.55	
	401	Tractor Slashing - Rural	21436.50	108.00	27000.00	5563.50	25.95
	440	Rest Area Servicing	6005.59	2227.23	2227.23	-3778.36	-62.91
	450	After Hours Call Out Service	2501.68	2829.80	2829.80	328.12	13.12
	512	Repair/Replace Guide Markers	9466.82	163.00	12225.00	2758.18	29.14
	514	Repair Guide Markers	1299.28	40.00	600.00	-699.28	-53.82
	903	Inspection-Forward List Works	1743.46	0.00	0.00	-1743.46	
			77575.25	5421.93	88284.03	10708.78	
12 ST.GEORGE/SURAT 24B	101	Edge Repair (Manual)	4722.96	8.33	7288.75	2565.79	54.33
	103	Edge Repair with Emulsion/Aggr	19830.29	49.00	29400.00	9569.71	48.26
	106	Pothole Patch with Emulsion Ag	2355.13	7.50	6300.00	3944.87	167.50
	112	Surface Correct Emulsion Aggre	6856.98	15.50	12090.00	5233.02	76.32
	401	Tractor Slashing - Rural	8631.96	55.00	13750.00	5118.04	59.29
	405	Clearing	2490.01	3180.00	3180.00	689.99	27.71
	406	Herb. Spot Spray-Dec. plants	14355.97	0.00	0.00	-14355.97	
	407	Herbicide Spraying	3407.78	1200.00	3300.00	-107.78	-3.16
	429	Other Roadside Work	10798.37	0.00	0.00	-10798.37	
	440	Rest Area Servicing	3230.65	2993.10	2993.10	-237.55	-7.35
	512	Repair/Replace Guide Markers	427.56	8.00	600.00	172.44	40.33
	514	Repair Guide Markers	2342.52	40.00	600.00	-1742.52	-74.39
			79450.18	7556.43	79501.85	51.67	
13 TALWOOD/NINDIGULLY 31B	401	Tractor Slashing - Rural	0.00	0.00	0.00	0.00	
	440	Rest Area Servicing	449.37	467.14	467.14	17.77	3.95
	502	Repair Signs (ex Guide Signs)	413.41	2.00	960.00	546.59	132.21
			862.78	469.14	1427.14	564.36	
14 DALBY-ST.GEORGE MOONIE HWY 35A	101	Edge Repair (Manual)	10440.46	22.20	19425.00	8984.54	86.06
	216	Heavy Shoulder Grading - Rural	83729.79	20.08	80320.00	-3409.79	-4.07
	401	Tractor Slashing - Rural	7709.75	72.00	18000.00	10290.25	133.47
	406	Herb. Spot Spray-Dec. plants	0.00	0.00	0.00	0.00	
	407	Herbicide Spraying	1406.92	1200.00	3300.00	1893.08	134.55
	429	Other Roadside Work	25687.42	26852.91	26852.91	1165.49	4.54
	440	Rest Area Servicing	18279.56	7835.86	7835.86	-10443.70	-57.13
	502	Repair Signs (ex Guide Signs)	1990.21	0.00	0.00	-1990.21	
	512	Repair/Replace Guide Markers	6716.67	85.00	6375.00	-341.67	-5.09
	514	Repair Guide Markers	3867.54	120.00	1800.00	-2067.54	-53.46
			159828.32	36208.05	163908.77	4080.45	

Balonne Shire Council

Financial Year Ending 2017

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ROAD NAME	ACT.	DESCRIPTION	JOB COSTS(\$)	MEAS.UP(Units)	MEAS.UP(\$)	PROFIT(\$)	PROFIT(%)
15 ST.GEORGE/BOLLON 36A	101	Edge Repair (Manual)	10003.80	0.00	0.00	-10003.80	
	103	Edge Repair with Emulsion/Aggr	9050.60	0.00	0.00	-9050.60	
	143	Pavement Repairs Grav Mech Min	13147.41	245.00	26950.00	13802.59	104.98
	323	Repair Conc.Culvs,Pipes & Pits	2704.17	0.00	0.00	-2704.17	
	401	Tractor Slashing - Rural	0.00	0.00	0.00	0.00	
	429	Other Roadside Work	6970.18	1330.00	1330.00	-5640.18	-80.92
	440	Rest Area Servicing	608.80	608.80	608.80	0.00	0.00
	502	Repair Signs (ex Guide Signs)	3819.76	3.00	1440.00	-2379.76	-62.30
	514	Repair Guide Markers	3051.55	120.00	1800.00	-1251.55	-41.01
			49356.27	2306.80	32128.80	-17227.47	
16 BOLLON/CUNNAMULLA 36B	401	Tractor Slashing - Rural	0.00	0.00	0.00	0.00	
	514	Repair Guide Markers	504.17	40.00	600.00	95.83	19.01
			504.17	40.00	600.00	95.83	
17 THE BORDER-CARNARVON HWY CONNE	221	Resheeting - Shoulder	693.43	0.00	0.00	-693.43	
	401	Tractor Slashing - Rural	0.00	0.00	0.00	0.00	
			693.43	0.00	0.00	-693.43	
19 MITCHELL/ST.GEORGE 355	103	Edge Repair with Emulsion/Aggr	15341.62	38.00	22800.00	7458.38	48.62
	106	Pothole Patch with Emulsion Ag	2616.43	5.50	4620.00	2003.57	76.58
	401	Tractor Slashing - Rural	8136.22	0.00	0.00	-8136.22	
	429	Other Roadside Work	7645.70	9667.20	9667.20	2021.50	26.44
	452	Emergency Call Out Activities	340.76	551.60	551.60	210.84	61.87
	502	Repair Signs (ex Guide Signs)	805.91	2.00	960.00	154.09	19.12
	512	Repair/Replace Guide Markers	1960.63	30.00	2250.00	289.37	14.76
			36847.27	10294.30	40848.80	4001.53	
21 ST.G-HEBEL CASTLEREAGH HWY 37A	101	Edge Repair (Manual)	4012.06	7.40	6475.00	2462.94	61.39
	103	Edge Repair with Emulsion/Aggr	6599.22	11.50	6900.00	300.78	4.56
	105	Pothole Patching (Premix)	8538.08	5.55	8658.00	119.92	1.40
	112	Surface Correct Emulsion Aggre	9298.21	0.00	0.00	-9298.21	
	143	Pavement Repairs Grav Mech Min	12583.33	240.00	26400.00	13816.67	109.80
	401	Tractor Slashing - Rural	11160.38	0.00	0.00	-11160.38	
	429	Other Roadside Work	13916.16	15902.92	15902.92	1986.76	14.28
	440	Rest Area Servicing	10549.71	10344.40	10344.40	-205.31	-1.95
	450	After Hours Call Out Service	1270.92	1397.20	1397.20	126.28	9.94
	506	Repair Guide Signs	0.00	0.00	0.00	0.00	
	512	Repair/Replace Guide Markers	11077.44	110.00	8250.00	-2827.44	-25.52
	514	Repair Guide Markers	1247.44	40.00	600.00	-647.44	-51.90
	903	Inspection-Forward List Works	508.09	0.00	0.00	-508.09	
			90761.04	28058.97	84927.52	-5833.52	

Balonne Shire Council

Financial Year Ending 2017

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ROAD NAME	ACT.	DESCRIPTION	JOB COSTS(\$)	MEAS.UP(Units)	MEAS.UP(\$)	PROFIT(\$)	PROFIT(%)
22 NOONDOO/THALLON ROAD 3514	106	Pothole Patch with Emulsion Ag	12040.32	5.00	4200.00	-7840.32	-65.12
	111	Surf.Correct.Premix (Mech)	9644.84	0.00	0.00	-9644.84	
	112	Surface Correct Emulsion Aggre	1474.02	0.00	0.00	-1474.02	
	139	Other Bituminous Work	72565.99	408.00	408.00	-72157.99	-99.44
	401	Tractor Slashing - Rural	10434.56	0.00	0.00	-10434.56	
	450	After Hours Call Out Service	976.53	1111.65	1111.65	135.12	13.84
	502	Repair Signs (ex Guide Signs)	2308.54	6.00	2880.00	571.46	24.75
	512	Repair/Replace Guide Markers	797.49	0.00	0.00	-797.49	
	903	Inspection-Forward List Works	455.13	0.00	0.00	-455.13	
			110697.42	1530.65	8599.65	-102097.77	
		Meas.Up Job Costs	498183.63		500226.56	2042.93	99.59
		No Meas.Up Job Costs	108392.50				
		Grand Totals	606576.13	91886.27	500226.56	-106349.57	

Plant Running Costs

Balonne Shire Council

From Plant No: 215 To Plant No: 9010 Report Group ALL

No.	Plant Description	TYRES/B	FUEL/LU	PARTS	WORKSH	REGO/IN	OP.WAG		Total Exp	Total Rev	Profit/Loss	Total Perf.	Life Exp	Life Rev	Life Perf
215	Cat 428D B/Hoe	102.73	1,573.02	1,123.06	2,924.32	226.47	0.00	0.00	5,949.60	4,432.75	-1,516.85	-25.49%	355,342.62	422,382.37	18.87%
216	Cat 428C 4WD Backhoe	76.58	227.51	0.00	0.00	226.47	0.00	0.00	530.56	4,675.00	4,144.44	781.14%	361,575.31	402,475.22	11.31%
259	Grid Roller Coates 12	0.00	0.00	308.19	2,476.37	0.00	0.00	0.00	2,784.56	0.00	-2,784.56	-100.00%	120,460.59	169,573.85	40.77%
284	Trailer (Not Registered)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	1,552.34	0.00	-100.00%
285	6 X 4 Box Trailer	0.00	0.00	0.00	0.00	105.39	0.00	0.00	105.39	0.00	-105.39	-100.00%	6,667.19	0.00	-100.00%
291	Trailer & Crate BK7224	0.00	0.00	0.00	0.00	105.39	0.00	0.00	105.39	0.00	-105.39	-100.00%	14,728.81	0.00	-100.00%
292	Kara Kar 10x5 Trailer	0.00	0.00	0.00	344.31	200.69	0.00	0.00	545.00	0.00	-545.00	-100.00%	18,452.67	0.00	-100.00%
293	Trailer Tandem (Not	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	1,770.62	0.00	-100.00%
294	Fuel Trailer 2600 Litres	0.00	0.00	0.00	0.00	200.69	0.00	0.00	200.69	0.00	-200.69	-100.00%	33,978.01	0.00	-100.00%
295	Fuel Trailer 2600 Litres	0.00	0.00	0.00	0.00	200.69	0.00	0.00	200.69	0.00	-200.69	-100.00%	22,790.02	0.00	-100.00%
296	Fuel Trailer 2600 Litres	216.66	0.00	843.49	3,426.76	200.69	0.00	0.00	4,687.60	0.00	-4,687.60	-100.00%	26,062.06	570.18	-97.81%
297	Generator Trailer	0.00	0.00	0.00	0.00	200.69	0.00	0.00	200.69	0.00	-200.69	-100.00%	39,572.55	313.76	-99.21%
298	STG Ride On Mower	0.00	0.00	0.00	117.11	210.78	0.00	0.00	327.89	0.00	-327.89	-100.00%	6,137.70	0.00	-100.00%
300	Sign Trailer OR0585	0.00	0.00	0.00	0.00	105.39	0.00	0.00	105.39	0.00	-105.39	-100.00%	12,785.62	0.00	-100.00%
301	Water Equip Trailer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	6,453.46	0.00	-100.00%
303	Sludge Trailer Large	0.00	0.00	0.00	0.00	105.39	0.00	0.00	105.39	0.00	-105.39	-100.00%	7,048.28	0.00	-100.00%
304	Box Trailer Fuel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	13,619.31	0.00	-100.00%
305	Water Pump Trailer	0.00	0.00	0.00	0.00	105.39	0.00	0.00	105.39	0.00	-105.39	-100.00%	8,731.07	0.00	-100.00%
306	Fuel Tanker 5000 Litres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	209.71	0.00	-100.00%
307	Fuel Tanker 2800 Litres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	833.33	0.00	-100.00%
308	Overhead Fuel Tank	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	247.95	0.00	-100.00%
312	Westbrook 8x5 Trailer	0.00	0.00	0.00	0.00	200.69	0.00	0.00	200.69	0.00	-200.69	-100.00%	13,426.27	0.00	-100.00%
313	Mower Trailer AR4087	0.00	0.00	0.00	0.00	105.39	0.00	0.00	105.39	0.00	-105.39	-100.00%	13,140.78	0.00	-100.00%
314	7x4 Single Axle Trailer	0.00	0.00	0.00	0.00	105.39	0.00	0.00	105.39	0.00	-105.39	-100.00%	5,532.40	0.00	-100.00%
315	P/Spray Trailer AG3608	0.00	0.00	0.00	0.00	105.39	0.00	0.00	105.39	0.00	-105.39	-100.00%	9,452.65	0.00	-100.00%
318	8X5 Sign Trailer	0.00	0.00	0.00	0.00	105.39	0.00	0.00	105.39	0.00	-105.39	-100.00%	4,331.00	0.00	-100.00%
319	6X4 Box Trailer	0.00	0.00	49.17	0.00	105.39	0.00	0.00	154.56	0.00	-154.56	-100.00%	9,071.38	0.00	-100.00%
321	*SOLDTransportable	0.00	0.00	0.00	0.00	0.00	4,777.63	0.00	4,777.63	0.00	-4,777.63	-100.00%	5,647.96	11,750.54	108.05%
322	Transportable Living	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	3,359.73	2,555.95	-23.92%
324	Melin MFF401V Portable	0.00	0.00	0.00	0.00	105.39	0.00	0.00	105.39	0.00	-105.39	-100.00%	2,847.94	0.00	-100.00%
325	Traymark Caravan 6-8	0.00	0.00	0.00	0.00	200.69	0.00	0.00	200.69	0.00	-200.69	-100.00%	22,041.04	6,921.76	-68.60%
327	6X4 Box Trailer BA-	0.00	0.00	36.19	175.67	105.39	0.00	0.00	317.25	0.00	-317.25	-100.00%	5,567.75	0.00	-100.00%
328	Tandem Box Trailer	0.00	0.00	0.00	0.00	200.69	0.00	0.00	200.69	0.00	-200.69	-100.00%	12,401.19	96.00	-99.23%
330	Traymark Caravan	0.00	0.00	0.00	0.00	200.69	0.00	0.00	200.69	0.00	-200.69	-100.00%	23,455.32	25,566.76	9.00%

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Plant Register Version 2016.3.30.1

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User: SEARLE

Plant Running Costs

Balonne Shire Council

From Plant No: 215 To Plant No: 9010 Report Group ALL

No.	Plant Description	TYRES/B	FUEL/LU	PARTS	WORKSH	REGO/IN	OP.WAG		Total Exp	Total Rev	Profit/Loss	Total Perf.	Life Exp	Life Rev	Life Perf	
340	Aspinall Sweeper	0.00	0.00	1,496.05	0.00	200.69	0.00	0.00	1,696.74	0.00	-1,696.74	-100.00%	42,614.70	0.00	-100.00%	
371	Workshop	837.16	302.32	16,401.80	10,742.62	105.35	112,629.47	0.00	0.00	141,018.76	144,678.56	3,659.80	2.60%	5,748,480.87	5,026,528.57	-12.56%
372	Soil Laboratory	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	81,725.70	43,548.75	-46.71%	
374	Plumbing Unit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	745,079.68	859,922.92	15.41%	
392	Miscellaneous Plant	56.97	3,789.62	3,401.25	3,219.45	0.00	460.06	0.00	0.00	10,927.35	0.00	-10,927.35	-100.00%	723,454.98	178,753.10	-75.29%
393	Shorco Trench Shoring	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	156.51	0.00	-100.00%	
394	Slashers Tractor Drawn	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	208,831.64	66,776.03	-68.02%	
395	Broom Rotary Dirran	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	66,437.12	3,127.38	-95.29%	
397	Viewcube CCTV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	3,961.88	0.00	-100.00%	
398	Hill Water Snorter -	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	30,722.99	30.00	-99.90%	
399	Water Tank Pump &	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	3,915.14	729.00	-81.38%	
400	Emulsion Tank -STG	0.00	0.00	15,628.12	3,245.43	0.00	0.00	0.00	18,873.55	0.00	-18,873.55	-100.00%	36,360.57	0.00	-100.00%	
403	Line Marking Machine	0.00	10.92	572.22	0.00	0.00	0.00	0.00	583.14	0.00	-583.14	-100.00%	28,260.03	0.00	-100.00%	
404	Quik Spray 95BE600FF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	9,839.90	0.00	-100.00%	
406	Quik Spray BSBE 600	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	9,118.32	20.48	-99.78%	
407	Flextool Brick Saw	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	2,048.30	0.00	-100.00%	
1507	Prado VX 793SOE DTS	0.00	2,436.02	438.02	1,632.57	841.54	0.00	0.00	5,348.15	6,842.24	1,494.09	27.94%	54,776.81	73,893.12	34.90%	
1508	Toyota Prado GXL GXL	1,390.79	4,564.34	1,980.25	1,164.11	765.16	0.00	0.00	9,864.65	14,584.37	4,719.72	47.84%	49,773.91	20,913.40	-57.98%	
1706	TOYOTA AURION	448.47	616.89	0.00	2,259.03	524.92	0.00	0.00	3,847.31	0.00	-3,847.31	-100.00%	51,225.20	17,956.80	-64.95%	
1708	Omega Wagon - Holden	1,015.30	1,924.21	0.00	410.92	854.63	0.00	0.00	4,205.06	5,394.41	1,189.35	28.28%	61,999.51	80,108.47	29.21%	
1709	Commodore Berlina	420.19	1,066.59	63.55	0.00	1,223.19	0.00	0.00	2,773.52	0.00	-2,773.52	-100.00%	55,747.54	75,251.89	34.99%	
1710	SOLD - Holden Calais V	0.00	1,091.53	0.00	25.69	0.00	0.00	0.00	1,117.22	6,334.76	5,217.54	467.01%	89,184.45	72,898.53	-18.26%	
1711	Holden Commodore	43.15	991.44	0.00	51.38	996.31	0.00	0.00	2,082.28	4,966.22	2,883.94	138.50%	68,183.25	56,865.54	-16.60%	
1712	Holden Commodore	0.00	1,239.56	0.00	628.56	960.19	0.00	0.00	2,828.31	7,534.45	4,706.14	166.39%	25,154.32	25,037.70	-0.46%	
1713	Holden Calais Sedan	0.00	677.68	0.00	64.41	1,563.77	0.00	0.00	2,305.86	234.54	-2,071.32	-89.83%	2,305.86	234.54	-89.83%	
1741	Inactive Double up	0.00	99.19	0.00	0.00	0.00	0.00	0.00	99.19	0.00	-99.19	-100.00%	99.19	0.00	-100.00%	
2005	HOLDEN UTILITY	1,015.67	2,552.33	0.00	0.00	566.41	0.00	0.00	4,134.41	8,289.72	4,155.31	100.51%	68,193.22	65,838.64	-3.45%	
2006	Ford FG Ute 891-RUZ	0.00	420.43	406.72	0.00	1,001.68	0.00	0.00	1,828.83	0.00	-1,828.83	-100.00%	60,044.01	47,763.52	-20.45%	
2502	HILUX 2WD 583MXD	332.48	1,338.43	404.31	377.77	566.41	0.00	0.00	3,019.40	7,846.38	4,826.98	159.87%	79,186.79	115,874.43	46.33%	
2504	HILUX 4X2 WORKMATE	0.02	848.90	18.62	0.00	566.41	0.00	0.00	1,433.95	5,709.55	4,275.60	298.17%	57,851.26	54,719.83	-5.41%	
2505	Toyota Hilux 4X2	0.00	1,278.05	102.74	863.76	806.64	0.00	0.00	3,051.19	7,142.65	4,091.46	134.09%	75,883.46	64,493.26	-15.01%	
2506	Colorado LX4x2 250-	236.28	1,617.66	512.63	468.46	3,110.21	0.00	0.00	5,945.24	7,553.32	1,608.08	27.05%	67,565.42	59,329.31	-12.19%	
2507	Colorado LX4x2 253-	274.36	1,257.85	111.22	1,579.07	566.41	0.00	0.00	3,788.91	8,959.85	5,170.94	136.48%	55,324.14	49,006.54	-11.42%	
2508	Ford Ranger 4x2	1,300.28	1,008.08	65.51	754.20	806.64	0.00	0.00	3,934.71	6,912.82	2,978.11	75.69%	35,228.99	25,474.87	-27.69%	

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Plant Running Costs

Salonne Shire Council

From Plant No: 215 To Plant No: 9010 Report Group ALL

No.	Plant Description	TYRES/B	FUEL/LU	PARTS	WORKSH	REGO/IN	OP.WAG		Total Exp	Total Rev	Profit/Loss	Total Perf.	Life Exp	Life Rev	Life Perf
2509	Ford Ranger 4X2	61.64	1,588.14	1,719.64	1,240.42	836.43	0.00	0.00	5,446.27	9,586.30	4,140.03	76.02%	45,769.20	30,734.69	-32.85%
2510	NEW LLO Toyota Hilux	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%
2511	NEW P&G Toyota Hilux	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%
2512	NEW W&S Toyota Hilux	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%
2513	Holden Colorado LS	229.46	494.45	0.00	0.00	0.00	0.00	0.00	723.91	2,581.57	1,857.66	256.61%	723.91	2,581.57	256.61%
3012	* SOLD* COLORADO	0.00	28.69	0.00	0.00	0.00	0.00	0.00	28.69	0.00	-28.69	-100.00%	89,631.08	138,705.67	54.75%
3015	HILUX 4X4 577MXD A	0.00	993.02	804.92	1,698.15	566.41	0.00	0.00	4,062.50	7,437.19	3,374.69	83.07%	90,568.67	87,666.01	-3.20%
3018	Colorado 4x4 Tipper	1,527.71	1,090.91	174.78	1,726.29	566.41	0.00	0.00	5,086.10	6,671.41	1,585.31	31.17%	73,421.29	69,206.64	-5.74%
3019	*SOLD*HILUX 4X4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	85,792.91	88,313.18	2.94%
3020	Colorado 4X4 Utility	30.82	1,176.58	219.41	641.72	566.41	0.00	0.00	2,634.94	4,223.63	1,588.69	60.29%	84,698.91	52,256.05	-38.30%
3021	Colorado 4x4 Utility 252-	1,305.55	1,909.07	1,053.93	2,386.77	566.41	0.00	0.00	7,221.73	9,067.12	1,845.39	25.55%	87,514.66	62,306.56	-28.80%
3022	NEW Holden Single Cab	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%
3514	Holden Colorado S/Cab	772.10	1,217.93	722.84	585.57	566.41	0.00	0.00	3,864.85	9,034.78	5,169.93	133.77%	107,208.16	70,986.44	-33.79%
3515	Toyota Hilux XCab 4X4	1,447.29	1,877.92	76.65	1,164.12	566.41	0.00	0.00	5,132.39	8,709.15	3,576.76	69.69%	57,509.00	40,569.80	-29.45%
3516	Hilux XCab 4x4 176TZJ	628.53	2,183.42	781.12	996.49	566.41	0.00	0.00	5,155.97	8,740.52	3,584.55	69.52%	58,874.79	32,954.33	-44.03%
3517	Holden Colorado XCab -	0.00	1,546.44	276.26	601.06	566.41	0.00	0.00	2,990.17	9,724.99	6,734.82	225.23%	25,653.73	13,551.02	-47.18%
3518	Holden Colorado XCab	0.00	2,273.11	726.26	637.10	566.41	0.00	0.00	4,202.88	10,235.07	6,032.19	143.53%	18,253.92	10,235.07	-43.93%
3519	Holden Colorado XCab -	0.00	2,818.41	1,864.80	871.32	566.41	0.00	0.00	6,120.94	12,322.04	6,201.10	101.31%	18,215.35	14,990.34	-17.70%
4007	FORD RANGER D/CAB	0.00	121.40	0.00	0.00	0.00	0.00	0.00	121.40	0.00	-121.40	-100.00%	23,882.00	500.44	-97.90%
4010	COLORADO 4X4	0.00	1,336.47	486.26	117.11	566.41	0.00	0.00	2,506.25	2,191.65	-314.60	-12.55%	102,886.68	72,674.75	-29.36%
4013	HILUX 4X4 D/CAB SES	0.00	56.32	0.00	0.00	0.00	0.00	0.00	56.32	0.00	-56.32	-100.00%	30,129.92	0.00	-100.00%
4014	Holden Colorado 4X4	1,837.78	1,360.29	572.15	2,446.36	566.41	0.00	0.00	6,782.99	5,778.17	-1,004.82	-14.81%	108,998.49	71,025.16	-34.84%
4015	Holden Colorado 4X4	30.82	1,331.49	344.23	1,625.53	566.41	0.00	0.00	3,898.48	5,423.82	1,525.34	39.13%	146,130.53	100,292.14	-31.37%
4016	Holden Colorado 4X4	215.52	883.82	585.06	491.63	566.41	0.00	0.00	2,742.44	3,302.95	560.51	20.44%	144,041.70	77,439.39	-46.24%
4017	Hilux 4x4 D/Cab	77.27	1,670.98	248.85	0.00	806.64	0.00	0.00	2,803.74	7,529.82	4,726.08	168.56%	65,707.35	42,043.64	-36.01%
4018	Hilux 4x4 Dual Cab	0.00	1,958.05	633.40	585.57	566.41	0.00	0.00	3,743.43	11,319.72	7,576.29	202.39%	53,482.74	24,848.38	-53.54%
4019	Hilux 4x4 Dual Cab	1,589.97	2,049.41	1,329.20	2,746.41	566.41	0.00	0.00	8,281.40	7,682.89	-598.51	-7.23%	51,012.91	17,976.88	-64.76%
4020	Toyota Hilux 4X4 D/Cab	345.54	2,914.27	1,877.92	373.57	806.64	0.00	0.00	6,317.94	12,323.11	6,005.17	95.05%	36,756.91	15,223.22	-58.58%
4021	Toyota Hilux 4X4 D/Cab	0.00	2,596.03	2,151.78	1,578.75	806.64	0.00	0.00	7,133.20	9,746.04	2,612.84	36.63%	46,744.35	12,798.23	-72.62%
4022	Colorado 4x4 Crewcab	1,211.01	1,661.18	2,153.32	0.00	852.00	0.00	0.00	5,877.51	7,664.32	1,786.81	30.40%	5,877.51	7,664.32	30.40%
4023	NEW Holden Colorado	38,103.20	0.00	0.00	0.00	0.00	0.00	0.00	38,103.20	0.00	-38,103.20	-100.00%	38,103.20	0.00	-100.00%
5001	Isuzu Fur Truck	1,206.62	1,505.75	76.04	452.07	0.00	0.00	0.00	3,240.48	9,409.07	6,168.59	190.36%	247,625.68	465,196.77	87.86%
5002	Schwarze 6500XL	0.00	3,173.26	6,992.19	6,159.06	550.67	0.00	0.00	16,875.18	38,269.05	21,393.87	126.78%	427,397.18	724,879.53	69.60%
5003	W/Star 4800 Water	2,545.85	6,524.80	2,526.93	5,155.58	2,580.78	0.00	0.00	19,333.94	36,391.50	17,057.56	88.23%	710,244.33	836,879.07	17.83%

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Plant Running Costs

Balonne Shire Council

From Plant No: 215 To Plant No: 9010 Report Group ALL

No.	Plant Description	TYRES/B	FUEL/LU	PARTS	WORKSH	REGO/IN	OP.WAG		Total Exp	Total Rev	Profit/Loss	Total Perf.	Life Exp	Life Rev	Life Perf
5004	ISUZU FRR TRUCK 697-	2,099.80	2,067.23	6,054.80	2,126.53	1,719.40	0.00	0.00	14,067.76	21,017.52	6,949.76	49.40%	185,482.98	443,187.57	138.94%
5005	ISUZU FVZ 1400	0.00	8,700.03	9,604.51	8,106.00	2,157.08	0.00	0.00	28,567.62	79,001.91	50,434.29	176.54%	626,987.40	985,525.94	57.18%
5006	3.5T Di/Cab Truck	0.00	1,692.00	1,565.20	2,688.70	806.64	0.00	0.00	6,752.54	10,204.31	3,451.77	51.12%	163,935.46	125,907.11	-23.20%
5007	Isuzu NPR 200/275 TIP	0.00	1,412.36	2,342.57	3,862.47	2,037.86	0.00	0.00	9,655.26	12,566.26	2,911.00	30.15%	108,229.90	200,491.27	85.25%
5008	ISUZU FRR600 CREW	0.00	2,009.06	1,060.64	2,075.45	1,928.46	0.00	0.00	7,073.61	12,600.40	5,526.79	78.13%	206,397.84	251,020.81	21.62%
5009	ISUZU FRR600 TRUCK	410.92	1,955.69	1,204.13	2,789.11	2,455.96	0.00	0.00	8,815.81	15,702.46	6,886.65	78.12%	221,798.75	213,117.60	-3.91%
5010	ISUZU FRR 5000	0.00	1,207.03	281.62	1,329.55	1,928.46	0.00	0.00	4,746.66	13,663.66	8,917.00	187.86%	91,557.20	140,400.36	53.35%
5011	Isuzu NPR275 Truck	0.00	1,310.06	277.91	2,288.87	1,827.83	0.00	0.00	5,704.67	15,293.98	9,589.31	168.10%	92,980.26	135,264.20	45.48%
5012	Isuzu NQR450	0.00	1,071.78	182.48	35.25	1,827.83	0.00	0.00	3,117.34	17,010.84	13,893.50	445.68%	134,200.40	302,276.85	125.24%
5013	Cement Spreader Truck	392.25	381.75	410.70	2,028.18	2,107.56	0.00	0.00	5,320.44	13,110.00	7,789.56	146.41%	235,099.30	403,306.33	71.55%
5014	Isuzu FVR1000 Truck	1,294.40	2,938.81	258.96	2,428.19	1,913.04	0.00	0.00	8,833.40	20,629.37	11,795.97	133.54%	175,856.18	148,243.55	-15.70%
5015	Isuzu FXZ1500	4,875.98	4,035.46	2,496.23	5,076.85	2,157.08	0.00	0.00	18,641.60	44,545.49	25,903.89	138.96%	285,770.37	332,095.63	16.21%
5016	Isuzu NPR275 Truck	0.00	1,606.56	401.82	948.94	1,719.40	0.00	0.00	4,676.72	30,950.20	26,273.48	561.79%	69,136.31	156,531.73	126.41%
5017	Isuzu NPR400 Crew	0.00	1,414.04	3,466.59	4,256.70	1,928.46	0.00	0.00	11,065.79	23,944.54	12,878.75	116.38%	110,530.02	167,129.47	51.21%
5018	Isuzu FTR900 Di/C	392.25	2,163.09	967.46	2,079.82	865.82	0.00	0.00	6,468.44	14,402.91	7,934.47	122.66%	6,468.44	14,402.91	122.66%
5505	CAT 140M GRADER	0.00	7,416.89	2,299.23	6,073.12	226.47	0.00	0.00	16,015.71	35,904.00	19,888.29	124.18%	718,505.84	1,022,713.28	42.34%
5506	CAT140M Grader	0.00	9,096.47	6,638.37	7,047.71	226.47	0.00	0.00	23,009.02	60,720.00	37,710.98	163.90%	817,815.17	1,198,301.28	46.52%
5507	JD 670G Grader	0.00	13,673.44	3,071.69	7,039.75	245.40	0.00	0.00	24,030.28	67,906.08	43,875.80	182.59%	303,056.20	429,462.27	41.71%
5508	Cat 12M Grader	293.96	11,187.94	2,671.31	7,222.94	226.47	0.00	0.00	21,602.62	87,956.88	66,354.26	307.16%	203,098.66	263,743.92	29.86%
5509	Cat 12M Grader	293.96	10,202.68	6,036.23	6,233.41	226.47	0.00	0.00	22,992.75	84,506.40	61,513.65	267.53%	195,218.58	270,652.80	38.64%
5510	Cat 12M Grader	0.00	11,023.82	3,095.33	5,820.86	226.47	0.00	0.00	20,166.48	69,102.00	48,935.52	242.66%	123,408.56	124,344.00	0.76%
5600	CAT STABILISER	1,079.91	4,417.59	4,490.74	4,426.02	226.47	0.00	0.00	14,640.73	99,280.00	84,639.27	578.11%	565,256.25	1,561,981.00	176.33%
6001	JD 4320 Tractor	0.00	1,430.64	2,042.48	3,543.53	189.51	0.00	0.00	7,206.16	12,470.40	5,264.24	73.05%	79,499.35	61,438.30	-22.72%
6002	Case MC270 Tractor	0.00	2,231.34	350.22	1,177.85	189.51	0.00	0.00	3,948.92	10,320.00	6,371.08	161.34%	221,336.75	169,326.63	-23.50%
6003	JD 4720	489.36	370.43	63.37	469.88	189.51	0.00	0.00	1,582.55	3,929.80	2,347.25	148.32%	71,090.05	65,776.24	-7.47%
6004	JD 6830 TRACTOR	4,353.43	2,521.99	1,763.80	2,834.08	189.51	0.00	0.00	11,662.81	23,270.40	11,607.59	99.53%	193,692.22	256,643.38	32.50%
6005	Case Maxfarm 60	0.00	268.74	1,956.35	801.70	189.51	0.00	0.00	3,216.30	1,075.20	-2,141.10	-66.57%	67,890.23	51,620.60	-23.96%
6006	JD5085M Tractor	0.00	2,462.37	674.67	1,995.31	189.51	0.00	0.00	5,321.86	14,119.20	8,797.34	165.31%	73,719.98	75,784.86	2.80%
6500	CAT 910G Loader	0.00	673.05	0.01	150.84	226.47	0.00	0.00	1,050.37	2,380.00	1,329.63	126.59%	90,767.17	27,865.80	-69.30%
6501	VOLVO BL71	4,357.81	1,963.17	2,654.67	5,392.53	0.00	0.00	0.00	14,368.18	25,262.00	10,893.82	75.82%	228,974.73	267,551.20	16.85%
6502	Terex Trackloader	0.00	1,487.77	3,850.52	2,951.37	0.00	0.00	0.00	8,289.66	12,760.00	4,470.34	53.93%	213,084.52	157,317.65	-26.17%
6503	Volvo BL71B Backhoe	0.00	701.19	1,745.59	952.93	226.47	43.42	0.00	3,669.60	5,241.95	1,572.35	42.85%	90,943.71	54,011.30	-40.61%
6504	NEW JCB 426HT	2,191.89	927.42	701.17	445.59	226.47	0.00	0.00	4,492.54	6,100.00	1,607.46	35.78%	8,175.06	8,144.00	-0.38%
7000	AMMANN AP240T3	0.00	1,738.17	3,509.76	8,568.55	130.44	0.00	0.00	13,946.92	22,800.00	8,853.08	63.48%	332,448.06	337,554.94	1.54%

Plant Running Costs

Salonne Shire Council

From Plant No: 215 To Plant No: 9010 Report Group ALL

No.	Plant Description	TYRES/B	FUEL/LU	PARTS	WORKSH	REGO/IN	OP.WAG		Total Exp	Total Rev	Profit/Loss	Total Perf.	Life Exp	Life Rev	Life Perf
7001	AMMANN AP240T3	0.00	4,189.41	1,223.11	3,899.08	130.44	0.00	0.00	9,242.04	44,000.00	34,757.96	376.09%	265,099.53	317,726.81	19.85%
7002	AMMANN VIB ROLLER	0.00	96.40	958.57	878.36	130.44	0.00	0.00	2,063.77	760.00	-1,303.77	-63.17%	27,274.11	109,891.58	302.92%
7003	AMMANN AP240T3	0.00	2,939.14	5,378.12	8,055.95	130.44	0.00	0.00	16,503.65	39,300.00	22,796.35	138.13%	276,466.77	483,917.32	75.04%
7004	Dynapac CA5000D	0.00	3,649.93	1,949.61	1,526.76	130.44	0.00	0.00	7,256.74	44,025.00	36,768.26	506.68%	150,988.52	269,480.00	78.48%
7503	JD LA125 LA125	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	6,847.27	10,288.11	50.25%
7505	Dixon ZTR Mower 30"	74.71	17.35	702.57	644.13	0.00	0.00	0.00	1,438.76	0.00	-1,438.76	-100.00%	17,368.06	9,293.36	-46.49%
7506	Dixon ZTR Mower 30"	0.00	0.00	91.32	0.00	0.00	0.00	0.00	91.32	303.96	212.64	232.85%	5,534.85	1,257.91	-77.27%
7507	DIXON ZTR42	0.00	21.38	422.27	344.31	0.00	0.00	0.00	787.96	229.89	-558.07	-70.82%	10,787.45	4,438.01	-58.86%
7509	Ferris 5100Z Mower	305.87	408.67	912.26	3,205.24	245.40	0.00	0.00	5,077.44	7,929.85	2,852.41	56.18%	51,924.14	53,663.09	3.35%
7510	Ferris 5100Z Mower	0.00	567.00	848.28	2,621.01	245.40	0.00	0.00	4,281.69	5,714.36	1,432.67	33.46%	41,986.19	39,033.06	-7.03%
7511	FERRIS IS5100Z	0.00	351.59	1,571.46	1,278.70	245.40	0.00	0.00	3,447.15	3,290.21	-156.94	-4.55%	56,892.00	33,637.30	-40.88%
7512	FERRIS IS2500Z	168.11	1,533.87	6,251.91	9,450.34	245.40	0.00	0.00	17,649.63	11,884.42	-5,765.21	-32.66%	69,672.11	44,271.34	-36.46%
7513	DIXON ZTR30 MOWER	37.34	93.06	1,595.01	0.00	0.00	0.00	0.00	1,725.41	2,470.98	745.57	43.21%	20,911.78	21,677.58	3.66%
7514	HUSQVARNA RZ4222F	25.69	215.70	1,154.22	2,184.50	0.00	0.00	0.00	3,580.11	3,929.04	348.93	9.75%	17,183.10	17,446.88	1.54%
7515	Ferris IS5100Z Zero	794.20	766.56	445.54	1,237.91	130.44	0.00	0.00	3,374.65	4,217.67	843.02	24.98%	24,790.12	14,557.50	-41.28%
7516	Ferris IS1500ZC Zero	241.40	2,538.07	2,832.41	7,029.13	0.00	0.00	0.00	12,641.01	7,452.64	-5,188.37	-41.04%	48,966.03	35,313.58	-27.88%
8000	Hills Water Snorter	0.00	0.00	0.00	95.82	105.39	0.00	0.00	201.21	0.00	-201.21	-100.00%	39,136.34	127.50	-99.67%
8001	Westbrook	0.00	0.00	0.00	0.00	200.69	0.00	0.00	200.69	0.00	-200.69	-100.00%	13,121.19	0.00	-100.00%
8002	Westbrook Trailer 8x5	0.00	0.00	0.00	0.00	200.69	0.00	0.00	200.69	0.00	-200.69	-100.00%	5,721.68	0.00	-100.00%
8003	Westbrook Tlr 8x5	0.00	0.00	0.00	0.00	200.69	0.00	0.00	200.69	0.00	-200.69	-100.00%	6,967.23	0.00	-100.00%
8004	Laser Trailer- Taylor	30.82	0.00	0.00	0.00	105.39	0.00	0.00	136.21	0.00	-136.21	-100.00%	2,118.00	0.00	-100.00%
8005	Transtank TT2 2000LTR	0.00	0.00	0.00	0.00	0.00	182.44	0.00	182.44	0.00	-182.44	-100.00%	8,294.76	0.00	-100.00%
8006	PORTABLE TRAFFIC	0.00	0.00	0.00	0.00	105.39	0.00	0.00	105.39	0.00	-105.39	-100.00%	27,202.96	139,587.20	413.13%
8007	TRAFFIC LIGHTS	0.00	0.00	0.00	0.00	105.39	0.00	0.00	105.39	0.00	-105.39	-100.00%	23,508.28	127,856.00	443.88%
8008	Tandem Trailer Dirran	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	4,929.90	0.00	-100.00%
8009	Petro 4500L Fuel Tank	0.00	0.00	0.00	468.46	0.00	0.00	0.00	468.46	0.00	-468.46	-100.00%	10,487.27	0.00	-100.00%
8010	Petro 4500L Fuel Tank	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	7,458.94	0.00	-100.00%
8011	Petro 4500L Fuel Tank	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	4,191.90	0.00	-100.00%
8012	Portable Traffic Lights	0.00	0.00	24.72	292.79	105.39	0.00	0.00	422.90	0.00	-422.90	-100.00%	12,731.52	3,800.00	-70.15%
8013	Portable Traffic Lights	969.40	0.00	65.64	292.79	105.39	0.00	0.00	1,433.22	0.00	-1,433.22	-100.00%	11,654.24	3,800.00	-67.39%
8014	Crown CD305-3Forklift	205.46	222.63	786.11	0.00	245.40	0.00	0.00	1,459.60	3,163.80	1,704.20	116.76%	34,107.39	44,791.08	31.32%
8015	Crown CD305-3 Forklift	205.46	48.85	698.71	0.00	245.40	0.00	0.00	1,198.42	0.00	-1,198.42	-100.00%	21,939.44	771.12	-96.49%
8016	AUSTECH PUMP	0.00	0.00	2,012.75	0.00	200.69	0.00	0.00	2,213.44	0.00	-2,213.44	-100.00%	19,132.15	0.00	-100.00%
8017	Pavelline CES421 Trailer	0.00	0.00	1,311.29	117.11	200.69	0.00	0.00	1,629.09	0.00	-1,629.09	-100.00%	34,203.05	0.00	-100.00%

Plant Running Costs

Salonne Shire Council

From Plant No: 215 To Plant No: 9010 Report Group ALL

No.	Plant Description	TYRES/B	FUEL/LU	PARTS	WORKSH	REGO/IN	OP.WAG		Total Exp	Total Rev	Profit/Loss	Total Perf.	Life Exp	Life Rev	Life Perf
8018	Westbrook Trailer 10x6	0.00	0.00	0.00	106.32	200.69	0.00	0.00	307.01	0.00	-307.01	-100.00%	5,438.43	0.00	-100.00%
8019	Variable Message	0.00	0.00	261.98	175.67	105.39	0.00	0.00	543.04	0.00	-543.04	-100.00%	11,492.39	0.00	-100.00%
8020	Variable Message	0.00	0.00	246.56	0.00	105.39	0.00	0.00	351.95	0.00	-351.95	-100.00%	12,691.78	0.00	-100.00%
8021	Skid Steer Trailer	0.03	0.00	1,467.36	175.67	200.69	0.00	0.00	1,843.75	0.00	-1,843.75	-100.00%	32,501.42	0.00	-100.00%
8022	Petro 2000L Kerosene	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	11,731.14	0.00	-100.00%
8023	CD150M PERKINS	0.00	274.78	0.00	0.00	0.00	0.00	0.00	274.78	0.00	-274.78	-100.00%	30,794.31	0.00	-100.00%
8024	Pipe Trailer 931QVW	0.00	0.00	2,539.98	0.00	200.69	0.00	0.00	2,740.67	0.00	-2,740.67	-100.00%	5,595.23	0.00	-100.00%
8025	Boat & Trailer - St	0.00	0.00	558.92	225.40	105.39	0.00	0.00	889.71	0.00	-889.71	-100.00%	23,307.92	0.00	-100.00%
8026	10x6 Flatbed Trailer -	0.00	0.00	0.00	0.00	200.69	0.00	0.00	200.69	0.00	-200.69	-100.00%	6,829.30	0.00	-100.00%
8027	Marshall Lethlean	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	12,115.13	11,902.80	-1.75%
8028	Aspinall Trailer -	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	1,851.26	0.00	-100.00%
8029	Aspinall Trailer 842QWV	0.00	0.00	0.00	0.00	200.69	0.00	0.00	200.69	0.00	-200.69	-100.00%	740.57	0.00	-100.00%
8030	Bonne SE6R Rotary	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	4,207.52	0.00	-100.00%
8031	King Caravan 297QXZ	0.00	0.00	16.44	0.00	200.69	0.00	0.00	217.13	0.00	-217.13	-100.00%	9,018.56	4,283.20	-52.51%
8032	King Caravan 298QXZ	0.00	0.00	16.44	0.00	200.69	0.00	0.00	217.13	0.00	-217.13	-100.00%	8,619.95	4,264.00	-50.53%
8033	King Caravan 299QXZ	0.00	0.00	16.44	0.00	200.69	0.00	0.00	217.13	0.00	-217.13	-100.00%	10,783.38	8,991.40	-16.62%
8034	King Caravan 672QZQ	0.00	0.00	22.97	0.00	200.69	0.00	0.00	223.66	0.00	-223.66	-100.00%	1,262.39	1,561.80	23.72%
8035	King Caravan 673QZQ	0.00	0.00	16.44	0.00	200.69	0.00	0.00	217.13	0.00	-217.13	-100.00%	1,754.76	4,132.70	135.51%
8036	King Caravan 675QZQ	0.00	0.00	16.44	0.00	200.69	0.00	0.00	217.13	0.00	-217.13	-100.00%	1,127.66	0.00	-100.00%
8037	King Caravan	0.00	0.00	149.04	1,270.97	200.69	0.00	0.00	1,620.70	0.00	-1,620.70	-100.00%	3,423.71	0.00	-100.00%
8038	King Caravan 677QZQ	0.00	0.00	16.44	0.00	200.69	0.00	0.00	217.13	0.00	-217.13	-100.00%	1,526.80	0.00	-100.00%
8039	King Caravan 674QZQ	0.00	0.00	16.44	0.00	200.69	0.00	0.00	217.13	0.00	-217.13	-100.00%	1,741.55	0.00	-100.00%
8040	CD 150M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	13,575.92	0.00	-100.00%
8041	Westbrook Trailer	0.00	0.00	0.00	0.00	200.69	0.00	0.00	200.69	0.00	-200.69	-100.00%	588.49	0.00	-100.00%
8042	King Caravan 642UCV	0.00	0.00	430.38	0.00	200.69	0.00	0.00	631.07	0.00	-631.07	-100.00%	4,684.80	0.00	-100.00%
8043	King Caravan 643UCV	0.00	0.00	720.69	0.00	200.69	0.00	0.00	921.38	548.60	-372.78	-40.46%	4,740.89	548.60	-88.43%
8044	JD XUV855D Gator	0.00	22.43	214.23	529.94	397.11	0.00	0.00	1,163.71	0.00	-1,163.71	-100.00%	4,765.79	0.00	-100.00%
8045	Moore 28,000 l Water	0.00	637.16	1,608.52	1,859.77	771.17	0.00	0.00	4,876.62	0.00	-4,876.62	-100.00%	4,876.62	0.00	-100.00%
8046	Shermac MTS	0.00	0.00	1,814.61	1,105.56	256.06	0.00	0.00	3,176.23	0.00	-3,176.23	-100.00%	3,176.23	0.00	-100.00%
8500	Silvan 131RS6 6ft	0.00	0.00	107.51	1,346.82	0.00	0.00	0.00	1,454.33	0.00	-1,454.33	-100.00%	16,682.41	0.00	-100.00%
8501	SOLD Superior LNT230	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	23,809.91	0.00	-100.00%
8502	SOLD Jarrett	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	7,204.66	0.00	-100.00%
8503	Howard EDH210	0.00	0.00	2,319.16	175.67	0.00	0.00	0.00	2,494.83	0.00	-2,494.83	-100.00%	5,259.33	0.00	-100.00%
8504	Howard EHD21052	0.00	24.95	1,229.10	2,439.46	0.00	0.00	0.00	3,693.51	0.00	-3,693.51	-100.00%	3,693.51	0.00	-100.00%

Plant Running Costs

Balonne Shire Council

From Plant No: 215 To Plant No: 9010 Report Group ALL

No.	Plant Description	TYRES/B	FUEL/LU	PARTS WORKSH	REGO/IN	OP.WAG			Total Exp	Total Rev	Profit/Loss	Total Perf.	Life Exp	Life Rev	Life Perf	
8505	Howard EHD21052	0.00	0.00	1,141.79	2,709.03	0.00	0.00	0.00	0.00	3,850.82	0.00	-3,850.82	-100.00%	3,850.82	0.00	-100.00%
9000	Fuel Pod 400L - #4019	0.00	1,585.20	0.00	0.00	0.00	0.00	0.00	0.00	1,585.20	0.00	-1,585.20	-100.00%	1,585.20	0.00	-100.00%
9001	Fuel Pod 400L - #3021	0.00	0.01	0.00	117.11	0.00	0.00	0.00	0.00	117.12	0.00	-117.12	-100.00%	117.12	0.00	-100.00%
9002	Fuel Pod 400L - #4016	0.00	315.89	0.00	0.00	0.00	0.00	0.00	0.00	315.89	0.00	-315.89	-100.00%	315.89	0.00	-100.00%
9003	Fuel Pod 400L - #4018	0.00	967.23	0.00	141.05	0.00	0.00	0.00	0.00	1,108.28	0.00	-1,108.28	-100.00%	1,108.28	0.00	-100.00%
9004	Fuel Pod 400L - 4020	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%
9005	Fuel Pod 400L - #5009	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%
9006	Fuel Pod 800L - #5012	0.00	1,745.63	0.00	0.00	0.00	0.00	0.00	0.00	1,745.63	0.00	-1,745.63	-100.00%	1,745.63	0.00	-100.00%
9007	Fuel Pod 400l #5018	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%
9009	Fuel Pod 400L #4014	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	-100.00%
9010	Fuel Pod 200L #5006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%
Totals:		86,516.18	220,267.11	196,735.94	242,302.03	75,908.21	118,093.02	0.00	0.00	939,822.51	1,676,426.05	736,603.54	78.38%	21,963,234.18	23,557,247.91	7.26%

Note: report does include inactive plant as they may have current year values

Balonne Shire Council - Concessional Hire as at 31/12/2016

Date	Organisation	Summary	Amount
1/07/2016	Dirranbandi P-10 School	Dirranbandi Showgrounds-Car Rally	100.00
1/07/2016	Maranoa Performing Arts	St George Cultural Centre-Ballet	109.09
1/07/2016	St George Aboriginal Housing	St George Cultural Centre-Movie Night	163.64
1/07/2016	St George Art Group	St George Cultural Centre	218.18
1/07/2016	Elders St George	St George Showgrounds-Sheep Workshop	100.00
July Totals			690.91
2/08/2016	Qld South Native Title	St George Cultural Centre & Dirran Civic Centre	97.73
2/08/2016	Integrated Living	Chairs & Tables	27.27
2/08/2016	Blue Light - Bollon	Bollon Civic Centre	68.18
2/08/2016	St George Aboriginal Housing	St George Cultural Centre - Holiday Activities	109.09
29/08/2016	Dirranbandi Polocrosse	Dirranbandi Showgrounds - Part Concession	125.00
29/08/2016	Bateman Shearing	Bollon Hall-Agricultural Certificate Training	98.18
29/08/2016	Bemac	St George Cultural Centre-Music Concert & Workshops	109.09
29/08/2016	Lions Club of St George	St George Showgrounds-Starlight Rally	100.00
29/08/2016	St George RSL	Hire of Chairs	27.27
29/08/2016	Warrawee Aged Care	Hire of Chairs	181.82
August Totals			943.63
September Totals			0.00
4/10/2016	CareBalonne	Ampitheatre Hire	54.55
4/10/2016	Care Outreach	Hire of Bollon Civic Centre	163.64
4/10/2016	Dept of Agriculture & Fisheries	Hire of Dirranbandi Show Grounds	100.00
4/10/2016	Dirranbandi Arts Council	Hire of Dirranbandi Civic Centre	100.00
October Total			418.19
7/11/2016	Dirranbandi Arts Council	Hire of Dirranbandi Civic Centre	90.91
7/11/2016	Lifeline Darling Downs	Hire of St George Cultural Centre	109.09
7/11/2016	Qld Blue Light - Bollon	Hire of Bollon Civic Centre	72.73
7/11/2016	St George & District Fishing	Hire of St George Showgrounds Wool Pavillion	400.00
14/11/2016	Dirranbandi Rodeo Association	Hire of Dirranbandi Showgrounds	200.00
28/11/2016	St George RSL	Hire of Chairs	27.27
November Total			900.00
19/12/2016	Bollon State School	Hire of Bollon Civic Centre	68.18
19/12/2016	Care Balonne	Hire of St George Cultural Centre	109.09
19/12/2016	Chamber of Commerce	Hire of Chairs	125.00
			302.27
TOTAL			3,255.00

Balonne Shire Council -Donations as at 31/12/2016

Date	Organisation	Summary	Amount
15/07/2016	Mungindi Show Society	Council - Annual Show	500.00
28/07/2016	Dirranbandi Progress Association	CEO-Seniors Morning Tea	100.00
28/07/2016	Balonne Ballet Association	Council-Ballet Exams	500.00
July Total			1,100.00
4/08/2016	St George State High School	CEO- Year 12 Dux	100.00
10/08/2016	Care Balonne	Council - Multicultural Festival	200.00
19/08/2016	Bollon Charity Rodeo	Council - Bollon Campdraft	250.00
19/08/2016	Mungindi Show Society	Council - Mungindi Show	500.00
26/08/2016	Various	CEO - Gift Baskets-VIC	344.60
26/08/2016	St George Fishing Club	Council - Fishing Comp	250.00
August Total			1,644.60
19/09/2016	St Pat's Fete Committee	CEO-St Pats Fete Colouring Competiti	135.00
September Total			135.00
7/10/2016	St Pat's Fete Committee	CEO - Gift Basket - Megadraw	102.20
October Total			102.20
9/11/2016	St George & District Chamber	Christmas Carnival	500.00
10/11/2016	St George State School	OptiMinds	500.00
November Total			1,000.00
December Total			0.00
TOTAL			3,981.80

Organisation	Address		August 2016 Rebate 1/2 year	February 2017 Rebate 1/2 year	Rebate full year	
Charitable/Community 50%						
Balonne Masonic Lodge	34-36 Scott St, St George	Assessment Number 01068-00000-000	\$363.58	\$363.58	\$727.16	Approved July 2016
St Mary's Anglican Church	25-27 Belmore St, Bollon	Assessment Number 00087-00000-000	\$195.46	\$195.46	\$390.92	Approved July 2016
Christ Church Anglican Church	133-135 Victoria St, St George	Assessment Number 00087-00000-000	\$390.92	\$390.92	\$781.83	Approved July 2016
Anglican Parish of St George	Roe St, St George	Assessment Number 00766-00001-000	\$390.92	\$390.92	\$781.83	Approved July 2016
St Mark's Anglican Church	49-55 Moore St, Dirranbandi	Assessment Number 00240-00000-000	\$279.52	\$279.52	\$559.04	Approved July 2016
St Ann'e Anglican Church	21 Garah St, Thallon	Assessment Number 01609-00000-000	\$107.57	\$107.57	\$215.15	Approved July 2016
RSL of Aust Dirranbandi Sub Branch	44-46 Cowild St, Dirranbandi	Assessment Number 00272-00000-000	\$219.43	\$219.43	\$438.86	Approved July 2016
The Presbyterian Church of Qld	56-60 Grey St, St George	Assessment Number 01151-00000-000	\$474.98	\$474.98	\$949.95	Approved July 2016
St George Christian Assembly	32 Henry St, St George	Assessment Number 01090-00000-000	\$279.52	\$279.52	\$559.04	Approved July 2016
St George Community Men's Shed	Lindores St, St George	Assessment Number 01127-30000-000	\$75.35	\$75.35	\$150.71	Approved July 2016
QCWA Dirranbandi	22-24 Kirby St, Dirranbandi	Assessment Number 00367-00000-000	\$195.46	\$195.46	\$390.92	Approved July 2016
Dirranbandi Progress Assoc	28-34 Cowild St, Dirranbandi	Assessment Number 00270-00000-000	\$2,171.57	\$2,171.57	\$4,343.14	Approved July 2016
QCWA Bollon	17-19 Main Street, Bollon	Assessment Number 00033-00000-000	\$195.46	\$195.46	\$390.92	Approved August 2016
The Unting Church in Aust Property	10-12 Barlee Street, St George	Assessment Number 01228-00000-000	\$195.46	\$195.46	\$390.92	Approved October 2016
Sport/Recreation 25%						
Dirranbandi Court Sports Assn	47-57 Jane St, Dirranbandi	Assessment Number 00389-00001-000	\$139.76	\$139.76	\$279.52	Approved July 2016
St George Bowls Club	141 Victoria St, St George	Assessment Number 00651-00002-000	\$379.44	\$379.44	\$758.89	Approved July 2016
St George Rugby League Club	124 St George's Terrace, St George	Assessment Number 00651-00003-000	\$37.68	\$37.68	\$75.35	Approved July 2016
Dirranbandi Golf Club	Gold Club Rd, Dirranbandi	Assessment Number 01090-00000-000	\$118.29	\$118.29	\$236.57	Approved July 2016
St George Golf Club	280 Wagoo Rd, St George	Assessment Number 02233-00000-000	\$143.95	\$143.95	\$287.89	Approved August 2016
Bollon Tennis Club	1-7 Mary St, Bollon	Assessment Number 00070-00000-000	\$296.81	\$296.81	\$593.62	Approved August 2016
				\$0.00		
			\$6,651.10	\$6,651.10	\$13,302.19	

(IFS) INFRASTRUCTURE SERVICES REPORT

ITEM	TITLE	EXECUTIVE SUMMARY	PAGE
IIFS1	<u>INFRASTRUCTURE SERVICES MONTHLY REPORT - DECEMBER 2016</u>	(11.01.17) From the Director of Infrastructure Services reporting for the month of December.	253

OFFICER REPORT

TO: Council

SUBJECT: Infrastructure Services Monthly Report - December 2016

DATE: 11.01.17

AGENDA REF: IIFS1

AUTHOR: Kevin Searle - Director Infrastructure Services

Executive Summary

From the Director of Infrastructure Services reporting for the month of December.

Workplace Health and Safety

- There have been three minor injuries for the month of December.
- Drug and Alcohol Policy and Procedures training occurred during the month.

0701-Main Roads Works

- Maintenance work carried out on behalf of the Department of Transport and Main Roads (DTMR) during the month is detailed in the RMPC Supervisor's Report attached.

0702-Private Works

- For the past month there have been no private works requests over the value of \$50,000.

0400-Council Roads / Streets / Bridge Works

- Maintenance work is detailed in the Works Supervisor's Report attached.
- Meeting with Brewarrina Shire Council regarding proposed upgrade of Brewarrina-Goodooga-Hebel Rd.

0440-Aerodromes

- Maintenance work is detailed in the Town Works Supervisor's Report attached.

0450-Plant and Equipment

- Two tenders for plant replacement closed during December, with reports on these expected to be available for the February Council meeting.

0510-Housing

- Routine maintenance is ongoing.

0520-Recreation and Sport

- Maintenance work is detailed in the Town Works Supervisor's Report attached.

0521-Swimming Pools

- Maintenance work is detailed in the Town Works Supervisor's Report attached.
- Final upgrade work to the St George pool is expected to be completed during January. This primarily relates to the painting of the brickwork.

0530-Parks and Gardens

- Maintenance work is detailed in the Town Works Supervisor's Report attached.
- Design review with landscape architect, property occupants/owners and Council representatives for the Grey Street North Stage 3 design has been arranged for mid-January.

0535-Halls/Civic/Cultural Centres

- Routine maintenance is ongoing.
- Investigations are commencing into recent movement of structural elements within the Dirranbandi Hall.

0555-Showgrounds

- Maintenance work is detailed in the Town Works Supervisor's Report attached.

0615-Cemeteries

- Maintenance work is detailed in the Town Works Supervisor's Report attached.
- Concrete plinths are to be installed on the existing St George cemetery concrete lawn beam in January.

0620-Street Cleaning

- Maintenance work is detailed in the Town Works Supervisor's Report attached.

625-Public Conveniences

- Maintenance work is detailed in the Town Works Supervisor Report's attached.

4000-Urban Waste Water

- Maintenance work is detailed in the Town Works Supervisor's Report attached.
- St George Effluent Reuse project – Draft legal documents for site contractor have been reviewed. Clearing and cutter-barring on site and the survey work has been completed. A draft Land and Water Management Plan has been received for review and feedback.

5000-Urban Water

- Maintenance work is detailed in the Town Works Supervisor's Report attached.
- Monthly consumption figures are given in the attached reports.
- A number of warning notices have been sent out to residents in St George regarding contravention of watering hours.
- Hutt Street pump station has commenced operation.
- Water quality issues were experienced in the Dirranbandi water supply reticulation. The reticulation system was flushed and tested. Final results were clear.

Capital/Special Maintenance Works Progress

As per attached Infrastructure Directorate 2016/2017 spreadsheet.

- Bollon flood mitigation levee extension - A community information session was held in Bollon on Tuesday 13th December 2016. Quotations for construction will be called for in January, pending the completion of the specifications.

Meetings / Training

- The monthly TMR/Balonne RMPC meeting was attended by TMR and Council representatives.
- An Infrastructure Services Team Meeting was held at the St George Depot on Thursday 8th December.
- Consultant Clinton Huff will be reviewing Council Infrastructure operations during mid-January, and providing feedback on opportunities for efficiencies.
- First aid and CPR training occurred during the month.

Current Tenders

- BSC 16/17 – Q08 – Supply and Deliver of Two New 75HP Tractors closed on 13th December.
- BSC 16/17 – T10 – Supply and Delivery of One New 18 Tonne Drum Roller closed on 15th December.

Attachments

1. Balonne Shire Water Usage 2016-17 - Period Ending 31 December 2016.pdf [↓](#)
2. Infrastructure Directorate 2016-2017.pdf [↓](#)
3. Road Construction Report - Period Ending 31 December 2016.pdf [↓](#)
4. Road Maintenance Report - Period Ending 31 December 2016.pdf [↓](#)
5. Town Maintenance Report - Period Ending 31 December 2016.pdf [↓](#)

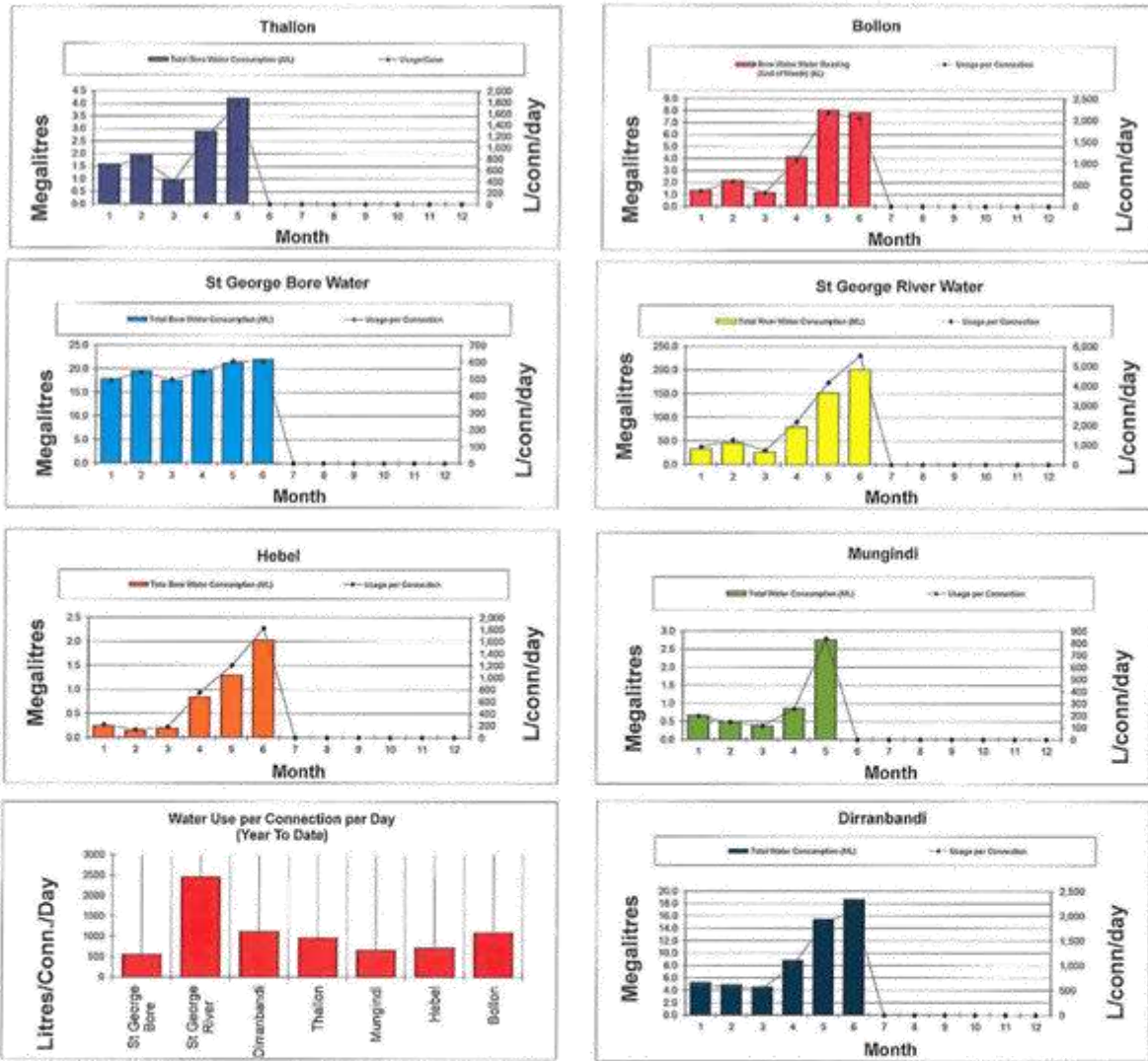
Recommendation/s

That Council receives this report.

Kevin Searle

Director Infrastructure Services

BALONNE SHIRE WATER USAGE 2016/17



Infrastructure Directorate 2016/2017

Job No	Description	Actuals	Budget	Comments
205 - GENERAL ADMINISTRATION				
0205-0935-0000	Master Key System	65.11	50,000	Seeking quotations.
205-4100	Corporate Services Capital Projects	65.11	50,000.00	
405 - WORKS ADMINISTRATION				
0405-0446-0000	GIS Support - XY Mapping	7704.75	30000	Ongoing throughout the year.
0405-0447-0000	Quality Assurance System	0.00	60000	Seeking engagement of a consultant.
405-2447	Total Works Administration Operational Projects	7704.75	90000	
410 - INFRASTRUCTURE ROADS				
0051-1001-0000	RTR - Ballangarry Road Dust Seal - Ch 38.97-39.27	7,034.98	30,000	
0051-4002-0000	TIDS - Bolton-Dirranbandi Road - Bitumen Upgrade 22.7-26.2	82,024.52	600,000	Gravel pit now licenced and formation work is underway.
0052-4002-0000	TIDS - Bolton-Dirranbandi Road - Bitumen Upgrade 26.2-27.1	900.00	380,000	Gravel pit now licenced and formation work is underway.
0053-4002-0000	RTR - Bolton Dirranbandi Road Bitumen Reseal - Ch 2.48-4.95	0.00	75,000	Assessing quotations.
0410-0935-0000	Dirranbandi Coach Stop	0.00	40,000	
0051-3010-0000	RTR - Honeywah Lane Gravel Sheetting	35,661.19	200,000	Underway.
0051-4003-0000	RTR - Jakelwar Goodooga Road Bitumen Reseal - Ch 30.87-31.68	0.00	50,000	Patchily done.
0052-4003-0000	RTR - Jakelwar Goodooga Road Stormwater Drainage	0.00	15,000	
0051-1019-0000	TIDS - Kooroon Road Gravel Resheet - Ch 0.0-2.4	57,821.48	120,000	Completed.
0052-1019-0000	TIDS - Kooroon Road Gravel Resheet - Ch 10.6-14.7	57,477.90	210,000	Completed.
0051-3019-0000	RTR - Powrunna Road Gravel Sheetting & Clearing - Ch 50.63-56.63	40,313.47	344,000	Gravel being sourced.
0051-1035-0000	TIDS - Salmon Road Widening - Ch 0.0-6.1	321,703.26	400,000	In progress. Final seal.
0051-3025-0000	RTR - Unity Road Gravel Sheetting - 6km various sections	127,845.09	360,000	Gravel being sourced. Done.
0051-1038-0000	RTR - Wagoo Road Bitumen Seal - 2km	71,791.03	200,000	Final seal.
0051-3026-0000	RTR - Woderina Road Floodway Replacement Wallam Creek	0.00	200,000	Design complete. Documentation to be prepared.
0052-3029-0000	RTR - Woderina Road Gravel Sheetting - Ch 73.8-78.8	0	19000	
0051-1050-0000	RTR - Eumerella South Road - Gravel Resheet	10,910.00	25,000	
0051-3028-0000	Secret Plains Road - Gravel Sheet	0.00	60,000	Gravel being sourced.
0410-0936-0000	Carry over - Dirranbandi Truck Stop	230928.02	100000	Completed.
0050-1042-0000	Carry over - Wyerubah Road 2nd seal	0.00	30,000	Assessing quotations?
0050-1055-0000	Carry Over - Patridge Road - remainder of seal	0.00	5,000	Quotation assessment completed.
0050-1033-0000	Carry Over - Thornby Road - Gravel Resheet	0.00	50,000	In progress.
410-4100	Total Road Capital Projects	1,044,411	3,513,000	Budget adjustment possibly required April/May 2017
415 - INFRASTRUCTURE STREETS				
0061-1116-0000	Grey Street Footpath Replacement - Victoria-Alfred	1,100.00	50,000	
0061-2114-0000	Kirby Street Dirranbandi - Kerb & Channel	440.00	300,000	
0061-1140-0000	Victoria St Footpath - Turvey Crt to Highschool	0.00	30,000	
0062-2114-0000	RTR - Kirby Street Dirranbandi - Reconstruction near hospital	6,266.18	80,000	
0061-1133-0000	Murchison Street St George - Kerb & Channel	0.00	180,000	
0415-0933-0000	RTR - Elizabeth & Anne Streets St George Reseal	0.00	30,000	Bitumen sealing tender being prepared.
0415-0935-0000	DCP - St George CBD Upgrade - Stage 3	0.00	300,000	Plans being prepared.
0415-0934-0000	LGSS - St George CBD Upgrade - Stage 2 - carry over	83866.03	50000	Completed.
0060-1039-0000	Carry over - Booligiar to Kirby Street K & C	0.00	20,000	Bitumen sealing tender being prepared.
415-4100	Total Street Capital Projects	91,472.21	1,040,000	Budget adjustment possibly required April/May 2017
425 - INFRASTRUCTURE STORM WATER DRAINAGE - U'GROUND				
0425-0932-0000	Murchison Street St George Stormwater	0.00	100,000	
0425-0935-0000	Dirranbandi Stormwater	0.00	90,000	Design completed.
0425-0934-0000	Carry Over Barlee Street Stormwater	21,338.68	20,000	Completed.
425-4100	Total Storm Water Drainage Capital Projects	0.00	210,000	
430 - INFRASTRUCTURE WORKS DEPOT				
0430-0931-0000	Replace Depot Fence Dirranbandi	0.00	15,000	

Infrastructure Directorate 2016/2017

Job No	Description	Actuals	Budget	Comments
0430-0932-0000	Bolton Depot Upgrade	0.00	20,000	
0430-0935-0000	New shed - W&S - St George	0.00	30,000	
430-4100	Total Works Depot Capital Projects	0.00	65,000	
440 - AERODROMES				
0440-0934-0000	Carryover - Replace Runway lights	14,421.14	5,000	Completed
0440-0935-0000	Carryover - St George Apron Reseal	21,901.96	30,000	Completed
440-4100	Total Aerodrome Capital Projects	14,421.14	35,000	
450 - INFRASTRUCTURE PLANT & EQUIPMENT				
0450-0447-0000	FP< - Wacker Packers	3885.76	4000	Purchased
0450-0446-0000	Floating Plant & Loose Tools	10185.86	32000	Ongoing throughout the year
450-2447	Floating Plant & Loose Tools	14071.62	36000	
0450-0901-0013	Carryover - Executive Sedan - CEO	40241.82	45000	Completed
0450-0901-0021	Carryover - Dual Cab Utility 4x4 - RMPC Ganger	45493.09	45000	Completed
0450-0901-0024	Carryover - Water Tanker	95044.05	105000	Completed
0450-0901-0030	Diagnostic Scan Tool	6700	7500	Completed
0450-0901-0031	42" Ride On Mower (Water & Sewerage)	6363.64	7500	Options being investigated and completed
0450-0901-0032	GPS Vehicle & Plant Tracking & Datafuel Upgrade	0.00	80,000	Quotations being sourced
0450-0901-0033	Dual Cab Utility 4x2 - EHO	0.00	39,000	Completed
0450-0901-0034	Dual Cab Utility 4x2 - Local Laws	0.00	45,000	Purchased
0450-0901-0035	Dual Cab Utility 4x4 - Grader	0.00	47,000	Purchased
0450-0901-0036	Xcab Tipper Utility 4x2 - Parks & Gardens	0.00	42,000	Purchased
0450-0901-0037	75hp Tractor - Parks & Gardens	0.00	80,000	Specifications being written
0450-0901-0038	72" Slasher	9,950.00	10,000	Completed
0450-0901-0039	72" Slasher	9,404.55	10,000	Completed
0450-0901-0040	Xcab Tipper Utility 4x2 - Thallon Supervisor	0.00	52,000	Purchased
0450-0901-0041	Xcab Utility 4x2 - W&S Supervisor	0.00	36,000	Purchased
0450-0901-0042	Grid Roller - refurbish	18,841.40	15,000	In progress
0450-0901-0043	75hp Tractor - Works	0.00	80,000	Specifications being written
0450-0901-0044	18t Flat Drum Roller with pads - Works	0.00	215,000	Tender closed
0450-0901-0045	Fuel Trailer - Grader	0.00	33,000	Quotations being sourced
0450-0901-0046	Fuel Trailer - Grader	0.00	33,000	Quotations being sourced
0450-0901-0047	Workshop Service Trailer	39,397.00	39,000	Completed
450-4100	Total Plant & Equipment Capital Projects	271,435.55	1,077,000	Budget adjustment possibly required April/May 2017
460 - FLOOD MITIGATION				
0460-0933-0000	Bolton Flood Levee Extension	0.00	300,000	Design and investigation underway
0460-0934-0000	Bolton Flood Levee - surrounding Cemetery	0.00	100,000	
460-4100	Total Flood Mitigation	0.00	400,000	
510 - HOUSING				
0510-0933-0000	19 Alfred Street - airconditioner renewal/carpet/curtains	19,928.00	20,000	
510-4100	Total Housing	19,928.00	20,000	
521 - INFRASTRUCTURE SWIMMING POOLS				
0521-0443-0000	St George Childrens Pool resurface sections	0	2000	Completed
0521-0444-0000	St George Childrens Pool cleaner	0	2000	
521-2447	Total Swimming Pool Operation Projects	0	4000	
0521-0934-0000	New St George Swimming Pool Kiosk & Roof	315,899.19	356,000	Completed
0521-0932-0000	Dirranbandi Pool (Tile replacement/fibreglass)	131,940.03	120,000	Completed
521-4100	Total Swimming Pool Capital Projects	447,839.22	476,000	
530 - INFRASTRUCTURE PARKS & GARDENS				
0530-0447-0000	Replacement of street bins - Dirranbandi	0	10000	
0530-0448-0000	St George War Memorial landscape works	0	7500	Quotes being sourced for electrical works
530-2447	Total Parks & Garden Operation Projects	0	17500	
0530-0932-0000	JG Hiles Park - Dirranbandi - Replace swing set	3,836.34	5,000	
0530-0933-0000	Cavanough Park Lookout	14,417.64	55,000	Purchase order issued
0530-0935-0000	Rowden Park - fence between guide hut & bowls club	0.00	5,000	

Infrastructure Directorate 2016/2017

Job No	Description	Actuals	Budget	Comments
0530-0937-0000	Andrew Street Park - Half Basketball Court	0.00	10,000	On hold pending funding.
0530-0938-0000	Silo Viewing Platform - Thallon	0.00	20,000	Thallon Progress Association.
0530-0934-0000	River foreshore upgrade	20,594.28	125,000	Plans being prepared.
0530-0939-0000	Carryover - Dirranbandi School Oval Carpark 2nd seal	0.00	5,000	Bitumen sealing tender being prepared.
530-4100	Total Parks & Gardens Capital Projects	38,848.26	220,000.00	
535 - INFRASTRUCTURE HALLS/CIVIC/CULTURAL CENTRES				
0535-0444-0000	Carryover - Refurbish Supper Hall Floor - Bollon Civic Centre	0.00	5000	
0535-0445-0000	Carryover - Refurbish Male & Female Toilets - Bollon Civic Centre	0.00	6000	
535-2447	Total Hall/Civic/Cultural Centre Operation Projects	0.00	11000	
0535-0532-0000	Sand & Recoat Floor - Bollon Civic Centre	0.00	10,000	
0535-0534-0000	St George Cultural Centre Library - painting of facade	0.00	20,000	On hold.
535-4100	Total Hall/Civic/Cultural Centre Capital Projects	0.00	30,000.00	
555 - INFRASTRUCTURE SHOWGROUNDS				
0555-0444-0000	Security Cage around hot water & gas - Bollon	0	3,500	
0555-0448-0000	Hot Water System - Hebel Showground Kitchen	0	3,000	Hebel Show Committee.
0555-0447-0000	Fencing Rodeo Arena - Hebel Showgrounds	0	5,000	Completed.
0555-0445-0000	Carry over - Power upgrade - Dirranbandi	1936.25	30,000	In progress.
555-2447	Total Showgrounds Operation Projects	1936.25	41,500	
0555-0933-0000	Apex Bar Refurbishment	0.00	30,000	
0555-0930-0000	St George - Replace 1 wooden stable with steel stable	0.00	40,000	Plans completed.
555-4100	Total Showgrounds Capital Projects	0.00	70,000.00	
615 - CEMETERY				
0615-0447-0000	Portable Shade Structure - Dirranbandi	924.57	1,200	Completed.
0615-0446-0000	Watering system - rain water & sprinkler - Thallon	0.00	3,000	
615-2447	Total Cemetery Operation Projects	924.57	4,200	
0615-0933-0000	Concrete Plinth - St George	0.00	20,000	
0615-0934-0000	Coffin Lowering Device - St George	6,690.91	10,000	Completed.
615-4100	Total Cemetery Capital Projects	6,690.91	30,000.00	
625 - PUBLIC CONVENIENCES				
0625-0447-0000	Non slip floor application - Walter Austin Park toilets - Bollon	0.00	3,000	Tiles purchased.
625-2447	Public Conveniences Projects	0.00	3,000	
4410 - INFRASTRUCTURE URBAN WATER WASTE				
4410-0932-0000	Replace septic system - St George Cemetery	10,858.25	15,000	Purchase order issued.
4410-0938-0000	BCR Funding - St George STP - Effluent Reuse Scheme	20,822.22	489,037	In progress.
4410-0939-0000	Sewer manhole refurbishment program	0.00	80,000	
4410-4120	Total Water Waste Capital Projects	31,680.47	584,037.00	
5410 - INFRASTRUCTURE URBAN WATER SUPPLY				
5410-0944-0000	Pump Room Refurbishment - Dirranbandi	0.00	30,000	Quotes being sourced.
5410-0945-0000	Low lift pump installation - Dirranbandi	1,335.00	30,000	Contract awarded. Works in Jan/Feb 2017.
5410-0946-0000	SCADA - Dirranbandi	0.00	10,000	Works completed. Finalising costs.
5410-0932-0000	Replace Water Main - Bridge Street, Mungindi	0.00	60,000	
5410-0933-0000	Replace Water Main - Gregory Street, Mungindi	0.00	160,000	
5410-0934-0000	Replace Water Main - Stephen Street, Mungindi	1,753.66	42,000	
5410-0935-0000	Replace River Water Main - Andrew Street, St George	50,639.06	70,000	Completed.
5410-0936-0000	Replace Bore Water Main - Andrew Street, St George	39,545.75	65,000	Completed.
5410-0937-0000	Replace River Water Main - Arthur Street, St George (Barlee/Grey)	0.00	145,000	
5410-0940-0000	Replace River Water Main - Barlee Street, St George (Arthur/Wilson)	0.00	70,000	
5410-0939-0000	Carry over - River Water Meters - Stage 1	0.00	250,000	Meters ordered.
5410-0931-0000	River Water Meters - Stage 2	0.00	300,000	
5410-0941-0000	Replace River Water Main - Victoria Street, St George (Hutt/Sloven)	55,033.27	70,000	Completed. Finalising costs.
5410-0943-0000	Replace River Water Main - Victoria Street, St George (Roe/Barlee)	34,975.44	70,000	Completed. Finalising costs.

Infrastructure Directorate 2016/2017

Job No	Description	Actuals	Budget	Comments
5410-0929-0000	Carry over - Hutt Street Pump Station	252741.3	200000	In progress.
5410-4150	Total water Supply Capital Projects	436,023.48	1,572,000.00	Budget adjustment possibly required April/May 2017
Total Infrastructure			9,599,237.00	

Other Considerations

Replacement Councillors Car
Replacement Director of Community Environment Car

Report of Shire Supervisors Road Construction for Period Ending 31/12/2016

11	24A - Carnarvon Highway (Mungindi-St George)	MRD Road
Crew - undertook pothole patching (holiday run) and also surface correction using jetpatcher.		
12	24B - Carnarvon Highway (St George - Surat)	MRD Road
Crew - undertook rest area servicing.		
14	35A - Moonie Highway (Dalby to St George)	MRD Road
Crew - undertook rest area servicing and replaced defective signs.		
15	36A - Balonne Highway (St George - Bollon)	MRD Road
Crew - undertook culvert and edge repairs.		
16	36B - Balonne Highway (Bollon - Cunnamulla)	MRD Road
Crew - undertook pothole patching (holiday run).		
21	CASTLEREAGH HWY (Dirranbandi-Hebel)	MRD Road
Potholes were repaired using jetpatcher. Crew - undertook bitumen patching and slashing.		
4001	MRD 3514 - Noondoo-Thallon Road	MRD Road
Potholes were patched using jetpatcher. Crew - undertook bitumen patching and slashing.		

Report of Shire Supervisors Road Maintenance for Period Ending 31/12/2016

1018 Gunnindaddy Maintenance grading completed.	Shire Road
1201 Booligar Street Maintenance grading will commence upon completion of Minnum Road works.	Shire Road
2001 Ballandool Maintenance grading will commence upon completion of Woolerbilla Road works.	Shire Road
2004 Cubbie Maintenance grading was partially completed prior to Christmas. Work is expected to recommence on the 17th January 2017.	Shire Road
2005 Davirton Maintenance grading will commence upon completion of Cubbie Road works.	Shire Road
2007 Euraba Maintenance grading will commence upon completion of Euraba Road works.	Shire Road
2009 Hebel - Goodooga Maintenance grading will commence upon completion of Ballandool Road works.	Shire Road
2012 Koomalah Maintenance grading will commence upon completion of Nulky Road works.	Shire Road
2014 Minnum Maintenance grading will commence upon completion of Koomalah Road works.	Shire Road
2019 Nulky Maintenance grading currently underway. Work ceased over the holiday period.	Shire Road
2020 Old Woolerbilla Maintenance grading will commence upon completion of Davirton Road works.	Shire Road
2022 Woolerbilla Maintenance grading will commence upon completion of Old Woolerbilla Road works.	Shire Road
3007 Middle Road Grading from the shire boundary towards the Balonne Highway commenced on the 9th January 2017.	Shire Road
3010 Honeymah Lane Commenced carting gravel from Staines' Pit on the 4th of January 2017. Work will continue for a number of weeks. Once completed, the laying of material will commence.	Shire Road
3013 Kulki Maintenance to commence part way through Woolerina Road works.	Shire Road
3017 North Kulki Maintenance grading will commence upon completion of Kulki Road works.	Shire Road
3025 Unity Gravel resheeting by Transport Development Infrastructure Scheme (TIDS) of 6km's on various sections has been completed.	Shire Road
3026 Woolerina Maintenance grading will commence upon completion of Jakewar - Goodooga Road works.	Shire Road

Report of Shire Supervisors Road Maintenance for Period Ending 31/12/2016

3027 Link

Shire Road

Maintenance grading will commence upon completion of North Kulki Road works.

4003 Jakelwar - Goodooga

Shire Road

Maintenance grading is currently on hold and expected to commence in February 2017. Drivers are currently on Christmas leave.

Report of Balonne Shire Town Works 31/12/2016

St George

Footpath	Footpath inspections are ongoing.
Town Streets	Street sweeping, rubbish removal, mowing, weedeating of centre isles and tree trimming is ongoing. Hand pruning of street trees is ongoing. Fruit trees will be planted at Thallon Works Depot in early February.
Aerodrome	Ongoing maintenance was carried out as required.
Rowden Park - St G	Cleaning, mowing and weedeating has been completed.
Riverbank Park - St.	Mowing and weedeating is ongoing. The Amphitheatre is neat and tidy and maintenance is ongoing.
Parks & Gardens	General maintenance of all parks is ongoing or as required.
Showgrounds	Maintenance of the toilets and systems has been completed. Mowing and cleaning is ongoing.
Cemetery	Mowing and weedeating is ongoing. A septic tank was installed in late December.
Public Toilets	Cleaning and maintenance is up-to-date.
Sewerage	The gravity and pumping system is operating okay. Routine maintenance and operations continuing. There were 2 gravity sewerage blockages, 2 sewerage pump blockages and repairs were made to the sewerage pump guide rails also.
River Water	The reticulation system is operating okay with routine maintenance and operations continuing. There were 10 service repairs. New raw water pump station at Hutt Street is operational. There are still a few minor electrical issues to be resolved, however, the water tower has not run dry since the new pump station has come on line, in normal operation.
Bore Water	The reticulation system is operating okay with routine maintenance and operations continuing. 2 service repairs were made.

Thallon

Town Streets	Mowing and whipper snipper work was completed. Weed spraying around Thallon town streets and mowing at Nindigully is in progress. Street maintenance at Mungindi was carried out by Grahame Armstrong.
Works Depot	Workshop and yard was cleaned.
Plant & Equipment	All plant and equipment was serviced and cleaned.
Parks & Gardens	Mowing and whipper snipping has been completed. Maintenance of sprinklers is in progress. All park equipment was cleaned.
Cemetery	Mowing and whipper snipper work was completed. Graves and plaques were maintained. Replacement of watering system drippers is in progress.
Public Toilets	Thallon park and hall toilets and Nindigully toilets were cleaned and serviced. Mungindi toilets were cleaned and serviced by contractors.
Rubbish Dump	Pushing of green waste and rubbish has been completed.
River Water	Thallon raw water meter readings were carried out weekly and Mungindi Hospital and bridge town meters monthly.
Bore Water	Thallon bore water meter reading were carried out daily.
Thallon Sports Grou	Mowing and whipper snipping works have been completed and the toilets and showers cleaned.

Dirranbandi

Footpath	Mowing and weedeating is continuing.
Town Streets	Sweeping of streets and emptying of rubbish bins completed. Slashing and weedeating of streets is continuing. Loose rubbish around local streets was collected.
Aerodrome	Inspections and maintenance of this area is continuing. Some slashing was completed.
Parks & Gardens	Mowing and watering is continuing, along with weedeating and trimming of parks and gardens.
Showgrounds	Maintenance, mowing and weedeating is continuing.
Cemetery	Slashing and mowing is continuing. One grave was dug during this period.
Public Toilets	Inspections and cleaning is continuing. Truck stop toilets and Noondoo truck stop toilets were cleaned.
Sewerage	Sewerage pump stations are working well. Inspections and cleaning of wet wells is continuing. Mowing of pump station was completed. Unblocked one house connection blockage.
Rubbish Dump	Weekly pushing up of rubbish dump was completed. General rubbish picked up around the dump.
Treated Water	Daily maintenance and inspections are continuing. Mowing of water pump station is continuing, along with water testing. Work occurred on small chemical pumps. One cast main repairs. Four water service road crossings were renewed with metric poly. Top fire hydrant in Perkins Street was renewed. Water Tower and clean water tank at the water plant were cleaned out.
Other	Maintenance of Civic Centre is continuing. Pool is open and working well. Daily water testing is continuing. Council yard was mowed, weeded and tidied. Toilets were cleaned.

Hebel

Town Streets	Rubbish bins were emptied twice weekly. Streets were slashed and weedeated.
Parks & Gardens	Mowing and weedeating is continuing.
Public Toilets	Cleaning of toilets was completed. Three new cisterns were installed.

Report of Balonne Shire Town Works 31/12/2016

Bollon

Town Streets	Streets are clean and tidy.
Aerodrome	Inspections were completed.
Parks & Gardens	Watering and mowing was completed.
Cemetery	Grounds are clean and tidy. Mowing was completed.
Public Toilets	Public toilets and showers were cleaned and tidied.
Rubbish Dump	Rubbish was pushed up weekly.
Bore Water	2 service breaks were repaired.
Other	Mowing of free camping area was completed.

(CES) COMMUNITY & ENVIRONMENTAL SERVICES REPORT

ITEM	TITLE	EXECUTIVE SUMMARY	PAGE
ICES1	<u>MONTHLY REPORT</u>	(10.01.17) The Community & Environmental Sustainability Report for the month of December 2016 is presented for Council's consideration.	267
ICES2	<u>MONTHLY REPORT</u>	(10.01.17) Manager of Rural Services report for December 2016 is presented to Council for information.	275

OFFICER REPORT

TO: Council

SUBJECT: Monthly Report

DATE: 10.01.17

AGENDA REF: ICES1

AUTHOR: Jamie Gorry - Director Community and Environmental Services

Executive Summary

The Community & Environmental Sustainability Report for the month of December 2016 is presented for Council's consideration.

PLANNING AND DEVELOPMENT APPROVALS

Value of Building Works

Council's building certifier has approved building applications to the value of \$23 864.00 for the month of December 2016.

The value of building applications approved by private certification is \$0.00 for the year so far.

In total building applications – to the value of \$1 086 097.00 has been approved so far this financial year.

BA Num	Applicant	Owner	Address	Lot & Plan	Builder	Class	Description	Value of Works	Approval Date
5094	Luke Perkins	Luke Perkins	152 Alfred St, ST GEORGE	11SP164144	Steve Nelson	10a	New Shed	\$ 23,864.00	20.12.16

Development Applications

- A development application for a material change of use (MCU) 152 has been received from the owner of 93 Victoria Street, St George. This application is at the Decision stage.
- A development application for a material change of use (MCU) 153 / (OW) 14 has been received from the owner of 213-229 Grey Street, St George. This application is at the Decision stage.

ENVIRONMENTAL SERVICES

Natural Environment

- The Regional Waste Plan is currently under audit.
- General health inspections carried out.
- There were no Notifiable disease reported during December 2016
- There was one food recall actioned during December 2016
- The QHealth Arbovirus sentinel surveillance will begin on 16 January 2017 and run until May 2017.

- St George will have two traps in place for the monitoring.
- QHealth (Toowoomba) will again be running this year's GAT programme. It will be run at the same time as the sentinel surveillance programme.

Public Health

- Inspections on food premises are currently being carried out over the next few months. There are still some outstanding food licence renewals. Formal information notices are currently being drafted. Council's EHO has personally spoken to each owner clearly making them aware of the gravity of the situation.

Waste Water Services

- Council's sewerage treatment plants are currently operating in a good condition.
- Waste Water Testing commenced on Thursday 8 December 2016 as a site for the National Drug Testing Programme.

Urban Water Supplies

- Weekly microbiological samples of St George's bore water supply were taken and tested.
- Samples were taken and tested from all other towns during the period.
- A complaint on the Dirranbandi water supply was received (2 December 2016). Continuous testing of the Dirranbandi water supply occurred during December. The officers at Dirranbandi continued to flush the system to remove the build-up of film inside the water supply pipe which was cause the discoloured water. This water incident was finalised on 23 December 2016 with the system returning to normal for the Christmas period.

Waste Management

- The domestic waste tender documents closed on 14 July 2016. Assessment of these documents is currently underway and post negotiations are currently being carried out with the preferred tenderer.
- Recycling and landfill modelling is also currently underway. The outcomes of this modelling will be used in the community consultation process. The next information session for Councillors on this matter is scheduled for 17 January 2017.

St George landfill

- The landfill site is presently operating in a reasonable condition. Concern has been raised on the amount of uncovered self-haul loads heading to the landfill. The Police have been advised of this matter and Council's EHO will be running a re-education program with the community during the 7-8 January 2017

Dirranbandi landfill

- The landfill site is presently operating in a reasonable condition.

Thallon landfill

- The landfill site at Thallon is currently operating in a good condition.

Bollon landfill

- The landfill site at Bollon is currently operating in a good condition.

Hebel landfill

- The landfill site at Hebel is currently operating in a good condition.

Nindigully landfill

- The landfill site at Nindigully is currently operating in a good condition

Miscellaneous

- Council has received a complaint (28 December 2016) regarding motorbikes being ridden by children on the reserve behind Murchison Street St George. New signage has been ordered and will be installed during 9-13 January 2017 advising that this activity is prohibited on this allotment. The Police have also been advised of this and will be monitoring the situation when on patrol.

LOCAL LAWS

Animal Control

- WORC Camp has begun the roofing of the animal pound. Currently work on the water supply to the pound cages is underway.

Information	Other Animal	Cat	Dog	Year to date from July 2016	
Registered Animals			7	990	
Impoundments		4	4		50
Euthanized			4		31
Reunited with owners					14
Status not determined /other					
Rehomed					3
Other Animals					

WORKCAMP

Dirranbandi 533
St George 338

BALONNE SHIRE VISITOR INFORMATION CENTRE REPORT NOVEMBER 2016

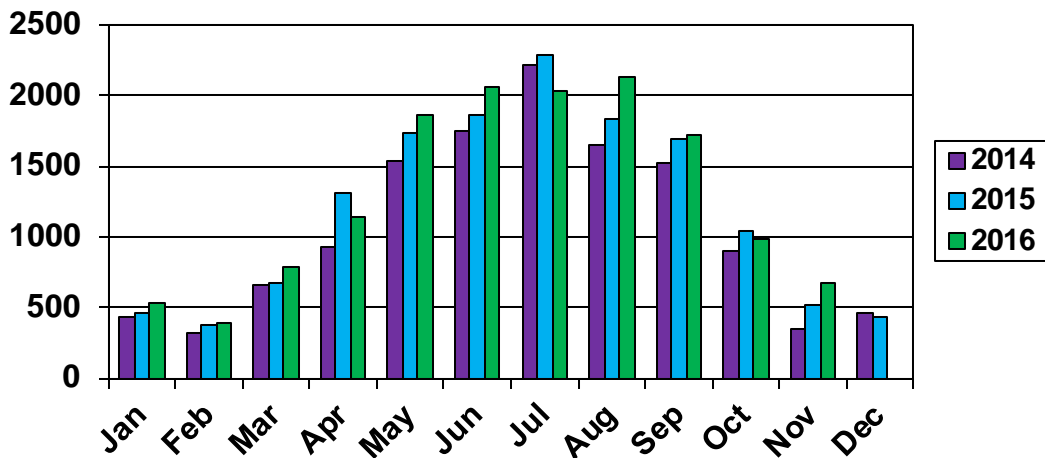
Visitors to Balonne Shire

There were 677 visitors recorded through the Visitor Information Centre (VIC) in St George, which is an increase of 152 people when compared to 525 visitors in November 2015. The following is a breakdown of the location of the visitors.

- o Local Shire: 48
- o Queensland: 315
- o New South Wales: 119
- o Victoria: 28
- o Other Australia: 76
- o Overseas: 29

The VIC also received 31 tourism related phone enquiries and 5 email/internet tourism related enquiries.

Number of Visitors through Balonne Shire Visitor Information Centre



Visitor Information Centre - Volunteers

- Volunteers staffed the visitor information centre for 91.75 hours of the 208 hours it was open during November 2016.
- The Volunteer Break-up was held on Friday, 25 November 2016, which was a great afternoon to show our appreciation to our valued Volunteers. We have 24 Volunteers at the Centre and are hoping to have some new faces in 2017.

Update on the Visitor Information Centre

- The Tourism Development Officer is currently drafting an agreement for the displays and arrangements that are at the Visitor Information Centre.
- New Storage facilities has been installed this month at the Visitor Information Centre.

Dirranbandi RTC

There were 51 visitors recorded through the Dirranbandi RTC, a decrease of 61 people when compared to November 2015. The following is a breakdown of the state the visitors were from:

- Local Shire: 9
- Queensland: 9
- New South Wales: 11
- Victoria: 12
- Other Australia: 10
- Overseas: 0

Tourism Organisation Representation

The Great Inland Way Promotions Group

- The Great Inland Way Committee has reviewed the marketing plan and will be resending when, the new Tourism and Events Coordinator at Maranoa Regional Council is appointed.

Adventure Way Promotions Group

- Adventure Way Strategic Plan and Marketing Plan for 2016-2020 is currently in consultation and draft format with Adventure Way committee members and will be finalised by Monday, 5 December 2016.
- Adventure Way held their meeting on Tuesday, 22 November 2016 at 11am.

Southern Queensland Country Tourism (SQCT)

- Consultation is still ongoing with SQCT, in regards to marketing online with the Balonne Shire Visitor Information Centre Facebook page.

Updates on Activities & Projects:

- Ongoing purchasing of stock.
- Ongoing Balonne Shire tourism marketing options are continuing.
- Tourism Development Officer is updating all Visitor Information Related Policies and Procedures.

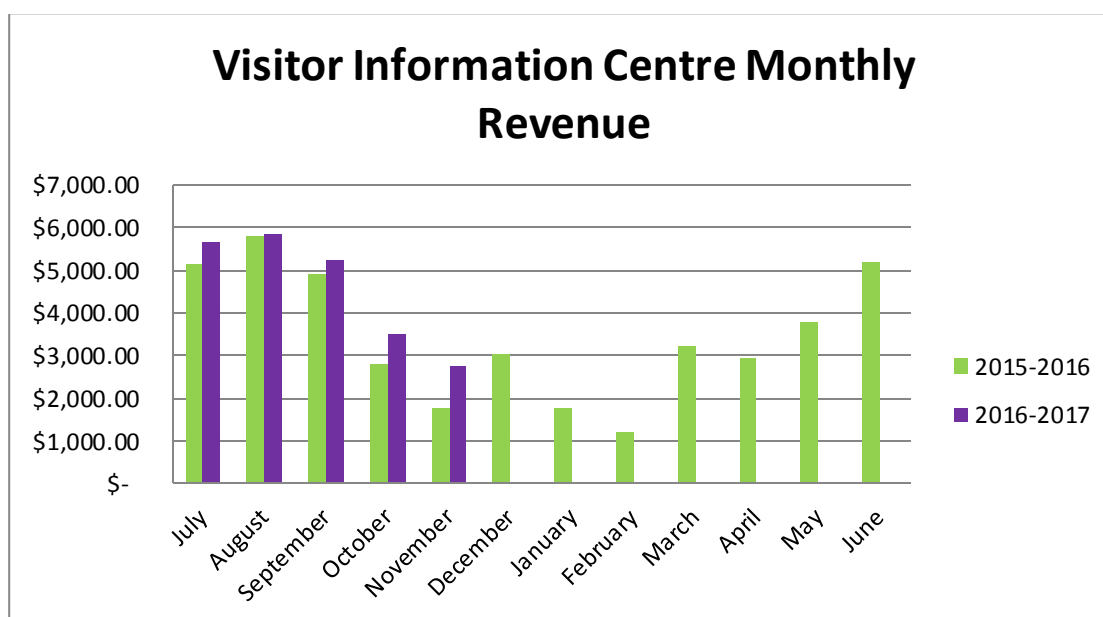
- Tourism Development Officer is currently developing the Balonne Shire Freedom and RV Friendly Policy and assessing adjoining Shire's policies for consistencies.
- The Tourism Development Officer will be completing a detailed report of the costs associated with the Yellowbelly Country Music Festival and will be presenting it to a General Meeting, once all cost analysis has been completed.

Meetings & Training

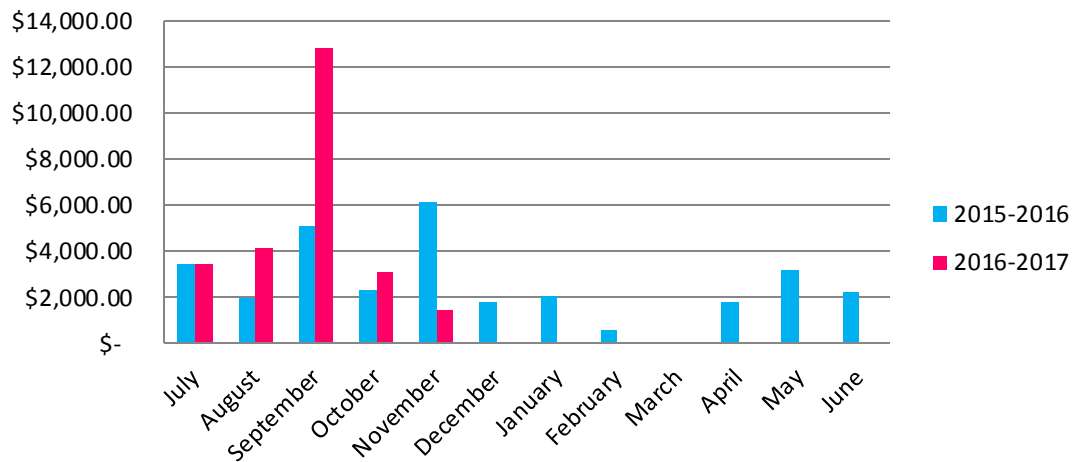
- The Balonne Shire Meeting was held on Tuesday, 29 November 2016 with the next meeting date unconfirmed, but will be in February 2017.
- The Adventure Way Promotional Group Meeting was held on Tuesday, 22 November 2016.
- Southern Queensland Country Tourism Advisory Group Meeting was held on Wednesday, 23 November 2016.

Visitor Information Centre Sales and Revenue

Below are two graphs that display the revenue and cost of sales for the Visitor Information Centre. Revenue in November has seen an increase of 35.7% when compared to November 2015. The monthly sales figure is \$2,758.88, making a financial year total of \$22,963.75.

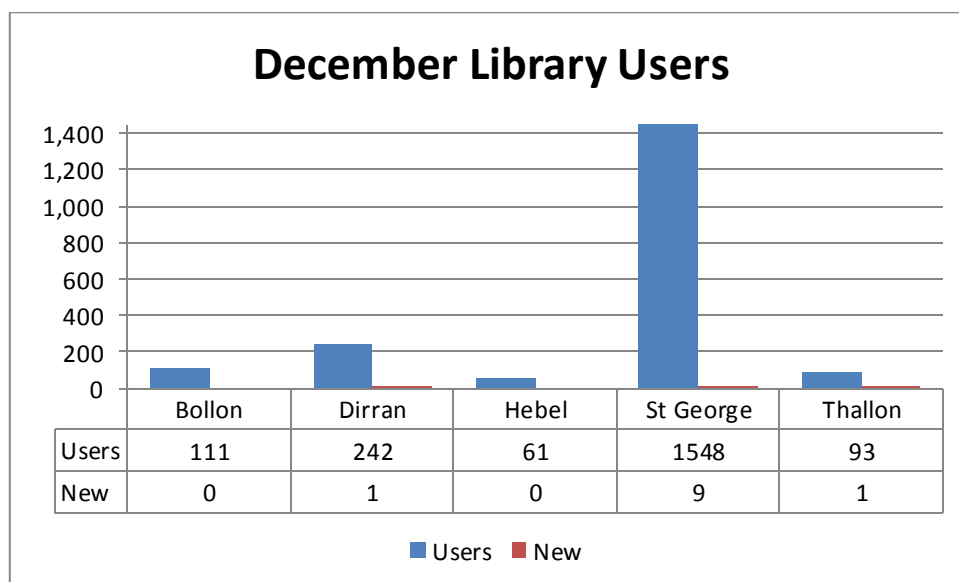
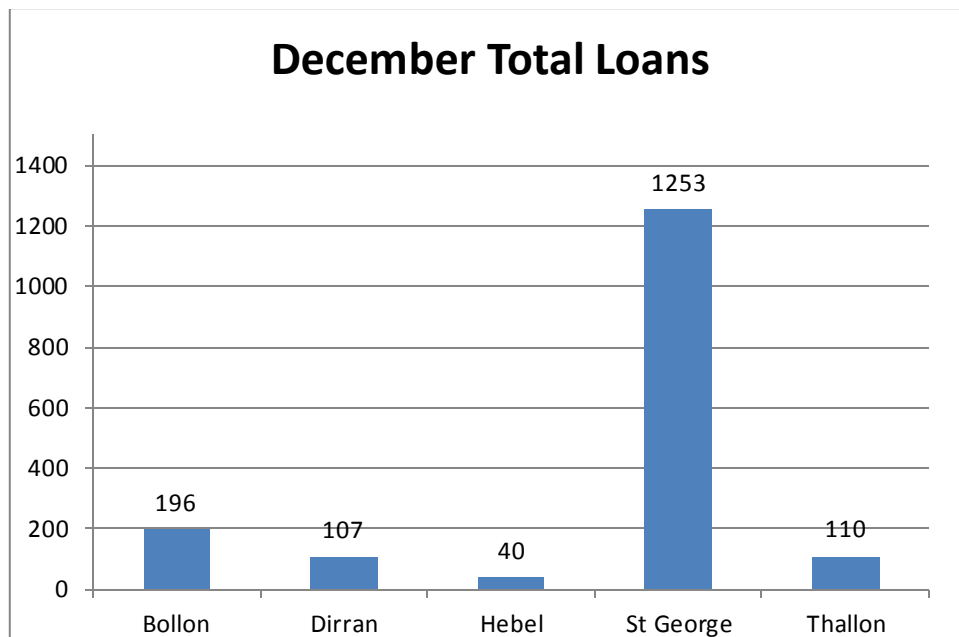


Visitor Information Centre Monthly Cost of Sales



LIBRARY SERVICES

BSC Library Stats & Commentary December 2016



- Story time was “Christmas is on its way “with 9 children .

COMMUNITY AND BUSINESS DEVELOPMENT

- Regional Arts Development Fund (RADF)
 - Community grants program – round 1 is currently open. Closes 27th January 2017
 - Balonne Shire – Public Art – Place Making

Let's Paint the Town

- One Mural completed on the Windows of Amber Hair Studio. The Balonne Beacon has run a story about the project. The Queensland Country Life has interviewed the artist and the project co-ordinator story to be published in the coming weeks.
- Indigenous Enterprise Incubator Program
 - Project Co-ordinator for the enterprise Incubator program has been engaged.
 - Co-ordinators initial visit 12-16 December
 - Next scheduled visit commencing 30 January
- Future activities (planning in process)
 - Young Women's Leadership Bursary
 - SWQLGA meeting 6 March , Paroo
 - State Library Regional Professional Development (10/11 April 2017)

Attachments

Nil

Recommendation/s

That Council receives this report.

Jamie Gorry
Director Community and Environmental Services

OFFICER REPORT

TO: Council
SUBJECT: **Monthly Report**
DATE: 10.01.17
AGENDA REF: ICES2
AUTHOR: Karl Hempstead - Manager Rural Services

Executive Summary

Manager of Rural Services report for December 2016 is presented to Council for information.

Stock Routes General/Drovers

There has been no drover activity over the December 2016 reporting period and the rural services officers continue water facility maintenance when and where required.

Pest Animals

WILD DOGS AND OTHER FERAL ANIMALS

Baiting for wild dogs and feral pigs has been quite slow over the December reporting period due to late harvest and landowners starting the Christmas leave period. Only a handful of landowners have picked up baits both factory and fresh meat for wild dogs and one landowner baited grain for feral pigs. With the onset of wild dog activity increasing as per the November 2016 report it is envisaged that landowners will commence pulse baiting activities in the New Year.

Pest Plants

QMDC WEED SPRAYING PROGRAM

The QMDC rangers continued with the spraying program for African Boxthorn around the St George area and the infestation areas have now been nearly fully controlled. They will continue with RMPC spraying on the Moonie Highway for velvety tree par which is also nearly completed after two years of funding from element 5 main roads.

CORAL CACTUS – “BOOLIGAR”

Both Jamie Gorry and the Manager of Rural Services spent the day of the 22nd December inspecting the coral cactus infestation at “Booligar”. Primary reasons was for Jamie to know the extent of the infestation and its location plus what controls that have already been put in place by both the QLD and NSW biosecurity teams. As mentioned in previous reports there has been a second cochineal release for this infestation which was carried in November 2016, there is still no evidence of take up as of yet by the bug.

PARTHENIUM

This weed has once again started to regenerate around the Warroo bridge area after reports from landholders. Rural service officers have been to the infestation sites and consider the outbreak as minimal and will be controlled in January 2017.

WASH DOWN BAY

The Manager of Rural Services will be arranging in the New Year a payment system for customers for the use of the wash down facility and revaluating operational procedures and opening times.

Town Commons

All town commons are in reasonable condition both for water and pasture. Firebreaks have been renewed and maintenance carried out on water troughs etc. Shade trees to be placed at troughs at St George and Dirranbandi town commons for Animal Welfare purposes.

Vehicle Usage

The Rural Service Department Utility Number 3515 has travelled 1,966km this reporting period.

General

Jason Reberger (Regional director for stock routes Queensland) visited the Shire to speak to both Jamie and the Manager of Rural Services regarding the implementation of the new QLD stock route act after two teleconferences to all Shires over the 2017 period. Jason also asked for updates on water facilities and capital works submissions which have been completed and approved. The Bill will be going to parliament in the New Year for discussion but it is not expected to be passed officially for at least 2 more years after several reviews. As mentioned before the current lands Protection Act is the legislation we currently use for compliance on our stock route network.

Both Peter Prince and the Manager of Rural Services attended the 5th South West Rural lands Officers Group conference in Stanthorpe from the 6th – 8th December. The Manager of Rural Services Balonne Shire Council has been the Chair for this group for the past 4 meetings and it has been a gratifying experience which is an honour to undertake. The meeting was successful with 7 shires attending with officers from National Parks and Biosecurity also invited. Guest speakers spoke on subjects such as scientific research regarding wild dogs and cluster fencing Aerial baiting techniques using helicopters and new techniques regarding pest management. The next meeting will be held in the Bunya Mountains in May 2017.

Local law reviews have been undertaken over the December 2016 reporting period with the Manager or Rural Services making some small changes regarding animal control issues, grids and camping issues on State reserves. Further reviews are being undertaken through January 2107 and hopefully completed soon after.

Since taking over the animal control unit in December 2016 the Manager of Rural Services has noticed an increase in urban dog nuisances throughout St George and the number of dogs being kept on premises. There seems to be a mind set in the community that owners of dogs can just neglect the fact that their animals can roam at will. In 2017 with education programs and far better strategic patrols the goal is to achieve a decrease in complaints. The Balonne Shire Council's animal control officers find that most problems are with people leaving their gates open thus giving opportunity for their pets to either bother passers by and just to leave the property and wander the streets. There has been a course organised for Dan Dwyer and the Manager of Rural Services to attend in Rockhampton on the 1st of March for Dangerous Dog Legislation and further courses will

be organised for pound hygiene and domestic animal diseases. There is also the problem of animal welfare within the greater community and it has been a concern for some time and this issue will be tackled also during 2017.

It is the opinion of the Manager of Rural Services for the possibility of bringing in an outside contractor (senior animal control officer) to assist our current officers in their tasks which would take some pressures of our officers. This idea is still only in its infancy and will be discussed further with senior management in coming weeks. There is a requirement to be put in place to ensure that when a senior officer goes on extended annual leave or extended sick leave that there is an officer available to perform their duties in a professional manner and to keep equilibrium with the community.

Attachments

1. RLP Monthly Activity Report December 2016.pdf [↓](#)

Recommendation/s

That Council receives this report.

Jamie Gorry

Director Community and Environmental Services

Balonne Shire Council Rural Services Monthly Activity Report

Water Facility - General

PJ - Water Facilities Maintenance

1 Dec 16

Administration Works

Karl - Administration duties Teleconference State Stock Routes

1 Dec 16

Water Facility - General

PJ - Water Facilities Maintenance and Wild Dog baiting

2 Dec 16

Administration Works

Karl - Administration duties - Council reports, wild dog fencing, GIS patrol

2 Dec 16

Annual/Sick/Long Service/Special

PJ - RDO

3 Dec 16

Straying Stock

*Karl - Muster Horses on Stock Routes.
QMDC - Continue spraying*

3 Dec 16

Meeting

*PJ - Stanthorpe SRLOG Meeting
Karl - Stanthorpe SRLOG Meeting*

6 Dec 16

Meeting

*PJ - Stanthorpe SRLOG Meeting
Karl - Stanthorpe SRLOG Meeting*

7 Dec 16

Meeting

*PJ - Stanthorpe SRLOG Meeting
Karl - Stanthorpe SRLOG Meeting*

8 Dec 16

Meeting

*PJ - Return from Stanthorpe SRLOG Meeting
Karl - Return from Stanthorpe SRLOG Meeting*

9 Dec 16

1080 Dog Baiting

PJ - Stock Route and 1080 baiting of wild dogs.

12 Dec 16

Training

Karl - Drug and Alcohol training and administration duties.

12 Dec 16

Maintenance

PJ - Stock Route maintenance.

13 Dec 16

Meeting

Karl - WDAC Meeting

13 Dec 16

Annual/Sick/Long Service/Special

PJ - Sick

14 Dec 16

Fire Breaks

Karl - Firebreak patrol

14 Dec 16

1080 Pig Baiting

*Special - Council Breakfast with CEO and Council
PJ - Stock Routes and 1080 baiting feral pigs*

15 Dec 16

Administration Works

*Special - Council Breakfast with CEO and Council
Karl - Administration duties.*

15 Dec 16

Monday, 9 January 2017

Page 1

**Balonne Shire Council
Rural Services
Monthly Activity Report**

Maintenance

PJ - Stock Routes maintenance

16 Dec 16

Meeting

Karl - Visit from Queensland Stock Routes Regional Director

16 Dec 16

Annual/Sick/Long Service/Special

PJ - Leave

19 Dec 16

Local Laws

Karl - Local Laws review and visit Bolton town planning & EPA

19 Dec 16

Annual/Sick/Long Service/Special

PJ - Leave

20 Dec 16

Local Laws

Karl - Local Laws review 2

20 Dec 16

Annual/Sick/Long Service/Special

PJ - Leave

21 Dec 16

Inspection

Karl - Staff appraisals and visit Altonvale National Park.

21 Dec 16

Annual/Sick/Long Service/Special

PJ - Leave

22 Dec 16

Private Property

N/A

22 Dec 16

Noxious Weeds

Lot 6 BLM685

Karl - with Jamie Gorry visit "Bootligar" Hebe, to inspect Coral Cactus infestation.

